

# Daddario Roofing

C O M P A N Y

*"Quality, Courtesy & Great Prices"*

716 Capitola Ave., Suite E2 • Capitola, CA 95010 • Toll Free 800-930-4445 • Phone 831-476-9109 • Fax 831-476-9153  
www.daddarioroofing.com • Email: steve@daddarioroofing.com • Cont. Lic. #430739

## ROOFING INSPECTION REPORT

Report Submitted To:	Phone:	Date:
Address:	Escrow #:	Escrow Company:
Property Location:	Escrow Officer:	Inspection Fee: \$75/\$90-Escrow

This is to certify that the roof at the property listed above has been inspected by a qualified inspector employed by **Daddario Roofing Company**. The inspection was a visual inspection of the surface of the roofing. Some problems in a roofing system may be hidden from a visual inspection. The statements and conclusion contained in this report are strictly the professional opinion of the inspector. There is **no guarantee or warranty**, expressed or implied, concerning the address in question, or the statements contained in this report. Based upon our inspection we offer the following professional opinion concerning the roof at this address.

### DESCRIPTION

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RECEIVED & READ

\_\_\_\_\_  
SIGNATURE                      DATE

\_\_\_\_\_  
SIGNATURE                      DATE

### FINDINGS

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### RECOMMENDATIONS

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### ESTIMATED LIFE EXPECTANCY

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Dated

Steve Daddario, Owner \_\_\_\_\_

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## WORK AUTHORIZATION

### Date of this Authorization

Please sign and date below to authorize Daddario Roofing Company to perform the recommended work:

At \_\_\_\_\_ in the amount of \$ \_\_\_\_\_, for the report

Dated \_\_\_\_\_ PLEASE FAX THIS AUTHORIZATION TO OUR OFFICE AT (831) 476-9153.

Signature \_\_\_\_\_ Print Name \_\_\_\_\_

### PLEASE PROVIDE THE FOLLOWING

Date escrow is due to close \_\_\_\_\_ Bill escrow for repairs?  YES  NO If no, please list name, address and phone number of person(s) that should be billed below:  
Name of Party to Be Billed \_\_\_\_\_ Phone Number \_\_\_\_\_

Address of Party to Be Billed \_\_\_\_\_

Are roof repairs to be scheduled prior to or after the close of escrow? (Check one)  Prior  After  
Requested date or time frame for repairs to be scheduled (*Please see note below\**) \_\_\_\_\_

Is there any dry rot or termite work that might effect the roof?  YES  NO If yes, provide date  
(If yes, please fax portion of pest control report that applies to roof. See section 11 on termite report)

Is there any tenting?  YES  NO If yes provide date \_\_\_\_\_

Is there any chimney work being done?  YES  NO If yes provide date \_\_\_\_\_

*\* We usually suggest that recommended roof repair work be scheduled after any other of the above work is done. Please note that if roof repairs are scheduled before pest control work, chimney repairs or fumigation, damage may occur to the roof covering, which may require additional roofing work and a separate bid with additional costs.*

### **LEAK FREE LIMITED LABOR WARRANTY EXPLANATION (BELOW IS A SAMPLE LEAK FREE LIMITED LABOR WARRANTY THAT MAY BE ISSUED ON WORK PERFORMED BY DADDARIO ROOFING. THERE IS NO ACTUAL LEAK FREE LIMITED LABOR WARRANTY GIVEN TO YOU AT THIS TIME.)**

For a period of ONE YEAR, Daddario Roofing will repair any leaks that may occur in your roof subject to the following limitations, exclusions provisions and conditions:

1. Daddario Roofing IS NOT responsible for any interior, exterior or structural damage of any nature, including damage to any personal items, that is caused by any leak that may develop.
2. Daddario Roofing IS NOT responsible for leaks caused by failure of any materials, equipment, or assemblies that Daddario Roofing utilized in performing the roof work. These items are subject to manufacturers or processors guarantees or warranties.
3. Daddario Roofing IS NOT responsible for leaks caused by standing water, or for any structural work that needs to be done to correct any standing water problems.
4. Daddario Roofing IS NOT responsible for leaks caused by purchaser, consumer, his agents or associates, vandalism, work done by other contractors (licensed or unlicensed), or acts of God.
5. Daddario Roofing IS NOT responsible for any leaks caused by accumulated debris on the roof or storm damage. Debris removal is part of normal roof maintenance and is the responsibility of the homeowner.
6. Daddario Roofing IS NOT responsible for leaks in gutter systems, internal drain assemblies, sidewalks, skylight tops, stone chimneys, or roof areas under solar systems, unless specifically warranted in the roofing contract.
7. The entire period of this Limited Labor Warranty is for ONE YEAR and shall not be extended in the event service is performed.

In order to make a claim under this Limited Warranty, the consumer must notify Daddario Roofing of the leak at the contact information listed above within (10) days of the discovery of the leak.

**WE VALUE YOUR BUSINESS AND APPRECIATE THE OPPORTUNITY TO BE OF SERVICE TO YOU!**

# WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

BUILDING NO. <b>395</b>	STREET, CITY, STATE, ZIP <b>CARROLL STREET , SUNNYVALE CA 94086</b>	Date of Inspection <b>9/29/2008</b>	No. of Pages <b>9</b>
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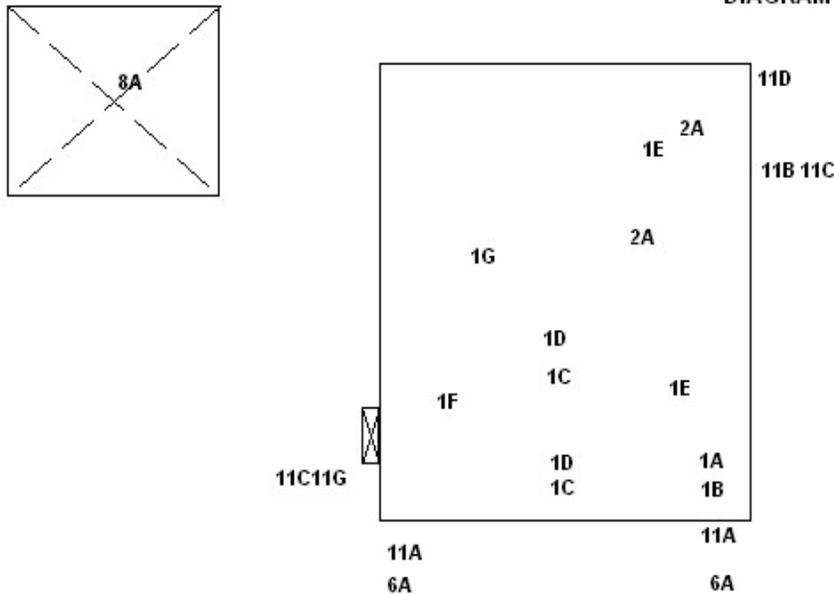
## ANTIQUE TERMITE, INC.

1913 Stone Avenue, San Jose, CA 95125  
Ph: (408) 995-6300 (408) 995-0517 Fax

Firm Registration No. <b>PR 1187</b>	Report No. <b>40764</b>	Escrow No.
Ordered By: COLDWELL BANKER 1045 WILLOW STREET SAN JOSE, CA 95125 Attn: GEOFFERY PONS 910-8754 280-1233	Property Owner/Party of Interest SHALKHAUSER	Report Sent To: DENNIS N. MOOLENAAR 100 N. WASHINGTON RD #1712 MOUNTAIN VIEW, CA 94041

COMPLETE REPORT <input checked="" type="checkbox"/>	LIMITED REPORT <input type="checkbox"/>	SUPPLEMENTAL REPORT <input type="checkbox"/>	REINSPECTION REPORT <input type="checkbox"/>
General Description: ONE STORY SINGLE FAMILY DWELLING, WOOD FRAME WITH STUCCO EXTERIOR		Inspection Tag Posted: SUBAREA	
		Other Inspection Tags:	
An inspection has been made to the structure(s) shown on the diagram in accordance with the Structural Pest Control Act. Detached porches, detached steps, detached decks and any other structures not on the diagram were not inspected.			
Subterranean Termites <input checked="" type="checkbox"/> Drywood Termites <input checked="" type="checkbox"/> Fungus/Dryrot <input checked="" type="checkbox"/> Other Findings <input checked="" type="checkbox"/> Further Inspection <input checked="" type="checkbox"/>			
If any of above boxes are checked, it indicates that there were visible problems in accessible areas. Read the report for details on checked items.			

DIAGRAM NOT TO SCALE



Inspected by LUIS E. RODRIGUEZ License No. FR38503 Signature *[Handwritten Signature]*

You are entitled to obtain copies of all reports and completion notices on this property reported to the Structural Pest Control Board during the preceding two years. To obtain copies contact: Structural Pest Control Board, 2005 Evergreen Street, Suite 1500, Sacramento, California 95815-3831.  
NOTE: Questions or problems concerning the above report should be directed to the manager of the company. Unresolved questions or problems with services performed may be directed to the Structural Pest Control board at (916) 561-8708, or (800) 737-8188 or www.pestboard.ca.gov.

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AREAS NOT INSPECTED: The interior of hollow walls, areas beneath and behind built in cabinets were not inspected since inspection of these areas are considered impractical. We did not water test and do not certify against leakage of any appliances, plumbing over finished ceilings, roof coverings or decks. Such actions, were not performed, they are considered impractical without specific written authorization. Floors which are carpeted makes inspection of the flooring in these areas impractical. Soffitted (enclosed framing) areas of the structure, makes inspection of interior framing inaccessible for inspection. We make no guarantee against infestations, leaks or adverse conditions which may exist in such areas not inspected. Attached and/or detached fences were not inspected unless otherwise stated in the body of this report. Further inspection is recommended. Further inspection of any inaccessible area and/or area not inspected would be performed upon request at an additional charge (with written authorization). This property was not inspected for the presence or absence of health related molds or fungi. By California Law we are neither qualified, authorized, nor licensed to inspect for health related molds or fungi. If you desire information about the presence or absence of health related molds, you should contact an industrial hygienist.

No furniture or appliances were moved or removed, limiting this inspection to the visible and accessible areas of the above structure shown on the diagram. No statements can be made regarding conditions in closed walls, floors beneath coverings, areas below or behind appliances and built-in cabinet work, stall showers over finished ceilings, such structural segments as porte cocheres, enclosed bay windows, buttresses and similar areas to which there is no access without defacing or tearing out lumber, masonry or finished work. Antique Termite & Pest Inc. does not inspect roofs. Should interested parties desire further representation regarding roof, interested parties should contact a licensed roof contractor. Antique Termite assumes no responsibility for leaks not evident during the time of this inspections. Our inspectors are not equipped with extension ladders, therefore all buildings will be inspected from the ground level only. All wood members above 10 from the ground level would be visually inspected only (no probing, etc). Further inspection of these inaccessible area(s) or area(s) not inspected is recommended and will be performed upon request and at an additional fee.

REINSPECTIONS: If requested by the person ordering this report, a reinspection of the structure will be performed. This company will reinspect repairs done by others within four (4) months of the date of the original inspection. A charge, if any, can be no greater that the original inspection fee for each reinspection. The reinspection must be done within ten (10) working days of request. The reinspection is a visual inspection and if inspection of concealed areas is desired, inspection of work in progress will be necessary. Any guarantees must be received from parties performing repairs. Antique Termite & Pest Inc. does not guarantee work performed by others. Reinspection fee is payable at the time of inspection.

GUARANTEES: On work (labor) performed by Antique Termite Inc. are for one (1) year from the date of completion. Guarantees for local chemical treatments are limited to wood members treated only. Fumigations are guaranteed for one year from the date of completion. Plumbing repairs (parts provided by this firm), linoleum (vinyl materials), toilet resets or any other measures for the control of moisture (caulkings and grouts etc.) are guaranteed for thirty (30) days. Antique Termite, Inc. assumes no responsibility for water damage if the shower enclosure is not installed immediately. The guarantee on showers and tub units is void if the area is used before 24 hours. If the shower fixtures do not fit the owner must contact other tradesman to have new fixtures installed. If necessary for floor installation, vanities are to be removed and replaced by others. Kitchens and laundry areas also must have appliances removed before installation. An additional fee of \$ 75.00 per appliance and or furniture will be charged for Antique Termite to remove and/or reinstall. We do not do painting, texturing, staining or wallpapering.

Notice: Reports on this structure prepared by various registered companies should list the same findings (i.e. termite infestations, termite damage, fungus damage, etc.) However, recommendation to correct these findings may vary from company to company. You have a right to seek a second opinion from another company.

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WHILE PERFORMING TREATMENTS OR ANY CONSTRUCTION REPAIRS, ANTIQUE TERMITE INC. WILL NOT BE RESPONSIBLE OR LIABLE FOR ANY DAMAGE TO ELECTRICAL OR PLUMBING WHICH MAY BE CONCEALED IN WALLS OR BELOW SLABS. BUILDING PERMITS REGARDING REPAIRS WHICH A BUILDING PERMIT IS REQUIRED, IF IT IS FOUND THAT LOCAL BUILDING CODES REQUIRE ADDITIONAL REPAIRS TO BE PERFORMED, THESE ADDITIONAL REPAIRS WOULD BE AT THE OWNERS EXPENSE AND SAME WOULD BE OUTLINED A SUPPLEMENTAL REPORT.

TILE OR LINOLEUM SELECTIONS: Bids which are given in report for replacement of ceramic tile or linoleum are based on using standard grade material. Ceramic tile bids are based on standard-square 4 tiles at a cost of \$2.78 per square foot for shower walls or tub shower walls. Ceramic floor tile bids are based on 8x8 tiles at \$2.75 per square foot. Tile selections can be made at Dal Tile 2549 Zanker Road San Jose CA 95131 408-435-1566. Linoleum bids are based on using standard grade linoleum at \$.99 per square foot. Linoleum selections can be made at Conklin Bros. 2250 Almaden Expressway San Jose CA 95125 (408) 266-2250. Tile and/or linoleum selections must be made at least 5 days prior to scheduled repairs. Any upgrades, must be paid by client at the time of selection. If NO selection is made prior to repairs, standard/neutral color tile or sheet vinyl will be installed.

MOLD POLICY STATEMENT: Molds, sometimes called mildew, are not wood destroying organisms. Branch 3 licensees do not have a duty under the Structural Pest Control Act and related regulations to classify molds as harmful to human health or not harmful to human health. This does not modify the Structural Pest Control Act or related regulations.

SECONDARY RECOMMENDATION (SUB STANDARD): Anytime a secondary recommendation (local treatment) is recommended, we must state who requested this secondary recommendation. Secondary recommendations are considered sub standard recommendations and guarantees are limited to treated areas only.

THIS IS A SEPARATED REPORT WHICH IS DEFINED AS SECTION I, SECTION II AND UNKNOWN FURTHER INSPECTIONS CONDITIONS EVIDENT ON THE DATE OF INSPECTION.

SECTION I: Contains items where there is evidence of active infestations, infections, or conditions which have resulted in or from infestation or infection.

SECTION II: Are conditions deemed likely to lead to infestation or infection, but where there is no visible evidence of such found.

UNKNOWN FURTHER INSPECTION: Recommendations to inspect areas which during the original inspection, did not allow the inspector access to complete the inspection and cannot be defined as Section 1 or Section 2.

### SUB STRUCTURE AREA:

Addendum to Contract: Due to recent changes in the law, we are required to give you the following notice. Our inspection report contains a recommendation for lethal gas fumigation. This company subcontracts lethal gas fumigation to : Cost Less Fumigation Inc. (408) 918-9100.

Notice: The charge for service that this company subcontracts to another registered company may include the company's charges for arranging and administering such services that are in addition to the direct costs associated with paying the subcontractor. You may accept Antique Termite Inc's bid or you may contract directly with another registered company. Antique Termite Inc. will not be responsible for any act or omission in the performance of work that you directly contract with another to perform. By signing the attached contract, you authorize Antique Termite Inc. to subcontract this fumigation to a registered fumigation company.

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**SUB STRUCTURE AREA:**

ITEM 1A FINDING: Evidence of infestation by drywood termites was noted at the subarea. These infestations appear to extend into inaccessible areas.

RECOMMENDATION: Seal up and fumigate the entire structure with a lethal gas (ZYTHOR/SULFURYL FLUORIDE AND CHLOROPICRIN) for the control of drywood termites in all areas of the structure. Remove the seals for reoccupancy. NOTE Antique Termite is not liable for any damage which may occur to roof or plant life during fumigation. Fumigation cannot begin during inclement weather. In the case of rain or strong winds the job may be postponed to a later date. Additional information will be shown on the Occupants Fumigation Notice which must be signed and returned to the fumigation department before the fumigation date. Structure must be vacated for two nights (one night to fumigate, one night to allow for proper ventilation.) All preparation work to get structure ready for fumigation is owner/occupants responsibility. Should owner desire a fumigation prep company to do the necessary prep-work, they should contact Fumigation Department-there is a cost for this service, which will be in addition to price for fumigation.

\*\*\*\*\* This is a Section 1 Item \*\*\*\*\*

\$ 1450.00

NOTE: If fumigation is prepaid in full prior to fumigation date, discounted cost for fumigation would be \$1250.00.

ITEM 1B FINDING: Evidence of infestation by drywood termites was noted in item #1A (fecal pellets).

RECOMMENDATION: In compliance with the Structural Pest Control Board, remove or mask over all accessible drywood termite evidence (pellets) upon completion of treatments.

\*\*\*\*\* This is a Section 1 Item \*\*\*\*\*

\$ 100.00

ITEM 1C FINDING: Evidence of infestation by Subterranean Termites was noted at the substructure, emerging from below the porch.

RECOMMENDATION: Drill through the porch, adjacent to the foundation. Treat the prepared area with a registered termiticide. NOTE: Our guarantee for this treatment is limited to the treated area only. Proposed chemical Termidor SC-active ingred: Fipronil.

\*\*\*\*\* This is a Section 1 Item \*\*\*\*\*

\$ 495.00

ITEM 1D FINDING: Evidence of Subterranean Termites (tubes) were noted as outlined in an item above.

RECOMMENDATION: In conjunction with the Structural Pest Control Board, remove all accessible Subterranean Termite tubes.

\*\*\*\*\* This is a Section 1 Item \*\*\*\*\*

\$ 100.00

ITEM 1E FINDING: Portions of the subarea were inaccessible for inspection due to lack of clearance.

RECOMMENDATION: Other trades to lower the soil to allow for further inspection. If requested we will return after others have lowered the soil, and perform a further inspection. At that time we will issue a supplemental report outlining findings, recommendations and any additional cost.

\*\*\*\*\* Unknown Further Inspection Recommended \*\*\*\*\*

\$ 150.00

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**SUB STRUCTURE AREA:**

ITEM 1F FINDING: Portions of the substructure are inaccessible for inspection due to insulated subflooring.

RECOMMENDATION: Further inspection is recommended. If others remove the insulation and upon request, we would return to the property, perform further inspection and issue a supplemental report on any findings.

\*\*\*\*\* Unknown Further Inspection Recommended \*\*\*\*\*

\$ 150.00

**STALL SHOWER:**

ITEM 2A NOTE: The master bathroom and hall bathroom showers were water tested at the time of this inspection. No leaks were detected at this time.

\*\*\*\*\* Information Item \*\*\*\*\*

NOTE

**ABUTMENTS:**

ITEM 6A FINDING: There are hollow abutments and/or columns at the approximate location(s) indicated on the diagram. The framing inside this area(s) is inaccessible for inspection.

RECOMMENDATION: Further inspection recommended. If so desired, upon request we would open the inaccessible areas and perform further inspection. Any additional findings would be listed on a supplemental report. Note: Our bid (if given) is for opening the inaccessible area(s) only, any repairs or closing the areas opened would be an additional charge.

\*\*\*\*\* Unknown Further Inspection Recommended \*\*\*\*\*

BID ON REQ

**GARAGES:**

ITEM 8A NOTE: Portions of the garage framing are inaccessible for inspection due to enclosed framing construction (sheetrock or other wall coverings). Interested parties should be aware that Antique Termite Inc. assumes no responsibility for any inaccessible areas.

\*\*\*\*\* Information Item \*\*\*\*\*

NOTE

**OTHER-EXTERIORS:**

ITEM 11A FINDING: Rot damage was noted to the rafter tails at area indicated on the diagram.

RECOMMENDATION: Remove and replace the damaged rafter tails. Should damage extend further or into inaccessible areas, a supplemental report will be issued outlining findings and additional repair costs. Roof coverings may have to be removed in order to facilitate repairs. Owner to paint.

\*\*\*\*\* This is a Section 1 Item \*\*\*\*\*

\$ 395.00

ITEM 11B FINDING: Minor drywood termite damage was noted to the rafter tail.

RECOMMENDATION: Fill with wood filler, other trades to paint upon completion of repairs. NOTE: If it is found that during the course of repairs, damage and/ or infestation is found to extend into previously inaccessible areas, a supplemental report will be issued outlining findings and costs for any additional repairs or treatments. Antique Termite Inc. does not do any texturing, painting or wall papering.

\*\*\*\*\* This is a Section 1 Item \*\*\*\*\*

\$ 195.00

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**OTHER-EXTERIORS:**

ITEM 11C FINDING: Evidence of Drywood Termites were noted at the exterior at the area indicated on the diagram.

RECOMMENDATION: See recommendation in item #1A above regarding fumigation of entire structure.

\*\*\*\*\* This is a Section 1 Item \*\*\*\*\*

SEE #1A

ITEM 11D FINDING: Fungus damage was noted to the 2x6 fascia at the area indicated on the diagram.

RECOMMENDATION: Remove and replace with new materials. Other trades to paint upon completion of repairs.

\*\*\*\*\* This is a Section 1 Item \*\*\*\*\*

\$ 195.00

If it is found that during the course of repairs, damage and/ or infestation is found to extend into previously inaccessible areas, a supplemental report will be issued outlining findings and costs for any additional repairs or treatments. Antique Termite Inc. does not do any texturing, painting or wall papering.

Antique Termite, Inc. does not guarantee work performed by others. Such guarantees should be obtained from those performing the repairs. Antique Termite, Inc. only certifies the absence of infestation or infection in the visible and accessible areas. If it is found that others have concealed or hidden infestations or infections during the course of their repairs, it will be the responsibility of interested parties to pursue the responsible party. Antique Termite, Inc. does not inspect for or comment on workman like manor on repairs done by others. Interested parties must satisfy themselves with the proper permits and licenses and to the quality or appearance of work which is not completed by our company.

All repairs completed by others must be reinspected by Antique Termite before certification will be issued. The reinspection will only CERTIFY the absence of infestation of infection in the visible and accessible areas. Antique Termite does not guarantee work completed by others, nor does this firm make any statements concerning workmanship of those repairs. Workmanship is only determinable by those paying for or receiving those services. A reinspection of specific items on the report or of any other condition pertaining to this structure can be done at an additional cost of \$150.00 per trip. This reinspection must be performed within four (4) months of the Original Inspection Report. REINSPECTION FEE OF \$150.00 IS PAYABLE AT THE TIME OF INSPECTION.

CHEMICAL NOTE: Section 8538. (a): "State law requires that you be given the following information: CAUTION--PESTICIDES ARE TOXIC CHEMICALS. Structural Pest Control Companies are registered and regulated by the Structural Pest Control Board, and apply pesticides which are registered and approved for use by the California Department of Pesticide Regulation and the United States Environmental Protection Agency. Registration is granted when the state finds that based on existing scientific evidence there are no appreciable risks if proper use conditions are followed or that the risks are outweighed by the benefits. The degree of risk depends upon the degree of exposure, so exposure should be minimized."

"If within 24 hours following application you experience symptoms similar to common seasonal illness comparable to the flu, contact your physician or poison control center and your pest control operator immediately." (This statement shall be modified to include any other symptoms of overexposure which are not typical of influenza.)

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For further information, contact any of the following:

Antique Termite Inc. (408) 995-6300, for health questions--County Health Dept (408) 918-3400, for application questions--Cnty Agriculture Commisioner (408) 918-4600, and for regulatory information-- Structural Pest Control Board (916) 561-8700 located at 2005 Evergreen Street Ste #1500,Sacramento,CA 95825.

The following list of chemicals may be used by Antique Termite Inc. in the treatment of the above mentioned property

<u>Chemical:</u>	<u>Manufacturer:</u>	<u>Active Ingredients:</u>
Bora-Care	Nisus Corp.	Disodium Octaborate Tetrahydrate
Zythor	Ensystem	Sulfuryl Flouride
Dragnet SFR	FMC Corporation	Permethrin
Tim-Bor	US Borax & Chemical Corp.	Disodium Octaborate Corp.
Tetrahydrate Sodium Borate		
Premise Foam	Bayer Corporation	Imidacloprid
Termidor SC	BASF	Fipronil: Pyrazole
Power Plant	Blizzard System	D-Limonene
Cy-Kick	Whitmire Micro-Gen	Cyfluthrin

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### FUMIGATION NOTICE

Structural fumigants are colorless, odorless, and do not affect paints, finishes, or fabrics. Dishes and utensils can be used without washing. By Federal law and as indicated by the label, the following items must be removed before fumigation with any fumigant. Persons, plants, pets, baby mattresses enveloped with plastic covers. All food and medicines not sealed in glass or metal containers. This includes food in refrigerator and freezers. It is to the responsibility of the occupant to have these items removed.

Soil should be soaked with water at least 12" from the foundation outward. This can be done the evening before and may help to protect plants. Vines and shrubs connected to the structure must be freed by the owner with ample space provided to get fumigation tarps behind same. All antennae and roof ornaments must be removed by owner or occupant. All automatic timing devices (sprinklers, lights, etc.) must be disconnected during fumigation. Solar systems must be turned off and drained. Should the owner desire a fumigation prep company to perform the necessary prep-work, please contact our office and we can give you the name and phone number of a company which can perform the necessary prep work for a fee. It is the responsibility of the owner to take care of all necessary prep work. If prep work is not done when fumigation crew arrives, the job will be canceled for that day.

Our crews must fumigate several structures in various locations each day. Therefore, the time that any fumigation is scheduled for must be approximate only. Most fumigations are scheduled for sealing sometime during the first day and opened the next day after proper exposure to the fumigant. The time for ventilation varies and in most cases the building will not be certified for re-occupancy until late afternoon the day after it is opened. The structure must be vacated for approximately 72 hours. The tarps will be put up the date scheduled, removed the following date, aired out, and then declared safe to re-enter the date after the tarps have been removed. A sign will be posted on the front door as to when structure is safe to re-enter. We do not wish to inconvenience you by having you wait for the arrival of fumigation crew. When you decide on a date, make arrangements about the keys and leave with the assurance that your building will be properly fumigated.

The GAS service must be shut off prior to fumigation. The fumigation company will contact PG&E to schedule to have service turned off. It is the owner's responsibility to contact PG&E to come back out to the property to turn the gas service back on and relight pilot lights. Homeowner should contact PG&E at least 4 days in advance to schedule them to come back out. PG&E will not turn service back on unless they are shown the re-entry notice which the fumigation company has posted at the structure stating when it is safe to re-enter. Its mandatory that the owner/agent show this notice to PG&E or they will leave the property and reschedule to come back out to the structure once that notice is made available to them. Electricity will remain on.

The utmost care will be taken during fumigation's to avoid any possible roof or plant damage. However, in the case of brittle wood shingles or tiles, there is always the possibility of some breakage. Where climbing plants and vines must be detached from the buildings or trellises removed, damage may be unavoidable. Plants that are too close to the structure to allow proper sandbagging of the tarps may be damaged. We can assume NO responsibility for damage resulting from these conditions

This building will be fumigated with poisonous gases. All persons and animals MUST vacate the premises when the fumigation crew arrives. Under NO circumstances can anyone enter the structure until the fumigation company's notice is posted giving the time and date for safe re-entry. Fumigation cannot commence without a signed notice "Occupants Fumigation Notice in fumigators possession which will be sent out once fumigation date has been scheduled and will have any additional notes as to the prep work which must be done prior to the fumigation date by OCCUPANT.

Should you have any questions regarding fumigation, please contact our office at (408) 995-6300 or fumigation company Cost Less Fumigation (408) 918-9100.

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**ZYTHOR FUMIGANT Structure Occupant Fact Sheet / Fumigant Preparation Checklist**

You have decided to have your property fumigated and your fumigator has chosen to use Zythor Fumigant. The information provided here is intended to provide you with some basic information about Zythor Fumigant and why and how it is used. Also, before a fumigation with Zythor can commence, there are certain steps that must be taken to prepare your property to protect certain of its contents. Some of these steps must involve action on your part. You will find here a full explanation of what you need to do to get ready. If you have any questions that are not answered here, please refer to other information you may have been given by your fumigator or call your fumigator. If you have specific questions about Zythor that your operator is unable to answer, visit our website at [www.zythor.com](http://www.zythor.com) or call us at 1-866-367-8467.

**What is Zythor:**

Zythor is the trade name for our brand of sulfuryl fluoride fumigant gas. The molecular formula is  $SO_2F_2$ . Sulfuryl fluoride is an inorganic compound (does not contain carbon). It is a good choice as a fumigant because it has high penetrating power plus it does not adversely react with items normally found within structures. It is a non-staining, non-corrosive and non-flammable, and it does not deplete the ozone layer.

**Why fumigate to control certain insects such as drywood termites and wood boring beetles"?**

Unchecked, wood destroying insects can do considerable amounts of damage to structures that are built from or contain wood. Certain kinds of wood destroying insects inhabit wooded structures in such a way that fumigation is the only reliable way to totally control them and eliminate their presence.

What makes fumigation different from other insect control methods?

Fumigation is the only method of insect control that is able to kill a target insect regardless of its location within the structure. Unlike surface or localized injection treatments, sulfuryl fluoride fumigant gas penetrates to every possible point of the structure where a target insect may be located, no matter where within the structure it is located or what surface it may be behind. This means that wherever a target insect is located within the structure, it will be exposed to sulfuryl fluoride.

**How are structures fumigated?**

The objective of the fumigation process is to create a sealed space within which the target insects are located and to which the fumigant gas can be confined (fumigated space). The sealed fumigated space can be created in two ways. If the exterior surfaces of the structure to be fumigated are reasonably gas tight, openings in its exterior surfaces such as doors and windows may be sealed with plastic and tape. More often, the structure is covered with a gas tight tent. Warning signs are posted on the exterior of the structure to warn persons to keep away from the fumigations. Special locks are also placed on doors to prevent unauthorized entry during the fumigation. The confinement of the sulfuryl fluoride (and exposure of the target insects to it) within the fumigated space must be for a predetermined period of time and at a predetermined concentration of the gas within the air of the fumigated space. This period of time and level of air concentration of the gas are calculated by your fumigator using a specialized calculator. This calculator takes into account the type of insect being targeted, the temperature of the air within the fumigated space and the length of the fumigant exposure period. The fumigant exposure period can be as short as 2 hours and as long as 72 hours, however, a more typical length of exposure is 20 to 24 hours.

**What happens after this fumigation is completed?**

At the end of the fumigant exposure period, the fumigation seal is removed (tarpaulins and/or tape and plastic area removed) thereby allowing the gas to escape into the atmosphere. Aeration is normally aided by opening windows and the use of electric fans. Aeration must occur for a predetermined minimum amount of time regardless of the size or type of structure. The sulfuryl fluoride will dissipate rapidly from the open air spaces of the structure out into the atmosphere once the aeration process begins. However, it will dissipate at a lower rate than from dead air spaces such as voids behind the walls, areas below and behind cabinets and from within porous materials such as wood. Characteristics that make sulfuryl fluoride a good fumigant such as an ability to penetrate almost any porous substance, aid in its rapid dissipation from a structure.

**How do you make sure that the level of sulfuryl fluoride is in the air has failed to a safe level before the structure is cleared for re-occupancy?**

At the completion of certain periods of time, during the aeration process the fumigator will use a specialized monitoring device to measure the amount, if any, of sulfuryl fluoride remaining in the air of the structure. If sulfuryl fluoride above a certain EPA mandated clearance level (1 ppm) is found to remain in the air of the structure, the aeration period will be extended until levels of sulfuryl fluoride are no longer above 1 ppm. This EPA mandated clearance level of 1 ppm of sulfuryl fluoride was determined based on studies of using laboratory animals that showed they suffered no adverse effects from one week of continuous exposure to 100 ppm of sulfuryl fluoride. Other studies have shown that in most structures, the level of sulfuryl fluoride remaining in the air of the structure 6 hours after the start of the aeration period is less than 1 ppm and that within 24 hours after the start of aeration period there are no detectable levels of sulfuryl fluoride remaining in the air of the structure.

**Why do foods need to be protected against exposure to Zythor?**

Before a food item can be exposed to sulfuryl fluoride (or any pesticide) it must be extensively tested to show that no harmful residues are left behind by the exposure. This testing has been done for sulfuryl fluoride for a few food items (mainly raw nut and grain products before there are processed for consumption) but not for many others. As a safety measure, no food items can be left exposed to Zythor.

**Is it possible for me to be exposed to sulfuryl fluoride as a result of my property being fumigated?**

It is highly unlikely that as a result of the fumigation of your property that you would ever be exposed to excessive concentrations of sulfuryl fluoride. Symptoms of overexposure to sulfuryl fluoride include nose and throat irritation, nausea, excess fluid in the lungs, sleepiness, pneumonia and convulsions. These symptoms would appear within 8 hours of such an exposure. In the unlikely event that you experience these symptoms after having re-occupied a fumigated structure, leave the structure immediately and call your fumigator and physician. Sulfuryl fluoride has not been shown to cause birth defects. Studies have also demonstrated that sulfuryl fluoride is not mutagenic or genotoxic.

**What else should I know?**

Sulfuryl fluoride is a colorless, odorless gas that gives no sensory warning of its presence such as taste or smell. For this reason, a small amount of a warning agent is placed within the structure prior to release of sulfuryl fluoride to serve as a deterrent to early or accidental re-entry during the fumigation period. This warning agent is called chloropicrin. Chloropicrin is used as the warning agent because exposure to chloropicrin can cause watering of the eyes and scratchiness of the throat at very low levels in the air. However, there is a chance that upon completion of the aeration process and your re-occupancy of the fumigated structure that minute amounts of chloropicrin may remain in the air of the structure. If you experience watery eyes or scratchy throat after re-occupancy, you should leave the structure and call your fumigator for further instructions.

# Standish Inspections

**When You Want it Inspected Right the First Time.**

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www.standishinspections.com lyle@standishinspections.com

## **CONFIDENTIAL INSPECTION REPORT**

PREPARED FOR:

**Dennis Moolenaar & Kristie Tate**

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### **INSPECTION ADDRESS**

395 Carroll St, Sunnyvale, CA 94086

### **INSPECTION DATE**

30-Sep-08 11:00 am to 1:30 pm



**This report is the exclusive property of the Inspection Company and the client whose name appears herewith, and its use by any unauthorized persons is prohibited.**

## GENERAL INFORMATION

**Inspection Address:** 395 Carroll St, Sunnyvale, CA 94086  
**Inspection Date:** 30-Sep-08 Time: 11:00 am to 1:30 pm  
**Weather:** Clear and Dry - Temperature at time of inspection: 60-70 Degrees  
**Inspected by:** Lyle B. Standish, CMI, CMA, CMIA, CIAQT, CBST, CCI, IAC2  
**Client Information:** Dennis Moolenaar & Kristie Tate  
1379 Snow St, #4, Mountain View, CA 94041  
Phone: 408-499-8204  
EMail: tatedesign@gmail.com

**Inspection Fee:** \$ 425.00  
**Structure Type:** Wood Frame  
**Foundation Type:** Raised Foundation  
**Furnished:** Partial  
**Structure Occupied:** No  
**Number of Stories:** One

**Structure Style:** Contemporary

**Estimated Year Built:** 1928  
**Unofficial Sq.Ft.:** 1268

**People on Site At Time of Inspection:** Buyer(s)  
Seller(s)  
Buyer's Agent

### General Property Conditions

PLEASE NOTE:

This report is the exclusive property of Standish Inspections and the client whose name appears herewith, and its use by any unauthorized persons is strictly prohibited.

The observations and opinions expressed within this report are those of Standish Inspections and supercede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the standards of the National Association of Certified Home Inspectors (NACHI), and those that we do not inspect are clearly disclaimed in the contract and/or in the aforementioned standards. However, some components that are inspected and found to be functional may not necessarily appear in the report, simply because we do not wish to waste our client's time by having them read an unnecessarily lengthy report about components that do not need to be serviced.

In accordance with the terms of the contract, the service recommendations that we make in this report should be completed well before the close of escrow by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

Report File: Sunnyvale-Carroll St

## CERTIFICATIONS AND AFFILIATIONS



National Association Of Certified Home Inspectors, NACHI. CMI, Certified Master NACHI Inspector.  
[www.nachi.org](http://www.nachi.org)

Chairman of the California State Chapter of NACHI. <http://ca.nachi.org/californiastate/>

President of the Silicon Valley Chapter of NACHI. <http://ca.nachi.org/siliconvalley/>

Instructor-Contractor State License Services, Home Inspections, San Jose & Salinas Campuses.  
[www.csiscorp.com](http://www.csiscorp.com)

Environmental Solution Association ESA, CMIA, Certified Mold Inspector & Assessor.  
[www.envirosolution.com](http://www.envirosolution.com)

Infrared Training Center, ITC, FLIR Systems, CBST, Certified Building Science Thermographer

California Real Estate Inspectors Association, CREIA, CCI, Certified CREIA Inspector. [www.creia.org](http://www.creia.org)

American Society of Home Inspectors, ASHI, Full member. [www.ashi.org](http://www.ashi.org)

Treasurer for the Silicon Valley ASHI/CREIA Chapter. [www.svinspector.com](http://www.svinspector.com)

Better Business Bureau of Santa Clara, Santa Cruz, Monterey & San Benito Counties.

Santa Clara County Association of Realtors, SCCAOR, Affiliate member

International Code Council, ICC, Cooperating Member

Lyle B. Standish

A handwritten signature in black ink, appearing to read "Lyle B. Standish".

## WHEN THINGS GO WRONG!

There may come a time that you discover something wrong with the house, and you may be upset or disappointed with your home inspection. There are some things we would like you to keep in mind.

### Intermittent or Concealed Problems

Some problems can only be discovered by living in a house. They cannot be discovered during the few hours of a home inspection. For example, some shower stalls leak when people are in the shower, but do not leak when you simply turn on the tap. Some roofs and basements only leak when specific conditions exist. Some problems will only be discovered when carpets are lifted, furniture is moved, or finishes are removed.

### No Clues

These problems may have existed at the time of the inspection but there were no clues as to their existence. Our inspections are based on the past performance of the house. If there are no clues of a past problem, it is unfair to assume we should foresee a future problem.

### We Always Miss Some Minor Things

Some say we are inconsistent because our reports identify some minor problems but not others. The minor problems that are identified were discovered while looking for problems that are more significant. We note them simply as a courtesy. The intent of the inspection is not to find the \$200 problems; it is to find the \$2,000 problems. These are the things that affect people's decisions to purchase.

### Contractors' Advice

A common source of dissatisfaction with home inspectors comes from comments made by contractors. Contractors' opinions often differ from ours. Do not be surprised when three roofers all say the roof needs replacement when we said that the roof would last a few more years with some minor repairs.

### Last Man in Theory

While our advice represents the most prudent thing to do, many contractors are reluctant to undertake these repairs. This is because of the "Last Man in Theory." The contractor fears that if he is the last person to work on the roof, he will be blamed if the roof leaks, regardless of whether or not the roof leak is his fault. Consequently, he will not want to do a minor repair with high liability when he could re-roof the entire house for more money and reduce the likelihood of a callback. This is understandable.

### Most Recent Advice is Best

There is more to the "Last Man in Theory." It suggests that it is human nature for homeowners to believe the last bit of "expert" advice they receive, even if it is contrary to previous advice. As home inspectors, we unfortunately find ourselves in the position of "First Man In" and consequently it is our advice that is often disbelieved.

### Why Didn't We See It

Contractors may say, "I can't believe you had this house inspected, and they didn't find this problem." There are several reasons for these apparent oversights:

#### Conditions During the Inspection

1. It is difficult for homeowners to remember the circumstances in the house at the time of the inspection. Homeowners seldom remember that it was raining, there was storage everywhere, or that the furnace could not be turned on because the air conditioning was operating, et cetera. It is impossible for contractors to know what the circumstances were when the inspection was performed.

#### The Wisdom of Hindsight

2. When the problem manifests itself, it is very easy to have 20/20 hindsight. Anybody can say that the basement is wet when there is 2 inches of water on the floor. Predicting the problem is a different story.

#### A Long Look

3. If we spent half an hour under the kitchen sink or 45 minutes disassembling the furnace, we would find more problems too. Unfortunately, the inspection would take several days and would cost considerably more.

#### We're Generalists

4. We are generalists; we are not specialists. The heating contractor may indeed have more heating expertise than we do. This is because we are expected to have heating expertise and plumbing expertise, structural expertise, electrical expertise, et cetera.

#### An Invasive Look

5. Problems often become apparent when carpets or plaster is removed, when fixtures or cabinets are pulled out, and so on. A home inspection is a visual examination. We do not perform any invasive or destructive tests.

#### Not Insurance

In conclusion, a home inspection is designed to better your odds. It is not designed to eliminate all risk. For that reason, a home inspection should not be considered an insurance policy. The premiums that an insurance company would have to charge, for a policy with no deductible, no limit and an indefinite policy period would be considerably more than the fee we charge. It would also not include the value added by the inspection.

Lyle B. Standish



## SCOPE OF WORK

You have contracted with Standish Inspections to perform a generalist inspection in accordance with the standards of practice established by the National Association of Certified Home Inspectors (NACHI), a copy of which is available upon request. Generalist inspections are essentially visual, and distinct from those of specialists, inasmuch as they do not include the use of specialized instruments, the dismantling of equipment, or the sampling of air and inert materials. Consequently, a generalist inspection and the subsequent report will not be as comprehensive, nor as technically exhaustive, as that generated by specialists, and it is not intended to be. The purpose of a generalist inspection is to identify significant defects or adverse conditions that would warrant a specialist evaluation. Therefore, you should be aware of the limitations of this type of inspection, which are clearly indicated in the standards. However, the inspection is not intended to document the type of cosmetic deficiencies that would be apparent to the average person, and certainly not intended to identify insignificant deficiencies. Similarly, we do not inspect for vermin infestation, which is the responsibility of a licensed exterminator.

Most homes built after 1978, are generally assumed to be free of asbestos and many other common environmental contaminants. However, as a courtesy to our clients, we are including some well documented, and therefore public, information about several environmental contaminants that could be of concern to you and your family, all of which we do not have the expertise or the authority to evaluate, such as asbestos, radon, methane, formaldehyde, termites and other wood-destroying organisms, pests and rodents, molds, microbes, bacterial organisms, and electromagnetic radiation, to name some of the more commonplace ones. Nevertheless, we will attempt to alert you to any suspicious substances that would warrant evaluation by a specialist. However, health and safety, and environmental hygiene are deeply personal responsibilities, and you should make sure that you are familiar with any contaminant that could affect your home environment. You can learn more about contaminants that can affect your home from a booklet published by The environmental Protection Agency, which you can read online at [www.epa.gov/iaq/pubs/insidest.htm](http://www.epa.gov/iaq/pubs/insidest.htm).

Mold is one such contaminant. It is a microorganism that has tiny seeds, or spores, that are spread on the air then land and feed on organic matter. It has been in existence throughout human history, and actually contributes to the life process. It takes many different forms, many of them benign, like mildew. Some characterized as allergens are relatively benign but can provoke allergic reactions among sensitive people, and others characterized as pathogens can have adverse health effects on large segments of the population, such as the very young, the elderly, and people with suppressed immune systems. However, there are less common molds that are called toxigens that represent a serious health threat. All molds flourish in the presence of moisture, and we make a concerted effort to look for any evidence of it wherever there could be a water source, including that from condensation. Interestingly, the molds that commonly appear on ceramic tiles in bathrooms do not usually constitute a health threat, but they should be removed. However, some visibly similar molds that form on cellulose materials, such as on drywall, plaster, and wood, are potentially toxigenic. If mold is to be found anywhere within a home, it will likely be in the area of tubs, showers, toilets, sinks, water heaters, evaporator coils, inside attics with unvented bathroom exhaust fans, and return-air compartments that draw outside air, all of which are areas that we inspect very conscientiously. Nevertheless, mold can appear as though spontaneously at any time, so you should be prepared to monitor your home, and particularly those areas that we identified. Naturally, it is equally important to maintain clean air-supply ducts and to change filters as soon as they become soiled, because contaminated ducts are a common breeding ground for dust mites, rust, and other contaminants. Regardless, although some mold-like substances may be visually identified, the specific identification of molds can only be determined by specialists and laboratory analysis, and is absolutely beyond the scope of our inspection. Nonetheless, as a prudent investment in environmental hygiene, we categorically recommend that you have your home tested for the presence of any such contaminants, and particularly if you or any member of your family suffers from allergies or asthma. Also, you can learn more about mold from an Environmental Protection Agency document entitled "A Brief Guide to Mold, Moisture and Your Home," by visiting their web site at: <http://www.epa.gov/iaq/molds/moldguide.html/>, from which it can be downloaded.

Asbestos is a notorious contaminant that could be present in any home built before 1978. It is a

naturally occurring mineral fiber that was first used by the Greek and Romans in the first century, and it has been widely used throughout the modern world in a variety of thermal insulators, including those in the form of paper wraps, bats, blocks, and blankets. However, it can also be found in a wide variety of other products too numerous to mention, including duct insulation and acoustical materials, plasters, siding, floor tiles, heat vents, and roofing products. Although perhaps recognized as being present in some documented forms, asbestos can only be specifically identified by laboratory analysis. The most common asbestos fiber that exists in residential products is chrysotile, which belongs to the serpentine or white-asbestos group, and was used in the clutches and brake shoes of automobiles for many years. However, a single asbestos fiber is said to be able to cause cancer, and is therefore a potential health threat and a litigious issue. Significantly, asbestos fibers are only dangerous when they are released into the air and inhaled, and for this reason authorities such as the Environmental Protection Agency [EPA] and the Consumer Product Safety Commission [CPSC] distinguish between asbestos that is in good condition, or non-friable, and that which is in poor condition, or friable, which means that its fibers could be easily crumbled and become airborne. However, we are not specialists and, regardless of the condition of any real or suspected asbestos-containing material [ACM], we would not endorse it and recommend having it evaluated by a specialist.

Radon is a gas that results from the natural decay of radioactive materials within the soil, and is purported to be the second leading cause of lung cancer in the United States. The gas is able to enter homes through the voids around pipes in concrete floors or through the floorboards of poorly ventilated crawlspaces, and particularly when the ground is wet and the gas cannot easily escape through the soil and be dispersed into the atmosphere. However, it cannot be detected by the senses, and its existence can only be determined by sophisticated instruments and laboratory analysis, which is completely beyond the scope of our service. However, you can learn more about radon and other environmental contaminants and their affects on health, by contacting the Environmental Protection Agency (EPA), at [www.epa.gov/radon/images/hmbuygud.pdf](http://www.epa.gov/radon/images/hmbuygud.pdf), and it would be prudent for you to enquire about any high radon readings that might be prevalent in the general area surrounding your home.

Lead poses an equally serious health threat. In the 1920's, it was commonly found in many plumbing systems. In fact, the word "plumbing" is derived from the Latin word "plumbum," which means lead. When in use as a component of a waste system, it is not an immediate health threat, but as a component of potable water pipes it is a definite health-hazard. Although rarely found in modern use, lead could be present in any home build as recently as the nineteen forties. For instance, lead was an active ingredient in many household paints, which can be released in the process of sanding, and even be ingested by small children and animals chewing on painted surfaces. Fortunately, the lead in painted surfaces can be detected by industrial hygienists using sophisticated instruments, but testing for it is not cheap. There are other environmental contaminants, some of which we have already mentioned, and others that may be relatively benign. However, we are not environmental hygienists, and as we stated earlier we disclaim any responsibility for testing or establishing the presence of any environmental contaminant, and recommend that you schedule whatever specialist inspections that may deem prudent within the contingency period.

## DEFINITIONS

**PROPERLY LICENSED CONTRACTOR:** It is the intention of Standish Inspections to provide you with knowledge of a problem, and not to determine how the problem should be fixed or by whom. We merely suggest that all work performed on the home be performed by a properly licensed contractor. We do not make the assumption of dictating what type of licensed contractor, I.E., General, Plumbing, Electrical, Etc...

**CONTRACTOR:** Any person or company that is hired to perform services related to the home. A "handyman" is a contractor, just not a "properly licensed contractor."

Narrative Color Legend: – Informational Conditions    ✓ Components or Conditions Needing Service  
m Functional Components and Conditions    q Monitor

## Section 1.0 - Structural

### Structural Elements

#### Identification of Wall Structure

##### *Informational Conditions*

- 1.1 - The walls are conventionally framed with wooden studs.

#### Identification of Floor Structure

##### *Informational Conditions*

- 1.2 - The floor structure consists of posts piers girders and joists sheathed with plywood or diagonal boards.

#### Identification of Ceiling Structure

##### *Informational Conditions*

- 1.3 - The ceiling structure consists of standard joists.

#### Identification of Roof Structure

##### *Informational Conditions*

- 1.4 - The roof structure is conventionally framed with rafters, purlins, collar-ties, et cetera.

### Raised Foundation

#### General Comments

##### *Informational Conditions*

- This residence has a raised foundation. Such foundations permit access, and provide a convenient area for the distribution of water pipes, drain pipes, vent pipes, electrical conduits, and ducts. However, although raised foundations are far from uniform, most include concrete footings and walls that extend above the ground with anchor bolts that hold the house onto the foundation, but the size and spacing of the bolts vary. In the absence of major defects, most structural engineers agree that the one critical issue with raised foundations is that they should be bolted. Our inspection of these foundations conforms to industry standards, which is that of a generalist and not a specialist, and we do not use any specialized instruments to establish that the structure is level. We typically enter all accessible areas, to confirm that foundations are bolted and to look for any evidence of structural deformation or damage, but we may not comment on minor deficiencies, such as on commonplace settling cracks in the stem walls and slight deviations from plumb and level in the intermediate floor framing, which would have little structural significance. Interestingly, there is no absolute standard for evaluating cracks, but those that are less than ¼" and which do not exhibit any vertical or horizontal displacement are generally not regarded as being structurally relevant. Nevertheless, all others should be evaluated by a specialist. However, in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

#### Raised Foundation Type

##### *Informational Conditions*

- 1.6 - The foundation was originally bolted to the standard of the year the home was built, but has been seismically retrofitted.

#### Method of Evaluation

##### *Informational Conditions*

- 1.7 - We cannot access all areas of the foundation crawlspace, due to the obstruction of ducts, pipes, framing members, or conduits.

#### Crawlspace Observations

##### *Informational Conditions*

- 1.8 - There is insufficient clearance to access all areas of the crawlspace, and some portions had to be evaluated from a distance with the aid of a high quality flashlight. Therefore, we cannot sensibly endorse the entire crawlspace.

#### Intermediate Floor Framing

##### *Functional Components and Conditions*

- m 1.9 - The intermediate floor framing is in acceptable condition. There may be some deviations from plumb, level, etc, but none that would have any serious structural significance.

#### Electrical

##### *Functional Components and Conditions*

- m 1.10 - The electrical components that are visible within the crawlspace appear to be in acceptable condition.

#### Ventilation

##### *Informational Conditions*

- 1.11 - The ventilation in the foundation crawlspace appears to be standard and adequate.

## Floor Insulation

### *Informational Conditions*

- 1.12 - There is no floor insulation, which would not have been required when this residence was constructed.

## Section 2.0 - Exterior

## Site & Other Observations

### Landscaping Observations

#### *Components and Conditions that need monitoring*

- Q 2.1 - There are trees on this property that we do not have the expertise to evaluate, but which you may wish to have evaluated by an arborist.

### Renovations & Additions

#### *Informational Conditions*

- 2.2 - The property has been renovated or remodeled. Therefore, you should request documentation that should include permits and any warranties or guarantees that might be applicable, because we do not approve or tacitly endorse any work done without permits, and latent defects could exist.

## Grading & Drainage

### General Comments

#### *Informational Conditions*

- Water can be destructive and foster conditions that are deleterious to health. For this reason, the ideal property will have soils that slope away from the residence and the interior floors will be several inches higher than the exterior grade. Also, the residence will have roof gutters and downspouts that discharge into area drains with catch basins that carry water away to hard surfaces. However, we cannot guarantee the condition of any subterranean drainage system, but if a property does not meet this ideal, or if any portion of the interior floor is below the exterior grade, we cannot endorse it and recommend that you consult with a grading and drainage contractor, even though there may not be any evidence of moisture intrusion. The sellers or occupants will obviously have a more intimate knowledge of the site than we could possibly hope to have during our limited visit, however we have confirmed moisture intrusion in residences when it was raining that would not have been apparent otherwise. Also, in conjunction with the cellulose material found in most modern homes, moisture can facilitate the growth of biological organisms that can compromise building materials and produce mold-like substances that can have an adverse affect on health.

### Moisture & Related Issues

#### *Informational Conditions*

- 2.4 - Moisture intrusion is a perennial problem, with which you should be aware. It involves a host of interrelated factors, and can be unpredictable, intermittent, or constant. When moisture intrusion is not self evident, it can be inferred by musty odors, peeling paint or plaster, efflorescence, or salt crystal formations, rust on metal components, and wood rot. However, condensation and humidity can produce similar conditions if the temperature in an area is not maintained above the dew point. Regardless, if the interior floors of a residence are at the same elevation or lower than the exterior grade we could not rule out the potential for moisture intrusion and would not endorse any such areas. Nevertheless, if such conditions do exist, or if you or any member of your family suffers from allergies or asthma, you should schedule a specialist inspection.

### Interior-Exterior Elevations

#### *Functional Components and Conditions*

- m 2.5 - There is an adequate difference in elevation between the exterior grade and the interior floors that should ensure that moisture intrusion would not threaten the living space, but of course we cannot guarantee that.

### Flat & Level Pad

#### *Informational Conditions*

- 2.6 - There is an adequate difference in elevation between the exterior grade and the interior floors that should ensure that moisture intrusion would not threaten the living space, but of course we cannot guarantee that.

### Drainage Mode

#### *Components and Conditions that need monitoring*

- Q 2.7 - Drainage is facilitated by soil percolation hard surfaces, area drains, and full or partial gutters, and we did not observe any evidence of moisture threatening the living space. However, the area drains must be kept clean or moisture intrusion could result.

### Sump Pumps

#### *Informational Conditions*

- 2.8 - We do not evaluate sump pumps as part of our standard inspection.

*Components and Conditions that need monitoring*

- q 2.9 - The drainage system includes a sump pump, which must be kept clean and monitored periodically or drainage problems could result.

## House Wall Finish

### House Wall Finish Type

*Informational Conditions*

- 2.10 - The house walls are finished with stucco.

### House Wall Finish Observations

*Functional Components and Conditions*

- m 2.11 - The house wall finish is in acceptable condition.

## Exterior Components

### General Comments

*Informational Conditions*

- It is important to maintain a property, including painting or sealing walkways, decks, and other hard surfaces, and it is particularly important to keep the house walls sealed, which provide the only barrier against deterioration. Unsealed cracks around windows, doors, and thresholds can permit moisture intrusion, which is the principle cause of the deterioration of any surface. Unfortunately, the evidence of such intrusion may only be obvious when it is raining. We have discovered leaking windows while it was raining that may not have been apparent otherwise. Regardless, there are many styles of windows but only two basic types, single and dual-glazed. Dual-glazed windows are superior, because they provide a thermal as well as an acoustical barrier. However, the hermetic seals on these windows can fail at any time, and cause condensation to form between the panes. Unfortunately, this is not always apparent, which is why we disclaim an evaluation of hermetic seals. Nevertheless, in accordance with industry standards, we test a representative number of unobstructed windows, and ensure that at least one window in every bedroom is operable and facilitates an emergency exit.

### Driveways

*Functional Components and Conditions*

- m 2.13 - The driveway is in acceptable condition.

### Walkways

*Functional Components and Conditions*

- m 2.14 - The walkways are in acceptable condition.

### Fences & Gates

*Functional Components and Conditions*

- m 2.15 - The fences and gates are serviceable, and would not need service at this time.

### Fascia & Trim

*Components and Conditions Needing Service*

- v 2.16 - Section of the trim have not been installed properly. All joints in the material should be properly sealed to prevent water penetration.



## Exterior Wooden Doors

### Functional Components and Conditions

- m 2.17 - The exterior doors are in acceptable condition.

## Wood & Masonry Decks

### Functional Components and Conditions

- m 2.18 - The masonry decks appear to be in acceptable condition.

## Porches or Stoops

### Functional Components and Conditions

- m 2.19 - The porch is in acceptable condition.

## Windows

### Informational Conditions

- 2.20 - The windows are in acceptable condition. However, in accordance with industry standards, we do not test every window in the house, and particularly if the house is furnished. We do test every unobstructed window in every bedroom to ensure that at least one facilitates an emergency exit.

## Screens

### Informational Conditions

- 2.21 - We do not evaluate window screens, because many people choose to remove them for aesthetic reasons. Also, they are easily damaged and can be removed after our inspection. Therefore, we choose to disclaim them.

## Outlets

### Functional Components and Conditions

- m 2.22 - The outlets that were tested are functional and include ground-fault protection.

## Lights

### Functional Components and Conditions

- m 2.23 - The lights outside the doors of the residence are functional. However, we do not inspect or evaluate decorative lights.

## General disclaimer

### Unfinished home

#### Informational Conditions

- 2.24 - The home was under construction and the building permit may not have been signed off by the city building official. We are not responsible for changes made to the home after the day of the inspection.

## Section 3.0 - Roof

### Composition Shingle Roof

#### General Comments

##### Informational Conditions

- There are a wide variety of composition shingle roofs, which are comprised of asphalt or fiberglass materials impregnated with mineral granules that are designed to deflect the deteriorating ultra-violet rays of the sun. The commonest of these roofs are warranted by manufacturers to last from twenty to twenty-five years, and are typically guaranteed against leaks by the installer for three to five years. The actual life of the roof will vary, depending on a number of interrelated factors besides the quality of the material and the method of installation. However, the first indication of significant wear is apparent when the granules begin to separate and leave pockmarks or dark spots. This is referred to as primary decomposition, which means that the roof is in decline, and therefore susceptible to leakage. This typically begins with the hip and ridge shingles and to the field shingles on the south facing side. This does not mean that the roof needs to be replaced, but that it should be monitored more regularly and serviced when necessary. Regular maintenance will certainly extend the life of any roof, and will usually avert most leaks that only become evident after they have caused other damage.
- Most residences have termite inspections as a condition of escrow, and when termite infestation is confirmed most are commonly tented in preparation for fumigation. This requires personnel to walk on the roof, which can damage the roofing material. Therefore it is essential that you review the termite report, and if the residences is to be tented that you have a local roofing company inspect the roof after the tenting has been removed to confirm that the roofing material did not sustain damage.

#### Method of Evaluation

##### Informational Conditions

- 3.3 - We were unable to safely access the roof, and evaluated it either from within the attic or from several vantage points using binoculars.

## Estimated Age

### Informational Conditions

- 3.4 - The roof appears to be relatively new, and is not original. However, this is just an estimate and you should request the installation permit from the sellers, which will reveal its exact age and any warranty or guarantee that might be applicable.

## Roofing Material

### Informational Conditions

- 3.5 - The roof is in acceptable condition, but this is not a guarantee against leaks. For a guarantee, you would need to have a roofing company perform a water-test and issue a roof certification.

## Flashings

### Functional Components and Conditions

- m 3.6 - The roof flashings are in acceptable condition.

## Skylights

### Components and Conditions that need monitoring

- q 3.7 - The roof includes one or more skylights, which are notoriously problematic and a common point of leaks. There are different methods of installing them and, although opinions will vary, some methods are better than others. Therefore, it will be important to keep the area around them clean and to monitor them for evidence of leaks.

## Gutters & Drainage

### Functional Components and Conditions

- m 3.8 - The gutters appear to be in acceptable condition. However, without water in them it is difficult to judge whether they are correctly pitched to direct water into the downspouts, but they should function as they were intended.

### Components and Conditions Needing Service

- v 3.9 - All of the downspouts on the home should be examined to determine if they are adequately discharging a minimum of 6 feet from the foundation.

## Section 4.0 - Plumbing

### Potable Water Supply Pipes

#### Water Main Shut-off Location

##### Informational Conditions

- The main water shut-off valve is located at the front of the residence.

#### Pressure Relief Valves

##### Functional Components and Conditions

- m 4.2 - There is a pressure relief valve on the plumbing system, as required.

#### Copper Water Pipes

##### Functional Components and Conditions

- m 4.3 - The potable water pipes are in acceptable condition.

##### Informational Conditions

- 4.4 - The residence was originally plumbed with galvanized water pipes, but most if not all of them appear to have been replaced with copper ones. You should request documentation from the sellers, and any warranty or guarantee that might be applicable, which will confirm that the work was done to code and by a specialist, and may include a warranty or guarantee.

### General Gas Components

#### Gas Main Shut-Off Location

##### Informational Conditions

- The gas main shut-off is located at the front of the residence . You should be aware that gas leaks are not uncommon, particularly underground ones, and that they can be difficult to detect without the use of sophisticated instruments, which is why natural gas is odorized in the manufacturing process. Therefore, we recommend that you request a recent gas bill from the sellers, so that you can establish a norm and thereby be alerted to any potential leak.

#### Gas Main Observations

##### Components and Conditions Needing Service

- v 4.6 - There is no wrench at the gas shut-off valve to facilitate an emergency shut-off, and inasmuch as such tools are relatively inexpensive we recommend that you buy one and leave it in-place on the valve.

#### Gas Seismic Shut-Off Valve

##### Components and Conditions Needing Service

- v 4.7 - The gas main is not equipped with a seismic shut-off valve. We do not evaluate the code requirement for the installation requirements of these valves. Seismic gas shut-off valves are a very valuable addition to the plumbing system.

## Gas Supply Pipes

### Functional Components and Conditions

- m 4.8 - The visible portions of the gas pipes appear to be in acceptable condition.

## Gas Water Heaters

### General Comments

#### Informational Conditions

- There are a wide variety of residential water heaters that range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer (seven to twelve years). However, few of them last longer than fifteen or twenty years and many eventually leak. So it is always wise to have them installed over a drain pan plumbed to the exterior. Also, it is prudent to flush them annually to remove minerals that include the calcium chloride bi-product of many water softening systems. The water temperature should be set at a minimum of 110 degrees Fahrenheit to kill microbes and a maximum of 140 degrees to prevent scalding. Also, water heaters can be dangerous if they are not seismically secured and equipped with either a pressure/temperature relief valve and discharge pipe plumbed to the exterior, or a Watts 210 gas shut-off valve.

### Age Capacity & Location

#### Informational Conditions

- Hot water is provided by a 2 year old, 40 gallon, water heater that is located in the basement.

### Water Shut-Off Valve & Connectors

#### Functional Components and Conditions

- m 4.11 - The shut-off valve and water connectors appear to be functional. We do not operate valves as part of the inspection.

#### Components and Conditions Needing Service

- √ 4.12 - The flexible pipe connected to the water heater is crushed/pinched. This can lead to low water pressure. This also increases the possibility of leaking pipes.



### Gas Shut-Off Valve & Connector

#### Functional Components and Conditions

- m 4.13 - The gas control valve and its connector at the water heater are functional. We do not operate valves as part of the inspection.

#### Informational Conditions

- 4.14 - All of the accessible components of the fuel gas pipe for the water heater was tested for gas leaks with a combustible gas detector. The detector did not indicate a gas leak at the time of the inspection.

### Vent Pipe & Cap

#### Functional Components and Conditions

- m 4.15 - The vent pipe is functional.

### Relief Valve & Discharge Pipe

#### Functional Components and Conditions

- m 4.16 - The water heater is equipped with a mandated pressure-temperature relief valve.

**Components and Conditions Needing Service**

- ✓ 4.17 - The discharge pipe from the pressure relief valve should be plumbed so that the pipe does not reduce in size. The pressure relief valve is threaded to accept 3/4 inch pipe.



**Components and Conditions that need monitoring**

- q 4.18 - The TPR valve should be tested once a year. We do not test TPR valves as part of our standard home inspection.

**Drain Valve**

**Functional Components and Conditions**

- m 4.19 - The drain valve is in place and presumed to be functional.

**Seismic Straps**

**Components and Conditions Needing Service**

- ✓ 4.20 - Water heaters in seismic zones should be anchored or strapped (with a strap designed for water heaters) to resist movement during earthquake conditions. The water heater should not be able to move. The straps should be 1/3rd of the length from the top and bottom.



## Section 5.0 - Electrical

### Main Panel

#### General Comments

##### Informational Conditions

- National safety standards require electrical panels to be weatherproof, readily accessible, and have a minimum of thirty-six inches of clear space in front of them for service. Also, they should have a main disconnect, and each circuit within the panel should be clearly labeled. Industry standards only require us to test a representative number of accessible switches, receptacles, and light fixtures. However, we attempt to test every one that is unobstructed, but if a residence is furnished we will obviously not be able to test each one.

#### Service Entrance

##### Functional Components and Conditions

- m 5.2 - The service entrance, mast weather head, and cleat are in acceptable condition.

#### Panel Size & Location

##### Informational Conditions

- The residence is served by a 125 amp, 220 volt panel, located in the front of the residence.

#### Main Panel Observations

##### Functional Components and Conditions

- m 5.4 - The panel and its components have no visible deficiencies.

#### Panel Cover Observations

##### Functional Components and Conditions

- m 5.5 - The exterior panel cover is in acceptable condition.

#### Wiring Observations

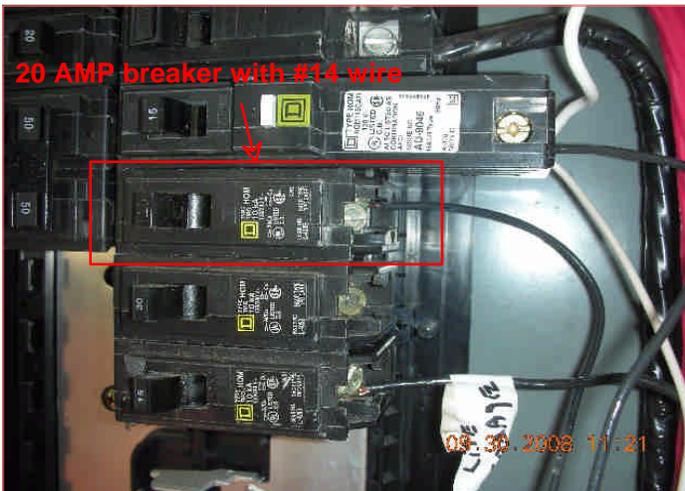
##### Functional Components and Conditions

- m 5.6 - The visible portions of the wiring has no visible deficiencies.

#### Circuit Breakers

##### Components and Conditions Needing Service

- √ 5.7 - A twenty-amp breaker is serving undersized, or number fourteen wires, which is a fire-hazard that should be corrected by an electrician.



#### Grounding

##### Informational Conditions

- 5.8 - The panel is grounded to a driven rod.

## Sub Panel

### General Comments

#### Informational Conditions

- Sub-panels are often located inside residences, but they should not be located inside clothe closets, where they might be concealed and could impede an emergency disconnect. However, when they are located outside they are required to be weatherproof, unobstructed, and easily accessible, and their circuits should be clearly labeled.

### Sub Panel Location

#### Informational Conditions

- The sub panel is located in the hallway.

### Sub Panel Observations

#### Functional Components and Conditions

- m 5.11 - The electrical sub panel has no visible deficiencies.

### Panel Cover Observations

#### Functional Components and Conditions

- m 5.12 - The exterior panel cover is in acceptable condition.

### Wiring Observations

#### Functional Components and Conditions

- m 5.13 - There are no visible deficiencies with the wiring in the sub panel.

### Circuit Breakers

#### Functional Components and Conditions

- m 5.14 - The circuit breakers have no visible deficiencies.

### Grounding

#### Functional Components and Conditions

- m 5.15 - The panel ground is correct.

## Section 6.0 - Heat-A/C

## HVAC Split Systems

### Common Observations

#### Informational Conditions

- m 6.1 - The split-system is newer and functional. Such systems are designed to last approximately twenty years, but they should be serviced bi-annually and have their filters changed every two to three months.

### Furnace

#### Functional Components and Conditions

- m 6.2 - The furnace is functional.

### Vent Pipe

#### Functional Components and Conditions

- m 6.3 - The vent pipe has no visible deficiencies.

### Gas Valve & Connector

#### Functional Components and Conditions

- m 6.4 - The gas valve and connector are in acceptable condition.

### Combustion-Air Vents

#### Functional Components and Conditions

- m 6.5 - The combustion-air vents appear to be adequate to support complete combustion.

### Return-Air Compartment

#### Functional Components and Conditions

- m 6.6 - The return-air compartment is in acceptable condition.

### Evaporator Coil

#### Functional Components and Conditions

- m 6.7 - The evaporator coil is functional.

### Condensate Drainpipe

#### Functional Components and Conditions

- m 6.8 - The condensate drainpipe discharges correctly outside the residence.

### Drip Pan

#### Functional Components and Conditions

- m 6.9 - The drip pan is functional.

## Condensing Coil

### *Functional Components and Conditions*

- m 6.10 - The condensing coil responded to the thermostat and is functional.

## Condensing Coil Disconnect

### *Functional Components and Conditions*

- m 6.11 - The electrical disconnect at the condensing coil is functional.

## Refrigerant Lines

### *Functional Components and Conditions*

- m 6.12 - The refrigerant lines are in acceptable condition.

## Differential Temperature Readings

### *Functional Components and Conditions*

- m 6.13 - The air-conditioning responded and achieved an acceptable differential temperature split between the air entering the system and that coming out. The acceptable differential standard is 15-20 degrees F.

## Thermostats

### *Functional Components and Conditions*

- m 6.14 - The thermostat is functional.

## Registers

### *Functional Components and Conditions*

- m 6.15 - The registers are reasonably clean and functional.

## Flexible Ducting

### *Functional Components and Conditions*

- m 6.16 - The ducts have no visible deficiencies. They are a modern flexible type that are comprised of an outer plastic sleeve and a clear inner liner that contains fiberglass insulation.

## Section 7.0 - Chimney

### Living Room Chimney

#### Ornamental

##### *Informational Conditions*

- 7.1 - Evaluating gas fireplaces is not part of the standard inspection.

## Section 8.0 - Living

### Indoor Environmental Issues

#### Environmental Observations

##### *Informational Conditions*

- 8.1 - We do not test for mold or measure indoor air quality, which the Consumer Product safety Commission ranks fifth among potential contaminants. Regardless, a person's health is a truly personal responsibility, and inasmuch as we not inspect for mold or test for other environmental contaminants we recommend that you schedule an inspection by an environmental hygienist before the close of escrow. And this would be imperative if you or any member of your family suffers from allergies or asthma, and could require the sanitizing of air ducts and other concealed areas.

Note: Mold cannot exist without moisture. Therefore, any moisture whatsoever, whether it be from inadequate grading and drainage, a leaking roof, window, or door, or moisture from a faulty exhaust vent, a condensate pipe, an evaporator coil, or a component of a plumbing system should be serviced immediately, or the potential for mold infestation will remain.

- 8.2 - Vermin and other pests are part of the natural habitat, but they often invade homes. Rats and mice have collapsible rib-cages and can enter even the tiniest crevices. And it is not uncommon for them to establish colonies within crawlspaces, attic, closets, and even inside walls, where they can breed and become a health threat. Therefore, it would be prudent to make sure that a home is rodent-proof, and to monitor those areas that are not readily accessible.

- 8.3 - Standish Inspections is a properly Certified Mold Inspector and Assessor. We can be contracted to perform any mold sampling services that you might need.

- 8.4 - It is common for newer homes to experience some movement and settling. This can lead to drywall cracks.

## Main Entry

### No Recommended Service

#### *Functional Components and Conditions*

m 8.5 - We have evaluated the entry, and found it to be in acceptable condition.

## Living Room

### No Recommended Service

#### *Functional Components and Conditions*

m 8.6 - We have evaluated the living room, and found it to be in acceptable condition.

## Section 9.0 - Bedrooms

### Main Bedroom

#### Location

##### *Informational Conditions*

— The main bedroom is located at the rear of the residence.

### No Recommended Service

##### *Informational Conditions*

— 9.2 - We have evaluated the bedroom, and found it to be in acceptable condition.

### 1st Guest Bedroom

#### Location

##### *Informational Conditions*

— The first guest bedroom is located between the hall bathroom and the front bedroom.

### No Recommended Service

##### *Informational Conditions*

— 9.4 - We have evaluated the bedroom, and found it to be in acceptable condition.

### 2nd Guest Bedroom

#### Location

##### *Informational Conditions*

— The second guest bedroom is located at the front of the residence.

### No Recommended Service

##### *Informational Conditions*

— 9.6 - We have evaluated the bedroom, and found it to be in acceptable condition.

## Section 10.0 - Bathrooms

### Main Bathroom

#### Size and Location

##### *Informational Conditions*

— The main bathroom is a full, and is located adjacent to the master bedroom.

### No Recommended Service

##### *Informational Conditions*

— 10.2 - We have evaluated the main bathroom, and found it to be in acceptable condition.

## Hallway Bathroom

### Size and Location

#### Informational Conditions

- The hallway bathroom is a full, and located off of the main hallway.

### No Recommended Service

#### Informational Conditions

- 10.4 - We have evaluated the hallway bathroom, and found it to be in acceptable condition.

## Section 11.0 - Kitchen

### Kitchen

#### Flooring

##### Functional Components and Conditions

- m 11.1 - The floor has no significant defects.

#### Walls & Ceiling

##### Functional Components and Conditions

- m 11.2 - The walls and ceiling are in acceptable condition.

#### Dual-Glazed Windows

##### Functional Components and Conditions

- m 11.3 - The window is functional.

#### Sink & Countertop

##### Functional Components and Conditions

- m 11.4 - The sink and countertop are functional.

##### Informational Conditions

- q 11.5 - The stone counter tops need to be cleaned and sealed per the installation companies instructions. If the instructions are not available, we recommend that the tops be cleaned and sealed every 3-4 months. If the stone is not sealed on a regular schedule, the stone can become discolored and there isn't a method that we are knowledgeable about regarding refinishing the stone tops.

#### Cabinets

##### Functional Components and Conditions

- m 11.6 - The cabinets are functional, and do not have any significant damage.

#### Valves & Connectors

##### Functional Components and Conditions

- m 11.7 - The valves and connectors below the sink appear functional. However, they are not in daily use and will inevitably become stiff or frozen.

#### Faucet

##### Functional Components and Conditions

- m 11.8 - The sink faucet is functional.

#### Trap and Drain

##### Functional Components and Conditions

- m 11.9 - The trap and drain are functional.

#### Garbage Disposal

##### Functional Components and Conditions

- m 11.10 - The garbage disposal is functional.

#### Gas Range

##### Functional Components and Conditions

- m 11.11 - The gas range is functional, but was neither calibrated nor tested for its performance.

#### Dishwasher

##### Functional Components and Conditions

- m 11.12 - The dishwasher is functional.

#### Exhaust Fan or Downdraft

##### Components and Conditions Needing Service

- v 11.13 - The microwave oven incorporates the exhaust fan and the range light. The microwave oven power cord was not plugged in to the outlet. We were not able to test the exhaust fan or the range light.

#### Built-in Microwave

##### Informational Conditions

- 11.14 - We do not evaluate microwaves, because the power of their magnetron tubes diminishes over time, and the specific measurement of the microwaves, as well as their containment within the unit, requires specialized instruments, which is beyond the scope of our service.

### Lights

#### *Functional Components and Conditions*

- m 11.15 - The lights are functional.

### Outlets

#### *Functional Components and Conditions*

- m 11.16 - The outlets that were tested are functional and include ground-fault protection.

## Section 12.0 - Stairs

### Rear Stairs

#### Restricted Clearances

##### *Components and Conditions Needing Service*

- √ 12.1 - The head height clearance at the stairs is substandard. Every stairwell should afford a minimum of six-feet eight inches, which is not common in basements of older homes.

#### Floor Treads & Risers

##### *Components and Conditions Needing Service*

- √ 12.2 - The treads or risers are unequal in depth or height, which could prove to be a trip-hazard. The rise should not be less than 4 inches, nor greater than 7 inches, and the treads should not be less than 11 inches. In addition, the dimensions of the treads and the risers should not exceed 3/8 of an inch from the smallest dimension on the entire run of the stairs.

## Section 13.0 - Laundry

### Laundry Room

#### No Recommended Service

##### *Informational Conditions*

- 13.1 - We have evaluated the laundry room, and found it to be in acceptable condition.

## Section 14.0 - Garage

### Double-Car Garage

#### No Recommended Service

##### *Informational Conditions*

- 14.1 - We have evaluated the garage, and found it to be in acceptable condition.

## Section 15.0 - Attic

### Primary Attic

#### Attic Access Location

##### *Informational Conditions*

- The attic can be accessed through a hatch in the hallway ceiling.

#### No Recommended Service

##### *Informational Conditions*

- 15.2 - We have evaluated the attic in compliance with industry standards, and found it to be in acceptable condition.

# INTERNATIONAL ASSOCIATION OF CERTIFIED HOME INSPECTORS STANDARDS OF PRACTICE

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## 1. Definitions and Scope

1.1. A Home inspection is a non-invasive visual examination of a residential dwelling, performed for a fee, which is designed to identify observed material defects within specific components of said dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the home, as identified and agreed to by the Client and Inspector, prior to the inspection process.

I. A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection and not the prediction of future conditions.

II. A home inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection.

1.2. A Material defect is a condition with a residential real property or any portion of it that would have a significant adverse impact on the value of the real property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

1.3. An Inspection report shall describe and identify in written format the inspected systems, structures, and components of the dwelling and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals, but this is not required.

## 2. Standards of Practice

### 2.1. Roof

I. The inspector shall inspect from ground level or eaves:

- A. The roof covering.
- B. The gutters.
- C. The downspouts.
- D. The vents, flashings, skylights, chimney and other roof penetrations.
- E. The general structure of the roof from the readily accessible panels, doors or stairs.

II. The inspector is not required to:

- A. Walk on any roof surface.
- B. Predict the service life expectancy.
- C. Inspect underground downspout diverter drainage pipes.
- D. Remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces.
- E. Inspect antennae, lightning arresters, or similar attachments.

2.2. Exterior

I. The inspector shall inspect:

- A. The siding, flashing and trim.
  - B. All exterior doors, decks, stoops, steps, stairs, porches, railings, eaves, soffits and fascias.
  - C. And report as in need of repair any spacings between intermediate balusters, spindles, or rails for steps, stairways, balconies, and railings that permit the passage of an object greater than four inches in diameter.
  - D. A representative number of windows.
  - E. The vegetation, surface drainage and retaining walls when these are likely to adversely affect the structure.
  - F. And describe the exterior wall covering.
- II. The inspector is not required to:

- A. Inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting.
- B. Inspect items, including window and door flashings, which are not visible or readily accessible from the ground.
- C. Inspect geological, geotechnical, hydrological and/or soil conditions.
- D. Inspect recreational facilities.
- E. Inspect seawalls, break-walls and docks.
- F. Inspect erosion control and earth stabilization measures.
- G. Inspect for safety type glass.
- H. Inspect underground utilities.
- I. Inspect underground items.
- J. Inspect wells or springs.
- K. Inspect solar systems.
- L. Inspect swimming pools or spas.
- M. Inspect septic systems or cesspools.
- N. Inspect playground equipment.
- O. Inspect sprinkler systems.
- P. Inspect drain fields or drywells.
- Q. Determine the integrity of the thermal window seals or damaged glass.

2.3. Basement, Foundation & Crawlspace

I. The inspector shall inspect:

- A. The basement.
  - B. The foundation
  - C. The crawlspace.
  - D. The visible structural components.
  - E. Any present conditions or clear indications of active water penetration observed by the inspector.
  - F. And report any general indications of foundation movement that are observed by the inspector, such as but not limited to sheetrock cracks, brick cracks, out-of-square door frames or floor slopes.
- II. The inspector is not required to:

- A. Enter any crawlspaces that are not readily accessible or where entry could cause damage or pose a hazard to the inspector.
- B. Move stored items or debris.
- C. Operate sump pumps with inaccessible floats.
- D. Identify size, spacing, span, location or determine adequacy of foundation bolting, bracing, joists, joist spans or support systems.
- E. Provide any engineering or architectural service.
- F. Report on the adequacy of any structural system or component.

## 2.4. Heating

### I. The inspector shall inspect:

- A. The heating system and describe the energy source and heating method using normal operating controls.
- B. And report as in need of repair electric furnaces which do not operate.
- C. And report if inspector deemed the furnace inaccessible.

### II. The inspector is not required to:

- A. Inspect or evaluate interiors of flues or chimneys, fire chambers, heat exchangers, humidifiers, dehumidifiers, electronic air filters, solar heating systems, solar heating systems or fuel tanks.
  - B. Inspect underground fuel tanks.
  - C. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system.
  - D. Light or ignite pilot flames.
  - E. Activate heating, heat pump systems, or other heating systems when ambient temperatures or when other circumstances are not conducive to safe operation or may damage the equipment.
  - F. Override electronic thermostats.
  - G. Evaluate fuel quality.
  - H. Verify thermostat calibration, heat anticipation or automatic setbacks, timers, programs or clocks.
- ## 2.5. Cooling

### I. The inspector shall inspect:

- A. The central cooling equipment using normal operating controls.

### II. The inspector is not required to:

- A. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system.
- B. Inspect window units, through-wall units, or electronic air filters.
- C. Operate equipment or systems if exterior temperature is below 60 degrees Fahrenheit or when other circumstances are not conducive to safe operation or may damage the equipment.
- D. Inspect or determine thermostat calibration, heat anticipation or automatic setbacks or clocks.
- E. Examine electrical current, coolant fluids or gasses, or coolant leakage.

## 2.6. Plumbing

### I. The inspector shall:

- A. Verify the presence of and identify the location of the main water shutoff valve.
- B. Inspect the water heating equipment, including combustion air, venting, connections, energy

sources, seismic bracing, and verify the presence or absence of temperature-pressure relief valves and/or Watts 210 valves.

C. Flush toilets.

D. Run water in sinks, tubs, and showers.

E. Inspect the interior water supply including all fixtures and faucets.

F. Inspect the drain, waste and vent systems, including all fixtures.

G. Describe any visible fuel storage systems.

H. Inspect the drainage sump pumps testing sumps with accessible floats.

I. Inspect and describe the water supply, drain, waste and main fuel shut-off valves, as well as the location of the water main and main fuel shut-off valves.

J. Inspect and determine if the water supply is public or private.

K. Inspect and report as in need of repair deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously.

L. Inspect and report as in need of repair deficiencies in installation and identification of hot and cold faucets.

M. Inspect and report as in need of repair mechanical drain-stops that are missing or do not operate if installed in sinks, lavatories and tubs.

N. Inspect and report as in need of repair commodes that have cracks in the ceramic material, are improperly mounted on the floor, leak, or have tank components which do not operate.

II. The inspector is not required to:

A. Light or ignite pilot flames.

B. Determine the size, temperature, age, life expectancy or adequacy of the water heater.

C. Inspect interiors of flues or chimneys, water softening or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems or fire sprinkler systems.

D. Determine the exact flow rate, volume, pressure, temperature, or adequacy of the water supply.

E. Determine the water quality or potability or the reliability of the water supply or source.

F. Open sealed plumbing access panels.

G. Inspect clothes washing machines or their connections.

H. Operate any main, branch or fixture valve.

I. Test shower pans, tub and shower surrounds or enclosures for leakage.

J. Evaluate the compliance with local or state conservation or energy standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping.

K. Determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices.

L. Determine whether there are sufficient clean-outs for effective cleaning of drains.

M. Evaluate gas, liquid propane or oil storage tanks.

N. Inspect any private sewage waste disposal system or component of.

O. Inspect water treatment systems or water filters.

P. Inspect water storage tanks, pressure pumps or bladder tanks.

Q. Evaluate time to obtain hot water at fixtures, or perform testing of any kind to water heater elements.

R. Evaluate or determine the adequacy of combustion air.

S. Test, operate, open or close safety controls, manual stop valves and/or temperature or pressure relief valves.

T. Examine ancillary systems or components, such as, but not limited to, those relating to solar water heating, hot water circulation.

## 2.7. Electrical

I. The inspector shall inspect:

A. The service line.

B. The meter box.

C. The main disconnect.

D. And determine the rating of the service amperage.

E. Panels, breakers and fuses.

F. The service grounding and bonding.

- H. A representative sampling of switches, receptacles, light fixtures, AFCI receptacles
- I. And test all GFCI receptacles and GFCI circuit breakers observed and deemed to be GFCI's during the inspection.
- I. And report the presence of solid conductor aluminum branch circuit wiring if readily visible.
- J. And report on any GFCI-tested receptacles in which power is not present, polarity is incorrect, the receptacle is not grounded, is not secured to the wall, the cover is not in place, the ground fault circuit interrupter devices are not properly installed or do not operate properly, or evidence of arcing or excessive heat is present.
- K. The service entrance conductors and the condition of their sheathing.
- L. The ground fault circuit interrupters observed and deemed to be GFCI's during the inspection with a GFCI tester.
- M. And describe the amperage rating of the service.
- N. And report the absence of smoke detectors.
- O. Service entrance cables and report as in need of repair deficiencies in the integrity of the insulation, drip loop, or separation of conductors at weatherheads and clearances.
- II. The inspector is not required to:

- A. Insert any tool, probe or device into the main panel, sub-panels, downstream panels, or electrical fixtures.
- B. Operate electrical systems that are shut down.
- C. Remove panel covers or dead front covers if not readily accessible.
- D. Operate over current protection devices.
- E. Operate non-accessible smoke detectors.
- F. Measure or determine the amperage or voltage of the main service if not visibly labeled.
- G. Inspect the alarm system and components.
- H. Inspect the ancillary wiring or remote control devices.
- I. Activate any electrical systems or branch circuits which are not energized.
- J. Operate overload devices.
- K. Inspect low voltage systems, electrical de-icing tapes, swimming pool wiring or any time-controlled devices.
- L. Verify the continuity of the connected service ground.
- M. Inspect private or emergency electrical supply sources, including but not limited to generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility.
- N. Inspect spark or lightning arrestors.
- O. Conduct voltage drop calculations.
- P. Determine the accuracy of breaker labeling.

## 2.8. Fireplace

### I. The inspector shall inspect:

- A. The fireplace, and open and close the damper door if readily accessible and operable.
- B. Hearth extensions and other permanently installed components.
- C. And report as in need of repair deficiencies in the lintel, hearth and material surrounding the fireplace, including clearance from combustible materials

### II. The inspector is not required to:

- A. Inspect the flue or vent system.
- B. Inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels.
- C. Determine the need for a chimney sweep.
- D. Operate gas fireplace inserts.
- E. Light pilot flames.
- F. Determine the appropriateness of such installation.
- G. Inspect automatic fuel feed devices.

- H. Inspect combustion and/or make-up air devices.
  - I. Inspect heat distribution assists whether gravity controlled or fan assisted.
  - J. Ignite or extinguish fires.
  - K. Determine draft characteristics.
  - L. Move fireplace inserts, stoves, or firebox contents.
  - M. Determine adequacy of draft, perform a smoke test or dismantle or remove any component.
  - N. Perform an NFPA inspection.
- 2.9. Attic, Ventilation & Insulation

I. The inspector shall inspect:

- A. The insulation in unfinished spaces.
- B. The ventilation of attic spaces.
- C. Mechanical ventilation systems.
- D. And report on the general absence or lack of insulation.

II. The inspector is not required to:

- A. Enter the attic or unfinished spaces that are not readily accessible or where entry could cause damage or pose a safety hazard to the inspector in his or her opinion.
  - B. To move, touch, or disturb insulation.
  - C. To move, touch or disturb vapor retarders.
  - D. Break or otherwise damage the surface finish or weather seal on or around access panels and covers.
  - E. Identify the composition of or the exact R-value of insulation material.
  - F. Activate thermostatically operated fans.
  - G. Determine the types of materials used in insulation/wrapping of pipes, ducts, jackets, boilers, and wiring.
  - H. Determin adequacy of ventilation.
- 2.10. Doors, Windows & Interior

I. The inspector shall:

- A. Open and close a representative number of doors and windows.
- B. Inspect the walls, ceilings, steps, stairways, and railings.
- C. Inspect garage doors and garage door openers by operating first by remote (if available) and then by the installed automatic door control.
- D. And report as in need of repair any installed electronic sensors that are not operable or not installed at proper heights above the garage door.
- E. And report as in need of repair any door locks or side ropes that have not been removed or disabled when garage door opener is in use.
- F. And report as in need of repair any windows that are obviously fogged or display other evidence of broken seals.

II. The inspector is not required to:

- A. Inspect paint, wallpaper, window treatments or finish treatments.
- B. Inspect central vacuum systems.
- C. Inspect safety glazing.
- D. Inspect security systems or components.
- E. Evaluate the fastening of countertops, cabinets, sink tops and fixtures, or firewall compromises.
- F. Move furniture, stored items, or any coverings like carpets or rugs in order to inspect the concealed floor structure.
- G. Move drop ceiling tiles.
- H. Inspect or move any household appliances..

- I. Inspect or operate equipment housed in the garage except as otherwise noted.
- J. Verify or certify safe operation of any auto reverse or related safety function of a garage door.
- K. Operate or evaluate security bar release and opening mechanisms, whether interior or exterior, including compliance with local, state, or federal standards.
- L. Operate any system, appliance or component that requires the use of special keys, codes, combinations, or devices.
- M. Operate or evaluate self-cleaning oven cycles, tilt guards/latches or signal lights.
- N. Inspect microwave ovens or test leakage from microwave ovens.
- O. Operate or examine any sauna, steam-jenny, kiln, toaster, ice-maker, coffee-maker, can-opener, bread-warmer, blender, instant hot water dispenser, or other small, ancillary devices.
- P. Inspect elevators.
- Q. Inspect remote controls.
- R. Inspect appliances.
- S. Inspect items not permanently installed.
- T. Examine or operate any above-ground, movable, freestanding, or otherwise non-permanently installed pool/spa, recreational equipment or self-contained equipment.
- U. Come into contact with any pool or spa water in order to determine the system structure or components.
- V. Determine the adequacy of spa jet water force or bubble effect.
- W. Determine the structural integrity or leakage of a pool or spa.

### 3. Limitations, Exceptions & Exclusions

#### 3.1. Limitations:

- I. An inspection is not technically exhaustive.
- II. An inspection will not identify concealed or latent defects.
- III. An inspection will not deal with aesthetic concerns or what could be deemed matters of taste, cosmetic, etc.
- IV. An inspection will not determine the suitability of the property for any use.
- V. An inspection does not determine the market value of the property or its marketability.
- VI. An inspection does not determine the advisability or inadvisability of the purchase of the inspected property.
- VII. An inspection does not determine the life expectancy of the property or any components or systems therein.
- VIII. An inspection does not include items not permanently installed.
- IX. These Standards of Practice apply only to homes with four or fewer dwelling units.

#### 3.2. Exclusions:

- I. The inspectors are not required to determine:
  - A. Property boundary lines or encroachments.
  - B. The condition of any component or system that is not readily accessible.
  - C. The service life expectancy of any component or system.
  - D. The size, capacity, BTU, performance, or efficiency of any component or system.
  - E. The cause or reason of any condition.
  - F. The cause for the need of repair or replacement of any system or component.
  - G. Future conditions.
  - H. The compliance with codes or regulations.
  - I. The presence of evidence of rodents, animals or insects.
  - J. The presence of mold, mildew or fungus.
  - K. The presence of air-borne hazards.
  - L. The presence of birds.

- M. The presence of other flora or fauna.
- N. The air quality.
- O. The existence of asbestos.
- P. The existence of environmental hazards.
- Q. The existence of electro-magnetic fields.
- R. The presence of hazardous materials including, but not limited to, the presence of lead in paint.
- S. Any hazardous waste conditions.
- T. Any manufacturer recalls or conformance with manufacturer installation or any information included in the consumer protection bulletin.
- U. Operating costs of systems.
- V. Replacement or repair cost estimates.
- W. The acoustical properties of any systems.
- X. Estimates of how much it will cost to run any given system.

II. The inspectors are not required to operate:

- A. Any system that is shut down.
- B. Any system that does not function properly.
- C. Or evaluate low voltage electrical systems such as, but not limited to:
  - 1. Phone lines.
  - 2. Cable lines.
  - 3. Antennae.
  - 4. Lights.
  - 5. Remote controls.
- D. Any system that does not turn on with the use of normal operating controls.
- E. Any shut off valves or manual stop valves.
- F. Any electrical disconnect or over current protection devices.
- G. Any alarm systems.
- H. Moisture meters, gas detectors or similar equipment.

III. The inspectors are not required to:

A. Move any personal items or other obstructions, such as, but not limited to:

- 1. Throw rugs.
- 2. Furniture.
- 3. Floor or wall coverings.
- 4. Ceiling tiles
- 5. Window coverings.
- 6. Equipment.
- 7. Plants.
- 8. Ice.
- 9. Debris.
- 10. Snow.
- 11. Water.
- 12. Dirt.
- 13. Foliage.
- 14. Pets

- B. Dismantle, open, or uncover any system or component.
- C. Enter or access any area which may, in the opinion of the inspector, to be unsafe or risk personal safety.
- D. Enter crawlspaces or other areas that are unsafe or not readily accessible.
- E. Inspect underground items such as, but not limited to, underground storage tanks or other indications of their presence, whether abandoned or actively used.

- F. Do anything which, in the inspector's opinion, is likely to be unsafe or dangerous to the inspector or others or damage property, such as, but not limited to, walking on roof surfaces, climbing ladders, entering attic spaces or negotiating with dogs.
- G. Inspect decorative items.
- H. Inspect common elements or areas in multi-unit housing.
- I. Inspect intercoms, speaker systems, radio-controlled, security devices or lawn irrigation systems.
- J. Offer guarantees or warranties.
- K. Offer or perform any engineering services.
- L. Offer or perform any trade or professional service other than home inspection.
- M. Research the history of the property, report on its potential for alteration, modification, extendibility, or its suitability for a specific or proposed use for occupancy.
- N. Determine the age of construction or installation of any system structure, or component of a building, or differentiate between original construction or subsequent additions, improvements, renovations or replacements thereto.
- O. Determine the insurability of a property.
- P. Perform or offer Phase 1 environmental audits.
- Q. Inspect on any system or component which is not included in these standards.

#### 4. Glossary of Terms

- 4.1. Accessible: Can be approached or entered by the inspector safely, without difficulty, fear or danger.
- 4.2. Activate: To turn on, supply power, or enable systems, equipment, or devices to become active by normal operating controls. Examples include turning on the gas or water supply valves to the fixtures and appliances and activating electrical breakers or fuses.
- 4.3. Adversely Affect: Constitute, or potentially constitute, a negative or destructive impact.
- 4.4. Alarm System: Warning devices, installed or free-standing, including but not limited to: Carbon monoxide detectors, flue gas and other spillage detectors, security equipment, ejector pumps and smoke alarms.
- 4.5. Appliance: A household device operated by use of electricity or gas. Not included in this definition are components covered under central heating, central cooling or plumbing.
- 4.6. Architectural Service: Any practice involving the art and science of building design for construction of any structure or grouping of structures and the use of space within and surrounding the structures or the design, design development, preparation of construction contract documents, and administration of the construction contract.
- 4.7. Component: A permanently installed or attached fixture, element or part of a system.
- 4.8. Condition: The visible and conspicuous state of being of an object.
- 4.9. Crawlspace: The area within the confines of the foundation and between the ground and the underside of the lowest floor structural component.
- 4.10. Decorative: Ornamental; not required for the operation of essential systems and components of a home.
- 4.11. Describe: Report in writing a system or component by its type, or other observed characteristics, to distinguish it from other components used for the same purpose.
- 4.12. Determine: To arrive at an opinion or conclusion pursuant to examination.

4.13. Dismantle: To open, take apart or remove any component, device or piece that would not typically be opened, taken apart or removed by an ordinary occupant.

4.14. Engineering Service: Any professional service or creative work requiring engineering education, training, and experience and the application of special knowledge of the mathematical, physical and engineering sciences to such professional service or creative work as consultation, investigation, evaluation, planning, design and supervision of construction for the purpose of assuring compliance with the specifications and design, in conjunction with structures, buildings, machines, equipment, works or processes.

4.15. Enter: To go into an area to observe visible components.

4.16. Evaluate: To assess the systems, structures or components of a dwelling.

4.17. Examine: To visually look. See Inspect.

4.18. Foundation: The base upon which the structure or wall rests; usually masonry, concrete, or stone, and generally partially underground.

4.19. Function: The action for which an item, component, or system is specially fitted or used or for which an item, component or system exists; to be in action or perform a task.

4.20. Functional: Performing, or able to perform, a function.

4.21. Home Inspection: The process by which an inspector visually examines the readily accessible systems and components of a home and operates those systems and components utilizing these Standards of Practice as a guideline.

4.22. Household Appliances: Kitchen and laundry appliances, room air conditioners, and similar appliances.

4.23. Inspect: To visually look at readily accessible systems and components safely, using normal operating controls and accessing readily accessible panels and areas in accordance with these Standards of Practice.

4.24. Inspected Property: The readily accessible areas of the buildings, site, items, components, and systems included in the inspection.

4.25. Inspector: One who performs a real estate inspection.

4.26. Installed: Attached or connected such that the installed item requires tool for removal.

4.27. Material Defect: Refer to section 1.2.

4.28. Normal Operating Controls: Devices such as thermostats that would be operated by ordinary occupants which require no specialized skill or knowledge.

4.29. Observe: To see through visually directed attention.

4.30. Operate: To cause systems to function or turn on with normal operating controls.

4.31. Readily Accessible: An item or component is readily accessible if, in the judgment of the inspector, it is capable of being safely observed without movement of obstacles, detachment or disengagement of connecting or securing devices, or other unsafe or difficult procedures to gain access.

- 4.32. Recreational Facilities: Spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment or athletic facilities.
- 4.33. Report: A written communication (possibly including digital images) of any material defects seen during the inspection.
- 4.34. Representative Number: A sufficient number to serve as a typical or characteristic example of the item(s) inspected.
- 4.35. Safety Glazing: Tempered glass, laminated glass, or rigid plastic.
- 4.36. Shut Down: Turned off, unplugged, inactive, not in service, not operational, etc.
- 4.37. Structural Component: A component which supports non-variable forces or weights (dead loads) and variable forces or weights (live loads).
- 4.38. System: An assembly of various components to function as a whole.
- 4.39. Technically Exhaustive: A comprehensive and detailed examination beyond the scope of a real estate home inspection which would involve or include, but would not be limited to: dismantling, specialized knowledge or training, special equipment, measurements, calculations, testing, research, analysis or other means.
- 4.40. Unsafe: A condition in a readily accessible, installed system or component which is judged to be a significant risk of personal injury during normal, day-to-day use. The risk may be due to damage, deterioration, improper installation or a change in accepted residential construction standards.
- 4.41. Verify: To confirm or substantiate.

Narrative Color Legend: – Informational Conditions   v Components or Conditions Needing Service  
m Functional Components and Conditions   q Monitor

# Maintenance

## UPON TAKING OWNERSHIP

After taking possession of a new home, there are some maintenance and safety issues that should be addressed immediately. The following checklist should help you undertake these improvements:

- 1 Change the locks on all exterior entrances, for improved security.
- 2 Check that all windows and doors are secure. Improve window hardware as necessary. Security rods can be added to sliding windows and doors. Consideration could also be given to a security system.
- 3 Install smoke detectors on each level of the home. Ensure that there is a smoke detector outside all sleeping areas. Replace batteries on any existing smoke detectors and test them. Make a note to replace batteries again in one year.
- 4 Create a plan of action in the event of a fire in your home. Ensure that there is an operable window or door in every room of the house. Consult with your local fire department regarding fire safety issues and what to do in the event of fire.
- 5 Examine driveways and walkways for trip hazards. Undertake repairs where necessary.
- 6 Examine the interior of the home for trip hazards. Loose or torn carpeting and flooring should be repaired.
- 7 Undertake improvements to all stairways, decks, porches and landings where there is a risk of falling or stumbling.
- 8 Review your home inspection report for any items that require immediate improvement or further investigation. Address these areas as required.
- 9 Install rain caps and vermin screens on all chimney flues, as necessary.
- 10 Investigate the location of the main shut-offs for the plumbing, heating and electrical systems. If you attended the home inspection, these items would have been pointed out to you.

## REGULAR MAINTENANCE

### EVERY MONTH

- 1 Check that fire extinguisher(s) are fully charged. Re-charge if necessary.
- 2 Examine heating/cooling air filters and replace or clean as necessary.
- 3 Inspect and clean humidifiers and electronic air cleaners.
- 4 If the house has hot water heating, bleed radiator valves.
- 5 Clean gutters and downspouts. Ensure that downspouts are secure, and that the discharge of the downspouts is appropriate. Remove debris from window wells.
- 6 Carefully inspect the condition of shower enclosures. Repair or replace deteriorated grout and caulk. Ensure that water is not escaping the enclosure during showering. Check below all plumbing fixtures for evidence of leakage.
- 7 Repair or replace leaking faucets or showerheads.
- 8 Secure loose toilets, or repair flush mechanisms that become troublesome.

### SPRING AND FALL

- 1 Examine the roof for evidence of damage to roof coverings, flashings, and chimneys.
- 2 Look in the attic (if accessible) to ensure that roof vents are not obstructed. Check for evidence of leakage, condensation, or vermin activity. Level out insulation if needed.
- 3 Trim back tree branches and shrubs to ensure that they are not in contact with the house.
- 4 Inspect the exterior walls and foundation for evidence of damage, cracking or movement. Watch for bird nests or other vermin or insect activity.
- 5 Survey the basement and/or crawl space walls for evidence of moisture seepage.
- 6 Look at overhead wires coming to the house. They should be secure and clear of trees or other obstructions.
- 7 Ensure that the grade of the land around the house encourages water to flow away from the foundation.
- 8 Inspect all driveways, walkways, decks, porches, and landscape components for evidence of deterioration, movement, or safety hazards.
- 9 Clean windows and test their operation. Improve caulking and weather-stripping as necessary. Watch for evidence of rot in wood window frames. Paint and repair windowsills and frames as necessary.

- 10 Test all ground fault circuit interrupter (GFCI) devices, as identified in the inspection report.
- 11 Shut off isolating valves for exterior hose bibs in the fall, if below freezing temperatures are anticipated.
- 12 Test the Temperature and Pressure Relief (TPR) Valve on water heaters.
- 13 Inspect for evidence of wood boring insect activity. Eliminate any wood/soil contact around the perimeter of the home.
- 14 Test the overhead garage door opener, to ensure that the auto-reverse mechanism is responding properly. Clean and lubricate hinges, rollers, and tracks on overhead doors.
- 15 Replace or clean exhaust hood filters.
- 16 Clean, inspect and/or service all appliances as per the manufacturer's recommendations.
- 17 Replace smoke detector batteries.

#### ANNUALLY

- 1 Have the heating, cooling and water heater systems cleaned and serviced.
- 2 Have chimneys inspected and cleaned. Ensure that rain caps and vermin screens are secured.
- 3 Examine the electrical panels, wiring and electrical components for evidence of overheating. Ensure that all components are secure. Flip the breakers on and off to ensure that they are not sticky.
- 4 If the house utilizes a well, check and service the pump and holding tank. Have the water quality tested. If the property has a septic system, have the tank inspected (and pumped as needed).
- 5 If your home is in an area prone to wood destroying insects (termites, carpenter ants, etc.), have the home inspected by a licensed specialist. Preventative treatments may be recommended in some cases.

#### PREVENTION IS THE BEST APPROACH

Although we have heard it many times, nothing could be more true than the old cliché "an ounce of prevention is worth a pound of cure." Preventative maintenance is the best way to keep your house in great shape. It also reduces the risk of unexpected repairs and improves the odds of selling your house at fair market value, when the time comes.

Please feel free to contact our office should you have any questions regarding the operation or maintenance of your home. Enjoy your home!

## REPORT CONCLUSION

395 Carroll St, Sunnyvale, CA 94086

Inasmuch as we never know who will be occupying or visiting a property, whether it be children or the elderly, we ask you to consider following these general safety recommendations: install smoke and carbon monoxide detectors; identify all escape and rescue ports; rehearse an emergency evacuation of the home; upgrade older electrical systems by at least adding ground-fault outlets; never service any electrical equipment without first disconnecting its power source; safety-film all non-tempered glass; ensure that every elevated window and the railings of stairs, landings, balconies, and decks are child-safe, meaning that barriers are in place or that the distance between the rails is not wider than three inches; regulate the temperature of water heaters to prevent scalding; make sure that goods that contain caustic or poisonous compounds, such as bleach, drain cleaners, and nail polish removers be stored where small children cannot reach them; ensure that all garage doors are well balanced and have a safety device, particularly if they are the heavy wooden type; remove any double-cylinder deadbolts from exterior doors; and consider installing child-safe locks and alarms on the exterior doors of all pool and spa properties.

We are proud of our service, and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, and opened every window and door, or identified every minor defect. Also because we are not specialists or because our inspection is essentially visual, latent defects could exist. Therefore, you should not regard our inspection as conferring a guarantee or warranty. It does not. It is simply a report on the general condition of a particular property at a given point in time. Furthermore, as a homeowner, you should expect problems to occur. Roofs will leak, drain lines will become blocked, and components and systems will fail without warning. For these reasons, you should take into consideration the age of the house and its components and keep a comprehensive insurance policy current. If you have been provided with a home protection policy, read it carefully. Such policies usually only cover insignificant costs, such as that of roofer service, and the representatives of some insurance companies can be expected to deny coverage on the grounds that a given condition was preexisting or not covered because of what they claim to be a code violation or a manufacture's defect. Therefore, you should read such policies very carefully, and depend upon our company for any consultation that you may need.

Thank you for taking the time to read this report, and call us if you have any questions or observations whatsoever. We are always attempting to improve the quality of our service and our report, and we will continue to adhere to the highest standards of the real estate industry and to treat everyone with kindness, courtesy, and respect.

Lyle B. Standish  
Standish Inspections



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