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INSPECTION SERVICE

We do home inspections you can count on.

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Home Inspection Report

1111 Alma St, Palo Alto, CA 94301

Inspection Details / Invoice

INSPECTION COMPLETED BY

Perry Farnum
Farnum Inspection Service
10560 Carver Drive
Cupertino, CA 95014

OFFICE PHONE	(408) 866-5700
MOBILE	(408) 505-2868
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SELLER'S REAL ESTATE AGENT

Kevin Lu
Sereno Group

INSPECTION DETAILS

Inspection Prepared For Seller
Mariana Lin

Inspection Address
1111 Alma St
Palo Alto, CA 94301

Report Number
LIN040122PF-NORTH

Inspection Date
Friday, April 1st 2022

Inspection Start Time
3:00pm

Inspection End Time
6:05pm

INVOICE INFORMATION

Service	Amount
Standard Home Inspection	$665.00
Billing Fee	$0.00
Payment Method: Credit Card	-$665.00
Balance Due	**$0.00**

Table of Contents

Dear Mariana,

Thank you for choosing Farnum Inspection Service for your home inspection needs. Our goal at every inspection is to provide an exceptional inspection experience for you our client/s.

We are pleased to submit the following Home Inspection Report. This report is our professional opinion based on a visual inspection of the accessible components and systems of the home at the time of the inspection. The report has been carefully assembled and formatted to present the information we have gathered in a clear and understandable manner.

Our clients have often asked us, "What's included in the inspection and in the report". To assist you in reading the report we now include the 'Standards of Practice' of the California Real Estate Inspection Association (CREIA) along with our **Standard Residential Inspection Agreement** (located on page 3). The 'Standards' and the 'Agreement' specifically explain the scope of the inspection (both what is required to be inspected and what is not) and the limit of our liability in performing the inspection. In addition, our 'CREIA Code of Ethics' prohibits us from making any repairs or referring any contractors and we are not associated with any other party to the transaction of this property.

As you might expect there are some limitations to the inspection process. Many components of the home are not visible during the inspection and very little historical information is provided in advance of the inspection. While we make every effort to reduce your risk of selling, buying or maintaining your home, we cannot eliminate it, nor can we assume it. Even the most comprehensive inspection cannot be expected to reveal every condition you may consider significant to home ownership.

We really do appreciate the opportunity to be of service to you. As our client/s, should you have any questions after reading this report or at any time in the future, please feel free to contact us directly. As your inspector, I will always make myself available by phone or online.

Best regards,

Owner / Inspector
Farnum Inspection Service

CERTIFIED CREIA INSPECTOR SINCE **1998**

LICENSED GENERAL CONTRACTOR **B-714336**

CALIFORNIA REAL ESTATE INSPECTION ASSOCIATION

Standard Residential Inspection Agreement

FARNUM INSPECTION SERVICE
10560 Carver Drive
Cupertino, CA 95130
(408) 866-5700

PLEASE READ CAREFULLY, THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT.

Client:	Mariana Lin	**Report Number:**	LIN040122PF-NORTH
Inspection address:	1111 Alma St Palo Alto, CA 94301	**Date:**	Friday, April 1st 2022
		Time:	3:00pm

SCOPE OF THE INSPECTION: A *home inspection* is a noninvasive, visual survey and basic operation of the accessible *systems* and *components* of a home, to identify *conditions* that have a significant negative effect on the value, desirability, habitability, or safety of the *building(s)* and to identify issues that Client should further investigate prior to the release of any contingencies.

Inspector will prepare and provide Client a written report for the sole use and benefit of Client. Except as otherwise provided herein, the written report shall document any material defects discovered in the *building's systems* and *components* which, in the opinion of the *Inspector*, are *safety hazards*, are not functioning properly, or appear to be at the ends of their service lives.

The inspection shall be performed in accordance with the Standards of Practice of the California Real Estate Inspection Association (CREIA®), attached hereto and incorporated herein by reference, and is limited to those items specified herein.

CLIENT'S DUTY: Client understands and accepts that an inspection and report in accordance with this Agreement is intended to reduce, but cannot eliminate, the uncertainty regarding the *condition* of the property. Client is responsible to review the permit history and research any legal actions or insurance claims involving the property. Investigating the property, neighborhood and area are also recommended.

Client agrees to read the entire written report when it is received and promptly contact *Inspector* with any questions or concerns regarding the inspection or the written report. The written report shall be the final and exclusive findings of *Inspector*.

Client acknowledges that *Inspector* is a generalist and that further investigation of a reported *condition* by an appropriate specialist may provide additional information which can affect Client's purchase decision. Client agrees to obtain further evaluation of reported *conditions* before removing any investigation contingency and prior to the close of the transaction.

In the event Client becomes aware of a reportable *condition* which was not reported by *Inspector*, Client agrees to promptly notify *Inspector* and allow *Inspector* and/or *Inspector's* designated representative(s) to *inspect* said *condition(s)* prior to making any repair, alteration, or replacement. Client agrees that any failure to so notify *Inspector* and allow inspection is a material breach of this Agreement.

ENVIRONMENTAL CONDITIONS: Client agrees what is being contracted for is a *home inspection* and not an environmental evaluation. The inspection is not intended to detect, identify, or disclose any health or environmental *conditions* regarding this *building* or property, including, but not limited to: the presence of asbestos, radon, lead, urea-formaldehyde, wood destroying organisms, fungi, molds, mildew, feces, urine, vermin, pests, or any animal or insect, "Chinese drywall", PCBs, or other toxic, reactive, combustible, or corrosive contaminants, materials, or substances in the water, air, soil, or *building* materials. The *Inspector* is not liable for injury, health risks, or damage caused or contributed to by these *conditions*.

SEVERABILITY: Should any provision of this Agreement be held by an arbitrator or court of competent jurisdiction to be either invalid or unenforceable, the remaining provisions of this Agreement shall remain in full force and effect, unimpaired by the court's holding.

MEDIATION: If a dispute arises out of or relates to this Agreement, or the alleged breach thereof, or any alleged torts, and if the dispute cannot be settled through negotiation, the parties agree to try in good faith to settle the dispute by mediation administered by a mutually agreed upon neutral, third-party mediator and according to the rules and procedures designated by the mediator, before resorting to further litigation.

ARBITRATION OF DISPUTES: Any dispute concerning the interpretation or enforcement of this Agreement, the inspection, the inspection report, or any other dispute arising out of this relationship, shall be resolved between the parties by BINDING ARBITRATION conducted by CONSTRUCTION DISPUTE RESOLUTION SERVICES. utilizing their Rules and Procedures, which can be viewed on its website. The parties hereto shall be entitled to all discovery rights and legal motions as provided in the California Code of Civil Procedure and serving discovery shall not be deemed a waiver of the right to compel arbitration. The decision of the Arbitrator shall be final and binding and judgment on the Award may be entered in any Court of competent jurisdiction. The Parties understand and agree that they are waiving their right to a jury trial.

Initiation of binding arbitration or court action, whether based in tort, contract, or equity, must be made no more than one year from the date Client discovers, or through the exercise of reasonable diligence should have discovered, its claim(s) under this Agreement. In no event shall the time for commencement of arbitration or court action, exceed two years from the date of the subject inspection. THIS TIME PERIOD IS SHORTER THAN OTHERWISE PROVIDED BY LAW.

LIMITATION ON LIABILITY: THE PARTIES UNDERSTAND AND AGREE THAT INSPECTOR'S MAXIMUM CUMULATIVE LIABILITY FOR (A) ACTUAL AND ALLEGED ERRORS OR OMISSIONS IN THE INSPECTION OR THE INSPECTION REPORT, (B) ANY BREACH OF THIS AGREEMENT, AND (C) ALL OTHER LOSSES, CLAIMS, LIABILITIES OR CAUSES OF ACTION, WHETHER SOUNDING IN TORT OR CONTRACT WHICH ARISES FROM OR RELATES TO THIS AGREEMENT, IS LIMITED TO 3 TIMES THE INSPECTION FEE PAID. CLIENT SPECIFICALLY ACKNOWLEDGES THAT INSPECTOR IS NOT AN INSURER, AND IS NOT RESPONSIBLE FOR ANY REPAIRS, WHETHER DISCOVERED OR NOT, THAT MUST BE MADE. CLIENT ASSUMES THE RISK OF ALL LOSSES IN EXCESS OF THIS LIMITATION OF LIABILITY.

GENERAL PROVISIONS: The written report is not a substitute for any transferor's or agent's disclosure that may be required by law, or a substitute for Client's independent duty to reasonably evaluate the property prior to the close of the transaction. This inspection Agreement, the real estate inspection, and the written report do not constitute a home warranty, guarantee, or insurance policy of any kind whatsoever.

This Agreement shall be binding upon and inure to the benefit of the parties hereto and their heirs, successors, and assigns.

This Agreement, including the attached CREIA Standards of Practice, constitutes the entire integrated agreement between the parties hereto pertaining to the subject matter hereof and may be modified only by a written agreement signed by all of the parties hereto. No oral agreements, understandings, or representations shall change, modify, or amend any part of this Agreement.

Each party signing this Agreement warrants and represents that he/she has the full capacity and authority to execute this Agreement on behalf of the named party. If this Agreement is executed on behalf of Client by any third party, the person executing this Agreement expressly represents to *Inspector* that he/she has the full and complete authority to execute this Agreement on Client's behalf and to fully and completely bind Client to all of the terms, *conditions*, limitations, exceptions, and exclusions of this Agreement.

Client acknowledges having read and understood all the terms, *conditions*, and limitations of this Agreement, and voluntarily agrees to be bound thereby and to pay the fee listed herein. Client understands that the inspection fee stated is for the initial inspection and report. Client agrees to pay for the inspector's time for any re-inspection or meetings with third parties at the hourly rate of $125.00 per hour, including travel time. Client also agrees to pay for the inspector's time to participate in any legal or administrative proceeding at the hourly rate of $175.00 per hour. This includes time for depositions, research, and court or other appearances.

Paid By ..... Credit Card
Total Fees $665.00

INSPECTOR FOR COMPANY _____ DATE _____

CLIENT *one signature binds all* _____ DATE _____

PAYMENT ACKNOWLEDGED

CALIFORNIA REAL ESTATE INSPECTION ASSOCIATION

Residential Standards of Practice

FOUR OR FEWER UNITS

A.PART I. DEFINITIONS AND SCOPE

These Standards of Practice provide guidelines for a *home inspection* and define certain terms relating to these inspections. Italicized words in these Standards are defined in Part IV, Glossary of Terms.

A. A *home inspection* is a noninvasive visual survey and basic operation of the *systems* and *components* of a home which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may result in damage to the property or personal injury to the *Inspector*. The purpose of the inspection is to provide the Client with information regarding the general *condition* of the *building(s)* to assist client in determining what further evaluation, inspection, and repair estimates Client should perform or obtain prior to the release of contingencies.
B. A *home inspection* report provides written documentation of material defects discovered in the inspected *building's systems* and *components* which, in the opinion of the *Inspector*, are *safety hazards*, are not functioning properly, or appear to be at the ends of their service lives. The report may include the *Inspector's* recommendations for correction or further evaluation.
C. All further evaluation, inspection, and repair work needs to be provided by competent and qualified professionals who are licensed and/or certified.
D. Client should consider all available information when negotiating regarding the Property.
E. Inspections performed in accordance with these Standards of Practice are not *technically exhaustive* and shall apply to the *primary building* and its associated *primary parking structure*.
F. Cosmetic and aesthetic *conditions* shall not be considered

PART II. STANDARDS OF PRACTICE

A *home inspection* includes the *readily accessible systems* and *components*, or a *representative number* of multiple similar *components* listed in Sections 1 through 9 subject to the limitations, exceptions, and exclusions in Part III.

SECTION 1 - Foundation, Basement, and Under-floor Areas

A. Items to be inspected:
   1. Foundation *system*
   2. Floor framing *system*
   3. Under-floor ventilation
   4. Foundation anchoring and cripple wall bracing
   5. Wood separation from soil
   6. Insulation
B. The *Inspector* is not required to:
   1. *Determine* size, spacing, location, or adequacy of foundation bolting/bracing *components* or reinforcing *systems*
   2. *Determine* the composition or energy rating of insulation materials.

SECTION 2 - Exterior

A. Items to be inspected:
   1. Surface grade directly adjacent to the *buildings*
   2. Doors and windows
   3. Attached decks, porches, patios, balconies, stairways and their enclosures, handrails and guardrails
   4. Wall cladding and trim
   5. Portions of walkways and driveways that are adjacent to the *buildings*
   6. Pool or spa drowning prevention features, for the sole purpose of identifying which, if any, are present.
B. The *Inspector* is not required to:
   1. *Inspect* door or window screens, shutters, awnings, or security bars
   2. *Inspect* fences or gates or *operate* automated door or gate openers or their safety *devices*
   3. Use a ladder to *inspect systems* or *components*
   4. *Determine* if ASTM standards are met or any drowning prevention feature of a pool or spa is installed properly or is adequate or effective.
   5. Test or *operate* any drowning prevention feature.

SECTION 3 - Roof Covering

A. Items to be inspected:
   1. Covering
   2. Drainage
   3. Flashings
   4. Penetrations
   5. Skylights
B. The *Inspector* is not required to:
   1. Walk on the roof surface if in the opinion of the *Inspector* there is risk of damage or a hazard to the *Inspector*
   2. Warrant or certify that roof *systems*, coverings, or *components* are free from leakage

SECTION 4 - Attic Areas and Roof Framing

A. Items to be inspected:
   1. Framing
   2. Ventilation
   3. Insulation
B. The *Inspector* is not required to:
   1. *Inspect* mechanical attic ventilation *systems* or *components*
   2. *Determine* the composition or energy rating of insulation materials

SECTION 5 - Plumbing

A. Items to be inspected:
   1. Water supply piping
   2. Drain, waste, and vent piping
   3. Faucets, toilets, sinks, tubs, showers
   4. Fuel gas piping
   5. Water heaters
B. The *Inspector* is not required to:
   1. Fill any *fixture* with water, *inspect* overflow drains or drain-stops, or evaluate backflow *devices*, waste ejectors, sump pumps, or drain line cleanouts
   2. *Inspect* or evaluate water temperature balancing *devices*, temperature fluctuation, time to obtain hot water, water circulation, or solar heating *systems* or *components*
   3. *Inspect* whirlpool baths, steam showers, or sauna *systems* or *components*
   4. *Inspect* fuel tanks or *determine* if the fuel gas *system* is free of leaks
   5. *Inspect* wells, private water supply or water treatment *systems*

SECTION 6 - Electrical

A. Items to be inspected:
   1. Service equipment
   2. Electrical panels
   3. Circuit wiring
   4. Switches, receptacles, outlets, and lighting *fixtures*
B. The *Inspector* is not required to:
   1. *Operate* circuit breakers or circuit interrupters
   2. Remove cover plates
   3. *Inspect* de-icing *systems* or *components*
   4. *Inspect* onsite electrical generation or storage or emergency electrical supply *systems* or *components*

SECTION 7 - Heating and Cooling

A. Items to be inspected:
   1. Heating equipment
   2. Central cooling equipment
   3. Energy source and connections
   4. Combustion air and exhaust vent *systems*
   5. Condensate drainage
   6. Conditioned air distribution *systems*
B. The *Inspector* is not required to:
   1. *Inspect* heat exchangers or electric heating elements
   2. *Inspect* non-central air conditioning units or evaporative coolers
   3. *Inspect* radiant, solar, hydronic, or geothermal *systems* or *components*
   4. *Determine* volume, uniformity, temperature, airflow, balance, or leakage of any air distribution *system*
   5. *Inspect* electronic air filtering or humidity control *systems* or *components*

SECTION 8 - Building Interior

A. Items to be inspected:
   1. Walls, ceilings, and floors
   2. Doors and windows
   3. Stairways, handrails, and guardrails
   4. *Permanently installed* cabinets
   5. *Permanently installed* cook-tops, mechanical range vents, ovens, dishwashers, and food waste disposals
   6. Absence of smoke and carbon monoxide alarms
   7. Vehicle doors and openers

B. The *Inspector* is not required to:
   1. *Inspect* window, door, or floor coverings
   2. *Determine* whether a *building* is secure from unauthorized entry
   3. *Operate*, test or *determine* the type of smoke or carbon monoxide alarms or test vehicle door safety *devices*
   4. Use a ladder to *inspect systems* or *components*

SECTION 9 - Fireplaces and Chimneys

A. Items to be inspected:
   1. Chimney exterior
   2. Spark arrestor
   3. Firebox
   4. Damper
   5. Hearth extension

B. The *Inspector* is not required to:
   1. *Inspect* chimney interiors
   2. *Inspect* fireplace inserts, seals, or gaskets
   3. *Operate* any fireplace or *determine* if a fireplace can be safely used

PART III. LIMITATIONS, EXCEPTIONS, AND EXCLUSIONS

A. The following are excluded from a *home inspection*:
   1. *Systems* or *components* of a *building*, or portions thereof, which are not *readily accessible*, not *permanently installed*, or not inspected due to circumstances beyond the control of the *Inspector* or which the Client has agreed or specified are not to be inspected
   2. Site improvements or amenities, including, but not limited to; accessory *buildings*, fences, planters, landscaping, irrigation, swimming pools, spas, ponds, waterfalls, fountains or their *components* or accessories
   3. Auxiliary features of *appliances* beyond the *appliance*'s basic *function*
   4. *Systems* or *components*, or portions thereof, which are under ground, under water, or where the *Inspector* must come into contact with water
   5. Common areas as defined in California Civil Code section 1351, et seq., and any dwelling unit *systems* or *components* located in common areas
   6. Determining compliance with manufacturers' installation guidelines or specifications, *building* codes, accessibility standards, conservation or energy standards, regulations, ordinances, easements, setbacks, covenants, or other restrictions
   7. Determining adequacy, efficiency, suitability, quality, age, or remaining life of any *building*, *system*, or *component,* or marketability or advisability of purchase
   8. Structural, architectural, geological, environmental, hydrological, land surveying, or soils-related examinations
   9. Acoustical or other nuisance characteristics of any *system* or *component* of a *building*, complex, adjoining property, or neighborhood
   10. Wood Destroying Organisms (WDO) including termites or any insect, as well as rot or any fungus, that damage wood. Under California law, only an *inspector* licensed by the Structural Pest Control Board is qualified or authorized to *inspect* for any rot or termite activity or damage. You are advised to obtain a current WDO report and must rely on that report for any potential rot or termite activity and recommendations for repair.
   11. Risks associated with events or *conditions* of nature including, but not limited to; geological, seismic, wildfire, and flood
   12. Water testing any *building*, *system*, or *component* or *determine* leakage in shower pans, pools, spas, or any body of water
   13. Determining the integrity of hermetic seals or reflective coatings at multi-pane glazing
   14. Differentiating between original construction or subsequent additions or modifications
   15. Reviewing or interpreting information or reports from any third-party, including but not limited to; permits, disclosures, product defects, construction documents, litigation concerning the Property, recalls, or similar notices
   16. Specifying repairs/replacement procedures or estimating cost to correct
   17. Communication, computer, security, or low-voltage *systems* and remote, timer, sensor, or similarly controlled *systems* or *components*
   18. Fire extinguishing and suppression *systems* and *components* or determining fire resistive qualities of materials or assemblies
   19. Elevators, lifts, and dumbwaiters
   20. Lighting pilot lights or activating or operating any *system*, *component*, or *appliance* that is *shut down*, unsafe to *operate*, or does not respond to *normal user controls*
   21. Operating shutoff valves or shutting down any *system* or *component*
   22. Dismantling any *system*, structure or *component* or removing access panels other than those provided for homeowner maintenance

B. The *Inspector* may, at his or her discretion:
   1. *Inspect* any *building*, *system*, *component*, *appliance*, or improvement not included or otherwise excluded by these Standards of Practice. Any such inspection shall comply with all other provisions of these Standards.
   2. Include photographs in the written report or take photographs for *Inspector*'s reference without inclusion in the written report. Photographs may not be used in lieu of written documentation.

PART IV. GLOSSARY OF TERMS

*Note: All definitions apply to derivatives of these terms when italicized in the text.

Appliance: An item such as an oven, dishwasher, heater, etc. which performs a specific *function*

Building: The subject of the inspection and its *primary parking structure*

Component: A part of a *system*, *appliance*, *fixture*, or *device*

Condition: Conspicuous state of being

Determine: Arrive at an opinion or conclusion pursuant to a *home inspection*

Device: A *component* designed to perform a particular task or *function*

Fixture: A plumbing or electrical *component* with a fixed position and *function*

Function: The normal and characteristic purpose or action of a *system*, *component*, or *device*

Home Inspection: Refer to Part I, 'Definitions and Scope', Paragraph A

Inspect: Refer to Part I, 'Definition and Scope', Paragraph A

Inspector: One who performs a *home inspection*

Normal User Control: Switch or other *device* that activates a *system* or *component* and is provided for use by an occupant of a *building*

Operate: Cause a *system*, *appliance*, *fixture*, or *device* to *function* using *normal user controls*

Permanently Installed: Fixed in place, e.g. screwed, bolted, nailed, or glued

Primary Building: A *building* that an Inspector has agreed to *inspect*

Primary Parking Structure: A *building* for the purpose of vehicle storage associated with the *primary building*

Readily Accessible: Can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may harm persons or property

Representative Number: Example, an average of one *component* per area for multiple similar *components* such as windows, doors, and electrical outlets

Safety Hazard: A *condition* that could result in significant physical injury

Shut Down: Disconnected or turned off in a way so as not to respond to *normal user controls*

System: An assemblage of various *components* designed to *function* as a whole

Technically Exhaustive: Examination beyond the scope of a *home inspection*, which may require disassembly, specialized knowledge, special equipment, measuring, calculating, quantifying, testing, exploratory probing, research, or analysis

Report Overview

CONVENTIONS USED IN THIS REPORT

For your convenience, and to make this report more easily consumed, observations made throughout the report will conform to the following conventions. Please take a moment to familiarize yourself with the details of each convention.

1 **CLIENT ADVISORY** — Denotes an informational comment, follow-up item, or notification a system or component is near or has reached its normal service life expectancy. Items noted in this category may show indications they require repair or replacement anytime in the short term.

2 **FURTHER EVALUATION** — Denotes a system or component needing further evaluation and/or monitoring in order to determine if repair is necessary. We recommend that all further evaluation be completed before close of escrow.

3 **UPGRADE ITEM** — Denotes improvements or upgrades are suggested, but not required, for improved performance of the system or component. These may be items identified for upgrade to modern construction and safety standards.

4 **MAINTENANCE** — Denotes a system or component shows signs of excessive wear and tear, deterioration, or deferred maintenance. Items noted in this category require maintenance to prevent damage or to assure continued functional use. It should be noted that deferred maintenance may lead to system or component failure and significant cost for repair.

5 **REPAIR ITEM** — Denotes a system or component is damaged, missing, significantly improperly installed or not functioning properly. Corrective action will be needed to ensure proper and reliable function.

6 **SAFETY ISSUE** — Denotes a *condition* that is unsafe and that could result in significant physical injury. *Safety hazards* are of high priority and require prompt attention.

7 **MAJOR CONCERN** — Denotes a system or component is considered significantly deficient or unsafe. Significant deficiencies need to be corrected and, except for some safety items, are likely to involve significant expense.

Comment Numbering

Each observation comment listed in this Inspection Report has been provided with a unique sequential number for reference purposes. This numbering system will assist different parties (Clients, Agents, Contractors or other Inspectors) to identify the same comment or condition when discussing the report.

REPORT IN PERSPECTIVE

Use of Photographs

This inspection report includes a number of photographs and digital images. The inspector will add photographs or images at his discretion to aid the reader in better understanding conditions or deficiencies that are described in the narrative comment. Not all deficiencies or conditions discussed in the report will be supported with photos. In addition, the inspector may include pictures to help clarify components, systems or areas of the home that are not normally visible or accessible to the homeowner (ie; In the crawlspace, in the attic or on the roof).

Links to More Information

Occasionally, we will add an active link to the observation comment in the report to provide additional information from online resources. The digital version of this report when converted to a .pdf is an active document. Double clicking on the underlined blue link will activate your browser to open the link to its online address and the information it provides. Closing the website will return the reader to the Inspection Report.

Recommendations for Further Evaluation

This inspection report will contain a number of recommendations for 'Further Evaluation' for the client to complete the investigation of the current condition of the home. Farnum Inspection Service recommends all further evaluation be completed by a qualified specialist with the appropriate license prior to the removal of inspection contingency period and close of escrow.

A Word About Terms Used in the Report

The inspector will often use a number of the terms defined in the Glossary of Terms in section IV of the CREIA Standards of Practice found on page 5. Please refer to this glossary for reference when reading this report. In addition, the term **'Serviceable'** (which is not included in the glossary on page 5) will be used by the inspector to denote a system or component is **performing as intended and without notable defect**. We provide this clarification as the word **'Serviceable'** is rarely used in everyday life and often misunderstood by the reader of reports of this type.

HOME AT THE TIME OF INSPECTION

The following is a synopsis of the details and conditions of the home, at the time of the inspection, which can possibly affect how the inspector performs the inspection. Other comments, observations, and details noted throughout the report may make reference to the following:

Attending the Home Inspection

The named Realtor's assistant was present on site at all or part of time of the inspection.

Type / Description – Accessory Dwelling Unit (ADU)

The home inspection includes the detached ADU on the property at the north side of the property and the south side of the property in the backyard and has been included in this report. Each ADU is a one story detached structure used for living space.

Direction of the Home

For the purpose of referencing observations noted in this report, it is assumed that the front door of the house faces south. Throughout the report we will reference our findings from this start point. Facing towards the front door of the home; the left side is west, the right side is east and the rear side is north.

Occupancy of the Home

The north ADU home was occupied and furnished at the time of the inspection. A typical amount of furnishings and personal items were present in the home. Home furnishings and storage at walls, in cabinets and in closets can limit access by the inspector thereby limiting the inspection. Hidden and undetected damage may be present. We suggest making a careful review of the home and all surfaces when vacant to determine current conditions in areas inaccessible during the inspection.

Weather Conditions

Dry weather conditions prevailed at the time of the inspection with dry conditions experienced in the days leading up to the inspection. The outdoor air temperature was approx. 65 degrees Fahrenheit at the start of the inspection.

Lot Limitations of Inspection

The home inspection only includes the ADU and not the lot or site conditions. The inspection is limited to the areas, systems and components directly adjacent to the ADU. The remainder of the lot and conditions away from the subject home were not inspected and considered beyond the scope of the inspection. No conclusions are made or offered in areas not inspected. Interested parties should make their own review of the property and engage the appropriate specialists to assess conditions as needed.

New Home - ADU

Each ADU has been constructed on the property in the backyard. As such, a building permit is required. Review of the Building Plans, Building Permits and associated documentation to verify code compliance and completion of all in process and final inspection signatures have been completed is suggested.

THE SCOPE OF THE INSPECTION

All components designated for inspection in the CREIA® Standards of Practice are inspected, except as may be noted in a narrative comment or in the "Limitations of Inspection" sections within this report.

It is the purpose of the *Home Inspection* to provide the client with objective information regarding the condition of the *systems* and *components* of the home as *inspected* at the time of the *home inspection*. Cosmetic and aesthetic *conditions* are not considered. This inspection is visual only. A representative sample of multiple similar building components is viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

Please refer to the Standard Residential Inspection Agreement for a full explanation of the scope of the inspection.

North ADU - Structural Components

DESCRIPTION OF THE STRUCTURAL COMPONENTS

FOUNDATION	• Poured Concrete – Raised Perimeter
CRAWLSPACE	• Crawl Space Configuration
COLUMNS	• Not Visible / Not determined
FLOOR STRUCTURE	• Not Visible / Not determined
FLOOR DECKING	• Not Visible / Not determined
WALL STRUCTURE	• Wood Frame
CEILING STRUCTURE	• Joist
ROOF STRUCTURE	• Rafters • Roof Decking Not Visible

STRUCTURAL COMPONENTS INSPECTION DETAILS

In accordance with the CREIA™ Standards of Practice pertaining to Structural Components, (Foundation, Basement and Under Floor Areas, Attic areas and Roof Framing) this report describes these components and the distinguishing characteristics of the structure. Inspectors are required to inspect a representative number of multiple similar components in the structural system including: foundation system, floor framing system, wood separation from soil, foundation anchoring and cripple wall bracing, ceiling and roof framing and to inspect the under floor crawlspace and attic areas where visible and accessible. Despite all efforts, it is impossible for a home inspection to provide any guaranty that the foundation, and the overall structure and structural elements of the building are sound. ***Farnum Inspection Service*** suggests that if the client is at all uncomfortable with this condition or our assessment, a structural engineer be consulted to independently evaluate any specific concern or condition, prior to making a final purchase decision.

STRUCTURAL COMPONENTS OBSERVATIONS AND RECOMMENDATIONS

Foundation - Raised Perimeter

The foundation below the home is constructed of a poured in place concrete raised perimeter footing. The purpose of the foundation is to transfer and distribute the building weight onto the soil. Reinforcing steel rod (rebar) is placed in the concrete foundation to provide significant added strength and can commonly be found in homes built since about 1950. The rebar allows the concrete wall to resist shear and bending from soil movement and wind conditions on the structure above. Since the steel would be located internally, its presence generally cannot be verified without destructive inspection techniques. The foundation where visible from the exterior was found to be in serviceable condition without visible signs of distress or damage.

Crawl Space

The crawlspace access opening location was not determined. The following observations were noted.

1 **FURTHER EVALUATION** The access opening to the crawlspace below this area was not located. This prevented the inspector from entering the sub area. No conclusions are made or offered in inaccessible areas. We suggest further evaluation of this area when access can be provided. Location of the existing access opening or installation of an opening meeting current standards is recommended. Inspection of the sub area to determine current conditions is recommended. Review of a current pest control report is suggested and may provide additional information on this matter.

Foundation - Not Inspected

Mudsill / Anchor Bolting - Not Inspected

Wood Floor Framing - Not Inspected

Plumbing System in Sub Area - Not Inspected

Roof & Ceiling Framing

The type of construction in this home does not provide for an attic or access to a roof cavity. This limits the inspection to the accessible framing at the perimeter and/or the interior of the structure. The roof and ceiling framing where visible appear to be constructed in a manner typical of homes of the type and age. The wood members, which support the roof sheathing, where directly visible were in acceptable condition and had performed adequately since their installation.

Roof Sheathing

The roof sheathing where visible appears to be in serviceable condition and without significant moisture staining.

LIMITATIONS OF THE STRUCTURAL COMPONENTS INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by, but not restricted to, the following conditions,

THE INSPECTOR IS NOT REQUIRED TO:

- *Determine* size, spacing, location or adequacy of foundation bolting, bracing *components* or reinforcing *systems*.

ADDITIONAL CONDITIONS LIMITING THE INSPECTION:

- Structural components concealed behind finished surfaces could not be inspected.
- Engineering or architectural services such as calculation of structural analysis, capacities, adequacy, or integrity of structural components or systems are not part of a home inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Roofing System

DESCRIPTION OF THE ROOFING SYSTEM

SLOPED ROOF COVERING	• Asphalt Shingle
ROOF FLASHINGS	• Metal
ROOF DRAINAGE SYSTEM	• Metal Gutter • Partial Gutter System • Downspouts discharge above grade
SKYLIGHTS	• Curb Type - Glass
METHOD OF INSPECTION	• Walked on roof

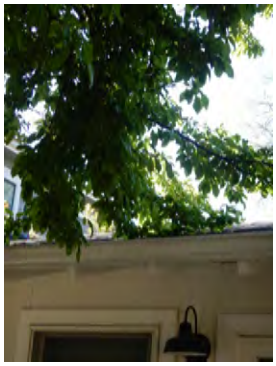
ROOFING SYSTEM INSPECTION DETAILS

In accordance with the CREIA© Standards of Practice pertaining to Roofing Systems, this report describes the roof coverings and the method used to inspect the roof. Inspectors are required to inspect the roof covering, flashings, roof drainage systems, skylights and roof penetrations where visible and accessible. We examine the roof material for damage and/or deterioration as well as conditions that may indicate a limited service life remains. The observations and recommendations listed below are based on the general condition of the roofing system at the time of the inspection. Regular maintenance is required on all roofs systems and should be included in the seasonal maintenance budget.

ROOFING SYSTEM OBSERVATIONS AND RECOMMENDATIONS

Sloped Roofing - Asphalt Shingle

An asphalt shingle roof covering is in use on this home. Generally, asphalt shingles are installed on a solid surface such as plywood or solid plank sheathing. The individual asphalt shingles are fastened over an underlayment comprised of asphalt felt paper. The inspection revealed the following observations.



2 **MAINTENANCE** Overgrown vegetation or tree branches were contacting the roof at several locations. Tree contact with the roof can cause damage to the roofing material from abrasion over time and can be an access point for pests and rodents. We suggest trimming the tree/s as needed to provide adequate clearance.

Flashings

The roof flashings including the roof pipe jacks, roof to wall step flashings and other associated roof metal were inspected. The following observations and recommendations pertain to the roof flashings at this time.

3 **MAINTENANCE** The pipe penetrations on the roof at several locations have not been adequately sealed to the metal flashing connection and prone to leakage. Improvements are needed to better seal this connection. Typically, a special pipe tape intended for this use (Calpico Tape), mastic sealant or a rubber collar is applied to seal this flashing connection. Repairs as needed are recommended.

4 **UPGRADE** The black ABS plastic vent pipes on the roof at several locations have not been protected from the damaging rays of the sun. Typically, a single coat of latex paint is sufficient to provide this protection. Improvement as needed to coat the exposed vent pipe/s terminations is recommended.

Skylights

One or more skylights have been installed on the roof surface. A review of the skylights was undertaken. The inspection revealed the following observations.

5 **REPAIR** The installation of the skylight flashing at the roof connection has not been completed with one or more missing pieces. The flashing is intended to seal the skylight to the roof. The lack of a complete flashing system at this location does not meet the manufacture's installation requirements and leaves it prone to leakage and moisture damage. Review of the manufacture's installation and/or operator's manual for information related to this system or component is suggested. Further evaluation and repair by a qualified roofing contractor is recommended.

Gutters & Downspouts

The gutters and downspouts provide for drainage of the roof covering. Gutters should be checked for debris and cleaned on a regular as part of ongoing routine maintenance. The inspection revealed the following observations.

6 **UPGRADE** The roofing system does not include a complete gutter and downspout system around the perimeter of the roof. Adding gutters and downspouts where not already installed may be desirable. This type of upgrade would be beneficial in routing the roof run-off away from the foundation. The installation of gutters and downspout were needed should be considered for the long-term benefits.

LIMITATIONS OF THE ROOFING SYSTEM INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by, but not restricted to, the following conditions,

THE INSPECTOR IS NOT REQUIRED TO:

- Walk on the roof surface if in the opinion of the *inspector* there is a risk of damage or a hazard to the *inspector*.
- Warrant or certify that roof *systems*, covering, or *components* are free from leakage.

ADDITIONAL CONDITIONS LIMITING THE INSPECTION:

- Not the entire underside of the roof sheathing is inspected for evidence of leaks.
- Evidence of prior leaks may be disguised by interior finishes.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice buildup, and other factors.
- Antennae, chimney/flue interiors which are not *readily accessible* are not inspected and could require repair.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Exterior Components

DESCRIPTION OF THE EXTERIOR COMPONENTS

WALL COVERING	• Wood Siding • Wood Trim
EAVES, SOFFITS, AND FASCIAS	• Wood
WINDOW TYPE / FRAME	• Wood • Vinyl
EXTERIOR DOORS	• French Doors • Wood - Framed

EXTERIOR COMPONENTS INSPECTION DETAILS

In accordance with the CREIA© Standards of Practice pertaining to Exterior Components, this report describes the systems and components and the distinguishing characteristics of the home's exterior. Inspectors are required to inspect the exterior wall cladding and trim, eaves, soffits and fascia surface, doors and windows, attached decks, porches, balconies, stairways, and their enclosures as provided and where accessible.

EXTERIOR COMPONENTS OBSERVATIONS AND RECOMMENDATIONS

Exterior Walls

A wood exterior cladding is in use on this home. Material of this type is commonly installed over a moisture barrier on the wall framing. Inspection of this system revealed the following observations.

7 **FURTHER EVALUATION** The vegetation against the exterior wall of the home at several locations prevents a complete inspection of the exterior cladding. This is a limited area of inspection. No conclusions are made or offered in inaccessible areas. Maintaining a clearance to the exterior cladding in this area is recommended to provide adequate air circulation. High moisture levels and abrasion can lead to damage of the exterior wall surfaces. Review of this area when trimmed to assure a well-sealed surface is provided is suggested.

Exterior Eaves

The eaves are constructed of wood framed overhangs. The surfaces where directly visible directly from the ground were found to be adequately installed and in serviceable condition.

Windows

The window exteriors and frames appeared to be free of visible damage and functioning as intended.

Porch

The front porch has been constructed of a wood framed sub-structure and wood plank decking. It should be noted that the underside of the deck was not accessed nor fully inspected. No conclusion was made as to the condition of the underside of the deck or its framing members. The inspection revealed the following observations.

8 **SAFETY ISSUE** One or of the step heights at the porch exceeds an 8" rise as is commonly accepted by construction standards and can be a trip and fall hazard. ***This condition presents a safety hazard and requires corrective action to reduce the potential for injury.*** Repairs to correct this condition are strongly recommended.

9 **SAFETY ISSUE** The steps are uneven. Steps that vary more than 3/8" in height are considered a tripping hazard and should be improved. ***This condition presents a safety hazard and requires corrective action to reduce the potential for injury.*** While repairs are recommended this condition is often lived with. If not repaired, caution and extra care are needed to negotiate these steps.

LIMITATIONS OF THE EXTERIOR COMPONENTS

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by, but not restricted to, the following conditions,

THE INSPECTOR IS NOT REQUIRED TO:

- *Inspect* door or window screens, shutters, awnings, or security bars.
- Use a ladder to *inspect systems* or components.

ADDITIONAL CONDITIONS LIMITING THE INSPECTION:

- A representative sample of exterior components was inspected rather than every occurrence of components.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Insulation and Ventilation

DESCRIPTION OF THE INSULATION AND VENTILATION

ATTIC / ROOF VENTILATION	• Gable Vents
CRAWL SPACE VENTILATION	• Exterior Wall Vents
ATTIC / ROOF INSULATION	• Not Verified
EXTERIOR WALL INSULATION	• Not Verified
FLOOR CAVITY INSULATION	• Not Verified

INSULATION AND VENTILATION INSPECTION DETAILS

In accordance with the CREIA© Standards of Practice pertaining to Insulation and Ventilation, this report describes the insulation present in any accessible attics and crawlspaces and the absence of insulation in unfinished spaces at conditioned surfaces. Inspectors are required to inspect the ventilation at under floor (crawlspace) and attic areas if present. The following web sites are an excellent resource of information on home insulation: http://insulation.owenscorning.com/homeowners/ and http://www.certainteed.com/products/insulation.

INSULATION AND VENTILATION OBSERVATIONS AND RECOMMENDATIONS

Attic Ventilation

Attic vents have been installed to provide ventilation to the attic area. Where visible the vents and their coverings are in good condition and appear to provide adequate ventilation as intended.

Crawlspace Wall Vents

The screen vents located at the base of the exterior walls around the perimeter of the home provide ventilation to the crawl space below. The vents were found to be fully screened and in good condition.

Attic/Roof Insulation

The type of construction used does not provide access to the attic or roof cavity to verify the presence or content of insulation. Based on the age of this home or addition, insulation in this area was required at the time of construction. No determination of insulation levels was made. For energy efficiency and comfort reasons, determining insulation levels may be desirable.

Walls Insulation

Wall insulation is not visible behind finished wall surfaces and generally cannot be verified. This home was constructed with requirements mandating the use wall insulation. It is assumed that the wall cavities are fully insulated.

Floor Insulation

The floor cavity was inaccessible and prevented inspection to determine insulation levels. No conclusions were made on insulation below the floor cavity. This home was constructed with requirements mandating the use floor insulation. It is assumed that the floor cavities are fully insulated.

LIMITATIONS OF THE INSULATION AND VENTILATION INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by, but not restricted to, the following conditions,

THE INSPECTOR IS NOT REQUIRED TO:

- Determine the composition or energy rating of insulation materials.

ADDITIONAL CONDITIONS LIMITING THE INSPECTION:

- Insulation / ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is not part of our inspection unless explicitly contracted-for and discussed in this or a separate report.
- Mechanical ventilation systems in attics or crawlspaces are beyond the scope of the inspection and not tested or inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Electrical System

DESCRIPTION OF THE ELECTRICAL SYSTEM

SERVICE DROP	• Underground
SIZE OF ELECTRICAL SERVICE	• Unable To Determine
AUXILARY PANEL	• Breakers • In the Bathroom
DISTRIBUTION WIRING	• Copper
WIRING METHOD	• Non-Metallic Cable • Conduit Pipe
RECEPTACLES	• Grounded Type
GROUND FAULT CIRC. INTERRUPTERS	• Bathroom(s) • Exterior • Kitchen

ELECTRICAL SYSTEM INSPECTION DETAILS

In accordance with the CREIA© Standards of Practice pertaining to the Electrical System, this report describes the electrical system and components inspected and its distinguishing characteristics. Inspectors are required to open readily openable access panels and visually inspect the viewable portions of the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed switches, receptacles, outlets and lighting fixtures. All issues or concerns listed in this electrical section (with the exception of changing light bulbs) should be construed as current and a potential personal safety or fire hazard. Repairs should be a priority, and should be made by a qualified, licensed electrician - since personal safety is involved.

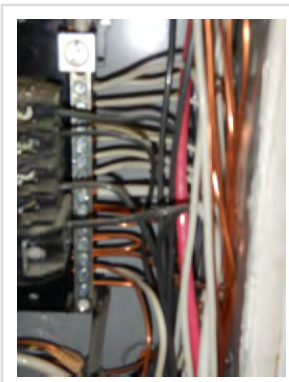
ELECTRICAL SYSTEM OBSERVATIONS AND RECOMMENDATIONS

Auxiliary Panel

The auxiliary distribution panel is located in the hall bathroom. There are 9 - 120volt circuits and 1 - 240volt circuits provided. The circuit breakers and electrical connections within the panel were inspected. The inspection revealed the following observations.

10 **REPAIR** The circuit breakers in this panel are not adequately labeled as to their purpose. All circuit breakers should be labeled for increased safety. Recommend evaluation and proper labeling as required.

11 **REPAIR** One or more of the ground wires for the general circuitry of the home have been improperly connected to the neutral bus bar in this electrical panel. The neutral wiring system in an auxiliary panel is required to be 'floating' or independent of the grounding system. Evaluation and repair by a qualified electrical contractor are recommended.



12 **REPAIR** One or more of the neutral conductors within this electrical panel have doubled up on the neutral bus bar. This is referred to as "double taps" and requires repair. Each lug should be filled with a single conductor. Consulting with a qualified electrical contractor for repair is recommended.

13 **SAFETY ISSUE** This electrical panel was found to have a single over-sized protective device (circuit breaker or fuse) installed. Over-sized protective devices allow excessive electrical current to flow through the conductors (wiring) before the over current device "trips" (or blows). ***This condition presents a safety hazard as overheating of the conductors can occur and requires immediate attention.*** Repair to replace the over-sized protective device with one appropriately sized for the wire attached to it is required to correct this condition. Further evaluation and repair as needed by a qualified electrical contractor is recommended.

14 **CLIENT ADVISORY** For the client's information it was noted that one or more circuit breakers in this electrical panel are not currently connected to any wiring. The unused circuit breakers appear to be 'spare/s' and provided for future expansion. No action is needed on this item at this time.

Distribution Wiring

The accessible distribution wiring, where visible, was found to be adequately installed and in serviceable condition.

Receptacle Outlets

This home is provided with 3-prong grounded electrical outlets. A sampling of the receptacle outlets was tested. (See the Bathroom Page for observations related the outlets in the bathroom) The inspection revealed the following observations.

15 **SAFETY ISSUE** A GFCI (ground fault circuit interrupter) receptacle outlet at the kitchen near the sink did not function or did not trip when tested with an outside source and/or the onboard test button. This condition indicates the possibility of miss-wiring or a malfunction of the outlet. A non-operational GFCI system will not provide protection from a ground fault and can be a risk of electrical shock in wet locations. Repair or replacement is required. Consulting with a qualified electrical contractor for additional evaluation and repair as needed recommended.

Switches

A sampling of the light switches, throughout the home was tested. The switches tested appear to be functioning properly and in serviceable condition.

Lights

A sampling of the light fixtures in each room was tested. Inspection of this system revealed the following observations.

16 **SAFETY ISSUE** The overhead light fixture in the kitchen has been installed low and does not provide adequate head room clearance to pass below. A 6' 8" clearance below light fixtures is commonly provided. ***A low light can cause accidental injury and requires immediate attention.*** Repair to raise this light fixture is needed. Repair to correct this condition is strongly recommended.

LIMITATIONS OF THE ELECTRICAL SYSTEM INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by, but not restricted to, the following conditions,

THE INSPECTOR IS NOT REQUIRED TO:

- *Operate* circuit breakers or circuit interrupters.
- Remove cover plates.
- *Inspect* de-icing *systems* or *components*.
- *Inspect* private or emergency electrical supply *systems* or components.

ADDITIONAL CONDITIONS LIMITING THE INSPECTION:

- Electrical components concealed behind finished surfaces are not inspected.
- Furniture and/or storage may restrict access to some electrical components which may not be inspected.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.
- Electrical current, amperage, voltage, or impedance is not measured by the inspector.
- Components concealed behind finished surfaces or underground could not be inspected.
- Testing of the 240volt receptacle/s when provided is not undertaken.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Cooling / Heat Pump Systems

DESCRIPTION OF THE COOLING / HEAT PUMP SYSTEMS

COOLING SYSTEM TYPE	• Mini-Split Unit - Heat Pump
COOLING SYSTEM ENERGY SOURCE	• Electricity • 120 Volt Power Supply
OUTDOOR EQUIPMENT / LOCATION	• Condenser Unit • At the east wall of the house
AIR HANDLER LOCATION	• In the Bedroom
HEAT DISTRIBUTION METHODS	• Ductless Air Handler/Fan

COOLING / HEAT PUMP SYSTEMS INSPECTION DETAILS

In accordance with the CREIA© Standards of Practice pertaining to Heating and Air Conditioning (HVAC) systems, this report describes the energy source and the distinguishing characteristics of the central cooling system(s). Inspectors are required to visually inspect the installed cooling equipment and associated energy connection(s), conditioned air distribution systems and condensate drainage system. The HVAC system inspection is general and not technically exhaustive. The inspector will test the air conditioning system using the thermostat and/or other normal controls when exterior air temperature allows.

COOLING / HEAT PUMP SYSTEMS OBSERVATIONS AND RECOMMENDATIONS

Air Handler Mini-Split System

The ductless air handler unit located includes the blower fan for air distribution, the coil box, coolant lines and condensate connections when provided. A general review was undertaken during operation. The air handler responded to the user control, produced heated air and appeared to be in serviceable condition.

Air Conditioning - Cooling Mode

The mini-split cooling system responded to controls and appeared to function adequately during testing. A 12 degree (Fahrenheit) drop in air temperature was recorded at the supply registers when compared to the intake temperature measured at the return register.

A/C Compressor

The outdoor unit for the air conditioning system is located on the exterior at the east side of the home. The unit was found to be level and adequately supported on its base.

A/C Service Disconnect

The A/C services disconnect circuitry and electrical connections were evaluated. Where visible the wiring and connections appear to be configured in an industry standard manner and in serviceable condition.

A/C Condensate Lines

Condensate drainage systems are provided to discharge moisture generated by the cooling system during operation. Upon evaluation of this system the following observations were noted.

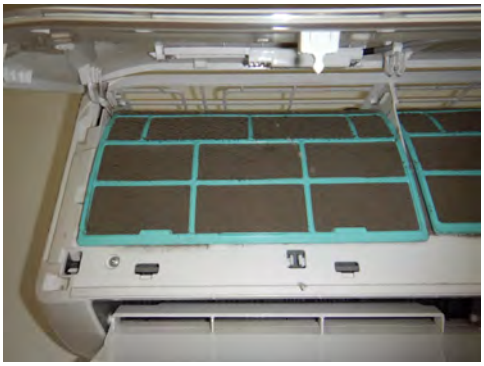
17 **REPAIR** The condensate drainpipe does not extend fully to grade and terminates high on the wall. The discharge of condensate can flow onto the exterior cladding and lead to moisture damage of the siding and/or wood framing at this location. Repair to install a pipe extension to grade is recommended. We suggest consulting with a qualified heating and cooling HVAC contractor for further evaluation and repair as needed.

A/C Coolant Lines

The coolant lines where visible, appear to be well connected and in good condition overall. Adequate insulation has been provided on the return line.

Air Filter

The air filter is located in the return register. The following conditions with the air filter were noted.



18 **MAINTENANCE** The air filter in the register is dirty. Cleaning or replacement of the air filter element should be undertaken. Regular replacement of the furnace air filter is required to maintain the proper efficiency and operation of the furnace. Improvements are recommended.

LIMITATIONS OF THE COOLING / HEAT PUMP SYSTEMS INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by, but not restricted to, the following conditions,

THE INSPECTOR IS NOT REQUIRED TO:

- *Inspect* window or wall mounted air conditioning units.
- *Inspect* electronic air filtering systems when provided.
- *Determine* the volume, uniformity, temperature, airflow, balance, or leakage of any air distribution system.

ADDITIONAL CONDITIONS LIMITING THE INSPECTION:

- Components concealed behind finished surfaces, behind cover plates or underground could not be inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Plumbing System

DESCRIPTION OF THE PLUMBING SYSTEM

SERVICE PIPE TO HOUSE	• Not Located – Not Determined
MAIN WATER VALVE LOCATION	• Not Located – Not Determined
WATER PRESSURE	• PSI (Pounds per square) – Not Determined
DOMESTIC WATER SUPPLY PIPING	• Copper
DRAIN, WASTE, & VENT PIPING	• ABS Plastic

PLUMBING SYSTEM INSPECTION DETAILS

In accordance with the CREIA© Standards of Practice pertaining to Plumbing System, this section of the report describes the water supply, drain, waste and vent piping system, location of the main water and the main fuel gas shut-off valve when readily viewable or known. Inspectors are required to inspect the interior water supply and distribution systems, all fixtures and faucets, the drain waste and vent systems (including all fixtures for conveying waste), functional flow and functional drainage as well as the gas distribution pipe where visible and accessible. Some simple plumbing repairs, such as a typical trap replacement, can be performed by a competent handyman. However, any more complex issues such as incorrect venting or improperly sloped drains should be repaired by a licensed plumber. All gas related issues should only be repaired by a licensed plumbing contractor - since personal safety is involved.

PLUMBING SYSTEM OBSERVATIONS AND RECOMMENDATIONS

Supply Plumbing

The domestic water supply piping where visible is copper. This piping system, where visible (ie: attic, crawl space and/or below sinks) appears to be adequately installed and in serviceable condition. It should be understood that pipes not readily accessible such as in walls could not be inspected or verified.

Waste / Vent

The waste and vent piping system is constructed of ABS plastic. The piping where visible, appeared to be adequately installed and in serviceable condition.

Kitchen Sink

The sink, faucet and the plumbing under the kitchen sink appeared to be adequately connected and functioning as intended.

LIMITATIONS OF THE PLUMBING SYSTEM INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by, but not restricted to, the following conditions,

THE INSPECTOR IS NOT REQUIRED TO:

- Fill any *fixture* with water or *inspect* overflow drains or drain-stops, or evaluate backflow *devices*, waste ejectors, sump pumps or drain line cleanouts.
- *Inspect* or evaluate water temperature balancing *devices*, temperature fluctuation, time to obtain water, water circulation, or solar heating *systems* or *components*.
- *Inspect* fuel tanks or *determine* if the fuel gas system is free of leaks.
- *Inspect* wells or water treatment *systems.*

ADDITIONAL CONDITIONS LIMITING THE INSPECTION:

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.
- Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report.
- Water conditioning systems, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Bathroom Components

DESCRIPTION OF THE BATHROOM COMPONENTS

BATHROOM/S INSPECTED	• Hall Bathroom
FLOOR COVERING	• Tile
BATHROOM VENTILATION	• Window • Exhaust Fan
RECEPTACLE TYPE	• GFCI Grounded Type

BATHROOM COMPONENTS INSPECTION DETAILS

Bathrooms can consist of many features from the floor coverings to exhaust fans, sinks and toilets to tubs and showers. Because of all the plumbing involved, each bathroom is included here as a separate area. Fixtures and faucets, functional water flow, leaks, and cross connections are checked. Moisture in the air, water leaks, and deteriorated/poor caulking and grouting can cause mildew, wallpaper or paint to peel, and other problems. The inspector will identify as many issues as possible but some problems may be undetectable within the walls or under flooring. It is important to routinely maintain all bathroom grouting and caulking, because minor imperfections will result in water intrusion and unseen damage behind surfaces. Often, the Pest Control operator's inspection report will provide additional information on the bathroom area and its current conditions. We suggest review of any available reports when available.

BATHROOM COMPONENTS OBSERVATIONS AND RECOMMENDATIONS

Hall Bathroom

Floor Covering

The tile floor covering in this bathroom appeared to be in free of visible damage and well-sealed.

Bathroom Exhaust Fan

The ceiling exhaust fan responded when switched and appeared to function as intended.

Bathroom Ventilation

A window has been provided for ventilation of this bathroom. The window appeared to be without visible damage, functioning as intended when operated and was adequately sealed.

Outlet

The electrical outlet/s at the sink has been provided with Ground Fault Circuit Interrupter (GFCI) protection. The GFCI function responded correctly to the test button and appears to be in serviceable condition.

Sink

The bathroom sink was tested for supply flow and drainage. The following observations and conditions pertain to this sink.

19 **UPGRADE** The use of a temporary 'ribbed plastic' drainpipe fitting under the sink was noted. A pipe fitting of this type is not intended for permanent use and is likely to deteriorate or clog over time. Improvement to replace this fitting with one rated for this installation is recommended.

Toilet

The toilet appeared to be adequately secured to the floor and free of visible damage. The toilet was tested and drained adequately when flushed.

Shower

The shower was tested for water supply flow and drainage. A tile surround is provided. The glass shower door was labeled as safety glass and was operated to verify function. The inspection revealed the following observations.

20 **UPGRADE** The shower pan surface can be slippery when wet. This area can be a slip and fall hazard and requires extreme caution. The installation and use of a non-skid tape and/or rubber mat in this pan is strongly recommended.

LIMITATIONS OF THE BATHROOM COMPONENTS INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by, but not restricted to, the following conditions,

THE INSPECTOR IS NOT REQUIRED TO:

- Fill any *fixture* with water or *inspect* overflow drains or drain-stops, or evaluate backflow *devices* or drain line cleanouts.
- *Inspect* or evaluate water temperature balancing *devices*, temperature fluctuation, time to obtain water or water circulation systems.

ADDITIONAL CONDITIONS LIMITING THE INSPECTION:

- Components concealed behind finished surfaces could not be inspected.
- Site built shower pans and bathtubs, when present, are not 'fill tested' as part of the inspection process and considered beyond the scope of the inspection. The Pest Control operator often undertakes this procedure. We suggest review of any available reports when available.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Interior Components

DESCRIPTION OF THE INTERIOR COMPONENTS

WALL AND CEILING MATERIALS	• Drywall
FLOOR SURFACES	• Tile • Multi-Laminate
WINDOW TYPE(S) & GLAZING	• Sliders • Double/Single Hung • Double Glazed
DOORS	• Wood-Hollow Core • French Doors • Wood - Framed
SKYLIGHT/S	• Glass Dome

INTERIOR COMPONENTS INSPECTION DETAILS

In accordance with the CREIA© Standards of Practice pertaining to Interiors, inspectors are required to inspect walls, ceilings and floors, steps, stairways, handrails and guard railings, a representative number of doors and windows, installed countertops and a representative number of installed cabinets. If the home is occupied, the furnishings and possessions of the owner necessarily conceal some areas or items. Inaccessible areas are exempt from inspection. All reasonable attempts are made to more closely inspect behind the owner's possessions if any hint of a problem is found or suspected. Farnum Inspection Service strongly recommends making a careful examination of the interior areas of the home when it is emptied at the final walkthrough.

INTERIOR COMPONENTS OBSERVATIONS AND RECOMMENDATIONS

Wall / Ceiling Finishes

The drywall / plaster walls and ceilings surfaces were inspected. Where directly visible, the surfaces appeared to be free of damage and notable conditions.

Floor Covering

A number of different floor coverings have been installed throughout the home. Where visible, the floor coverings were found to be in serviceable condition. (Please refer to the 'Bathroom Components' page for observations of the floor coverings in the bathrooms)

Windows

The windows in this home have been upgraded to a dual glazed type. A sampling of the window/s in each room were operated and appeared to be in serviceable condition. The windows operated opened and closed smoothly with functional latches installed. (See the Bathroom Page for information on the current condition of windows in the bathrooms when provided).

Doors

A sampling of the doors throughout the home were opened and closed to verify proper operation. During testing, the following conditions pertaining to the doors were noted.

21 **UPGRADE** The doors at one or more locations are missing doorstops and make contact with the adjoining surface. The lack of doorstops is likely allowing contact of the doorknobs and cause damage to the adjoining wall surface. Installing doorstops as needed is a low cost and simple task. Improvements are recommended.

Kitchen Counters

The stone slab countertop/s was in serviceable condition and does not show typical wear and tear for this high traffic area.

Kitchen Cabinets

A sampling of the cabinets in the kitchen were inspected and found to be in serviceable condition overall. The doors and drawers tested were functioning properly.

Bathroom Vanity Cabinets

The bathroom vanity cabinets in each bathroom inspected appeared to be in good condition overall. The doors and drawers tested were functioning properly.

Skylights

The fixed pane skylight/s appeared to be functioning properly with no visible signs of leakage.

LIMITATIONS OF THE INTERIOR COMPONENTS INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by, but not restricted to, the following conditions,

THE INSPECTOR IS NOT REQUIRED TO:

- *Inspect* window, door or floor coverings.
- *Determine* whether a building is secure from unauthorized entry.
- *Determining* the integrity of hermetic seals at multi-pane glazing.
- Use a ladder to inspect *systems* or *components*.

ADDITIONAL CONDITIONS LIMITING THE INSPECTION:

- Central vacuum systems, home alarm systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments when provided are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Appliances

DESCRIPTION OF THE APPLIANCES

APPLIANCES TESTED	• Electric Cooktop
SMOKE DETECTORS	• Present
CARBON MONOXIDE DETECTORS	• Present
APPLIANCES NOT INSPECTED	• Refrigerator

APPLIANCES INSPECTION DETAILS

The Inspector observed and operated the basic functions of the following appliances when present: Permanently installed Range, Cooktop, Oven or Microwave Oven; Ventilation equipment or Range Hood; Dishwasher(s) through its normal cycle; Garbage Disposal, Trash compactor and Doorbell when provided. The presence and proper location of Smoke Detector/s and Carbon Monoxide Detector/s are observed and documented.

APPLIANCES OBSERVATIONS AND RECOMMENDATIONS

Cooktop – Electro-Inductive

The electro-Inductive cooktop appliance is provided in the kitchen. An electric power source and control unit below has been provided to power the cooktop and appeared to be adequately connected and free of damage. The following general observations with this system were noted.

22 **CLIENT ADVISORY** Inspection of this type of cooking system is limited to a general visual review. This is a limited area of inspection. Use specific cookware is required for this technology. The inspector does not engage the unit or verify its function. We suggest testing to verify proper function with the appropriate cookware. Consulting with the seller or current occupant for additional information on the history and performance of this system is suggested.

Cooktop Exhaust Vent System

A cooktop exhaust system serves to exhaust odors and moisture when cooking to the exterior. The following observations were noted.

23 **REPAIR** A cooktop exhaust system has not been provided. Current construction standards require a source of ventilation at the cooktop to reduce the buildup of moisture in the home. Improvements to install an exhaust system at the cooktop to correct this condition are recommended.

Smoke / Carbon Monoxide Detectors

A combination smoke detector and carbon monoxide tester has been provided for early detection of smoke, fire and the release of carbon monoxide within the home. The inspector does not test the detector. Regular testing and battery replacement by the occupant as needed should be performed to assure proper operation.

LIMITATIONS OF THE APPLIANCES INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by, but not restricted to, the following conditions,

THE INSPECTOR IS NOT REQUIRED TO:

- Operate or test smoke alarms and carbon monoxide detectors.
- The temperature calibration, thermostats, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.

ADDITIONAL CONDITIONS LIMITING THE INSPECTION:

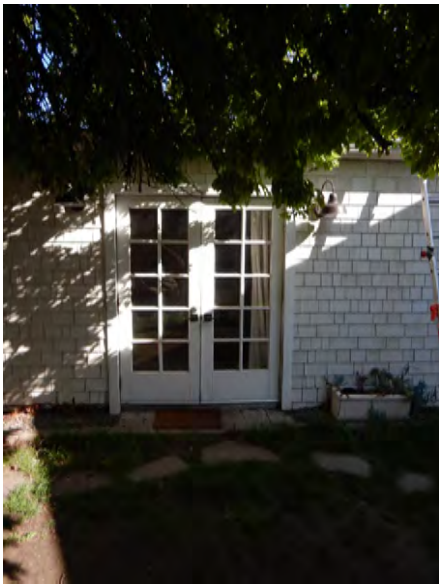
- Laundry appliances and connections when present are not inspected.
- Stand-alone freezers, refrigerators, wine coolers and warming drawers when present are not inspected.
- Appliances when present are not moved and the condition of any walls or flooring hidden by them cannot be judged.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

South ADU - Structural Components

DESCRIPTION OF THE STRUCTURAL COMPONENTS

FOUNDATION	• Poured Concrete - Slab on Grade
FLOOR STRUCTURE	• Concrete
WALL STRUCTURE	• Wood Frame
CEILING STRUCTURE	• Joist
ROOF STRUCTURE	• Rafters • Plywood Sheathing



STRUCTURAL COMPONENTS INSPECTION DETAILS

In accordance with the CREIA™ Standards of Practice pertaining to Structural Components, (Foundation, Basement and Under Floor Areas, Attic areas and Roof Framing) this report describes these components and the distinguishing characteristics of the structure. Inspectors are required to inspect a representative number of multiple similar components in the structural system including: foundation system, floor framing system, wood separation from soil, foundation anchoring and cripple wall bracing, ceiling and roof framing and to inspect the under floor crawlspace and attic areas where visible and accessible. Despite all efforts, it is impossible for a home inspection to provide any guaranty that the foundation, and the overall structure and structural elements of the building are sound. ***Farnum Inspection Service*** suggests that if the client is at all uncomfortable with this condition or our assessment, a structural engineer be consulted to independently evaluate any specific concern or condition, prior to making a final purchase decision.

STRUCTURAL COMPONENTS OBSERVATIONS AND RECOMMENDATIONS

Foundation

The foundation and floor structure is a poured concrete slab on grade. The majority of the concrete slab foundation is not visible due to floor coverings inside the home and obstructions such as vegetation, storage and/or high soil conditions on the exterior. Cracking of the concrete slab may have occurred below the floor covering and was not visible to the inspector. Both the perimeter on the exterior and the floor surfaces in general were observed for visual damage or displacement and none were noted.

Mudsill / Anchor Bolts

The mudsill and anchor bolts at the perimeter of the home are not visible due to the type of construction in use (Slab on grade) and could not be confirmed. Based on the age and type of construction, the presence of seismic fasteners is likely. Seismic fasteners are intended to provide a secure connection of the wood framing of the structure to the concrete foundation and limit the independent movement of the framing on the foundation during seismic activity. The following observations with this system were noted.

24 **REPAIR** Evidence of moisture damage to the wood mudsill was observed along the north side of the house. This damage appears to be related to moisture intrusion at this location. General repairs during the course of routine maintenance to correct this condition are recommended.

Exterior Walls

The majority of the wall framing members is not visible, and their condition could be verified. Where wall framing was observed, the elements appeared to be functioning as intended and in acceptable condition.

Roof Framing

The roof framing supporting the roof deck where visible appears to be constructed in a manner typical of homes of the type and age. The rafters, which support the roof sheathing, were in serviceable condition and have performed adequately since their installation.

Roof Sheathing

The roof sheathing where visible appears to be in serviceable condition and without significant moisture staining.

LIMITATIONS OF THE STRUCTURAL COMPONENTS INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by, but not restricted to, the following conditions,

THE INSPECTOR IS NOT REQUIRED TO:

- *Determine* size, spacing, location or adequacy of foundation bolting, bracing *components* or reinforcing *systems*.

ADDITIONAL CONDITIONS LIMITING THE INSPECTION:

- Structural components concealed behind finished surfaces could not be inspected.
- Engineering or architectural services such as calculation of structural analysis, capacities, adequacy, or integrity of structural components or systems are not part of a home inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Roofing System

DESCRIPTION OF THE ROOFING SYSTEM

SLOPED ROOF COVERING	• Asphalt Shingle
ROOF FLASHINGS	• Metal
ROOF DRAINAGE SYSTEM	• Metal Gutter • Partial Gutter System • Downspouts discharge above grade

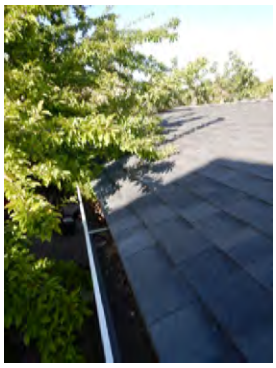
ROOFING SYSTEM INSPECTION DETAILS

In accordance with the CREIA© Standards of Practice pertaining to Roofing Systems, this report describes the roof coverings and the method used to inspect the roof. Inspectors are required to inspect the roof covering, flashings, roof drainage systems, skylights and roof penetrations where visible and accessible. We examine the roof material for damage and/or deterioration as well as conditions that may indicate a limited service life remains. The observations and recommendations listed below are based on the general condition of the roofing system at the time of the inspection. Regular maintenance is required on all roofs systems and should be included in the seasonal maintenance budget.

ROOFING SYSTEM OBSERVATIONS AND RECOMMENDATIONS

Sloped Roofing – Asphalt Shingle

An asphalt shingle roof covering is in use on this home. Generally, asphalt shingles are installed on a solid surface such as plywood or solid plank sheathing. The individual asphalt shingles are fastened over an underlayment comprised of asphalt felt paper. The inspection revealed the following observations.



25 **MAINTENANCE** Overgrown vegetation or tree branches was contacting the roof. Tree contact with the roof can cause damage to the roofing material from abrasion over time and can be an access point for pests and rodents. We suggest trimming the tree/s as needed to provide adequate clearance.

Flashings

The roof flashings including the roof pipe jacks, roof to wall step flashings and other associated roof metal were inspected. The following observations and recommendations pertain to the roof flashings at this time.

26 **MAINTENANCE** Surface nailing of the roof flashing to the roof surface without the benefit of a sealant was observed at one or more locations. Improvement to seal the exposed nail heads is recommended to reduce the potential of roof leakage at this location.

Gutters & Downspouts

The gutters and downspouts provide for drainage of the roof covering. Gutters should be checked for debris and cleaned on a regular as part of ongoing routine maintenance. The inspection revealed the following observations.

27 **UPGRADE** Splash blocks normally found at the base of the downspouts were observed to be missing. Splash blocks provide a valuable function by routing the roof runoff as it discharges from the downspout, away from the foundation. Adding splash blocks where not provided is advisable.

28 **UPGRADE** The roofing system does not include a complete gutter and downspout system around the perimeter of the roof. Adding gutters and downspouts where not already installed may be desirable. This type of upgrade would be beneficial in routing the roof run-off away from the foundation. The installation of gutters and downspout were needed should be considered for the long-term benefits.

29 **MAINTENANCE** Tree droppings and/or debris was noted in the gutter/s. Accumulated tree droppings and/or debris can clog the gutters as well as hold moisture in contact with the metal gutter/s and lead to corrosion gutter system. Seasonal cleaning as needed to provide a functional roof drainage system and to prolong the useful life of the metal gutter material is recommended.

LIMITATIONS OF THE ROOFING SYSTEM INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by, but not restricted to, the following conditions,

THE INSPECTOR IS NOT REQUIRED TO:

- Walk on the roof surface if in the opinion of the *inspector* there is a risk of damage or a hazard to the *inspector*.
- Warrant or certify that roof *systems*, covering, or *components* are free from leakage.

ADDITIONAL CONDITIONS LIMITING THE INSPECTION:

- Not the entire underside of the roof sheathing is inspected for evidence of leaks.
- Evidence of prior leaks may be disguised by interior finishes.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice buildup, and other factors.
- Antennae, chimney/flue interiors which are not *readily accessible* are not inspected and could require repair.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Exterior Components

DESCRIPTION OF THE EXTERIOR COMPONENTS

WALL COVERING	• Wood Trim • Wood Composite Siding • Wood Shingle
EAVES, SOFFITS, AND FASCIAS	• Wood
WINDOW TYPE / FRAME	• Vinyl
EXTERIOR DOORS	• French Doors • Wood - Framed

EXTERIOR COMPONENTS INSPECTION DETAILS

In accordance with the CREIA© Standards of Practice pertaining to Exterior Components, this report describes the systems and components and the distinguishing characteristics of the home's exterior. Inspectors are required to inspect the exterior wall cladding and trim, eaves, soffits and fascia surface, doors and windows, attached decks, porches, balconies, stairways, and their enclosures as provided and where accessible.

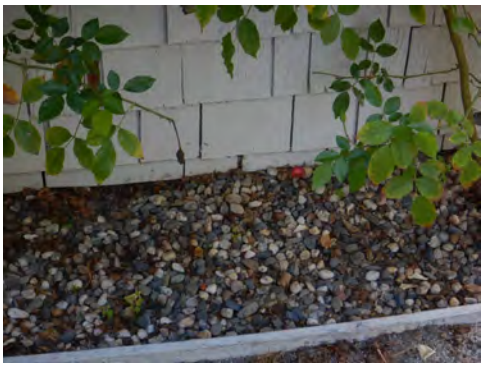
EXTERIOR COMPONENTS OBSERVATIONS AND RECOMMENDATIONS

Exterior Walls

A wood exterior cladding is in use on this home. Material of this type is commonly installed over a moisture barrier on the wall framing. Inspection of this system revealed the following observations.

30 **REPAIR** Localized moisture damage to the wood shingle siding was observed at several locations along the south side of the home and at the north side of the home. This condition should be improved to prevent continued moisture penetration and additional damage. Proper maintenance of the siding will restrict the damage from spreading. Review of a current pest control report is suggested and may provide additional information on this condition.

31 **CLIENT ADVISORY** As commonly found in homes of this age, the exterior wood trim on the windows and doors has not been provided with a visible 'head flashing'. The lack of this flashing requires regular maintenance to seal the trim to wall connection at the tops of the window and doors to prevent moisture intrusion. We suggest filling and sealing voids on the exterior trim during the course of routine home maintenance to prevent moisture intrusion.



32 **MAINTENANCE** The wood exterior siding has direct earth contact. Generally, a 6" clearance should be maintained between the dirt and any wood on the structure to prevent moisture damage and increased activity by wood boring insects. Review of a current pest control report may provide additional information. Improvements as needed to correct this condition are suggested.

Windows

The window exteriors and frames appeared to be free of visible damage and functioning as intended.

Exterior Eaves

The exterior eaves, overhangs and fascia boards appear to be constructed in an industry standard manner. The following observations and conditions were noted.

33 **REPAIR** Evidence of localized moisture damage was observed at one of the wood rafter tails along the south side of the home. Improvement to repair or replace the affected area is needed to prevent further damage. Review of a current pest control report is suggested and may provide additional information on this condition. Repairs to correct this condition are recommended.

LIMITATIONS OF THE EXTERIOR COMPONENTS

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by, but not restricted to, the following conditions,

THE INSPECTOR IS NOT REQUIRED TO:

- *Inspect* door or window screens, shutters, awnings, or security bars.
- Use a ladder to *inspect systems* or components.

ADDITIONAL CONDITIONS LIMITING THE INSPECTION:

- A representative sample of exterior components was inspected rather than every occurrence of components.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Insulation and Ventilation

DESCRIPTION OF THE INSULATION AND VENTILATION

ATTIC / ROOF INSULATION • Not Insulated
EXTERIOR WALL INSULATION • Not Verified

INSULATION AND VENTILATION INSPECTION DETAILS

In accordance with the CREIA© Standards of Practice pertaining to Insulation and Ventilation, this report describes the insulation present in any accessible attics and crawlspaces and the absence of insulation in unfinished spaces at conditioned surfaces. Inspectors are required to inspect the ventilation at under floor (crawlspace) and attic areas if present. The following web sites are an excellent resource of information on home insulation: http://insulation.owenscorning.com/homeowners/ and http://www.certainteed.com/products/insulation.

INSULATION AND VENTILATION OBSERVATIONS AND RECOMMENDATIONS

Attic / Roof Insulation

34 **UPGRADE** The roof has no visible insulation material. The lack of insulation will increase the cost of heating and/or cooling the home and affects overall comfort. Modern construction standards. Improvements to add insulation in the attic area for improved energy efficiency of the heating/cooling system is suggested.

Walls Insulation

Wall insulation, normally installed in the exterior wall cavities of the home is not visible and could not be verified. Based on the age of this home and the building standards in use at the time of construction. While upgrades to add insulation may have been completed, it is assumed that the wall cavities are not insulated. Further investigation and improvements to add insulation for increased heating/cooling efficiency may be desirable.

Dryer Vent

The dryer vent ducting and exterior vent hood, where visible appear to be in serviceable condition and functioning as intended.

LIMITATIONS OF THE INSULATION AND VENTILATION INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by, but not restricted to, the following conditions,

THE INSPECTOR IS NOT REQUIRED TO:

- Determine the composition or energy rating of insulation materials.

ADDITIONAL CONDITIONS LIMITING THE INSPECTION:

- Insulation / ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is not part of our inspection unless explicitly contracted-for and discussed in this or a separate report.
- Mechanical ventilation systems in attics or crawlspaces are beyond the scope of the inspection and not tested or inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Electrical System

DESCRIPTION OF THE ELECTRICAL SYSTEM

WIRING METHOD	• Non-Metallic Cable • Conduit Pipe
RECEPTACLES	• Grounded Type
GROUND FAULT CIRC. INTERRUPTERS	• Bathroom(s) • Kitchen

ELECTRICAL SYSTEM INSPECTION DETAILS

In accordance with the CREIA© Standards of Practice pertaining to the Electrical System, this report describes the electrical system and components inspected and its distinguishing characteristics. Inspectors are required to open readily openable access panels and visually inspect the viewable portions of the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed switches, receptacles, outlets and lighting fixtures. All issues or concerns listed in this electrical section (with the exception of changing light bulbs) should be construed as current and a potential personal safety or fire hazard. Repairs should be a priority, and should be made by a qualified, licensed electrician - since personal safety is involved.

ELECTRICAL SYSTEM OBSERVATIONS AND RECOMMENDATIONS

Distribution Wiring

The accessible distribution wiring, where visible, was found to be adequately installed and in serviceable condition.

Receptacle Outlets

This home is provided with 3-prong grounded electrical outlets. A sampling of the receptacle outlets was tested. (See the Bathroom Page for observations related the outlets in the bathroom) The inspection revealed the following observations.

35 **REPAIR** The installation of ground fault circuit interrupter (GFCI) protection at the receptacle outlet/s in the kitchen is incomplete with one or more receptacles without protection. For enhanced safety, GFCI protection on all outlets serving kitchen countertops is recommended. A ground fault circuit interrupter (GFCI) can provide protection from shock or electrocution and are typically installed at wet locations. Repairs to correct this condition are recommended.

Switches

A sampling of the light switches, throughout the home was tested. The following observations with this system were noted.

36 **FURTHER EVALUATION** The switch to operate the light fixture in the laundry room was not located. This prevented testing of this light fixture. No conclusions are made or offered with inoperable untested systems. Damage to this system may exist and be undetected. Review and testing of this system when operable to verify current conditions. Consulting with the seller or current occupant for additional information on the located of the switch controlling this light is suggested.

Lights

A sampling of the light fixtures throughout the home was tested. Each of the light fixtures tested responded to controls and was in operational condition.

Ceiling Fan

One or more ceiling fans have been provided in this home. Upon testing and evaluation of this system the following observations were noted.

37 **SAFETY ISSUE** The ceiling fan has not been provided with adequate clearance to pass below the blades. A clearance of 7’ 0” below the blades is required by manufacture installation guidelines for safety reasons. ***This condition presents a safety concern and requires corrective action.*** Repairs to correct this condition are strongly recommended.

LIMITATIONS OF THE ELECTRICAL SYSTEM INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by, but not restricted to, the following conditions,

THE INSPECTOR IS NOT REQUIRED TO:

- *Operate* circuit breakers or circuit interrupters.
- Remove cover plates.
- *Inspect* de-icing *systems* or *components*.
- *Inspect* private or emergency electrical supply *systems* or components.

ADDITIONAL CONDITIONS LIMITING THE INSPECTION:

- Electrical components concealed behind finished surfaces are not inspected.
- Furniture and/or storage may restrict access to some electrical components which may not be inspected.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.
- Electrical current, amperage, voltage, or impedance is not measured by the inspector.
- Components concealed behind finished surfaces or underground could not be inspected.
- Testing of the 240volt receptacle/s when provided is not undertaken.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Cooling / Heat Pump Systems

DESCRIPTION OF THE COOLING / HEAT PUMP SYSTEMS

COOLING SYSTEM TYPE	• Mini-Split Unit - Heat Pump
COOLING SYSTEM ENERGY SOURCE	• Electricity • 120 Volt Power Supply
OUTDOOR EQUIPMENT / LOCATION	• Condenser Unit • At the east wall of the house
AIR HANDLER LOCATION	• In the Living Room
HEAT DISTRIBUTION METHODS	• Ductless Air Handler/Fan

COOLING / HEAT PUMP SYSTEMS INSPECTION DETAILS

In accordance with the CREIA© Standards of Practice pertaining to Heating and Air Conditioning (HVAC) systems, this report describes the energy source and the distinguishing characteristics of the central cooling system(s). Inspectors are required to visually inspect the installed cooling equipment and associated energy connection(s), conditioned air distribution systems and condensate drainage system. The HVAC system inspection is general and not technically exhaustive. The inspector will test the air conditioning system using the thermostat and/or other normal controls when exterior air temperature allows.

COOLING / HEAT PUMP SYSTEMS OBSERVATIONS AND RECOMMENDATIONS

Air Handler Mini-Split System

The ductless air handler unit located includes the blower fan for air distribution, the coil box, coolant lines and condensate connections when provided. A general review was undertaken during operation. The air handler responded to the remote-control unit, produced heated air and appeared to be in serviceable condition.

Air Conditioning - Cooling Mode

The mini-split cooling system responded to controls and appeared to function adequately during testing. A 12 degree (Fahrenheit) drop in air temperature was recorded at the supply registers when compared to the intake temperature measured at the return register.

38 **FURTHER EVALUATION** The remote control for the air handler was not located at the time of the inspection. The thermostat from the north ADU was used to test the heat pump system. Consulting with the seller or current occupant for additional information on the location of the thermostat is suggested. When the remote control is located, testing to confirm proper operation is recommended.

A/C Condensate Lines

Condensate drainage systems are provided to discharge moisture generated by the cooling system during operation. Upon evaluation of this system the following observations were noted.

39 **REPAIR** The condensate drainpipe does not extend fully to grade and terminates high on the wall. The discharge of condensate can flow onto the exterior cladding and lead to moisture damage of the siding and/or wood framing at this location. Repair to install a pipe extension to grade is recommended. We suggest consulting with a qualified heating and cooling HVAC contractor for further evaluation and repair as needed.

A/C Service Disconnect

The A/C services disconnect circuitry and electrical connections were evaluated. Where visible the wiring and connections appear to be configured in an industry standard manner and in serviceable condition.

A/C Compressor

The outdoor unit for the air conditioning system is located on the exterior at the east side of the home. The unit was found to be level and adequately supported on its base.

A/C Coolant Lines

The coolant lines where visible, appear to be well connected and in good condition overall. Adequate insulation has been provided on the return line.

LIMITATIONS OF THE COOLING / HEAT PUMP SYSTEMS INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by, but not restricted to, the following conditions,

THE INSPECTOR IS NOT REQUIRED TO:

- *Inspect* window or wall mounted air conditioning units.
- *Inspect e*lectronic air filtering systems when provided.
- *Determine* the volume, uniformity, temperature, airflow, balance, or leakage of any air distribution system.

ADDITIONAL CONDITIONS LIMITING THE INSPECTION:

- Components concealed behind finished surfaces, behind cover plates or underground could not be inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Plumbing System

DESCRIPTION OF THE PLUMBING SYSTEM

SERVICE PIPE TO HOUSE	• Not Located – Not Determined
MAIN WATER VALVE LOCATION	• Not Located – Not Determined
WATER PRESSURE	• PSI (Pounds per square) – Not Determined
DOMESTIC WATER SUPPLY PIPING	• Copper
DRAIN, WASTE, & VENT PIPING	• ABS Plastic

PLUMBING SYSTEM INSPECTION DETAILS

In accordance with the CREIA© Standards of Practice pertaining to Plumbing System, this section of the report describes the water supply, drain, waste and vent piping system, location of the main water and the main fuel gas shut-off valve when readily viewable or known. Inspectors are required to inspect the interior water supply and distribution systems, all fixtures and faucets, the drain waste and vent systems (including all fixtures for conveying waste), functional flow and functional drainage as well as the gas distribution pipe where visible and accessible. Some simple plumbing repairs, such as a typical trap replacement, can be performed by a competent handyman. However, any more complex issues such as incorrect venting or improperly sloped drains should be repaired by a licensed plumber. All gas related issues should only be repaired by a licensed plumbing contractor - since personal safety is involved.

PLUMBING SYSTEM OBSERVATIONS AND RECOMMENDATIONS

Supply Plumbing

The domestic water supply piping where visible is copper. This piping system, where visible (ie: attic, crawl space and/or below sinks) appears to be adequately installed and in serviceable condition. It should be understood that pipes not readily accessible such as in walls could not be inspected or verified.

40 **UPGRADE** The one or more of the washer or dryer water supply hoses utilize rubber material and can be at risk of blistering and bursting without warning. A newer design with a braided stainless-steel exterior jacked is recommended for longer and more reliable performance. We suggest upgrading the hose to this newer construction for enhanced reliability.

Waste / Vent

The waste and vent piping system is constructed of ABS plastic. The piping where visible, appeared to be adequately installed and in serviceable condition.

Kitchen Sink

The sink, faucet and the plumbing under the kitchen sink appeared to be adequately connected and functioning as intended.

LIMITATIONS OF THE PLUMBING SYSTEM INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by, but not restricted to, the following conditions,

THE INSPECTOR IS NOT REQUIRED TO:

- Fill any *fixture* with water or *inspect* overflow drains or drain-stops, or evaluate backflow *devices*, waste ejectors, sump pumps or drain line cleanouts.
- *Inspect* or evaluate water temperature balancing *devices*, temperature fluctuation, time to obtain water, water circulation, or solar heating *systems* or *components*.
- *Inspect* fuel tanks or *determine* if the fuel gas system is free of leaks.

ADDITIONAL CONDITIONS LIMITING THE INSPECTION:

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.
- Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report.
- Water conditioning systems, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Bathroom Components

DESCRIPTION OF THE BATHROOM COMPONENTS

BATHROOM/S INSPECTED	• Hall Bathroom
FLOOR COVERING	• Tile
BATHROOM VENTILATION	• Exhaust Fan
RECEPTACLE TYPE	• GFCI Grounded Type

BATHROOM COMPONENTS INSPECTION DETAILS

Bathrooms can consist of many features from the floor coverings to exhaust fans, sinks and toilets to tubs and showers. Because of all the plumbing involved, each bathroom is included here as a separate area. Fixtures and faucets, functional water flow, leaks, and cross connections are checked. Moisture in the air, water leaks, and deteriorated/poor caulking and grouting can cause mildew, wallpaper or paint to peel, and other problems. The inspector will identify as many issues as possible but some problems may be undetectable within the walls or under flooring. It is important to routinely maintain all bathroom grouting and caulking, because minor imperfections will result in water intrusion and unseen damage behind surfaces. Often, the Pest Control operator's inspection report will provide additional information on the bathroom area and its current conditions. We suggest review of any available reports when available.

BATHROOM COMPONENTS OBSERVATIONS AND RECOMMENDATIONS

Hall Bathroom

Floor Covering

The tile floor covering in this bathroom appeared to be in free of visible damage and well-sealed.

Bathroom Exhaust Fan

The ceiling exhaust fan responded when switched and appeared to function as intended.

Outlet

The electrical outlet/s at the sink has been provided with Ground Fault Circuit Interrupter (GFCI) protection. The GFCI function responded correctly to the test button and appears to be in serviceable condition.

Sink

The bathroom sink was tested for supply flow and drainage. The following observations and conditions pertain to this sink.

41 **SAFETY ISSUE** The drainpipe below the sink has been installed with an 'S' trap configuration and without adequate venting. This drain configuration is improper and can allow the trap to siphon dry during use. Without water in the trap, sewer gases can enter the home. ***This condition presents a safety concern and requires corrective action.*** Further evaluation and repair as needed by a qualified plumbing contractor is recommended.

42 **UPGRADE** The use of a temporary 'ribbed plastic' drainpipe fitting under the sink was noted. A pipe fitting of this type is not intended for permanent use and is likely to deteriorate or clog over time. Improvement to replace this fitting with one rated for this installation is recommended.

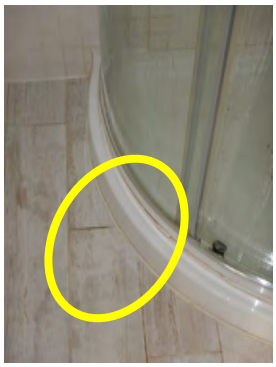
Toilet

The toilet was tested and inspected for current condition and functional flow. Inspection of this system revealed the following observations.

43 **REPAIR** The toilet bowl or drain was clogged or obstructed at the time of the inspection and the toilet did not flush. The toilet or drain requires maintenance to restore functional use. Improvements as needed to correct this condition are suggested.

Shower

The shower was tested for water supply flow and drainage. A tile surround is provided. The glass shower door was labeled as safety glass and was operated to verify function. The inspection revealed the following observations.



44 **REPAIR** The caulking seal on the glass enclosure is incomplete, deteriorated and/or missing with signs of leakage detected. Caulking is required to prevent leakage and possible moisture damage. Repair to correct this condition is recommended.

45 **MAINTENANCE** The shower was observed to drain slowly, suggesting that an obstruction may exist. A slow draining condition is likely to worsen over time. Maintenance to clear the drainpipe is advisable.

LIMITATIONS OF THE BATHROOM COMPONENTS INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by, but not restricted to, the following conditions,

THE INSPECTOR IS NOT REQUIRED TO:

- Fill any *fixture* with water or *inspect* overflow drains or drain-stops, or evaluate backflow *devices* or drain line cleanouts.
- *Inspect* or evaluate water temperature balancing *devices*, temperature fluctuation, time to obtain water or water circulation systems.

ADDITIONAL CONDITIONS LIMITING THE INSPECTION:

- Components concealed behind finished surfaces could not be inspected.
- Site built shower pans and bathtubs, when present, are not 'fill tested' as part of the inspection process and considered beyond the scope of the inspection. The Pest Control operator often undertakes this procedure. We suggest review of any available reports when available.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Interior Components

DESCRIPTION OF THE INTERIOR COMPONENTS

WALL AND CEILING MATERIALS	• Drywall • Wood • Wood Open Beam
FLOOR SURFACES	• Tile • Multi-Laminate
WINDOW TYPE(S) & GLAZING	• Sliders • Double Glazed
DOORS	• Wood-Hollow Core • French Doors • Wood - Framed

INTERIOR COMPONENTS INSPECTION DETAILS

In accordance with the CREIA© Standards of Practice pertaining to Interiors, inspectors are required to inspect walls, ceilings and floors, steps, stairways, handrails and guard railings, a representative number of doors and windows, installed countertops and a representative number of installed cabinets. If the home is occupied, the furnishings and possessions of the owner necessarily conceal some areas or items. Inaccessible areas are exempt from inspection. All reasonable attempts are made to more closely inspect behind the owner's possessions if any hint of a problem is found or suspected. Farnum Inspection Service strongly recommends making a careful examination of the interior areas of the home when it is emptied at the final walkthrough.

INTERIOR COMPONENTS OBSERVATIONS AND RECOMMENDATIONS

Wall / Ceiling Finishes

The drywall / plaster walls and ceilings surfaces were inspected. Where directly visible, the surfaces appeared to be free of damage and notable conditions.

Floor Covering

A number of different floor coverings have been installed throughout the home. Where visible, the floor coverings were found to be in serviceable condition. (Please refer to the 'Bathroom Components' page for observations of the floor coverings in the bathrooms)

Windows

The windows in this home have been upgraded to a dual glazed type. A sampling of the window/s in each room were operated and appeared to be in serviceable condition. The windows operated opened and closed smoothly with functional latches installed. (See the Bathroom Page for information on the current condition of windows in the bathrooms when provided).

Doors

A sampling of the doors throughout the home were opened and closed to verify proper operation. During testing, the following conditions pertaining to the doors were noted.

46 **REPAIR** The exterior French door appears to be damaged with cupping and separation of the lower panels noted on the exterior surface. Damage of this type may require replacement of the door slab. Further evaluation of this condition by a wood door specialist is recommended.

Kitchen Counters

The laminate countertop/s was in serviceable condition and does not show typical wear and tear for this high traffic area.

Kitchen Cabinets

A sampling of the cabinets in the kitchen were inspected and found to be in serviceable condition overall. The doors and drawers tested were functioning properly.

Bathroom Vanity Cabinets

The bathroom vanity cabinets in each bathroom inspected appeared to be in good condition overall. The doors and drawers tested were functioning properly.

LIMITATIONS OF THE INTERIOR COMPONENTS INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by, but not restricted to, the following conditions,

THE INSPECTOR IS NOT REQUIRED TO:

- *Inspect* window, door or floor coverings.
- *Determine* whether a building is secure from unauthorized entry.
- *Determining* the integrity of hermetic seals at multi-pane glazing.
- Use a ladder to inspect *systems* or *components*.

ADDITIONAL CONDITIONS LIMITING THE INSPECTION:

- Central vacuum systems, home alarm systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments when provided are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Appliances

DESCRIPTION OF THE APPLIANCES

LAUNDRY FACILITY • Located In the Laundry Room • 240 Volt Circuit for Dryer • Dryer Vented to Building Exterior • 120 Volt Circuit for Washer • Hot and Cold Water Supply for Washer • Waste Standpipe for Washer

SMOKE DETECTORS • Absent

CARBON MONOXIDE DETECTORS • Absent

APPLIANCES NOT INSPECTED • Refrigerator

APPLIANCES INSPECTION DETAILS

The Inspector observed and operated the basic functions of the following appliances when present: Permanently installed Range, Cooktop, Oven or Microwave Oven; Ventilation equipment or Range Hood; Dishwasher(s) through its normal cycle; Garbage Disposal, Trash compactor and Doorbell when provided. The presence and proper location of Smoke Detector/s and Carbon Monoxide Detector/s are observed and documented.

APPLIANCES OBSERVATIONS AND RECOMMENDATIONS

Smoke Detectors

A smoke detector system is required for early detection of smoke and/or fire within the home at the hallway/s outside of the sleeping area/s and in newer homes at each of the bedrooms. The inspector does not test each smoke detector. Regular testing and battery replacement as needed should be performed to assure proper operation. Upon evaluation of this system the following observations were noted.

47 **SAFETY ISSUE** A smoke detector has not been provided directly outside of the sleeping area/s (the bedroom/s). A smoke detector is required at this location to provide early warning of smoke and/or fire within the home. Consulting with the local building department for additional information on this matter is suggested. Installation of a smoke detector is strongly recommended for enhanced safety.

Carbon Monoxide Detectors - Not required in this home

Recent changes to California law now require the installation of a carbon monoxide detector outside of a sleeping area/s and on each level of most homes. Detectors of this type provide early warning of the presence of carbon monoxide which is a commonly a product of combustion in a gas appliance. Carbon monoxide alarms are not required in dwellings that are totally electric, without a fireplace and lack an attached garage. This home is all electric, without a fireplace and without a garage connection, therefore, no carbon monoxide detector is required.

LIMITATIONS OF THE APPLIANCES INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by, but not restricted to, the following conditions,

THE INSPECTOR IS NOT REQUIRED TO:

- Operate or test smoke alarms and carbon monoxide detectors.
- The temperature calibration, thermostats, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.

ADDITIONAL CONDITIONS LIMITING THE INSPECTION:

- Laundry appliances and connections when present are not inspected.
- Stand-alone freezers, refrigerators, wine coolers and warming drawers when present are not inspected.
- Appliances when present are not moved and the condition of any walls or flooring hidden by them cannot be judged.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.