



# SELLER PROPERTY QUESTIONNAIRE

(C.A.R. Form SPQ, Revised 6/22)

This form is not a substitute for the Real Estate Transfer Disclosure Statement (TDS). It is used by the Seller to provide additional information when a TDS is completed. If Seller is exempt from completing a TDS, Seller should complete an Exempt Seller Disclosure (C.A.R. Form ESD) or may use this form instead:

**NOTE TO SELLER:** YOU ARE STRONGLY ADVISED TO CAREFULLY REVIEW THE DISCLOSURE INFORMATION ADVISORY (C.A.R. Form DIA) BEFORE YOU COMPLETE THIS SELLER PROPERTY QUESTIONNAIRE. ALL SELLERS OF CALIFORNIA REAL PROPERTY ARE REQUIRED TO PROVIDE VARIOUS DISCLOSURES, EITHER BY CONTRACT, OR BY STATUTE OR CASE LAW. MANY DISCLOSURES MUST BE MADE WITHIN CERTAIN TIME LIMITS. TIMELY AND THOROUGH DISCLOSURES HELP TO REDUCE DISPUTES AND FACILITATE A SMOOTH SALES TRANSACTION.

Seller makes the following disclosures with regard to the real property or manufactured home described as 1725 Landana Dr #2, Assessor's Parcel No. 114-660-002-6, situated in Concord, County of Contra Costa California ("Property").

1. **Disclosure Limitation:** The following are representations made by the Seller and are not the representations of the Agent(s), if any. This disclosure statement is not a warranty of any kind by the Seller or any agents(s) and is not a substitute for any inspections or warranties the principal(s) may wish to obtain. This disclosure is not intended to be part of the contract between Buyer and Seller. Unless otherwise specified in writing, Broker and any real estate licensee or other person working with or through Broker has not verified information provided by Seller. A real estate broker is qualified to advise on real estate transactions. If Seller or Buyer desires legal advice, they should consult an attorney.

2. **Note to Seller, PURPOSE:** To tell the Buyer about known material or significant items affecting the value or desirability of the Property and help to eliminate misunderstandings about the condition of the Property.  

- Answer based on actual knowledge and recollection at this time.
- Something that you do not consider material or significant may be perceived differently by a Buyer.
- Think about what you would want to know if you were buying the Property today.
- Read the questions carefully and take your time.
- If you do not understand how to answer a question, or what to disclose or how to make a disclosure in response to a question, whether on this form or a TDS, you should consult a real estate attorney in California of your choosing. A broker cannot answer the questions for you or advise you on the legal sufficiency of any answers or disclosures you provide.

3. **Note to Buyer, PURPOSE:** To give you more information about known material or significant items affecting the value or desirability of the Property and help to eliminate misunderstandings about the condition of the Property.  

- Something that may be material or significant to you may not be perceived the same way by the Seller.
- If something is important to you, be sure to put your concerns and questions in writing (C.A.R. form BMI).
- Sellers can only disclose what they actually know. Seller may not know about all material or significant items.
- Seller's disclosures are not a substitute for your own investigations, personal judgments or common sense.

4. **SELLER AWARENESS:** For each statement below, answer the question "Are you (Seller) aware of..." by checking either "Yes" or "No." A "yes" answer is appropriate no matter how long ago the item being asked about happened or was documented unless otherwise specified. Explain any "Yes" answers in the space provided or attach additional comments and check paragraph 19.

5. **DOCUMENTS:** **ARE YOU (SELLER) AWARE OF...**  
Reports, inspections, disclosures, warranties, maintenance recommendations, estimates, studies, surveys or other documents (whether prepared in the past or present, including any previous transaction and whether or not Seller acted upon the item), pertaining to (i) the condition or repair of the Property or any improvement on this Property in the past, now or proposed; or (ii) easements, encroachments or boundary disputes affecting the Property whether oral or in writing and whether or not provided to the Seller  Yes  No

**Note:** If yes, provide any such documents in your possession to Buyer.

Explanation: North Bay Home Insp. Report 9.16.22, Twin Termite Report 9.27.22, and email dated 11-10-22.

6. **STATUTORILY OR CONTRACTUALLY REQUIRED OR RELATED:** **ARE YOU (SELLER) AWARE OF...**

- A. Within the last 3 years, the death of an occupant of the Property upon the Property  Yes  No  
(Note to seller: The manner of death may be a material fact to the buyer, and should be disclosed, except for a death by HIV/AIDS.)
- B. An Order from a government health official identifying the Property as being contaminated by methamphetamine. (If yes, attach a copy of the Order.)  Yes  No
- C. The release of an illegal controlled substance on or beneath the Property  Yes  No
- D. Whether the Property is located in or adjacent to an "industrial use" zone  Yes  No  
(In general, a zone or district allowing manufacturing, commercial or airport uses.)
- E. Whether the Property is affected by a nuisance created by an "industrial use" zone  Yes  No
- F. Whether the Property is located within 1 mile of a former federal or state ordnance location (In general, an area once used for military training purposes that may contain potentially explosive munitions.)  Yes  No
- G. Whether the Property is a condominium or located in a planned unit development or other common interest subdivision  Yes  No
- H. Insurance claims affecting the Property within the past 5 years  Yes  No

Buyer's Initials \_\_\_\_\_ / \_\_\_\_\_

Seller's Initials MA



## SELLER PROPERTY QUESTIONNAIRE (SPQ PAGE 1 OF 4)



Property Address: 1725 Landana Dr #2, Concord, CA 94519-1447

- I. Matters affecting title of the Property .....  Yes  No
- J. Plumbing fixtures on the Property that are non-compliant plumbing fixtures as defined by Civil Code § 1101.3 .....  Yes  No
- K. Material facts or defects affecting the Property not otherwise disclosed to Buyer .....  Yes  No

Explanation, or  (if checked) see attached:

G- HOA - Landana Village Homeowners Association

**7. REPAIRS AND ALTERATIONS:**

**ARE YOU (SELLER) AWARE OF...**

- A. Any alterations, modifications, replacements, improvements, remodeling or material repairs on the Property (including those resulting from Home Warranty claims) .....  Yes  No
- B. Any alterations, modifications, replacements, improvements, remodeling, or material repairs to the Property done for the purpose of energy or water efficiency improvement or renewable energy? .....  Yes  No
- C. Ongoing or recurring maintenance on the Property (for example, drain or sewer clean-out, tree or pest control service) .....  Yes  No
- D. Any part of the Property being painted within the past 12 months .....  Yes  No
- E. Whether the Property was built before 1978 (if No, leave (a) and (b) blank).....  Yes  No
  - (a) If yes, were any renovations (i.e., sanding, cutting, demolition) of lead-based paint surfaces started or completed (if No, leave (b) blank) .....  Yes  No
  - (b) If yes to (a), were such renovations done in compliance with the Environmental Protection Agency Lead-Based Paint Renovation Rule .....  Yes  No

Explanation: A-see home improvement list A.H. C-landscaping serv. by HOA D-indoor/outdoor

**8. STRUCTURAL, SYSTEMS AND APPLIANCES:**

**ARE YOU (SELLER) AWARE OF...**

- A. Defects in any of the following (including past defects that have been repaired): heating, air conditioning, electrical, plumbing (including the presence of polybutylene pipes), water, sewer, waste disposal or septic system, sump pumps, well, roof, gutters, chimney, fireplace foundation, crawl space, attic, soil, grading, drainage, retaining walls, interior or exterior doors, windows, walls, ceilings, floors or appliances .....  Yes  No
- B. The leasing of any of the following on or serving the Property: solar system, water softener system, water purifier system, alarm system, or propane tank(s) .....  Yes  No
- C. An alternative septic system on or serving the Property .....  Yes  No

Explanation: A-New AC-FURNACE, see inspection rep/email

**9. DISASTER RELIEF, INSURANCE OR CIVIL SETTLEMENT:**

**ARE YOU (SELLER) AWARE OF...**

- Financial relief or assistance, insurance or settlement, sought or received, from any federal, state, local or private agency, insurer or private party, by past or present owners of the Property, due to any actual or alleged damage to the Property arising from a flood, earthquake, fire, other disaster, or occurrence or defect, whether or not any money received was actually used to make repairs .....  Yes  No
- If yes, was federal flood disaster assistance conditioned upon obtaining and maintain flood insurance on the Property .....  Yes  No

(NOTE: If the assistance was conditioned upon maintaining flood insurance, Buyer is informed that federal law, 42 USC 5154a requires buyer to maintain such insurance on the Property and if it is not, and the Property is damaged by a flood disaster, Buyer may be required to reimburse the federal government for the disaster relief provided.)

Explanation: \_\_\_\_\_

**10. WATER-RELATED AND MOLD ISSUES:**

**ARE YOU (SELLER) AWARE OF...**

- A. Water intrusion, whether past or present, into any part of any physical structure on the Property; leaks from or in any appliance, pipe, slab or roof; standing water, drainage, flooding, underground water, moisture, water-related soil settling or slippage, on or affecting the Property .....  Yes  No
- B. Any problem with or infestation of mold, mildew, fungus or spores, past or present, on or affecting the Property.....  Yes  No
- C. Rivers, streams, flood channels, underground springs, high water table, floods, or tides, on or affecting the Property or neighborhood .....  Yes  No

Explanation: B-ext property only see insp. report

**11. PETS, ANIMALS AND PESTS:**

**ARE YOU (SELLER) AWARE OF...**

- A. Past or present pets on or in the Property .....  Yes  No
- B. Past or present problems with livestock, wildlife, insects or pests on or in the Property .....  Yes  No
- C. Past or present odors, urine, feces, discoloration, stains, spots or damage in the Property, due to any of the above .....  Yes  No
- D. Past or present treatment or eradication of pests or odors, or repair of damage due to any of the above .....  Yes  No

If so, when and by whom \_\_\_\_\_

Explanation: A- 6 dogs

**12. BOUNDARIES, ACCESS AND PROPERTY USE BY OTHERS:**

**ARE YOU (SELLER) AWARE OF...**

- A. Surveys, easements, encroachments or boundary disputes .....  Yes  No

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Buyer's Initials \_\_\_\_\_ / \_\_\_\_\_

Seller's Initials MA

**SELLER PROPERTY QUESTIONNAIRE (SPQ PAGE 2 OF 4)**





Property Address: 1725 Landana Dr #2, Concord, CA 94519-1447

- B. Use or access to the Property, or any part of it, by anyone other than you, with or without permission, for any purpose, including but not limited to, using or maintaining roads, driveways or other forms of ingress or egress or other travel or drainage .....  Yes  No
  - C. Use of any neighboring property by you .....  Yes  No
- Explanation: \_\_\_\_\_

- 13. LANDSCAPING, POOL AND SPA: ARE YOU (SELLER) AWARE OF...**
- A. Diseases or infestations affecting trees, plants or vegetation on or near the Property .....  Yes  No
  - B. Operational sprinklers on the Property .....  Yes  No
    - (1) If yes, are they  automatic or  manually operated.
    - (2) If yes, are there any areas with trees, plants or vegetation not covered by the sprinkler system .....  Yes  No
  - C. A pool heater on the Property .....  Yes  No
    - If yes, is it operational? .....  Yes  No
  - D. A spa heater on the Property .....  Yes  No
    - If yes, is it operational? .....  Yes  No
  - E. Past or present defects, leaks, cracks, repairs or other problems with the sprinklers, pool, spa, waterfall, pond, stream, drainage or other water-related decor including any ancillary equipment, including pumps, filters, heaters and cleaning systems, even if repaired .....  Yes  No
- Explanation: \_\_\_\_\_

- 14. CONDOMINIUMS, COMMON INTEREST DEVELOPMENTS AND OTHER SUBDIVISIONS: (IF APPLICABLE) ARE YOU (SELLER) AWARE OF...**
- A. Property being a condominium or located in a planned unit development or other common interest subdivision...  Yes  No
  - B. Any Homeowners' Association (HOA) which has any authority over the subject property.....  Yes  No
  - C. Any "common area" (facilities such as pools, fitness centers, walkways, conference rooms, or other areas co-owned in undivided interest with others) .....  Yes  No
  - D. CC&R's or other deed restrictions or obligations .....  Yes  No
  - E. Any pending or proposed dues increases, special assessments, rules changes, insurance availability issues, or litigation by or against or fines or violations issued by a Homeowner Association or Architectural Committee affecting the Property .....  Yes  No
  - F. CC&R's or other deed restrictions or obligations or any HOA Committee that has authority over improvements made on or to the Property .....  Yes  No
    - (1) If Yes to F, any improvements made on or to the Property inconsistent with any declaration of restrictions or HOA Committee requirement .....  Yes  No
    - (2) If Yes to F, any improvements made on or to the Property without the required approval of an HOA Committee .....  Yes  No

Explanation: A - Landana Village Home Owners Assoc - B Landana Village Home Owners Assoc - C - walkways, driveways, clubhouse D - Landana Village Home Owners Assoc - F - Landana Village HOA

- 15. TITLE, OWNERSHIP, LIENS, AND LEGAL CLAIMS: ARE YOU (SELLER) AWARE OF...**
- A. Any other person or entity on title other than Seller(s) signing this form .....  Yes  No
  - B. Leases, options or claims affecting or relating to title or use of the Property .....  Yes  No
  - C. Past, present, pending or threatened lawsuits, settlements, mediations, arbitrations, tax liens, mechanics' liens, notice of default, bankruptcy or other court filings, or government hearings affecting or relating to the Property, Homeowner Association or neighborhood .....  Yes  No
  - D. Features of the property shared in common with adjoining landowners, such as walls, fences and driveways, whose use or responsibility for maintenance may have an effect on the subject property.....  Yes  No
  - E. Any encroachments, easements, boundary disputes, or similar matters that may affect your interest in the subject property, whether in writing or not .....  Yes  No
  - F. Any private transfer fees, triggered by a sale of the Property, in favor of private parties, charitable organizations, interest based groups or any other person or entity. ....  Yes  No
  - G. Any PACE lien (such as HERO or SCEIP) or other lien on your Property securing a loan to pay for an alteration, modification, replacement, improvement, remodel or material repair of the Property .....  Yes  No
  - H. The cost of any alteration, modification, replacement, improvement, remodel or material repair of the Property being paid by an assessment on the Property tax bill .....  Yes  No
- Explanation: D - Common wall, driveway

- 16. NEIGHBORS/NEIGHBORHOOD: ARE YOU (SELLER) AWARE OF...**
- A. Neighborhood noise, nuisance or other problems from sources such as, but not limited to, the following: Neighbors, traffic, parking congestion, airplanes, trains, light rail, subway, trucks, freeways, buses, schools, parks, refuse storage or landfill processing, agricultural operations, business, odor, recreational facilities, restaurants, entertainment complexes or facilities, parades, sporting events, fairs, neighborhood parties, litter, construction, air conditioning equipment, air compressors, generators, pool equipment or appliances, underground gas pipelines, cell phone towers, high voltage transmission lines, or wildlife .....  Yes  No

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Buyer's Initials \_\_\_\_\_ / \_\_\_\_\_

Seller's Initials MAF

**SELLER PROPERTY QUESTIONNAIRE (SPQ PAGE 3 OF 4)**





Property Address: 1725 Landana Dr #2, Concord, CA 94519-1447

B. Any past or present disputes or issues with a neighbor which might impact the use, development and enjoyment of the Property .....  Yes  No  
Explanation: A - street traffic

17. GOVERNMENTAL:

ARE YOU (SELLER) AWARE OF...

- A. Ongoing or contemplated eminent domain, condemnation, annexation or change in zoning or general plan that applies to or could affect the Property .....  Yes  No
  - B. Existence or pendency of any rent control, occupancy restrictions, improvement restrictions or retrofit requirements that apply to or could affect the Property .....  Yes  No
  - C. Existing or contemplated building or use moratoria that apply to or could affect the Property .....  Yes  No
  - D. Current or proposed bonds, assessments, or fees that do not appear on the Property tax bill that apply to or could affect the Property .....  Yes  No
  - E. Proposed construction, reconfiguration, or closure of nearby Government facilities or amenities such as schools, parks, roadways and traffic signals .....  Yes  No
  - F. Existing or proposed Government requirements affecting the Property (i) that tall grass, brush or other vegetation be cleared; (ii) that restrict tree (or other landscaping) planting, removal or cutting or (iii) that flammable materials be removed .....  Yes  No
  - G. Any protected habitat for plants, trees, animals or insects that apply to or could affect the Property .....  Yes  No
  - H. Whether the Property is historically designated or falls within an existing or proposed Historic District .....  Yes  No
  - I. Any water surcharges or penalties being imposed by a public or private water supplier, agency or utility; or restrictions or prohibitions on wells or other ground water supplies .....  Yes  No
  - J. Any differences between the name of the city in the postal/mailling address and the city which has jurisdiction over the property .....  Yes  No
- Explanation: \_\_\_\_\_

18. OTHER:

ARE YOU (SELLER) AWARE OF...

- A. Any occupant of the Property smoking or vaping any substance on or in the Property, whether past or present ....  Yes  No
  - B. Any use of the Property for, or any alterations, modifications, improvements, remodeling or material change to the Property due to, cannabis cultivation or growth .....  Yes  No
  - C. Any past or present known material facts or other significant items affecting the value or desirability of the Property not otherwise disclosed to Buyer .....  Yes  No
- Explanation: C - HPA has disclosed at times that funds not available to conduct exterior repairs

19.  (IF CHECKED) ADDITIONAL COMMENTS: The attached addendum contains an explanation or additional comments in response to specific questions answered "yes" above. Refer to line and question number in explanation.

Seller represents that Seller has provided the answers and, if any, explanations and comments on this form and any attached addenda and that such information is true and correct to the best of Seller's knowledge as of the date signed by Seller. Seller acknowledges (i) Seller's obligation to disclose information requested by this form is independent from any duty of disclosure that a real estate licensee may have in this transaction; and (ii) nothing that any such real estate licensee does or says to Seller relieves Seller from his/her own duty of disclosure.

Seller  Maria A. Balistreri Date 11/17/2022 | 4:59 PM P  
Seller 757F380CF19946F... Date \_\_\_\_\_

By signing below, Buyer acknowledges that Buyer has read, understands and has received a copy of this Seller Property Questionnaire form.

Buyer \_\_\_\_\_ Date \_\_\_\_\_  
Buyer \_\_\_\_\_ Date \_\_\_\_\_

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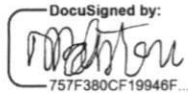
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SELLER PROPERTY QUESTIONNAIRE (SPQ PAGE 4 OF 4)





**Illuminating real estate  
investment decisions since 1999**

DocuSigned by:  
  
757F380CF19946F...

11/10/2022 | 7:55 AM PST



1725 Landana Drive unit #2, Concord , CA 94519  
Inspection prepared for: Patricia Ballisteri  
Date of Inspection: 9/16/2022

Inspector: Scott Schildknecht  
InterNACHI#NACHI22051815  
1485 Maria Avenue , Concord , CA 94518  
Phone: (707)649-8700  
Email: [scott@northbayinspection.com](mailto:scott@northbayinspection.com)  
[Northbayinspection.com](http://Northbayinspection.com)



**Thank you for choosing North Bay Inspection!**

Dear Patricia Ballisteri ,

On 9/16/2022, I completed an inspection of the building located at 1725 Landana Drive unit #2. Your inspection report was compiled after performing a comprehensive visual inspection of the property using the criteria of serviceability and durability.

This property has some deficiencies that need attention, while others simply enhance safety, and utility of the building. I have listed some of the more notable issues observed by me in the "Primary Recommendations" section at the end of this report. This summary of recommendations is provided as a courtesy only. It is important to establish your own priorities after reading the entire report.

It has been a pleasure being able to serve you, and if I can be of any assistance to you concerning this report, or in the future, please do not hesitate to call on me. I will be happy to answer any questions you might have concerning this property.

Sincerely,



Scott Schildknecht  
Home Inspector  
(707) 649-8700  
Scott@NorthBayInspection.com  
NorthBayInspection.com



***This is a confidential document and should be regarded as such.***

If you are not a named client on this report and you wish to use this report we urge that you retain North Bay Inspection or hire another qualified inspection firm for an on-site review of this property and this report. This report was conducted on site by Scott Schildknecht of North Bay Inspection on 9/16/2022. Conditions change with time and the information provided in this report may become inaccurate.

### ***Purpose and Scope of Home Inspection***

It should be noted that a standard pre-purchase inspection is a visual assessment of the condition of the residence at the time of inspection. The inspection and inspection report are offered as an opinion only. Although every reasonable effort is made to discover and correctly interpret indications of previous or ongoing defects that may be present, it must be understood that no guarantee is implied nor responsibility assumed by the inspector or inspection company, for the actual condition of the building or property being examined. Additional information as to inspection standards is included at the end of the report.

This firm endeavors to perform all inspections in substantial compliance with the standards of practice of the International Association of Certified Home Inspectors (InterNACHI). A copy can be obtained from <http://www.InterNACHI.org/Standards-of-Practice>. As such, inspectors inspect the readily accessible and installed components and systems of a home as outlined below:

This report contains observations of those systems and components that are, in the professional opinion of the inspector authoring this report, significantly deficient or are near the end of their expected service life. If the cause for the deficiency is not readily apparent, the suspected cause or reason why the system or component is at or near end of expected service life is reported, and recommendations for correction or monitoring are made as appropriate. When systems or components designated for inspection in the (InterNACHI) standards are present but are not inspected, the reason the item was not inspected is reported as well.

### ***General Limitations and Exclusions***

The InterNACHI Standards of Practice are applicable to buildings with four or fewer dwelling units and their garages or carports. They are the bare minimum standard for a home inspection, are not technically exhaustive and do not identify concealed conditions or latent defects. Inspectors are NOT required to determine the condition of any system or component that is not readily accessible; the remaining service life of any system or component; the strength, adequacy, effectiveness or efficiency of any system or component; causes of any condition or deficiency; methods materials or cost of corrections; future conditions including but not limited to failure of systems and components; the suitability of the property for any specialized use; compliance with regulatory codes, regulations, laws or ordinances; the market value of the property or its marketability; the advisability of the purchase of the property; the presence of potentially hazardous plants or animals including but not limited to wood destroying organisms or diseases harmful to humans; the presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water or air; the effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances; the operating costs of any systems or components and the acoustical properties of any systems or components.

Inspectors are NOT required to operate any system or component that is shut down or otherwise inoperable; any system or component which does not respond to normal operating controls or any shut off valves.

Inspectors are NOT required to offer or perform any act or service contrary to law; offer or perform engineering services or work in any trade or professional service other than home inspection.

Inspectors DO NOT offer or provide warranties or guarantees of any kind unless clearly explained and agreed to by both parties in a formal pre-inspection agreement.

Inspectors are NOT required to inspect underground items including, but not limited to underground storage tanks or other underground indications of their presence, whether abandoned or active; systems or components that are not installed; decorative items; systems or components that are in areas not entered in accordance with



the InterNACHI Standards of Practice; detached structures other than carports or garages; common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing.

Inspectors are NOT required to perform any procedure or operation which will, in the opinion of the inspector, likely be dangerous to the inspector or others or damage the property, its systems or components; move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice or debris or dismantle any system or component, except as explicitly required by the InterNACHI Standards of Practice.

Inspectors are NOT required to enter under-floor crawlspaces or attics that are not readily accessible nor any area which will, in the opinion of the inspector, likely be dangerous to the inspector or others persons or damage the property or its systems or components.

Inspectors are not limited from examining other systems and components or including other inspection services. Likewise, if the inspector is qualified and willing to do so, an inspector may specify the type of repairs to be made. The inspector may also exclude those systems or components that a client specifically requests not be included within the scope of the inspection. If systems or components are excluded at the request of the client they are listed herein.

### ***Definitions***

**IMPORTANT:** An issue that doesn't necessarily need repair or replacement, but, in your inspector's opinion is a significant issue that needs to be brought to the attention of the client. An example might be an appliance that is functioning fine, but the inspector knows has been recalled by the manufacturer.

**ATTENTION:** A less significant issue that doesn't necessarily need repair or replacement, but needs to be brought to the attention of the client. An example might be a poor quality component in use that works fine but could be improved upon.

**REPAIR NEEDED:** An issue that in the opinion of your inspector needs repair now.

**FURTHER INSPECTION:** An issue that in the opinion of your inspector needs an independent additional inspection and evaluation by a trade professional.

**ACCORDING TO OTHERS:** Sometimes the inspector will receive information about the status of a structure, system or appliance from persons on site or in conversation. The report may have a notation "ATO" to indicate that this inspector had received information that may be pertinent to the condition of the property but could not be (or is beyond the scope of the inspection) confirmed by this inspector. Often simply asking your real estate professional/ or seller will confirm the information.

**IMMEDIATE HAZARD:** An issue, in the opinion of your inspector, that is inherently dangerous and needs to be addressed now. This can include issues that were not a violation of any code and were not considered a safety concern at the time of original construction, because inspectors cannot "grandfather" issues that present a threat to life or safety, regardless of the age or condition of a home. Clients must make their own decisions whether to accept an issue based on the age of a home or because it was allowed at the time of original construction.

**GENERALLY:** This term is used to indicate that a system is primarily in a given state of repair but may have specific exceptions that are typically noted elsewhere in the report or section. For example "The roof is in generally good condition." Meaning the roof was observed to be sound but has some areas that may need normal maintenance or small "touch-up" routine repairs.

**AREA OF CONCERN:** Issues that in the opinion of your inspector may soon develop into an issue needing repair or replacement or the services of a trade professional.

**MAINTENANCE NEEDED:** Used to highlight components that in the opinion of your inspector that need to be maintained, serviced or minor repairs.

**NEEDS SERVICING:** Used to highlight electro-mechanical components that in the opinion of your inspector need to be serviced now by trade professionals.

**SATISFACTORY:** The item or system inspected is in fully serviceable condition, significant wear or damage was visible and may be at or near the middle of its service life.

**GOOD CONDITION:** The item or system shows only minimal wear and is in the first half of its service life.

**MODERATLY WORN:** A system or item that shows normal wear but is functional at the time of the inspection.

**GENERALLY WORN** Is defined as a system or item that shows significant wear, is functional but appears to be at or near the end of its service life. This item may continue to be serviceable but will need to be monitored and may need replacement in the short term.

**REPLACEMENT NEEDED:** Minor structural, electro-mechanical or plumbing components that need replacement now.

**EXPECTED SERVICE LIFE:** "Expected service life" refers to the length of time that the manufacture or inspector anticipates that appliance, fixture or system will remain fully functional with only normal maintenance required. The "beyond the service life" is this inspectors opinion that the system/ item could fail at any time. It is not uncommon for many components and systems in a home to go significantly beyond "the expected service life".

**QUALIFIED, LICENSED PROFESSIONAL:** The report will often recommend the client seek the advice, repairs or further evaluation by persons who have legitimate, recognized credentials in the field or trade that they practice.



# Inspection and Site Details

## Inspection Time

**Start:**

09:00 AM

**End:**

11:00 AM

## Attending Inspection

Owner/Client present

Occupant Present

## Residence Type/Style

Townhouse

## Garage

Detached 2-car garage

## Occupancy

Occupied - Furnished

Moderate to heavy personal and household items observed.

## Weather Conditions

Clear, sunny sky

There has been no recent rain

Temperature at the time of inspection approximately:

60 degrees

# Exterior

## Limitations of Exterior Inspection

**IMPORTANT:** Although we do look for insect and moisture damage we are not a licensed pest inspection firm. According to applicable laws we cannot provide a pest clearance. Our standard recommendation is that buyers have a specialized investigation for wood destroying pests, moisture damage and related issues.

This property has an irrigation system. It is beyond our scope of inspection to test and inspect this system. We recommend asking the owner about the use, care and maintenance of this system.

This home has undergone many changes over the years. It appears much of the work may not have been completed with the benefit of building permits or qualified trades persons. There are likely to be unseen issues that are not included in this report. It is beyond the scope of this inspection to identify each deficiency. We recommend having this home evaluated by trade specialists as indicated in other portions of this report.

There was no access to the exterior right and rear side of the detached garage of this home due to fences or lack of permission from adjacent properties and therefore these areas are exempt from this inspection. It is possible that significant defects or conditions could exist in the areas that have not been inspected.

**Common Areas:** It is our practice to overview the surrounding complex in which our client has an interest when maintenance costs are shared. We do not inspect each building on the property but try to assess the overall condition of the property. This property has evidence of ongoing maintenance with only typical signs of wear and aging. Overall, the property appears to be satisfactory.

These exterior findings noted in this report may be the responsibility of the Home Owners Association ("HOA"). It is beyond the scope of this inspection to identify what the client may be directly responsible for and what items the HOA may pay for. We recommend asking your real estate professional for more information regarding who may be financially responsible.

## Grading and Surface Drainage

### Grade of lot:

Relatively level

## Driveway

### Materials:

Asphalt

Condition: Satisfactory



## Walkways

### Materials:

Concrete

Brick pavers

Condition of walks:

Moderately worn

### Observations:

There are one or more trip hazards around this home. We advise that these areas be well lit at night. We also recommend making appropriate changes to the walking surfaces to reduce trip hazards.

The pavers at the right front side are uneven and settling, this is likely the result of a poorly prepared base. This is primarily a cosmetic issue at this time. Over time this settlement can become worse and become a trip hazard. We advise monitoring this area and to consider having a qualified contractor make the appropriate repairs.



pavers uneven

**Patio Cover, Concrete, Outbuilding(s)**

**Patio Description:**

Location(s):

Front

Right side

**PATIO MATERIAL(S):**

Concrete

**Observations:**

There are indications of significant settlement at the right patio or flat work. There are several large cracks and/or displacements visible. The cause of this settlement is unknown but could be the result of improper lot drainage, inadequate construction, and/or preparation of the lot. It is possible that this settlement will continue requiring the replacement of this concrete work. We recommend further evaluation by a qualified drainage and concrete contractor or an experienced structural engineer.

The outbuilding/shed is moisture/fungus damaged at several places. This damage can spread to areas and cause this deck to become unstable or even unsafe over time. For more information we recommend further evaluations and inspections by a Class Three Structural Pest firm.



ongoing settlement



moisture damage



## Exterior Doors

**Type of Doors:** Insulated metal clad

Sliding vinyl

Hollow core

Security door(s)

**GENERAL CONDITION OF DOORS:**

Moderately worn

### Observations:

One or more exterior doors at this structure (shed\exterior closet) is a hollow core type door. These doors typically do not withstand damp or wet environments over time and will tend to deteriorate rapidly. These doors also do not have the same level of security as a solid wood or purpose built exterior door. We recommend upgrading these hollow core doors to a proper solid wood, fiberglass, or metal clad exterior door.

## Observations Exterior Cladding

### Description:

Wood

Plywood

Plywood ("T-111")

### Observations:

There are some typical gaps between various trim pieces and between trim and siding components around this home. Keeping this home well sealed and painted will reduce water and insect entry. As a part of this home's routine maintenance program these gaps or small voids should be filled with the appropriate caulking.

About Caulking Cracks: Always use the highest quality caulking available that is designed for the application and material type. One of our favorite brands is VIP. For wood, they make a smooth product, for stucco, a textured product. For best results always have a bucket of water and a damp clean rag. Usually cutting only a small hole (1/8 inch) at the tip of the tube at a slight angle works best. Apply only enough caulking to fill the void or crack. On wall surfaces always wipe away all excess caulking, there should only be caulking in the crack. After the product dries, paint and seal the area.

There is insufficient clearance between the exterior siding components and grade. There should be six inches of clearance from soils and a minimum of two inches from concrete flatwork to minimize damage caused by rainwater splashing against the house and to make it easier to spot activity by wood-destroying insects. We recommend adjusting the exterior grading where necessary to achieve this clearance.

There is contact between the exterior cladding and grade at the rear. This kind of contact can cause moisture/fungus damage to cladding, underlying sheathing, and framing, or result in insect infestation. There needs to be at least six inches of clearance between siding components and grade, leaves, vegetation, or other debris should not accumulate against any part of the exterior. We recommend clearing the soil/debris away or making the appropriate changes to provide adequate clearance.

There is plywood siding that shows signs of delamination. The cause of the delamination, whether related to moisture inside the exterior walls or simply weathering, needs to be investigated and the damage needs to be repaired by an experienced carpenter or siding installer.

The paint on the siding and wood trim components are weathered and worn at many places. This home would benefit from proper paint preparation and application of a high quality primer and paint. We recommend getting prices for painting from qualified painters. Note: Be sure to specify quantify/quality and initial approval of color samples and degree of preparation to be done (cracks larger than 1/16 to be properly sealed with high quality 35 year caulking... etc.). It is often useful to go to a home that the painter has done and it is satisfactory then specifically include the address of the sample home in the contract - "The paint job shall be the same or better than the home located at ..."

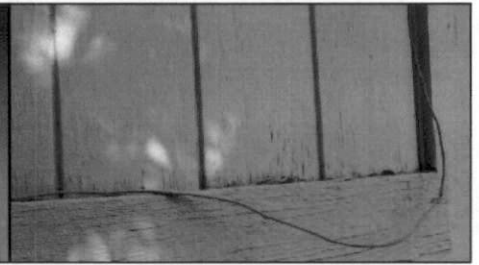
The siding at the right side is moisture and/or fungus damaged. This damage can spread to areas adjacent to the siding, including framing. We recommend further evaluation and repairs by a qualified licensed Class Three Structural Pest firm.



moisture damage



missing trim



delaminated siding



worn siding

### Observations: Eaves, Soffits, Fascia and Trim

#### Description:

Exposed frieze blocking with vents

#### Observations:

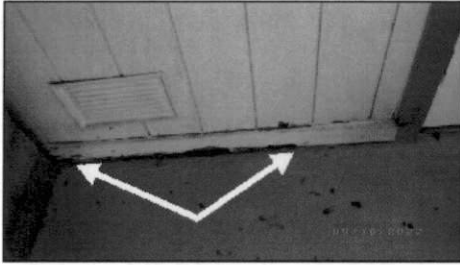
There is loose, damaged, or missing trim. Besides being unsightly, loose/missing trim can result in water penetration that leads to rot and insect infestation. A competent carpenter needs to make repairs.

The wood trim at the right side of this home is moisture and/or fungus damaged. Over time this damage can spread to adjacent wood members. We recommend further evaluation by a licensed pest firm.

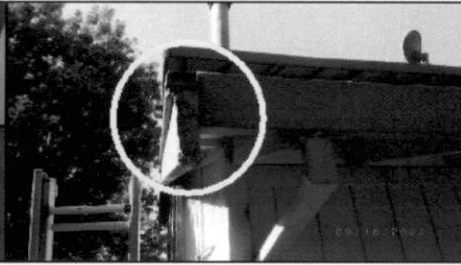
There is moisture/fungus damaged eave sheathing at the left rear. The exact cause of the damage is unknown but this type of damage is often caused by a roof leak. We recommend further evaluations and repairs by a qualified class three structural pest firm. Note: Normally only water testing this roof could determine if this roof has an active leak. Water testing is a specialized investigation and is beyond the scope of a standard home inspection.

There are moisture/fungus damaged exposed beam(s) end(s). Wood beams and rafter tails that protrude beyond the eaves are exposed to harsh weather and therefore prone to moisture related damage. We recommend further evaluation and repairs by a class three structural licensed pest firm. Note: These beams can sometimes be simply cut shorter then properly primed and sealed with paint. To prevent future damage on exposed beams it is worthwhile and a relatively inexpensive upgrade to have sheet metal caps installed on the tops of these beams.





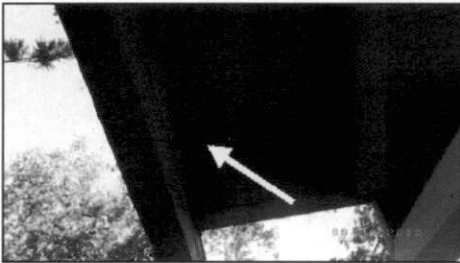
moisture damage



moisture damage



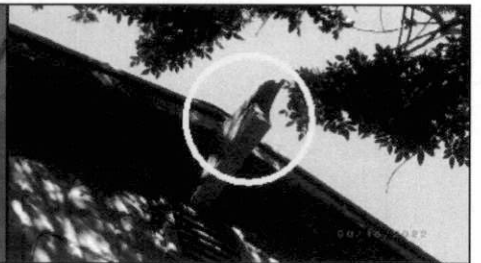
moisture damage



moisture damage



moisture damage



moisture damage

**Observations: Window Frames and Trim****Type of Windows:**

Has several types of windows -

Mostly Dual glazed

Aluminum single glazed

Sliders

**Observations:**

This home has dual glazed windows.

About Dual Glazed Windows: This inspector makes reasonable efforts to inspect dual glazed windows for broken seals. Fogged glass or condensation is an indication of failure. Light conditions, shading, dirt/film, and window coverings can obscure visual identification of broken seals. We recommend that all windows be cleaned and the windows be carefully checked during ideal light conditions.

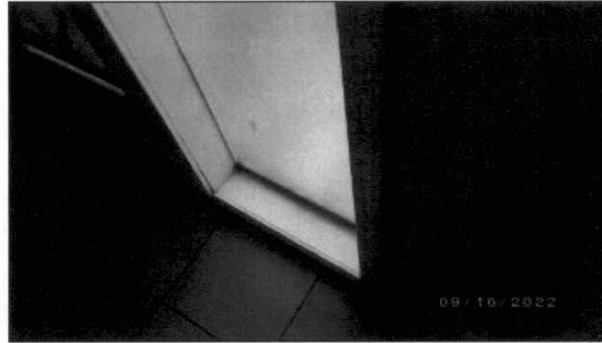
Window and door screens are not generally within the scope of a standard home inspection. Screens are considered a seasonal use item and can be stored and are not considered permanent as they do have a relatively short service life compared to most components. This inspector will however try to report any large rips and screen doors that are obviously damaged.

Most windows in this home appear to have been upgraded to modern more energy efficient dual glazed units. This inspector does look for indications of leaks but it is possible for retrofitted window installations to have intermittent leaks or poor quality water proofing systems that may not hold up over time. Water testing these windows is outside the scope of this inspection. It is important to ask the seller for the name of the contractor who installed the windows and if any warranty will be extended to the new owner. Any observable issues will be reported in the following report.

There are no head flashings over weather exposed windows or doors. The use of head flashings can save a homeowner thousands in repair costs due to infiltration. Proper building practice dictates the use of head flashings over all exterior windows and doors to prevent water penetration that can eventually rot walls, framing, and floors.

We recommend that as a minimum, the client consider having head flashings added where necessary. Barring that if the caulking around the windows is intact, it will be necessary to inspect it and touch it up at least once a year. Any competent carpenter can install head flashings over windows and doors.

There is at least one window at the entryway that is less than 24 inches from a door that is not believed to be safety glass. Glass windows close to the floor are more likely to be hit or kicked accidentally. Non-safety glass breaks into large shards that can cause serious harm to persons. We recommend all glass within 24-inches of a doorway be protected or consider having them replaced with approved glass.



non tempered glass

## Trees and Wildlife

### Observations:

There are large trees on this property. Trees can be an important part of the homes value and appeal. Unhealthy trees and or unstable soil conditions coupled with high winds can cause trees to fall and damage individuals and/or property. It is beyond the scope of this inspection to determine the condition of the trees on this lot and or adjacent properties. It is recommended that a qualified arborist or tree surgeon perform further evaluation of the trees.

## Fence Observations

### Materials:

Wood

Masonry sound wall

Metal

### Observations:

There are fences at the right side of this property. They are in generally satisfactory condition. The fence(s) may be directly on the lot line. It is beyond the scope of this inspection to determine lot lines or if these fences are owned in common with neighbors. If precise delineation of lot lines is needed the property should be professionally surveyed. Note: Sometimes carefully reading the assessor's map and using a tape measure from a known point can provide fairly accurate lot lines.

The fence leans and/or is loose at the rear of the property. The fence post(s) may be broken or rotten at the base. We recommend further evaluation and repair by a qualified handy person or contractor.

The gate on the rear side would benefit from adjustment or some repairs. We recommend having a qualified handy person or carpenter make the appropriate repairs/adjustments.



# Soils

## Observations

### Materials:

This inspection report is a non-specialized "standard inspection" that meets or exceeds the American Society of Home Inspectors (ASHI) "Standards of Inspection". This firm does not purport or represent to have any specialized geological knowledge. No fees were paid to North Bay Inspection for a specialized soils analysis or report. Only a Soils Engineers Report can provide insight to any adverse soils conditions including but not limited to: Soils Identification, hydraulic conditions, hillside slippage, underground water conditions. Observations included in this section of this report are provided only to assist our client better understand the property and or note anything that appeared to out of the ordinary that may require further evaluations.

Clay like Soils

# Roofing

## Limitations of Roofing Inspection

Roofs may leak at any time - a standard home inspection is not a guarantee that the roof does not leak. Only specialized testing including water testing can provide a reasonable expectation of no leaks. Leaks often appear at roof penetrations, flashings, changes in direction, or changes in material. A roof leak should be addressed promptly to avoid damage to the structure, interior finishes, and furnishings. A roof leak does not necessarily mean the roof has to be replaced. We recommend an annual inspection and tune-up to minimize the risk of leakage and to maximize roof life.

It is impossible to inspect the total underside surface of the roof sheathing for evidence of leaks. Evidence of prior leaks may be disguised by interior finishes. Leakage can develop at any time and may depend on rain intensity, wind direction, ice buildup, and other factors.

There is only limited access to the roof due to steepness and height and wet conditions. Home inspectors are not obligated to access roof tops. Significant flaws could exist where this inspector could not access. For more information regarding this roof we recommend further evaluation by a qualified/specialized roofing contractor.

Access to this roof was from: The ground, walking on lower levels, upper windows and/or a ladder.

## Roof Covering Observations

### Description:

This home has composition asphalt shingle roof. This type of roof consists of organic asphalt shingles. The shingle is a composition of Fiberglas strands or cloth saturated with tar oils. An organic asphalt shingle has an expected service life of at least 20 years from the date of installation when properly installed and cared for. Some grades and weights of shingles last longer, but without knowing the specific manufacturer and model of shingle it is impossible to determine the actual expected service life within the scope of this inspection. These roofs have optimum service life when installed on roof with a pitch that exceeds 3:12.

This structure has roofing materials that are modified bituthene or referred to as a single-ply torch-down membrane. A single ply torch-down membrane consists of a single layer of modified bitumen that has been plasticized to make it more durable to weather. The term 'torch-down' is derived from the fact that the membrane is generally fully adhered to the roof by heating it with a blowtorch as it is rolled out and bedded in a film of a compatible adhesive. Torch down roofs have an expected service life of between 15 and 30 years, depending on the grade of material, quality of protective coatings, and level of maintenance the roof receives. This material is not recommended for roofs with a slope greater than 2:12 which means for every 12 inches the roof angle must not drop more than 2 inches.

### Condition of roof:

This roof appears to be moderately worn and is in the second half of its expected service life. For more in-depth analysis of the condition and service life remaining we recommend consulting with a qualified roofing contractor.

### Observations:

Some indications of roof surface failure, such as erosion of the protective granular coating were evident at the time of inspection. This granular coating protects the waterproof membrane/shingles from deterioration. This condition will significantly reduce the service life of the roof where damage has occurred. For more information we recommend further evaluation by a qualified roofing contractor.

Moss, algae, or mildew growth was noted on portions of the roof. These organisms accelerate deterioration of the roof surface through secretion of oxalic acid, a powerful corrosive. It is recommended that cleaning and then replacing any components too badly damaged by the moss to use immediately remove the moss. Once cleaned, if such damage were to equal 25% or better of the total surface area complete replacement would be advisable. High-pressure washing of the roof is not recommended as this can further accelerate deterioration. Instead, the roof should be carefully cleaned using a combination of chemicals and brushing with a soft-bristled brush in combination with a low-pressure rinse of clear water.

There are nails, staples, or other fasteners improperly exposed on this roof. Various fasteners securing flashing or roofing should be protected from direct exposure particularly when water may flow over them. Exposed fasteners are a potential source of water entry and leaks. Exposed fasteners are more likely to cause leaks as they corrode, lift, and loosen over time. All exposed fasteners should be protected with the appropriate mastic or caulking. Note: We have had good results using neoprene based products available at roofing supply Sikaflex or equivalent. The use of Black Jack or Henry's Wet/Dry Patch are considered to be temporary repair materials.

The exterior closet\shed roof is near or at the end of its service life. Temporary repairs may keep it waterproof for now but it will need to be replaced soon. We recommend obtaining bids for replacement of this roof from qualified roofing contractors.





moderatley worn

### Flashings

#### Materials:

Metal

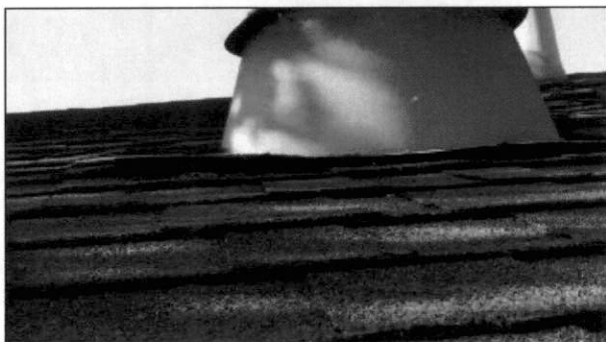
Condition: Moderately worn

#### Observations:

About Roof Flashings: Flashing is a generic term for materials, usually sheet metal, for waterproofing specific areas of a roof where the roofing materials would be inappropriate and would not provide an adequate watertight seal. Flashings usually last longer than the roofing materials but do require some regular maintenance. The roof system flashings are (normally) not fully accessible due to roofing or siding components.

The roof flashings have lifted at some places. This is a common finding in areas where there are high winds or when the flashings would benefit from a carefully installed fastener. This condition could potentially leak under some more extreme conditions such as high winds and rain. This roof would benefit from further evaluation and re-securing of all roof flashings by a qualified roofing contractor.

The roof flashings are leaking at the exterior closet/shed. This condition will cause moisture related damage to this home. Repair/replacement is recommended. We recommend immediate further evaluation and repairs by a qualified roofing contractor.



lifted flashings



improperly integrated

## Roof Drainage System

### Description and Condition

Metal

### Observations:

A representative number of accessible downspouts and gutters were inspected and one or more had significant amounts of dirt, moss, or debris in them. Clogged gutters and downspouts will eventually overflow. This can sometimes result in the gutters being pulled off of the home or have significant moisture damage to fascias, soffits, frieze, walls, or framing. Having the gutters and downspouts cleaned now is recommended. Thereafter, they should be serviced at least twice a year.

The gutters and downspouts were not inspected at the upper level(s) as they were too high to be safely reached by this inspector. Having an experienced handyman inspect and clean all gutters at least twice a year is recommended.

The downspouts generally spill out directly onto the soil near the base of the foundation. This is undesirable, as the water tends to saturate the ground beneath the foundation possibly. The foundation can more easily suffer from significant settling and related problems due the wet/muddy condition. We recommend extending the downspouts (with pipes, splashblocks, etc.) to an area at least two to three feet away from the base of the foundation. The water should then follow a slight grade away from the home.

The gutters at the garage and home are generally worn and at or near the end of their service life. These gutters may need replacement soon. Consultation with several gutter installers to discuss various options and determine replacement cost is recommended. Note: The most cost effective time to replace gutters is when replacing this roof.



debris in gutters



extend downspouts

## Insulation and Ventilation

### Limitations

#### Materials:

Homes of this era were typically only lightly insulated during initial construction. The inspection of the insulation, vapor retarders, and ventilation systems of this home was limited to only unfinished, accessible areas that are exposed to view. No invasive inspection methods were used, therefore the presence of required vapor retarders or the type and density of insulation installed behind finished surfaces could not be verified. Even if the type of materials used could be determined, no declarations have been made here as to the installed density or adequacy of concealed materials.

Should the client(s) wish detailed information concerning the existence/condition of any vapor retarders and insulation concealed in the walls, ceiling cavities, or other inaccessible and/or unviewable areas, we suggest consulting an insulation contractor or certified energy auditor. Many have thermal imaging equipment that can aid in determining the overall effectiveness of installed insulation systems and identify areas needing improvement.

### Attic Insulation

#### Materials:

Loose fiberglass

#### Est. R. Value

R-11 likely

Vapor Barrier: None - typical for this location/environment

#### Observations:

The hatch for the attic is not insulated. This condition can result in some energy loss through convection and some staining of the hatch area may eventually result, when warm house air condenses on the cold hatch and captures dust particles from the air. It is recommended that the hatch be insulated to the same approximate R value as the rest of the attic.

Our inspection was limited to viewing the attic space from the access scuttle. We refrained from entering the attic(s) because the ceiling below could easily be damaged as ceiling joists were concealed with insulation, minimal headroom, or a risk of injury to the inspector.

### Wall Insulation

Not visible -- likely fiberglass batt

#### Estimated R-Value:

R-11 (likely, not visible)

Vapor Barrier Type: Likely tar paper - oil saturated paper

#### Observations:

Assumed typical for the age of the home - not visible. Only destructive or specialized evaluation can determine the adequacy and/or type of insulation in concealed areas.



# Foundation

## Limitations

### Limitations:

Only a representative sample of the visible structural components was inspected. It is beyond the scope of a standard home inspection to inspect all structural components. Inspection of structural components (posts/girders, foundation walls, sub flooring, and/or framing) is not possible in areas/rooms where there are finished walls, ceilings, and floors. No destructive testing was performed at this home. Removing carpeting, wall board, wall paper, cutting caulking, an opening, or causing damage to a home is considered destructive testing and is beyond our scope of inspection. A special contract must be signed by the owner, agent buyer, and the appropriate fees will be charged.

## Foundation Observations

### Type and Access:

This building is believed to have a "slab" foundation. Slab foundations are a relatively modern design that builders frequently use. They are strong, cost effective, and well suited to a variety of lot conditions. These foundations are usually steel reinforced with a grid pattern of ½ inch steel reinforcing bars. It is beyond the scope of this inspection to determine how much steel is used in a particular foundation. The perimeter of the foundation is typically deeper (12 - 18 inches thick) than the center areas (4 - 6 inches thick). Plumbing waste and water supply lines are usually installed before the concrete is poured and run under the concrete. Moving waste/supply lines and repair of waste/supply lines that are in a slab foundation can be difficult. Unless carpet and other floor coverings are pulled back or removed, it is impossible to definitively determine the condition of a slab foundation. Your inspector is trained to take careful note of many conditions and patterns (out of square doors, uneven floors, exterior cracks, etc.) that could indicate a problem.

The foundation was accessed from:

Walked

### Condition:

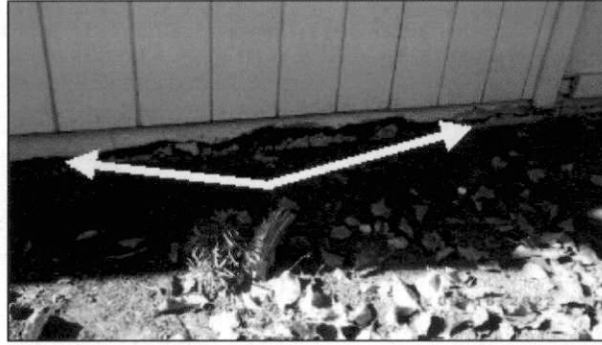
Condition of Foundation:

Moderately worn/serviceable

### Observations:

The client should understand that this is the assessment of a home inspector - not a professional engineer - and that despite this assessment, there is no way we can provide any guaranty that this foundation will never develop additional cracks or settle further. We suggest that if the client is at all uncomfortable with this condition or our assessment of it, a professional engineer be consulted to independently evaluate the condition prior to making a final purchase decision.

The foundation at the rear side has significant horizontal cracking visible. This inspector does not anticipate any rapid changes and does not significantly reduce the strength of the foundation. In this region of the country this is often caused by reinforcing steel being placed too close to the surface of the concrete allowing water and air to rust/oxidize the steel. The rust expands causing the concrete to spall. Often the loose concrete can be removed, the steel cleaned and chemically treated, and then the void is patched with mortar or patching concrete. For more information we recommend further evaluation and repairs by a specialized concrete contractor or structural engineer.



horizontal cracking

### Seismic restraints

**Materials:**

No seismic restraints observed (read this section carefully)

**Observations:**

No anchor bolts were observed although this home is likely to have sill to foundation connections. Exterior and interior walls conceal the evidence of these fasteners. Modern construction techniques require that all homes have adequate sill bolting systems. About Anchor Bolts: The use of sill-to-foundation anchors is a relatively recent phenomenon. Many homes built prior to the 1950's did not utilize any anchors and some earlier systems would be considered inadequate today. Installing an approved system of seismic restraints can significantly reduce earthquake related damage. Typically modern bolt systems are 5/8ths of an inch in diameter with 2 by 2 inch steel washers installed at least every six feet on center and within 12 inches of any cuts in the sill plate.

## Electrical

### Limitations of Electrical Inspection

#### Limitations/ General Comments:

Performing an in-depth analysis of this homes entire electrical system, breakers, panels is well beyond the scope of a standard home inspection. Labeling of electric circuit locations in panels are not checked for accuracy. This inspection firm attempts to open all accessible electrical panels - we are only looking for obvious indications of faulty wiring, heat, or arcing. Electrical components concealed behind finished surfaces are not visible to be inspected. Only a representative sampling of outlets, switches, and light fixtures were tested. Due to the specialized nature of home security alarm systems, phone systems, cable services we recommend you review these systems with the seller or specialized vendors.

### Service Drop

#### Description:

Underground service lateral

### Service Grounding

#### Materials:

Not viewable - unknown

#### Observations:

Although we found grounding electrode conductors leaving the service panel, the ground clamp was not accessible, buried, or encased in concrete. To achieve the intended level of safety we recommend having the ground located by an electrician and some sort of access port installed so it can be easily reached in the future.

### Electrical Service Rating

#### Electrical Service Rating:

125 amps

### Main Service Panel(s)

#### Manufacturer:

Sylvania GTE

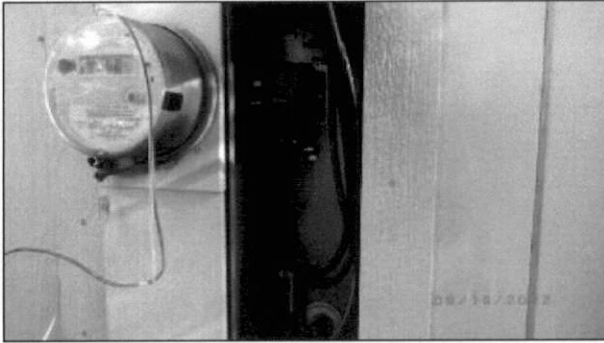
#### Location of Main Panel:

Right side

#### Observations:

The main panel appears to have no room for future upgrades or additions to the system.

The inner protective panel is missing on the main panel. This is a potential safety hazard as persons could touch the energized interior of the service box. We recommend having a qualified electrician install the missing inner panel on this device.



Sylvania GTE panels



missing inner cover

**Sub Panel(s)**

**Location:**

Laundry room

**Sub Panel Manufacturer(s):**

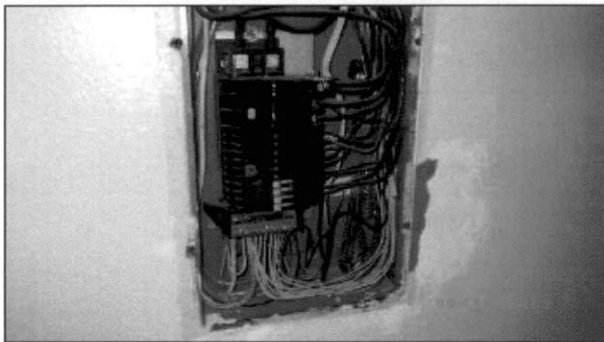
Sylvania GTE

**Observations:**

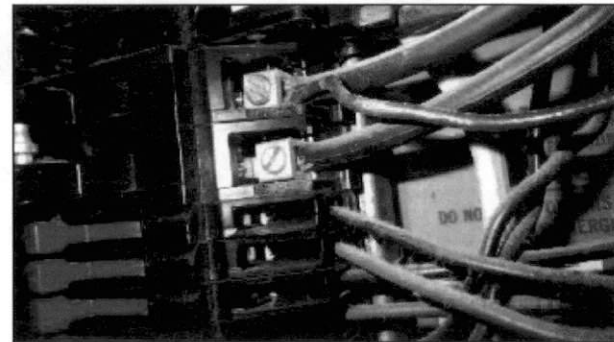
The electrical sub panel appears to have no room for future upgrades or additions to the system. Installing new circuits in this building may involve removing and replacing one or more electrical panels and/or service wires. For more information a qualified electrician should be consulted.

The screws securing the sub panel are sharp, improper, or missing. Sharp screws can damage energized wires within the service panel and cause a short. Missing screws may allow the energized wires to become exposed to unauthorized persons. To achieve the intended level of safety the electrical service panel would benefit from having the proper screws installed.

There is a least one double-lugged breaker inside the electrical sub panel. Double lugging is where more than one branch circuit is connected to a single circuit breaker. The breakers in this panel are not designed to accommodate more than one circuit. There is presently only one brand of breaker that is. We recommend correction by a qualified electrician.



Sylvania GTE panel



double tap

Top 3 breakers replaced.  
Now with spare breaker

<sup>DS</sup>  
MAB

Has a dedicated  
breaker

<sup>DS</sup>  
MAB



### Overcurrent Protection

**Materials:**

Push O Matic (outdated)

**Observations:**

The main service panel and sub panel in this home utilizes GTE Pushmatic circuit breakers. The breakers use a thermal breaker design with no magnetic trip mechanism. Modern circuit breakers incorporate both magnetic and thermal tripping mechanisms. Pushmatic breakers are therefore less inherently safe and reliable as other designs. Recommend a qualified electrician evaluate for possible panel upgrades.

### Distribution Wiring

**Type of wiring used:**

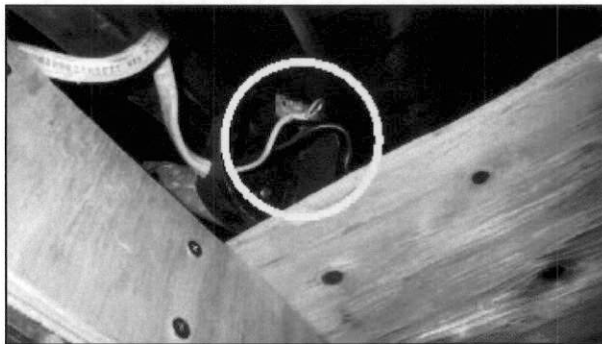
Nonmetallic sheathed cable (Romex) and aluminum at large branch circuits

Nonmetallic conduit

**Observations:**

There are several loose electrical cables in the garage. Loose cables are susceptible to damage as they are not designed to withstand movement and can be inadvertently snagged and pulled loose. Cables should be firmly attached to adjacent framing (walls, etc.) within 12 inches of various junction boxes, panels, and outlet boxes. We recommend properly attaching all loose wires to adjacent framing.

There is at least one wire in the garage that is energized and not capped or properly terminated in a junction box. This is a significant fire and safety hazard now, we recommend immediate further evaluation and repair by a qualified electrician. ✱



live uncapped wires

*Capped outlet & mounted plug*

*DS*  
*MAB*

### Lighting, Fixtures, Switches, Outlets

#### Description of Outlets:

Grounded

#### Observations:

This home has an alarm/security system. Testing this system is beyond the scope of this inspection. We recommend meeting with the sellers to learn the proper operation of this system prior to the close of escrow.

Note: Only a representative number of outlets were tested. At least one outlet was tested in each room. All accessible bathroom outlets and outlets within 6 feet of a water source were tested for correct polarity.

There are minimal electrical outlets in the kitchen. This is a common finding in older homes or in kitchens that have been remodeled. Too few outlets will require the use of extension cords which could overwhelm an older electrical system. We consider this to be an inherent hazard. Also extension cords in kitchens are of particular concern with children as they could pull devices down upon them. We recommend having additional outlets added by an electrician as necessary to ensure extension cords won't be needed anywhere in the home. Note: Generally modern standards require outlets at every countertop of at least 12 inches, built in islands, and along continuous countertops set no further apart than 4 ft.

This home has ceiling fans added. Sometimes as a courtesy this firm will turn on the fans but fully evaluating these units is beyond the scope of this inspection due to the frequent improper installation of these units and myriad of types of automatic controls. Our standard recommendation is to have a qualified electrician disassemble these units to assure proper wiring and mounting.

About Ceiling Fans: Ceiling fans are heavy and require special hanging hardware in the ceiling. This hardware is concealed and generally not visible. Unqualified persons often install these units. It is prudent to have a qualified contractor verify that the ceiling fan(s) are securely mounted. This is particularly important when the fan is located over a bed. Indications of improper mounting include any wobble, unevenness, or gaps visible. This inspector did not identify any ceiling fan problems at the time of inspection.

We found that at least one outlet is missing a cover at the garage and kitchen of the home. It is possible for persons to come in contact with energized components - a significant safety hazard. To achieve the intended level of safety we recommend all missing covers be immediately installed.

There is at least one outlet damaged at the exterior right side of the home. Damaged outlets are a potential fire and safety hazard. We recommend that a qualified electrician perform further evaluation and repairs.

The light fixture in the kitchen above the sink is loose, loose light fixtures can be a hazard due to their weight. We recommend having a qualified handy person or electrician properly tighten or remount this fixture.



missing covers

has covers now



damaged outlet



loose fixture

DS  
MAB



## GFCI / AFCI Protection

### Observations:

About GFCI: Ground Fault Circuit Interrupters are receptacle outlets designed to protect people from electrical shock. They are designed to "sense" a change in ground and trip off to prevent electric shock or electrocution. Most building codes adhere to The National Electric Code which requires this type of protection for bathrooms, basements, exteriors, garages, and within six feet of any water fixture such as a kitchen sink, laundry sink, etc. It is common practice to use a single GFCI device to protect a series of outlets "downstream" from it. Some homes utilize GFCI breakers that are located in the electrical distribution service panel. Both types of protection have test buttons that should be tested periodically to assure that it is operating correctly. Although GFCI protection is a significant safety improvement it is not infallible. GFCI units cannot protect against all types of electrical hazards.

Ground fault circuit interrupter (GFCI) protected outlets are missing at the exterior, upstairs bathrooms and kitchen. This is a potential safety hazard. Because electrical work was likely done recently and/or this is a modern home - outlets near plumbing fixtures and or near damp or potentially wet locations are required to be protected. We recommend further evaluation and repairs by a qualified electrician.



missing GFCI protection



missing GFCI protection

## Carbon Monoxide (CO) Detector(s)

### Location:

First floor

2nd floor

### Observations:

At least one carbon monoxide detector is located in the building. This type of alarm is required to be installed on each floor of the home at the time of sale. Note: Although there may have been CO<sub>2</sub>(s) found in the home we strongly recommend checking to make sure they are still there prior to close of escrow or more importantly prior to occupation.

About Carbon Monoxide (CO): It is a lethal gas -- invisible, tasteless, odorless -- produced in normal amounts whenever you use an appliance which burns a combustible fuel -- gas, oil, kerosene, charcoal, and wood. When proper ventilation becomes blocked or inadequate, CO concentrations build up inside your home and become deadly.

## Smoke/Heat Detector(s)

**Location:**

In all sleeping rooms as required

Not Tested

**Observations:**

\* Smoke alarms were found in the building. Fire Codes require that alarms be installed in all sleeping rooms and in all common hallways that lead to bedrooms. It is a standard recommendation that smoke alarms are located where they will not be triggered by steam and/or fumes from bathrooms or kitchens. We strongly recommend check or changing all smoke alarms/batteries prior to occupation of this structure.. Note: Many municipalities now require that older homes must be upgraded to meet modern smoke alarm codes upon sale of the property including upgrading to have batteries that last at least 5 years.



## Plumbing

### Limitations of Plumbing Inspection

#### General Plumbing Comments:

The sections of the plumbing system concealed by finishes, storage, structure, or the ground surface are not inspected.

Public municipal water supply

Municipal waste system

### Main Water Shut Off

#### Location:

Location of Water Shutoff:

Rear of home



main shutoff

### Service Piping Into The House

#### Materials:

Copper

The size of the main service pipe to this home is: 3/4 inch

### Distribution piping Observations

#### Materials:

Copper

#### Observations:

This home has many angle stop valves at most or all plumbing fixtures. The angle stop valves were not tested. About Angle Stops: Angle stops are valves that control the water to a specific fixture such as a sink or toilet and are often found below that fixture. These valves provide a quick and convenient way to shut off the water to that fixture in the event of a leak or repair. Because they are infrequently used they could be difficult to turn or may be completely frozen. Angle stops should be used periodically to help keep them functional. It is not our practice to test or turn these valves during our inspection as this can cause them to leak if they have not been used regularly.

## Exterior Hose Bibs/Spigots

### Description:

Only a representative number of exterior hose bib (faucets) were tested. It is beyond the scope of a standard home inspection to test all hose bibs.

### Observations:

At least one exterior hose bib (faucet) is missing at an anti-siphon valve fitting. A regular hose end fitting will not fit this hose bib. The intent of this device is to prevent contaminated water from garden hose (chemical sprays) from siphoning into the home's domestic water system. We recommend installing all missing anti-siphon fittings.

At least one hose bib (faucet) is loose at the exterior of this home. Loose pipes and hose bibs can break causing significant water related damage. We recommend having a qualified handyperson or plumber properly securing all loose hose bibs.

## Water Flow and Pressure

### Water Pressure:

72 PSI

### Observations:

Note: Water pressure between 45 and 65 PSI is considered normal. Pressure in excess of about 80 PSI is considered excessive.



water pressure 72 PSI

## Waste/ Vent Observations:

### Materials:

ABS Plastic

Location of the main sewer clean-out is: At the rear

### Observations:

There are large trees on this lot and the home has an older waste line system. According to others there has been previous issues with clogs in the main sewer line. There were no obvious blockages at the time of this inspection. We recommend asking the owner the extent of the issues and what if any repairs were performed. Our standard recommendation for older homes or homes with large trees on the lot is to consider having the waste lines checked with a video camera for breakage, roots, or deterioration. Note: There are several plumbing companies who specialize in waste line video inspections.

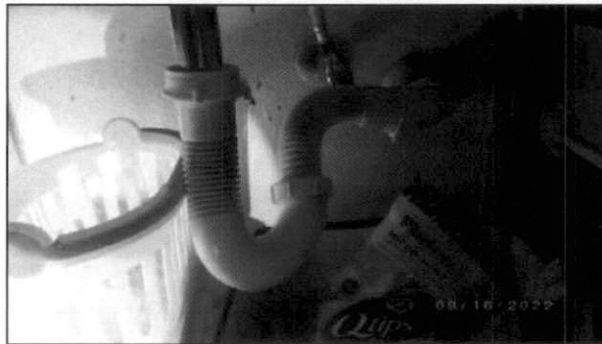


sewer clean out

## Traps and Drains

### Observations:

At least one sink in this home uses a flexible accordion type waste below a sink. This type of drain line is often an indication that non plumbers have done work to this sink. Normally professionals use solid sections of either plastic or metal waste lines. The accordion type units tend to clog quickly and do not have a long service life. For more information we recommend further evaluation by a qualified plumber.



flex pipe used

## Water Heater #1 Observations

### Description:

Approximate capacity:

40 Gallons

Brand: Rheem

Date on Water Heater:

Approx. 2022

Energy Source: Natural gas

Type: Conventional storage tank

### General Condition:

Water heater #1 condition:

The water heater appears relatively new. We recommend asking the owner for the name of the contractor who installed the unit and if any warranties might be extended to the new owner.

Location of Water Heater #1

Exterior utility closet

### Observations:

This water heater(s) is bonded. Modern construction now requires that the hot and cold water pipes be bonded or grounded to the gas line to prevent electrical arcing near gas appliances.

This water heater has an expansion tank.

About Expansion Tanks:

In a closed system and without taking the proper precautions, the expanded water has no place to go. The resulting pressure increase will cause your water heater's temperature and pressure (T&P) relief valve to trigger, expelling the additional pressure and water volume through the valve. Even before the T&P relief valve is triggered (usually at 150 psi), excessive pressure levels caused by thermal expansion can exert forces that have negative effects on your hot water system.

A thermal expansion tank is a small, pre-pressurized tank with a compressible air cushion (diaphragm) that is installed on the supply side (cold water inlet) of a water heater. If the heating and thermal expansion of water creates excess pressure within the water heater, excess water is forced into the expansion tank, keeping pressure levels within the normal operating range of the water heater.

As the pressure within the water heater normalizes (typically after there's a call for hot water within the home), the water within the expansion tank is forced back into the water heater by the diaphragm and the potentially harmful effects of thermal expansion are eliminated.

The expansion tank needs additional support to reduce the stress on the copper piping. Without the proper



support on this expansion tank it can lead to stress on the supply lines and potential failure or breakage of the supply line. We recommend repairs by a qualified plumbing contractor.

The water heater(s) appears properly strapped and secured.

All water heaters will benefit from regular draining of sediments. Please check the manufacturer's instructions for specific details about maintaining this water heater.

**About Draining Water and Removing Sediment:** Most water heaters have a hose bib type valve near the base of the unit. Its function is to drain the water heater for service, replacement, and to help remove sediments that have collected at the bottom of the tank. Most manufacturers recommend draining water out of this hose bib on a regular basis (every six months or so) to reduce sediment buildup. Performing this task on a regular basis will help the water heater attain its intended service life. If the tank has not been drained until it begins to make noises the sediments have likely solidified and require the use of a product that will dissolve the mineral buildup (Mag-erad is a food grade/approved product).

**Procedure:** First reduce the water heater temperature at the control valve (doing this right after morning showers, washing, is best) wait until water has cooled to less than 120 degrees. Shut off the water supply to the unit. Remove the cathode anode (zinc rod). Pour the sediment dissolving product in the tank and wait at least eight hours. Replace the cathode anode with a new one (available at a plumbing supply firm). Attach a garden hose to the hose bib and turn on the valve for at least ten minutes or until water runs clear (turning on a hot water faucet somewhere in the house will speed the process). Remove the hose and check the hose bib for leaks. This procedure should significantly extend the life of the water heater.



newer water heater

## TPR Valve

### Observations:

The water heater(s) in this building has a temperature relief valve (TPR valve).

**About TPR valves:** A Temperature and pressure relief valve is a safety valve, which released excess pressure in the event that the regulator fails, this safety device can prevent an explosion. Hot water may occasionally drip or spray from the valve discharge pipe, caused by changes in water pressure. Leaky valves may fail from build-up of mineral deposits over time and should be replaced when these deposits become readily visible. Manufactures recommend that the TPR valve be tested once a year.

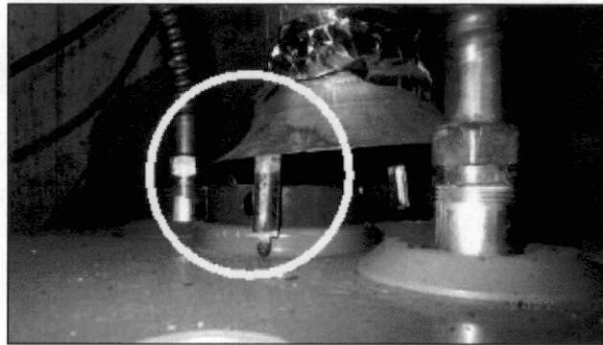
### Water Heater Flue Observations

**Materials:**

Metal "B type" double wall

**Observations:**

At least one water heater flue is disconnected in the exterior closet\shed. This condition is allowing hot and deadly gases to enter the structure - an immediate fire and health hazard. Deadly carbon monoxide gases can enter the home. We recommend having a qualified plumber immediately perform further evaluation and repairs.



disconnected flue

DS  
MAD

positioned  
correctly

### Gas Lines

**Description:**

Black iron pipe used for gas branch or distribution service

**Shut Off:**

The main house gas meter is located at the right side of the home. The main gas valve to the home is located to the left of the meter. We suggest having the proper (dedicated) wrench "zip tied" to the gas meter for easy access in the event of an emergency. These wrenches are now available at a home supply store.



gas meter

## Heating and Air Conditioning

### Limitations of Heating and Air Conditioning Inspection

Caution: Do not store combustible materials near this furnace or other gas fired appliances. Be particularly careful when storing flammable liquids such as paint thinner, solvents, gasoline, oil, etc.

The heat exchanger was largely inaccessible for this inspection. A crack in the heat exchanger can be a serious health hazard as it can allow carbon monoxide to enter the living space of the home. No obvious flaws were detected at the time of this inspection. It is beyond the scope of this inspection to perform a specialized evaluation of this heat exchanger. For a more specialized inspection we recommend having this furnace combustion area accessed and inspected by a qualified HVAC contractor. Caution: Do not store combustible materials near this furnace or other gas fired appliances. Be particularly careful when storing flammable liquids such as paint thinner, solvents, gasoline, oil, etc.

### Heating System

#### Description:

Forced air

Manufacturer: Payne

Capacity:

Approx 66,000 BTU

Energy Source: Natural Gas

Heater Type: Induced draft type

#### General Condition of Heating System:

General condition of Heating System One:

The heating system is relatively new in good condition and at the beginning of its service life. This heating system may still be under both the installers warranty and the heater manufacturers prorated warranty. We recommend asking the owner who installed the furnace and if any guarantees or warranties can be extended.

Date on Furnace:

Approx. 2022

Location of Heating System

Interior utility closet



newer furnace

## Heating & Cooling Distribution

### Description:

Fiberglass wrapped metal ducts

Condition: Unknown - generally not visible/accessible

### Observations:

The building's heating and cooling system (if AC equipped) is dependent upon the "ductwork" that carries the conditioned air to various portions of the building. This building has older ducts and defects may not be visible due to a number of factors, including but not limited to: being covered with insulation, not visible in walls/ceilings/floors, inadequate visual access due to space constraints, required disassembly of system. As a courtesy, whenever practical, we will look inside ducts at registers or other readily accessible areas. Sometimes we may lift a couple of floor registers ("louvered vents") again a courtesy but due to difficulty in replacing the registers (damage to finish surfaces) we often cannot see inside the ducts. For more information about the ducts we recommend having a specialized HVAC contractor using cameras and likely partial disassembly can fully reveal the condition of the ductwork in this building.

In our opinion, the return air intakes are sized incorrectly and not properly located for this heating system. The total volume of return air must at least equal the supply air and the return air intakes and must not be located too closely to the furnace, or to supply air registers or the heating system will not distribute heat evenly and short cycle itself. Consulting a qualified professional HVAC installer to examine the system and make modifications as necessary is recommended.



## Filter(s)

### Description:

Type of Filter: Fiberglass disposable filter(s)

Location of Filter: Lower furnace panel/ compartment

Condition: Dirty

### Observations:

MAINTENANCE: The air filter(s) should be inspected at least monthly and cleaned or replaced as required. There are two types of filters commonly used: (1) Washable filters, (constructed of aluminum mesh, foam, or reinforced fibers) these may be cleaned by soaking in mild detergent and rinsing with water or (2) Fiberglass disposable filters that must be REPLACED before they become clogged. Remember that dirty filters are the most common cause of inadequate heating or cooling performance.

The furnace filter is dirty and should be replaced now. A dirty filter will reduce the efficiency and service life of the furnace.

The filter for the air handling system is the wrong size. Unfiltered air can improperly bypass the filter. We recommend carefully measuring the filter flange and purchasing the correct size.



dirty and wrong size

## Flue

### Flue Type:

Metal B type double wall

### Observations:

The furnace exhaust flue is technically too close to combustible materials. A double walled 'B' vent needs a minimum of 1 inch of clearance from combustibles. Including but not limited to sheetrock and wood. There were no indications of excessive heat at the time of this inspection. To achieve the intended level of safety we recommend having this flue reconfigured correctly.

## Combustion Air

### Observations:

The furnace is located at an interior closet and does not have the required fire protection. Current standards require adjacent areas of the furnace closet to have conforming fire resistant sheet rock in the case of a fire so it does not spread to the rest of the home as quickly. We recommend the missing fire wall be repaired for additional fire safety. Due to the age of the home this might not have been a requirement when the home was built.



missing fire wall

**Thermostat(s)**

**Description:**

Digital - programmable type.

Note: Thermostats are not checked for calibration or timed functions.

**Observations:**

The thermostat is in satisfactory condition

**Cooling System 1**

**Description:**

Compressor/Condensing unit:

Payne

Date of AC

Approx. 2022

At the right

**General Condition of Cooling System:**

This AC system appears relatively new. We recommend asking the owner for the name of the firm that installed this system and if any warranties might be extended to our client(s).

**Observations:**

The installation of the AC sub panel(s) appears to have been completed by qualified personnel. A comprehensive analysis of the electrical system is a specialized and lengthy process that exceeds the scope of a standard general building inspection. If further examination of the system is desired, the client is referred to the services of a certified electrician or electrical engineer.



newer AC unit

## Condensate Drain

### Observations:

The condensate line appears properly configured with no obvious defects.

**About Water from the Air Conditioner:** Water is a byproduct of the air conditioning process; as humid air touches cool condenser pipes/coils it condenses creating the water. It is normal to see water dripping from the condensate lines when the air conditioner is running. The discharge piping for this condensate should be sloped and supported in the same way as other drain piping. Newer approved systems will have a second condensate line with a P-Trap. This is particularly important when the coils are located in the home over wood or sheetrock surfaces. Condensate lines should discharge to a plumbing fixture or a location approved by the local building department. Some jurisdictions require a rock filled French drain termination for this water. The drain line should be checked periodically to verify that it is not clogged and is draining freely.

**Note:** Newer installations have secondary condensate lines that act as a redundant feature to assure that condensate water does not damage interior features. These secondary lines are often located directly above windows or doors (conspicuous) so it can be monitored. If these secondary lines drip water it may be an indication that the AC system needs immediate attention from a qualified HVAC contractor.

# Interior

## Walls and Ceilings

### Description:

Type of interior walls: Drywall

### Observations:

There are minor wall blemishes throughout the home that are of no real significance to this inspection. We only report on individual conditions that are significant and that indicate underlying defects of a more serious nature such as settling, structural inadequacies, water intrusion, rot, or insect damage.

There are cracks in the interior wall/ceiling surfaces that we believe are the result of structural movement caused by settling. The cracks are unsightly and should be repaired. This inspector does not anticipate any rapid changes barring sudden impacts (construction, earthquakes, etc.). Please read the structural section of this report carefully for more information about settlement. \*



typical settlement cracks

*been repaired*

DS  
*MAB*



## Floor Surfaces

### Materials:

Ceramic tile

Stone tile

Plastic laminate (Pergo or equivalent)

The floors in this home are in moderately worn condition.

### Observations:

There are minor floor blemishes throughout the home that are of no real significance to this inspection. We only report on individual conditions that are significant and that indicate underlying defects of a more serious nature such as settling, structural inadequacies, water intrusion, rot, or insect damage.

The floors of this home are uneven at several places. In general, the uneven floors in this home are considered typical for a home of this age. This may be the result of foundation settlement, outdated framing, and heaving sub-floors or finish flooring that has been improperly installed. If further information is desired and if a complete survey of all floors is needed, a flooring/specialty contractor should be retained. Note: It is very common for older homes to have slightly uneven floors due to older construction techniques and normal settlement.

There are several floor squeaks in this home. Squeaks could be the result of improperly installed or inadequately secured sub flooring. If any structural defects were found they would be identified in the Structural section of this report. These types of squeaks are annoying and are normally not structurally significant. It is possible to eliminate floor squeaks with a variety of repair techniques. If more information is required we recommend consulting a flooring professional to discuss options and cost. Note: If re-carpeting we recommend having time between when the old one is removed and new installed that these squeaks be addressed - ask your carpet installer for a day between. Sometimes a nail that secures the subfloor rubs the floor joist. Simply screwing the offending section with a single screw will stop the squeak.



cosmetic blemishes

## Interior Doors

### Materials:

Composition hollow core

Sliding

### Observations:

One or more interior doors are binding against the jamb. We recommend having all doors checked then adjusted or repaired as necessary.

There are several door frames in this home that are slightly out of square or not level and/or plumb. Some doors do not stay open (or closed). Out of square door frames can be the result of a settling foundation or simply not installed perfectly plumb. We recommend monitoring these doors for changes and reading the structural section of this report carefully. Note: It is not unusual for door and window frames to slightly be out of square particularly in older homes.

## Stairways and Railings

### Observations:

The baluster spacing at the main stairs is too wide. It is possible for a small child to slip through the railing and fall. Current codes specify that baluster spacing can be no more than 4 inches wide. Even though this requirement may not have existed at the time this home was built or the local municipality may never have adopted it, we consider this to be a life/safety issue and feel it would be prudent to bring the baluster spacing up to current code. A qualified carpenter should be consulted to discuss options and cost.

The interior handrail is somewhat loose. This is not likely to be a significant safety/fall hazard now but could worsen over time. These railings are required to be able to withstand a 250 pound horizontal pressure without failure. This railing would benefit from repair or reinforcement by a qualified contractor.

There is a low ceiling in the stairwell of the main staircase. Modern standards require stairs to have a minimum head room/ceiling height of at least six foot eight inches. Ceiling heights of less than this are considered substandard and a potential hazard. We recommend keeping this area well lighted and to consider altering the headroom to conform to modern standards.

This building has one or more sets of potentially slippery stairs. Often hardwood, plastic laminate, painted surfaces or metal surfaces are very slick particularly if persons are wearing socks or shoes that have no slip resistant sole. This is a significant slip/fall hazard. We recommend using appropriate precaution and consider adding some slip resistant surface to the stair treads to prevent slipping and falling on stairs.



openings too big

### **Limitations of Interiors Inspection**

The closets were mostly inaccessible due to storage of personal property and clothes. We recommend checking these areas during the final walk through as defects could be concealed.

There were many areas in this home that were simply not accessible due to storage of personal property. This home had significantly more storage/furnishings than the average occupied home - it is possible for significant defects to exist in these areas. We recommend considering having this home completely cleared of property and further inspection by a qualified inspection firm.

# Kitchen

## Microwave/Refrig

### Materials:

The refrigerator was not tested or inspected as this is outside the scope of our inspection. No obvious dampness was seen on the floor at the time of the inspection. We do not open the refrigerator. We do not move the refrigerator but we attempt to look behind it when possible. We recommend asking the owner about the history and function of this appliance and/or testing the refrigerator during the inspection phase of the purchase process. We recommend checking below this unit regularly as a part of this homes routine maintenance - the water lines and evaporative pans can leak causing significant damage to the floors/framing.

## Countertops

### Materials:

Type(s) of Countertop:

Granite/ Stone

Condition: Satisfactory

### Observations:

The kitchen counter tops were partially obscured with storage of personal property. Not all areas were visible at the time of this inspection. Our standard recommendation is to check these areas thoroughly when cleared of items.

The stone counter top in the kitchen does not appear to have adequate support where it cantilevers out beyond the base cabinet. There was no damage visible at the time of this inspection. This material although very strong can crack when forced to bend. Simply leaning heavily on it, placing heavy objects, sudden blows, or sitting on this can crack it. We recommend having a qualified contractor install proper supports below this counter top. Note: Simply installing properly secured purpose built brackets can add significant rigidity.



not supported



## Ranges, Ovens and Cooktops

### Description:

Condition: Satisfactory

Maytag

Freestanding type range/oven

Range and oven: Electric

### Observations:

The oven and range were tested and functioned normally. It is beyond our scope of inspection to test for temperature accuracy or other functions such as self-cleaning, convection fans, timers, etc.

The range is in moderately worn condition. The stove was functional at the time of this inspection.



tested ok

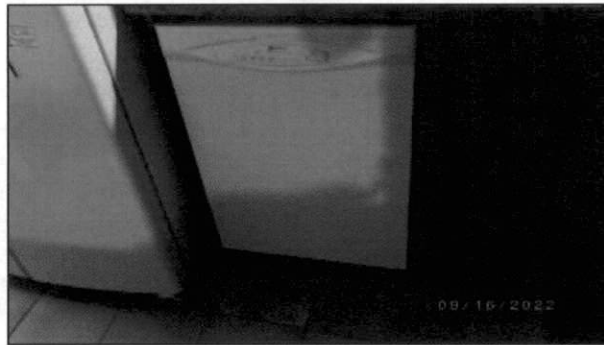
## Dishwasher

### Condition:

The dishwasher is in satisfactory condition. The dishwasher was turned to the rinse or short wash cycle to test for leaks only. It is beyond the scope of this inspection to check the ability of this appliance to clean dishes.

### Observations:

There is no air gap installed between the discharge line from the dishwasher to its waste receptacle. This is a newer style dishwasher and some models have built in back flow prevention devices. We recommend asking the owner for the installation instructions of this particular model to check the specifications of this particular unit. If not equipped with an air gap device older models can allow dirty contaminated water from the plumbing to be siphoned back into the dishwasher where it will contaminate the dishes. Correction will require installation of an air gap device at the kitchen sink, or wall, or necessitate looping the discharge line up over the top of the dishwasher so that it is above the flood rim of the adjacent sink and plumbing and cannot siphon waste backward. Note: Even if equipped with an internal air gap device most state residential codes require installation of this safety device.



tested ok

### Hood/Exhaust Fan

**Materials:**

Exhaust fan built into microwave

Condition: Generally worn

**Observations:**

The kitchen range hood has a recirculating type "exhaust fan". This fan blows air through a filter that traps grease in (typically) metal mesh then blows the air back into the kitchen. It is particularly important that these filters are kept clean so that they can remove air-borne grease from the air. Note: Some local codes no longer permit this type of fan and require that the air be properly exhausted to the exterior of the home. For more information please contact your local building department.

### Cabinets and Drawers

**Materials:**

Wood laminate

Condition: Moderately worn

**Observations:**

The cabinets in the kitchen may not be properly secured and could fail if loaded with heavy items. Some cabinets have as few as two screws supporting them. The screws securing the cabinets may not be conforming ("deck" or "drywall" screws are technically non-conforming) should meet minimum shear strength standards. Fully loaded cabinets could fail or sag under some conditions. We recommend having a qualified finish carpenter install more screws. Note: Cabinets should meet the minimum standards set forth in the Kitchen Cabinet Manufacturers Association in conjunction with ANSI A1610-20 shear tests.

### Feature Observations

**Observations:**

Microwave Condition: Generally worn

The built in microwave was tested using only one function for less than 10 seconds such as the "popcorn" setting. We cannot verify that the unit heats food or water as intended - only that it "turns on". It is beyond our scope of inspection to test for cooking function, temperature accuracy, or other functions such as self-cleaning, convection fans, timers, etc. For more information about its history and ability to heat foods we recommend asking the seller and or obtain further evaluation from a qualified appliance technician.

## Laundry

### Limitations of Appliances Inspection

Important: It is beyond the scope of this inspection to fully evaluate the condition and function of various appliances in a home. We do sometimes turn on appliances such as the range or oven. We do not turn on or test laundry equipment (washers, dryers). We will try exhaust fans, garbage disposal units, trash compactors, plumbing fixtures, and the dishwasher. Oven(s), range(s) and microwave thermostats, timers, clocks, and other specialized cooking functions and features are not tested during this inspection. We do not turn on microwave convection ovens or any counter top devices such as blenders. These are not in-depth tests and we try this equipment to assist our client with determining the overall condition of the home.

Some appliances are tested by turning them on for a short period of time. Recommend a one year Homeowner's Warranty or service contract be purchased. This covers the operation of appliances as well as associated plumbing and electrical repairs with a \$50-100 deductible. It is further recommended that appliances be operated once again during the final walk-through inspection prior to closing.

### Washer

#### Description:

Drain lines and water supply lines serving clothes washing machines are not operated as they may be subject to leaks if turned on. If equipment was installed at the time of this inspection the area below the washer/dryer was not visible and defects or signs of previous leaks may exist.

Power source: 120 Volt Circuit for Washer

#### Observations:

This home has washer dryer hookup facilities in a dedicated closet. It is beyond our scope of inspection to run this equipment or test the drainage. Note: It is very important to periodically clear the dryer vent screen and vent piping to prevent fires! The hot exhaust from both electric and gas clothes dryers are hot enough to cause the built up lint to catch fire. There is often a screen at the exterior of the home and home owners often overlook clearing/cleaning this screen. We recommend checking the flow from the dryer when it is operating to assure that it is flowing freely to the exterior of the home.

### Dryer

#### Description:

The laundry area appears to have only a 220-volt outlet available for the dryer - no gas line or stub was visible at the time of this inspection.

#### Observations:

The area below the washer/dryer was not visible. It is beyond the scope of this inspection to test these appliances.

Clothes dryer vents need to be checked regularly as a part of this building's routine maintenance program. Generally the dryer duct will have to be removed from the dryer and examined - this is beyond the scope of a standard home inspection. Clothes dryers produce enough heat to ignite dry lint. Clogged vents are a potential fire hazard and significantly reduces the efficiency of the dryer. We recommend checking the exhaust flow when the dryer is operating. An appliance technician or qualified handyperson should be able to assist with this recommended task.



## Bathrooms

### Bathtub

#### Description:

Whirlpool (hydromassage) tub in the Primary Bathroom

Plastic/Fiberglass

#### Observations:

This home has what is commonly referred to as a hydrotherapy tub. These tubs do require routine maintenance including flushing of the system to avoid high concentrations of bacteria. We have included some general tips on how this can be done below.

**IMPORTANT:** Always follow manufacturers instructions before performing any type of maintenance to your hydrotherapy tub. Check with your tubs manufacturer to see what they recommend for ongoing maintenance.

**Cleaning Notes:** Several manufacturers suggest using surfactant type detergents such as powdered dishwasher detergent to the water. Cascade Complete is a good choice - it is based on enzymatic action rather than acidic action. Acidic detergent (or vinegar) will eventually strip the sealant on the brass and it will tarnish. In an emergency though, any dish washing detergent will work. This method is recommended by most manufacturers. Add 1/2 cup (100 ml) of household bleach. Bleach is an excellent disinfectant. Some manufacturers do not recommend bleach as it may eventually dry out the internal gaskets. In an emergency it will work well. Run the jets for 10-15 minutes. Set the jets to the highest pressure and turn it on - you will probably see some debris jetting out. This is good: It is better than lingering in your pipes.

There is a spa/hydrotherapy tub in the main bedroom/bathroom. The spa was not tested due to water shortages, we recommend asking the occupant for more information about the function of this feature. For more information we recommend further evaluation by a specialized spa contractor. Note: It is beyond the scope of a standard home inspection to evaluate the function of these units. Sometimes as a courtesy this firm will attempt to momentarily switch the unit on.

There is a spa/tub in the main bathroom. The pump, plumbing, and wiring is located below the unit and was not accessible due to the possibility of damaging the access door. We recommend providing access to this area and further inspection by a qualified inspector.

The spa (hydrotherapy tub) in the primary bathroom does not appear to be properly protected with a dedicated GFCI outlet or breaker. This is a potential shock/safety hazard now, we recommend further evaluation and repairs by a qualified electrician.



no access

can be accessed. Attached with velcro

DS  
MAB



## Shower(s)

### Description:

Surround is cultured marble

Surround is ceramic tile

### Observations:

At least one shower and/or tub diverter valve or spout is loose in the primary bathroom. The pipes behind the finish surfaces have not been properly secured. Loose pipes can leak and cause damage to the framing and adjacent finished surfaces. We recommend further evaluation and repairs by a qualified plumbing contractor.

There is likely non safety glass near or in the shower area of the primary bathroom. This is a significant safety hazard as persons can easily break this window causing large shards of glass to fall - extremely hazardous to bare flesh. Improperly sealed window frames or sills can allow water to enter the framing causing substantial moisture/fungus damage. We recommend removing this window making it higher or installing tempered glass. Note: This condition is also conducive to creating moisture and insect related damage as the sill is continuously wet.



loose assembly



non tempered window

## Sinks

### Observations:

There is a missing stopper in at least one bathroom vanity sink. We recommend repairs by a qualified handyperson or plumber.

There is a defective stopper in the 1/2 and downstairs hall bathrooms. We recommend repairs by a qualified handy person or plumber.

## Toilet(s)

### Observations:

The toilet(s) were checked and they functioned normally.

## A Word About Caulking and Bathrooms

As a general comment we recommend that the caulked seams between the base of the shower/tub and flooring be checked periodically to make sure it is watertight. Moisture damage at this location is very common and avoidable with regular maintenance.

**How to Seal Fixtures:** We found the best way to recaulk around bathroom fixtures is to first clean the area of any mold with a light solution of household bleach and water (4:1 ratio). Remove all loose or unsightly existing caulking while taking care not to scratch the adjacent surfaces. We recommend using a high quality 100% silicone (white) caulking. Apply an even bead, about 1/8 to 3/16s of an inch of caulking to the joint. Long straight areas can be carefully masked off with blue painters tape, leaving only the small area at the joint exposed. Smooth the caulking with your finger until it looks even and covers the seam. Hint! Have a small cup of paint thinner to dip your finger in to keep it clean and assist with making a smooth joint. Have several (slightly thinner dampened) rags available to wipe your fingers as soon as any buildup of caulking happens. Clean excess caulking with clean thinner dampened rages. Caution: Let these rags dry outside in the open on noncombustible surfaces before putting in garbage (preferably a steel can).

## Flooring

### Observations:

There is tile or stone tile covering one or more bathroom floors in this home. Tile floors are water resistant but not waterproof. It is beyond our scope of inspection to remove tile (or insulation in sub area(s)) to observe the subfloor/underlayment. It is possible for damage to exist below these tile surfaces that are not visible for a standard home inspection. We recommend having a qualified Class Three Structural Pest Control inspection firm perform further evaluation. Note: We recommend considering using an approved grout sealing product to improve water resistance, particularly near showers.

Some tiles on the floor are cracked in the primary bathroom. The exact cause of the cracking is unknown but likely due to factors including but not limited to: foundation settlement, seismic activity, framing movement, improper installation, heavy object dropped, or damage below floor. We recommend further evaluation and repairs by a qualified tile contractor.



cracked tiles



cracked tiles

## **Bath Fans**

### **Locations:**

In all bathrooms

### **Condition:**

At least one not working

### **Observations:**

The 1\2 bathroom exhaust fan is inoperative. Repair or replacement is recommended. Note: It is possible that the fan has simply been unplugged behind the grill.

The exhaust fan or grill in at least one bathroom appears partially clogged with lint or dust. We recommend cleaning this fan, grill, and housing.

The exhaust fan in the downstairs hall bathroom was noisy when tested by this inspector. The noise could be an indication that the fan is wearing out and near the end of its service life, and might soon need replacement. Sometimes the fan blades can become very dirty with lint/dust/debris and are out of balance. We recommend having a qualified handy person first try servicing this fan and/or replacing it.

# Fireplace & Chimney

## Fireplace Observations

**Type and condition:**

Freestanding wood stove

Fireplace condition: Moderately worn - needs further evaluations

**Location:**

Family room

**Observations:**

One or more masonry panels in the firebox are slightly cracked. A cracked panel can allow hot gases to come in contact with internal components that are not intended to be subjected to high temperatures. This is a potential fire hazard (normally unlikely but possible during extreme conditions). To achieve the intended level of safety we recommend that all damaged panels be replaced by a qualified chimney technician. The panels can range in cost from about \$45 to \$120 per panel. Note: Smaller hairline cracks in these panels can sometimes be repaired with a specialized caulking designed for this purpose - ask your chimneysweep for more information about this type of repair.

This fireplace has no screen. Hot embers or sparks can pop out onto the adjacent carpet, floors, furnishings, or people. This is a potential fire hazard. We recommend installing a screen in front of this fireplace before using.

There is a damper that is functioning as expected.



missing screen



moderatley worn

## Chimney Observations

**Materials:**

Metal "B type" double wall

*original screen rusted. replaced with standing screen.*

**Observations:**

Adequate inspection of the crown and flue of the chimney could not be conducted because of the presence of a spark arrestor, the stack was simply too high or existing weather or chimney conditions made conducting such an inspection dangerous. This chimney is therefore excluded from the scope of this inspection. The National Fire Prevention Association (NFPA) recommends that a Level II inspection, with fiber-optic video camera, be conducted prior to buying/selling a home. It is recommended that the client(s) have this done prior to closing by a sweep certified by the Chimney Safety Institute of America (CSIA) or equivalent organization.





no view of flue interior

# Garage

## Type of Garage

### Type of Garage:

This home has a detached two car garage.

### General comments:

The parking for this property is limited. Determining the adequacy and location of specific parking arrangements is outside our scope of inspection. We recommend asking your real estate professional for more information about parking.

## Garage Structure Observations

### Garage Structure:

Garage Foundation Condition: Generally worn - please read this section carefully.

### Observations:

The floor slab of the garage is cracked and/or settled at several places. Exactly what caused the settling is unknown. This may be the result of organic material left under the slab or more likely - foundation settlement and expansive soils. This inspector does not anticipate any sudden changes. Please read the structural section carefully. We recommend further evaluation and repair by a concrete contractor.

## Garage Framing Observations

### Garage Framing:

Manufactured wood truss

Detached wood framed

### Observations:

The framing in the garage is water stained at several places. The areas were dry at the time of this inspection. The source of the moisture may have been repaired or is intermittent. We recommend having this area monitored. Note: Only water testing can determine if there are active roof leaks.



dry stains

## Garage Exterior Observations

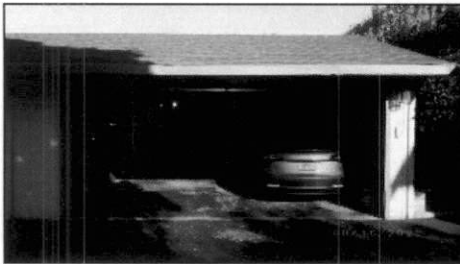
### Garage Siding Type:

Plywood ("T-111")

### Observations:

There is insufficient clearance between the garage siding and grade. There needs to be at least six inches of clearance to minimize damage caused by rainwater splashing against the structure and to make it easier to spot activity by wood destroying insects. We recommend adjusting the exterior grading where necessary to achieve this clearance.

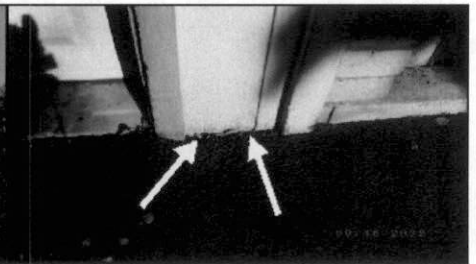
There is scattered moisture/fungus damage at the exterior of this garage at several places. We recommend further evaluation and repairs by a Class 3 Structural Pest Control Operator.



detached garage



moisture damage



moisture damage



moisture damage

## Garage Roof Observations

### Type of Roofing Materials:

The garage roof appears to be moderately worn and is in the second half of its expected service life. For more in-depth analysis of the condition and service life remaining we recommend consulting with a qualified roofing contractor.

### Observations:

The garage vents for this garage are missing. These vents are intended to allow free flow of air to dilute or eliminate dangerous gas buildup. Not having proper ventilation in the garage compromises the intended level of safety for this home. To achieve the intended level of safety, we recommend having a conforming vent system installed. Note: Installing two 4 X 13 vents, one within 12 inches of the finish floor and the other within 12 inches of the ceiling should be adequate.

The roof flashings are improperly installed or configured. Flashings need to be properly integrated into roofing materials and extend far enough behind surfaces to prevent penetration by wind-driven rain or water draining down valleys and roof-wall intersections. Correction by a qualified/professional roofer is recommended.

We found that the roof cover has sustained physical damage. If not corrected this issue could eventually result in significant structural damage to other parts of the structure through rainwater infiltration. Immediate correction by a qualified roofer is recommended.



physical damage

generally worn

improperly integrated

## Garage Door Observation

**Garage Door Type(s):** Metal Sectional

**Garage Door Condition:** Moderately worn - serviceable

The garage has one auto access door

### Observations:

Extension cords ("zip cord") are being used to power at least one automatic garage door opener. This technically is an improper extension cord(s) and are not intended/designed for permanent wiring. This is a potential hazard. We recommend these cords be removed and/or additional wiring added by an electrician. ✕

The garage door opener is in generally worn condition. Although this unit functioned normally the opener appears more than 10 years old and may be nearing the end of its expected service life.



# Framing

## Floor Framing

### Subfloor Sheathing Type:

Concrete slab first floor

## Attic Framing

### Attic Access

Bedroom closet ceiling

### Materials:

Manufactured truss system

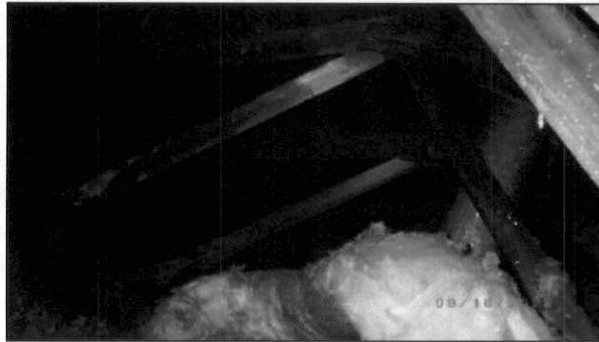
Roof sheathing: Plywood

### Observations:

Our inspection was limited to viewing the attic space from the access. We refrain from entering the attic(s) because the ceiling below could easily be damaged as ceiling joist were concealed with insulation, minimal headroom, or a risk of injury to the inspector. Please refer to the Ventilation and Insulation section elsewhere in this report for more information on this attic.

The visually accessible areas of the attics framing appeared normal with no obvious defects.

Some staining of wood members in the attic was visible. The area was dry at the time of this inspection. These stains may have been the result of a past or intermittent leak. We recommend asking the owner about any history of leaks, repairs, or water related damage. For a specialized roof inspection we recommend retaining the services of a qualified roofing contractor. Note: This is not an unusual condition in older homes with shingle or shake roofs under layers of other roofing.



manufactured truss

## Wall framing

### Materials:

Wood Stud

## **Second Story Floor Framing**

**Materials:**

Not visible, OSB (Oriented Strand Board) or plywood likely

**Materials:**

Not visible, 2 by wood likely

# Environmental

## Limitations

### Limitations:

Potentially hazardous materials have been used in the construction of buildings over the years. Many naturally occurring materials and man made building materials have been found to be dangerous or have adverse effects upon our environment. These substances include but are not limited to lead paint, asbestos, formaldehyde, electromagnetic radiation, and radon. Prior use of the property may also have adverse effects on use and occupant health such as fuel storage tanks, chemical storage, and spills. Hazardous materials, environmental hazards, and product liability are not included in the scope of this inspection. For further information call the EPA in San Francisco at (415) 744-1500.

This home has some natural stone, granite, or marble products. Some of these products have been found to have some levels of radon or other hazardous emissions. It is beyond the scope of this inspection to test these materials. We recommend contacting the Center for Disease Control (CDC) or specialized contractor for more information about these materials and possible hazards

This home was not tested for radon as that is outside the scope of a standard home inspection. Radon is not commonly found in the San Francisco Bay area. Although possible, it is unlikely, with the exception of imported materials or interior building materials. If more information is needed regarding radon we recommend contacting the Environmental Protection Agency and/or a specialized hazardous testing firm.

## Observations

### Observations:

This inspector found no obvious evidence of asbestos in this home. This is not a guarantee that there is none. It is beyond our scope of inspection to test for asbestos. Hazardous materials, environmental hazards, and product liability are not included in the scope of this inspection. For further information about asbestos we recommend calling the EPA in San Francisco at (415) 744-1500 or go to [www.epa.gov](http://www.epa.gov).

About Mold: Usually the first indication of a mold problem is a strong earthy or musty smell. Mold requires moisture and/or high humidity to growth therefore it is imperative to identify the source of water and correct that condition. Molds thrive in areas where humidity levels exceed 60%. There are various devices available that can dehumidify indoor air. Areas where there is minimal air movement tend to promote mold, particularly moisture laden stagnant closets, corners, or crawlspaces. Often simply providing greater ventilation or by installing more or larger perimeter vents can solve a fungus problem.

There are an increasing number of people who have allergic reactions to molds. Some of the better known allergenic molds are *Cladosporium* and *Alternaria*. Your doctor can perform tests to determine if you are sensitive to these types of molds. Obviously removing and providing an inhospitable environment for mold growth is the most effective long term solution.

There are several molds that are identified as toxic to humans; however these types are not common in our climate therefore infrequently found. People who are exposed to toxic molds that have compromised immune systems (the elderly, infants, AIDs patients, and those undergoing chemo therapies) are most likely to be harmed. Some molds produce mycotoxins, such as *Stachybotrys* and *Trichoderma*. These two species are recognized as being among the most toxic. The only way to positively identify the presence of toxic molds is to test for it. There are several ways to test for mold and no one method works every time. Molds can and often do grow in enclosed areas such as in walls and are not physically accessible and air samples are not always accurate as the mold spores may not be airborne at the time of sampling.

Upon request North Bay Inspection can take a swab sample and send this into a certified lab for analysis. The cost of this testing is \$125 for each sample. Usually only one sample is necessary. If there are different molds in several areas several samples may be necessary.

If significant amounts of molds are discovered during your home inspection it should be treated as if it might be dangerous and only by persons outfitted with the appropriate clothing, equipment and training should perform these services. Remediation of harmful molds can be very expensive. Some homeowner's insurance policies cover the costs while others do not, we recommend checking with your insurance agent.

We found evidence of vermin (droppings) in the garage and exterior closet/shed. Whether this is an active condition it can't be determined within the scope of a home inspection. Vermin could have gained access by tunneling beneath the foundation wall, through a poorly fitted hatch, damaged vent screens, or by other means. We recommend further evaluation by a qualified exterminator to identify and seal all points of entry and eliminate any vermin present.

This inspector found some potentially asbestos bearing materials in this home. It is beyond our scope of inspection to test for asbestos. Hazardous materials, environmental hazards, and product liability are not included in the scope of this inspection. For further information go to this webpage: <http://www.epa.gov/asbestos/pubs/ashome.html>

About Asbestos: Source: EPA 2007

"From studies of people who were exposed to asbestos in factories and shipyards, we know that breathing high levels of asbestos fibers can lead to an increased risk of: Lung cancer mesothelioma, a cancer of the lining of the chest and the abdominal cavity; and asbestosis, in which the lungs become scarred with fibrous tissue.



The risk of lung cancer and mesothelioma increases with the number of fibers inhaled. The risk of lung cancer from inhaling asbestos fibers is also greater if you smoke. People who get asbestosis have usually been exposed to high levels of asbestos for a long time. The symptoms of these diseases do not usually appear until about 20 to 30 years after the first exposure to asbestos.

Most people exposed to small amounts of asbestos, as we all are in our daily lives, do not develop these health problems. However, if disturbed, asbestos material may release asbestos fibers, which can be inhaled into the lungs. The fibers can remain there for a long time, increasing the risk of disease. Asbestos material that would crumble easily if handled or that has been sawed, scraped, or sanded into a powder is more likely to create a health hazard.”



possible asbestos material

## Primary Recommendations

<b>Exterior</b>		
Page 8	Patio Cover, Concrete, Outbuilding(s)	The outbuilding/shed is moisture/fungus damaged at several places. This damage can spread to areas and cause this deck to become unstable or even unsafe over time. For more information we recommend further evaluations and inspections by a Class Three Structural Pest firm.
Page 10	Observations Exterior Cladding	The siding at the right side is moisture and/or fungus damaged. This damage can spread to areas adjacent to the siding, including framing. We recommend further evaluation and repairs by a qualified licensed Class Three Structural Pest firm.
Page 11	Observations: Eaves, Soffits, Fascia and Trim	<p>The wood trim at the right side of this home is moisture and/or fungus damaged. Over time this damage can spread to adjacent wood members. We recommend further evaluation by a licensed pest firm.</p> <p>There is moisture/fungus damaged eave sheathing at the left rear. The exact cause of the damage is unknown but this type of damage is often caused by a roof leak. We recommend further evaluations and repairs by a qualified class three structural pest firm. Note: Normally only water testing this roof could determine if this roof has an active leak. Water testing is a specialized investigation and is beyond the scope of a standard home inspection.</p> <p>There are moisture/fungus damaged exposed beam(s) end(s). Wood beams and rafter tails that protrude beyond the eaves are exposed to harsh weather and therefore prone to moisture related damage. We recommend further evaluation and repairs by a class three structural licensed pest firm. Note: These beams can sometimes be simply cut shorter then properly primed and sealed with paint. To prevent future damage on exposed beams it is worthwhile and a relatively inexpensive upgrade to have sheet metal caps installed on the tops of these beams.</p>
<b>Roofing</b>		
Page 17	Roof Covering Observations	The exterior closet/shed roof is near or at the end of its service life. Temporary repairs may keep it waterproof for now but it will need to be replaced soon. We recommend obtaining bids for replacement of this roof from qualified roofing contractors.
Page 18	Flashings	The roof flashings are leaking at the exterior closet/shed. This condition will cause moisture related damage to this home. Repair/replacement is recommended. We recommend immediate further evaluation and repairs by a qualified roofing contractor.
Page 19	Roof Drainage System	The gutters at the garage and home are generally worn and at or near the end of their service life. These gutters may need replacement soon. Consultation with several gutter installers to discuss various options and determine replacement cost is recommended. Note: The most cost effective time to replace gutters is when replacing this roof.

**Electrical**

Page 24	Main Service Panel(s)	The inner protective panel is missing on the main panel. This is a potential safety hazard as persons could touch the energized interior of the service box. We recommend having a qualified electrician install the missing inner panel on this device.
Page 25	Distribution Wiring	There is at least one wire in the garage that is energized and not capped or properly terminated in a junction box. This is a significant fire and safety hazard now, we recommend immediate further evaluation and repair by a qualified electrician.
Page 26	Lighting, Fixtures, Switches, Outlets	There is at least one outlet damaged at the exterior right side of the home. Damaged outlets are a potential fire and safety hazard. We recommend that a qualified electrician perform further evaluation and repairs.  The light fixture in the kitchen above the sink is loose, loose light fixtures can be a hazard due to their weight. We recommend having a qualified handy person or electrician properly tighten or remount this fixture.
Page 27	GFCI / AFCI Protection	Ground fault circuit interrupter (GFCI) protected outlets are missing at the exterior, upstairs bathrooms and kitchen. This is a potential safety hazard. Because electrical work was likely done recently and/or this is a modern home - outlets near plumbing fixtures and or near damp or potentially wet locations are required to be protected. We recommend further evaluation and repairs by a qualified electrician.

**Plumbing**

Page 34	Water Heater Flue Observations	At least one water heater flue is disconnected in the exterior closet/shed. This condition is allowing hot and deadly gases to enter the structure - an immediate fire and health hazard. Deadly carbon monoxide gases can enter the home. We recommend having a qualified plumber immediately perform further evaluation and repairs.
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**Bathrooms**

Page 48	Bathtub	The spa (hydrotherapy tub) in the primary bathroom does not appear to be properly protected with a dedicated GFCI outlet or breaker. This is a potential shock/safety hazard now, we recommend further evaluation and repairs by a qualified electrician.
Page 49	Shower(s)	There is likely non safety glass near or in the shower area of the primary bathroom. This is a significant safety hazard as persons can easily break this window causing large shards of glass to fall - extremely hazardous to bare flesh. Improperly sealed window frames or sills can allow water to enter the framing causing substantial moisture/fungus damage. We recommend removing this window making it higher or installing tempered glass. Note: This condition is also conducive to creating moisture and insect related damage as the sill is continuously wet.

**Garage**

Page 55	Garage Exterior Observations	There is scattered moisture/fungus damage at the exterior of this garage at several places. We recommend further evaluation and repairs by a Class 3 Structural Pest Control Operator.
Page 56	Garage Roof Observations	The roof flashings are improperly installed or configured. Flashings need to be properly integrated into roofing materials and extend far

		<p>enough behind surfaces to prevent penetration by wind-driven rain or water draining down valleys and roof-wall intersections. Correction by a qualified/professional roofer is recommended.</p> <p>We found that the roof cover has sustained physical damage. If not corrected this issue could eventually result in significant structural damage to other parts of the structure through rainwater infiltration. Immediate correction by a qualified roofer is recommended.</p>
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**Twin Termite and Pest Control**  
865 Cotting Lane Suite D  
Vacaville, CA 95688  
Phone: (707) 455-8946  
Fax: (916) 344-8942  
www.twintermite.com  
Registration # PR8577



Report # 82479 LI

Ordered by: Patty Balistreri	Property Owner and/or Party of Interest: Patty Balistreri	Report Sent to: <b>Patty Balistreri</b>
COMPLETE REPORT <input type="checkbox"/> LIMITED REPORT <input checked="" type="checkbox"/> SUPPLEMENTAL REPORT <input type="checkbox"/> REINSPECTION REPORT <input type="checkbox"/>		
General Description: THIS PROPERTY CONSISTS OF A TWO STORY RESIDENCE WITH WOOD SIDING		Inspection Tag Posted: ATTIC
		Other Tags Posted:
An inspection has been made of the structure(s) shown on the diagram in accordance with the Structural Pest Control Act. Detached porches, detached steps, detached decks and any other structures not on the diagram were not inspected.		
SUBTERRANEAN TERMITES <input type="checkbox"/> DRYWOOD TERMITES <input type="checkbox"/> FUNGUS / DRYROT <input checked="" type="checkbox"/> OTHER FINDINGS <input checked="" type="checkbox"/> FURTHER INSPECTION <input type="checkbox"/>		
If any of the above boxes are checked, it indicates that there were visible problems in accessible areas. Read the report for details on checked items.		

DocuSigned by:  
  
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11/10/2022 | 7:55 AM PST

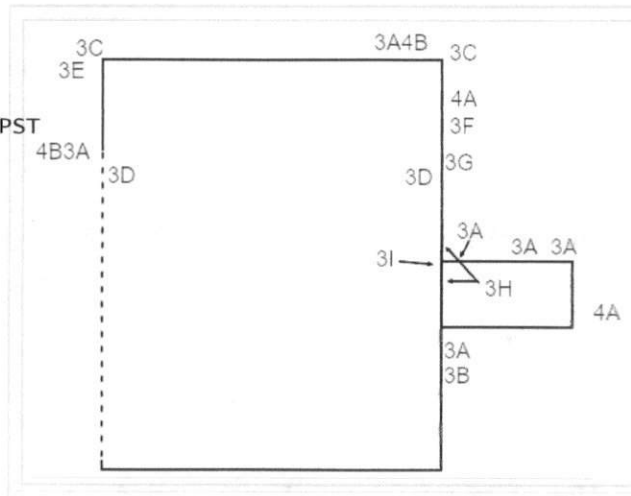


DIAGRAM NOT TO SCALE

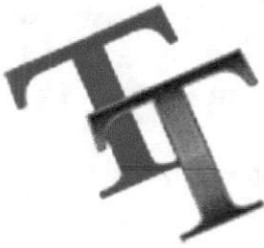
Inspected by: Nathan Treney (707) 724-1789 State Lic. #: FR54068 Signature:

You are entitled to obtain copies of all reports and completion notices on this property reported to the Structural Pest Control Board during the preceding two years. To obtain copies contact: Structural Pest Control Board, 2005 Evergreen Street, Suite 1500, Sacramento, California, 95815.  
NOTE: Questions or problems concerning the above report should be directed to the manager of the company. Unresolved questions or problems with services performed may be directed to the Structural Pest Control Board at (916) 561-8798 or [www.pestboard.ca.gov](http://www.pestboard.ca.gov)

~~Ⓢ~~ - Seller has repaired

DocuSigned by:  
  
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11/17/2022 | 4:59 PM



# Twin Termite and Pest Control

865 Cotting Lane Suite D

Vacaville, CA 95688

Phone: (707) 455-8946

Fax: (916) 344-8942

www.twintermite.com

Patty Balistreri

## Property Billing Statement

**Statement Date:** 10/06/2022

**Report #:** 82479 LI

**Service Address:** 1725 Landana Drive, # 2, Concord, CA 94519

**Escrow #:**

**Closing Date:** 11/30/-0001

Date	Description	Charge	Payment	Balance
09/27/2022	ORIGINAL	280.00	0.00	280.00
10/06/2022	PAID CC	0.00	280.00	0.00

**Balance: 0.00**

**Make your check payable to:** Twin Termite and Pest Control

**Send to:** 865 Cotting Lane, Suite D  
Vacaville, CA 95688

**For billing questions, call:** (707) 455-8946

### Thank You

PAYMENT IS DUE AT THE TIME OF INSPECTION OR COMPLETION OF WORK.

UNPAID INSPECTION BALANCES OLDER THAN TEN (10) BUSINESS DAYS WILL HAVE A BILLING FEE OF \$50 ASSESSED.

UNPAID WORK COMPLETION BALANCES THAT ARE THIRTY (30) DAYS PAST DUE (30 days past the date of completion notice) WILL HAVE A 1.5% PER MONTH INTEREST CHARGE ON CURRENT BALANCE UNTIL BALANCE IS CLEARED.

Building No: 1725	Street : Landana Drive	City : Concord	Zip : 94519	Inspection Date : 09/27/2022	Page : 2/11
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**WHAT IS A WOOD DESTROYING PEST & ORGANISM INSPECTION REPORT? READ THIS DOCUMENT. IT EXPLAINS THE SCOPE AND LIMITATIONS OF A STRUCTURAL PEST CONTROL INSPECTION AND A WOOD DESTROYING PEST & ORGANISM INSPECTION REPORT.**

A WOOD DESTROYING PEST & ORGANISM INSPECTION REPORT CONTAINS FINDINGS AS TO THE PRESENCE OR ABSENCE OF EVIDENCE OF WOOD DESTROYING ORGANISMS IN VISIBLE AND ACCESSIBLE AREAS AND CONTAINS RECOMMENDATIONS FOR CORRECTING ANY INFESTATIONS OR INFECTIONS FOUND. THE CONTENTS OF WOOD DESTROYING PEST & ORGANISM INSPECTION REPORTS ARE GOVERNED BY THE STRUCTURAL PEST CONTROL ACT AND REGULATIONS.

SOME STRUCTURES DO NOT COMPLY WITH BUILDING CODE REQUIREMENTS OR MAY HAVE STRUCTURAL, PLUMBING, ELECTRICAL, MECHANICAL, HEATING, AIR CONDITIONING OR OTHER DEFECTS THAT DO NOT PERTAIN TO WOOD DESTROYING ORGANISMS. A WOOD DESTROYING PEST & ORGANISM INSPECTION REPORT DOES NOT CONTAIN INFORMATION ON SUCH DEFECTS, IF ANY, AS THEY ARE NOT WITHIN THE SCOPE OF THE LICENSES OF EITHER THIS COMPANY, OR ITS EMPLOYEES.

THE STRUCTURAL PEST CONTROL ACT REQUIRES INSPECTION OF ONLY THOSE AREAS WHICH ARE VISIBLE AND ACCESSIBLE AT THE TIME OF INSPECTION. SOME AREAS OF THE STRUCTURE ARE NOT ACCESSIBLE TO INSPECTION, SUCH AS INACCESSIBLE AND/OR INSULATED ATTICS OR PORTIONS THEREOF, ATTICS WITH LESS THAN 18 INCHES CLEAR CRAWL SPACE, THE INTERIOR OF HOLLOW WALLS, SPACES BETWEEN FLOORS, AREAS CONCEALED BY CARPETING, APPLIANCES, FURNITURE OR CABINETS. INFESTATIONS OR INFECTIONS MAY BE ACTIVE IN THESE AREAS WITHOUT VISIBLE AND ACCESSIBLE EVIDENCE. IF YOU DESIRE INFORMATION ABOUT AREAS THAT WERE NOT INSPECTED A FURTHER INSPECTION MAY BE PERFORMED AT AN ADDITIONAL COST. CARPETS, FURNITURE OR APPLIANCES ARE NOT MOVED AND WINDOWS ARE NOT OPENED DURING A ROUTINE INSPECTION. THIS IS AN INSPECTION FROM THE GROUND LEVEL. AREAS ABOVE 10 FEET WERE VISUALLY INSPECTED ONLY. TWIN HOME SERVICES ASSUMES NO LIABILITY FOR ANY CONDITIONS THAT WERE NOT EVIDENT FROM GROUND LEVEL.

**THE EXTERIOR SURFACE OF THE ROOF WAS NOT INSPECTED. IF YOU WANT THE WATER TIGHTNESS OF THE ROOF DETERMINED, YOU SHOULD CONTACT A ROOFING CONTRACTOR WHO IS LICENSED BY THE CONTRACTORS STATE LICENSE BOARD. AN INSPECTION IS PERFORMED FROM THE GROUND LEVEL ONLY TO VISIBLE AND ACCESSIBLE AREAS.**

THIS COMPANY DOES NOT CERTIFY OR GUARANTEE AGAINST ANY LEAKAGE, SUCH AS (BUT NOT LIMITED TO) PLUMBING, APPLIANCES, WALLS, DOORS, WINDOWS, ANY TYPE OF SEEPAGE, ROOF OR DECK COVERINGS. THIS COMPANY RENDERS NO GUARANTEE, WHATSOEVER, AGAINST ANY INFECTION, INFESTATION OR ANY OTHER ADVERSE CONDITION WHICH MAY EXIST IN SUCH AREAS OR MAY BECOME VISIBLY EVIDENT IN SUCH AREA AFTER THIS DATE. THIS COMPANY DOES NOT WATER TEST UPPER LEVEL SHOWER PANS DUE TO DAMAGE THAT MAY OCCUR FROM SUCH LEAKAGE TO THE CEILING BELOW. UPON REQUEST, FURTHER INSPECTION OF THESE AREAS WOULD BE PERFORMED AT AN ADDITIONAL CHARGE.

IN THE EVENT DAMAGE OR INFESTATION DESCRIBED HEREIN IS LATER FOUND TO EXTEND FURTHER THAN ANTICIPATED, ALL WORK WILL CEASE AND A SUPPLEMENTAL REPORT WILL BE ISSUED. OWNER SHOULD BE AWARE OF THIS CLOSED BID WHEN CONTRACTING WITH OTHERS OR UNDERTAKING THE WORK HIMSELF/HERSELF.

ALL PESTICIDES AND FUNGICIDES MUST BE APPLIED BY A STATE CERTIFIED APPLICATOR (SEC.8555 BUSINESS AND PROFESSIONS CODE DIVISION 3) AND IN ACCORDANCE WITH THE MANUFACTURERS LABEL REQUIREMENTS.

**\*\*\*NOTICE: REPORTS ON THIS STRUCTURE PREPARED BY VARIOUS REGISTERED COMPANIES SHOULD LIST THE SAME FINDINGS (I.E. TERMITE INFESTATIONS, TERMITE DAMAGE, FUNGUS DAMAGE, ETC.). HOWEVER, RECOMMENDATIONS TO CORRECT THESE FINDINGS MAY VARY FROM COMPANY TO COMPANY. YOU HAVE A RIGHT TO SEEK A SECOND OPINION FROM ANOTHER COMPANY.\*\***

**THE WOOD DESTROYING PEST & ORGANISMS REPORT DOES NOT INCLUDE MOLD OR ANY MOLD LIKE CONDITIONS. NO REFERENCE WILL BE MADE TO MOLD OR MOLD-LIKE CONDITIONS. MOLD IS NOT A WOOD DESTROYING ORGANISM AND IS OUTSIDE THE SCOPE OF THIS REPORT AS DEFINED BY THE STRUCTURAL PEST CONTROL ACT. IF YOU WISH YOUR PROPERTY TO BE INSPECTED FOR MOLD OR MOLD LIKE CONDITIONS, PLEASE CONTACT A CERTIFIED INDUSTRIAL HYGIENIST.**



THERE MAY BE HEALTH RELATED ISSUES ASSOCIATED WITH THE FINDINGS REFLECTED IN THIS REPORT. WE ARE NOT QUALIFIED TO AND DO NOT RENDER AN OPINION CONCERNING ANY SUCH HEALTH ISSUES. THE INSPECTION REFLECTED BY THIS REPORT WAS LIMITED TO THE VISIBLE AND ACCESSIBLE AREAS ONLY. QUESTIONS CONCERNING HEALTH RELATED ISSUES, WHICH MAY BE ASSOCIATED WITH THE FINDINGS OR RECOMMENDATIONS REFLECTED IN THIS REPORT SHOULD BE DIRECTED TO A CERTIFIED INDUSTRIAL HYGIENIST.

WARNING: EFFECTIVE APRIL 22ND, 2010: IT IS MANDATORY THAT ANY AND ALL PERSONS THAT PERFORM REPAIRS, RENOVATION OR PAINTING MUST ADHERE TO THE NEW EPA REGULATION DETAILED IN 40 CFR 745, SUBPART E. THE REGULATION IS APPLICABLE TO ALL RESIDENTIAL HOUSES, APARTMENTS AND CHILD CARE FACILITIES BUILT PRIOR TO 1978. ALL TRADESPERSONS AND/OR PERSONS WORKING ON A PROPERTY WITH AN INTENT TO SELL MUST SUPPLY THE OWNER AND/OR INTERESTED PARTY THE DESIGNATED EPA PAMPHLET "RENOVATE RIGHT" LEAD HAZARD INFORMATION PAMPHLET. THE EPA REGULATION STIPULATES THAT IF MORE THAN 6 SQUARE FEET OF PAINT ON INTERIOR SURFACES OR MORE THAN 20 SQUARE FEET ON EXTERIOR SURFACES ARE DISTURBED, OR WINDOWS OR DOORS ARE REMOVED AND REPLACED, THAT THE WORK SURFACES ARE TESTED BY A CERTIFIED LEAD INSPECTOR. TWIN TERMITE PEST CONTROL & CONSTRUCTION, INC. WILL APPROACH ALL NECESSARY REPAIRS ON STRUCTURES BUILT PRIOR TO 1978 AS IF THEY CONTAIN LEAD AND WILL FOLLOW ALL THE RULES FOR RENOVATION AS OUTLINED IN 40 CFR PART 745. TWIN TERMITE PEST CONTROL & CONSTRUCTION, INC. HAS COMPLETED AN EPA-ACCREDITED RENOVATOR COURSE AND IS RECOGNIZED AS A CERTIFIED EPA RENOVATOR. ALSO EFFECTIVE IMMEDIATELY, HOMEOWNERS, OR REPRESENTATIVES OF PROPERTY MAY NOT "OPT-OUT" OF THE WORK PRACTICES AS DESCRIBED IN 40 CFR 745.

THIS SEPARATED REPORT HAS BEEN ISSUED WHICH IS DEFINED AS SECTION I SECTION II CONDITIONS EVIDENT ON THE DATE OF INSPECTION.

SECTION I CONTAINS ITEMS WHERE THERE IS EVIDENCE OF ACTIVE INFESTATION, INFECTION OR CONDITIONS THAT HAVE RESULTED IN OR FROM INFESTATION OR INFECTION.

SECTION II ITEMS ARE CONDITIONS DEEMED LIKELY TO LEAD TO INFESTATION OR INFECTION BUT WHERE NO VISIBLE EVIDENCE OF SUCH WAS FOUND.

FURTHER INSPECTION ITEMS ARE DEFINED AS RECOMMENDATIONS TO INSPECT AREA(S) WHICH DURING THE ORIGINAL INSPECTION DID NOT ALLOW THE INSPECTOR ACCESS TO COMPLETE THEIR INSPECTION AND CANNOT BE DEFINED AS SECTION I OR II

#### Additional Notes

##### NOTES:

THIS IS A LIMITED REPORT AT THE REQUEST OF PATTY BALISTRERI AND PERTAINS TO THE INTERIOR AND EXTERIOR SURFACES OF THIS UNIT ONLY. THIS UNIT IS PART OF A COMPLEX. TWIN HOME SERVICES ASSUMES NO LIABILITY FOR CONDITIONS THAT MAY BE ORIGINATING FROM THE ADJACENT UNITS SUCH AS, BUT NOT LIMITED TO, TERMITE INFESTATIONS, DRY ROT, AND PLUMBING LEAKS. TWIN HOME SERVICES RECOMMENDS A COMPLETE INSPECTION OF THIS STRUCTURE.

(SECTION 1 ITEM)

#### (3) FUNGUS / DRYROT

##### 3A. FINDING:

THERE IS WOOD DECAY FUNGI (DRY ROT) DAMAGE AT THE T 1-11 SIDING AND TRIM.

##### RECOMMENDATION:

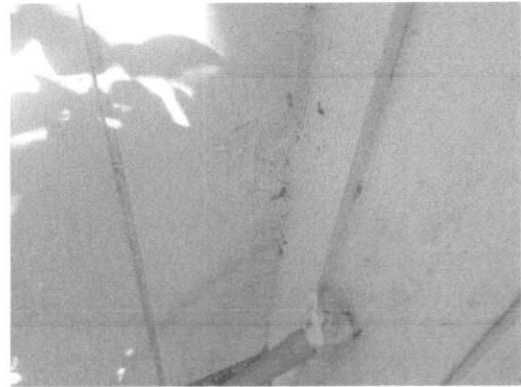
REMOVE TRIM AS NECESSARY. REMOVE AND REPLACE THE DAMAGED SIDING USING COMPLETE SHEETS (TO MATCH AS CLOSE AS SUPPLIES PERMIT) AND RE-INSTALL TRIM. APPLY TIMBOR (ACTIVE INGREDIENT, DISODIUM OCTABORATE TETRAHYDRATE) ADJACENT TO THE INFECTED AREAS FOR THE CONTROL OF WOOD DECAY FUNGI AS NECESSARY.

DS

*MAB*



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3A:

(SECTION 1 ITEM)

**(3) FUNGUS / DRYROT**

3B. FINDING:

THERE IS WOOD DECAY FUNGI (DRY ROT) DAMAGE AT THE 4X12 BEAM

RECOMMENDATION:

REMOVE THE DAMAGED/INFECTED PORTION OF THE WOOD MEMBER(S) AND REPLACE WITH NEW MATERIAL. APPLY TIMBOR (ACTIVE INGREDIENT, DISODIUM OCTABORATE TETRAHYDRATE) TO THE ADJACENT INFECTED AREAS AS NECESSARY FOR THE CONTROL OF WOOD DECAY FUNGI (DRY ROT).



3B:

(SECTION 1 ITEM)

**(3) FUNGUS / DRYROT**

3C. FINDING:

THERE IS WOOD DECAY FUNGI (DRY ROT) DAMAGE AT THE 1ST STORY FASCIA

RECOMMENDATION:

REMOVE THE DAMAGED/INFECTED PORTION OF THE WOOD MEMBER(S) AND REPLACE WITH NEW MATERIAL. APPLY TIMBOR (ACTIVE INGREDIENT, DISODIUM OCTABORATE TETRAHYDRATE) TO THE ADJACENT INFECTED AREAS AS NECESSARY FOR THE CONTROL OF WOOD DECAY FUNGI (DRY ROT).



3C:

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(SECTION 1 ITEM)

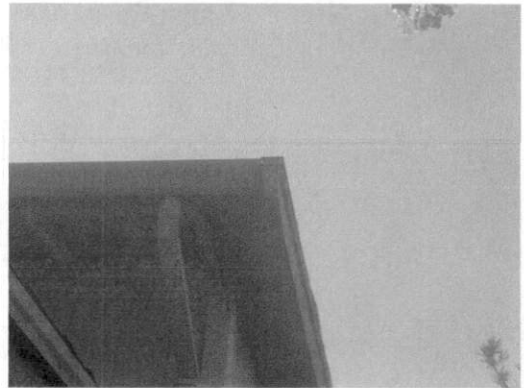
**(3) FUNGUS / DRYROT**

3D. FINDING:

THERE IS WOOD DECAY FUNGI (DRY ROT) DAMAGE AT THE 2ND STORY BARGE RAFTER.

RECOMMENDATION:

REMOVE THE DAMAGED/INFECTED PORTION OF THE WOOD MEMBER(S) AND REPLACE WITH NEW MATERIAL. APPLY TIMBOR (ACTIVE INGREDIENT, DISODIUM OCTABORATE TETRAHYDRATE) TO THE ADJACENT INFECTED AREAS AS NECESSARY FOR THE CONTROL OF WOOD DECAY FUNGI (DRY ROT).



3D:

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(SECTION 1 ITEM)

**(3) FUNGUS / DRYROT**

3E. FINDING:

THERE IS EVIDENCE OF WOOD DECAY FUNGI (DRY ROT) DAMAGE AT THE PLYWOOD SHEATHING OF THE ROOF OVERHANG.

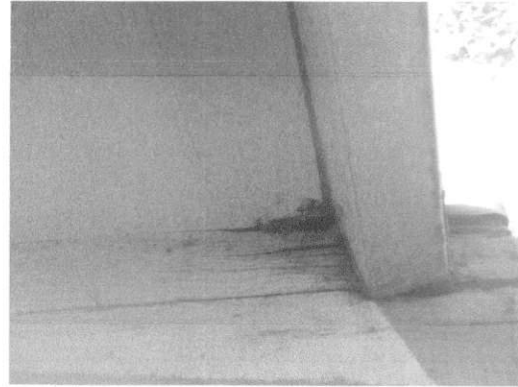
RECOMMENDATION:

REMOVE THE ROOF COVERING TO EXPOSE THE DAMAGED AREAS IF NECESSARY. REMOVE ALL STRUCTURALLY DAMAGED WOOD MEMBERS AND REPLACE WITH NEW MATERIAL. APPLY TIMBOR (ACTIVE INGREDIENT, DISODIUM OCTABORATE TETRAHYDRATE) ADJACENT TO THE INFECTED AREAS FOR THE CONTROL OF WOOD DECAY FUNGI AS NECESSARY. INSTALL ROOF COVERING TO THE EXPOSED AREAS ONLY. GUARANTEE APPLIES TO ROOF COVERING IN REPAIRED AREAS ONLY.

NOTES:

DURING THE COURSE OF REPAIRS, IF ADDITIONAL LAYERS OF ROOFING AND/OR ROOF SHEATHING ARE DISCOVERED AT THE EXPOSED AREA, THEN THE HOMEOWNER WILL BE CONTACTED AND A SUPPLEMENTAL REPORT ISSUED REFLECTING ADDITIONAL FINDINGS/COSTS.

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3E:

(SECTION 1 ITEM)

**(3) FUNGUS / DRYROT**

3F. FINDING:

THERE IS WOOD DECAY FUNGI (DRY ROT) DAMAGE AT THE 2X2 TRIM

RECOMMENDATION:

REMOVE THE DAMAGED/INFECTED PORTION OF THE WOOD MEMBER(S) AND REPLACE WITH NEW MATERIAL. APPLY TIMBOR (ACTIVE INGREDIENT, DISODIUM OCTABORATE TETRAHYDRATE) TO THE ADJACENT INFECTED AREAS AS NECESSARY FOR THE CONTROL OF WOOD DECAY FUNGI (DRY ROT).

\* <sup>DS</sup>



3F:

(SECTION 1 ITEM)

**(3) FUNGUS / DRYROT**

3G. FINDING:

THERE IS WOOD DECAY FUNGI (DRY ROT) DAMAGE AT THE 1X4 TRIM

RECOMMENDATION:

REMOVE THE DAMAGED/INFECTED PORTION OF THE WOOD MEMBER(S) AND REPLACE WITH NEW MATERIAL. APPLY TIMBOR (ACTIVE INGREDIENT, DISODIUM OCTABORATE TETRAHYDRATE) TO THE ADJACENT INFECTED AREAS AS NECESSARY FOR THE CONTROL OF WOOD DECAY FUNGI (DRY ROT).

\* <sup>DS</sup>



3G:

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(SECTION 1 ITEM)

**(3) FUNGUS / DRYROT**

3H. FINDING:

THERE IS WOOD DECAY FUNGI (DRY ROT) DAMAGE AT THE T 1-11/ PLYWOOD SIDING BENEATH THE SHED ROOF.

RECOMMENDATION:

TWIN WILL REMOVE THE ROOFING AS NECESSARY. REMOVE TRIM IF NECESSARY. REMOVE THE FRAMING AS NECESSARY TO ACCESS THE DAMAGED SIDING. REMOVE AND REPLACE THE DAMAGED PORTIONS OF SIDING USING GALVANIZED Z-BAR WHERE PRACTICAL (TO MATCH AS CLOSE AS SUPPLIES PERMIT) AND INSTALL NEW TRIM TO REPAIRED AREAS WHERE NEEDED. APPLY TIMBOR (ACTIVE INGREDIENT: SODIUM OCTOBORATE) ADJACENT TO THE INFECTED AREAS FOR THE CONTROL OF WOOD DECAY FUNGI AS NECESSARY. AFTER SIDING REPAIRS ARE COMPLETE, OWNER TO HAVE A LICENSED ROOFING CONTRACTOR MAKE THE REPAIRS TO THE ROOF COVERING.

NOTES:

TWIN TERMITE WILL ATTEMPT TO MAKE THE REPAIRS WITHOUT REMOVAL OF THE WATER HEATER. IF THIS IS FOUND TO BE IMPRACTICAL OR NOT POSSIBLE, OWNER WILL BE RESPONSIBLE FOR REMOVAL AND ANY ASSOCIATED COSTS.



3H:

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(SECTION 1 ITEM)

**(3) FUNGUS / DRYROT**

3I. FINDING:

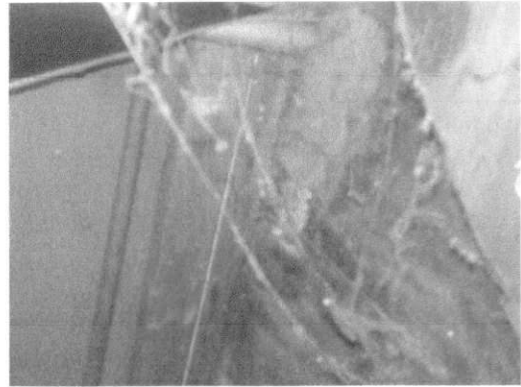
THERE IS WOOD DECAY FUNGI (DRY ROT) DAMAGE AT THE 2X4 FRAMING

RECOMMENDATION:

REMOVE THE DAMAGED/INFECTED PORTION OF THE WOOD MEMBER(S) AND REPLACE WITH NEW MATERIAL. APPLY TIMBOR (ACTIVE INGREDIENT, DISODIUM OCTABORATE TETRAHYDRATE) TO THE ADJACENT INFECTED AREAS AS NECESSARY FOR THE CONTROL OF WOOD DECAY FUNGI (DRY ROT).



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3I:

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(SECTION 2 ITEM)

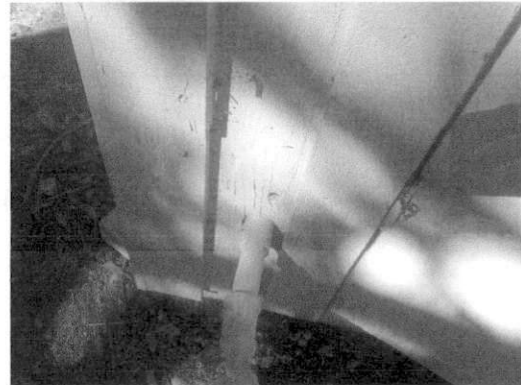
**(4) OTHER FINDINGS**

4A. FINDING:

THERE IS A VOID IN THE SIDING , WHICH COULD LEAD TO MOISTURE INTRUSION.

RECOMMENDATION:

FILL VOID WITH CAULKING TO CORRECT THIS CONDITION.



4A:

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(SECTION 2 ITEM)

**(4) OTHER FINDINGS**

4B. FINDING:

EARTH TO WOOD CONTACT EXISTS AT THE BASE OF THE SIDING.

RECOMMENDATION:

REGRADE SOIL AND/OR LANDSCAPE MATERIAL WHERE PRACTICAL.



4B:

**Additional Notes**

NOTES: AREAS ABOVE 10 FEET FROM GROUND LEVEL WERE VISUALLY INSPECTED ONLY. TWIN HOME SERVICES ASSUMES NO LIABILITY FOR CONDITIONS NOT VISIBLY EVIDENT FROM GROUND LEVEL.

**Additional Notes**

NOTES: THE EXTERIOR OF THE STRUCTURE WAS NOTED TO BE WEATHERED. AS A PART OF NORMAL OWNER MAINTENANCE, THESE SURFACES SHOULD BE KEPT WELL PAINTED AND SEALED.

**Additional Notes**

NOTES: IF INTERESTED PARTIES DESIRE A GUARANTEE ON THE ROOF COVERING, THEY ARE ADVISED TO CONTACT A LICENSED ROOFING CONTRACTOR FOR FURTHER INSPECTION AND FOR ANY REPAIRS NEEDED TO OBTAIN AN ADEQUATE GUARANTEE.

**Additional Notes**

NOTES: PORTIONS OF THE HOME AT THE RIGHT SIDE WERE INACCESSIBLE FOR INSPECTION DUE TO STORAGE . NO CLAIMS ARE EXPRESSED REGARDING CONDITIONS IN THESE AREAS.

**Additional Notes**

NOTES: THERE ARE PRIOR REPAIRS VISIBLE AT THE FRONT EAVES . THIS COMPANY ASSUMES NO LIABILITY FOR WORK PERFORMED AND/OR DAMAGE THAT MAY BE CONCEALED BY OTHERS.

**Additional Notes**

NOTES: THERE ARE PRIOR REPAIRS VISIBLE AT THE FRONT SIDING . THIS COMPANY ASSUMES NO LIABILITY FOR WORK PERFORMED AND/OR DAMAGE THAT MAY BE CONCEALED BY OTHERS.

**Additional Notes**

NOTES: THE EXTERIOR SIDING ARE WEATHERED. THERE IS NO VISIBLE EVIDENCE OF INFESTION OR INFESTATION OTHER THAN INDICATED IN THE REPORT; THEREFORE, NO RECOMMENDATION IS MADE.

**Additional Notes**

NOTES: WATER STAINS ARE VISIBLE AT THE UTILITY CLOSET . THIS COMPANY ASSUMES NO LIABILITY FOR LEAKAGE THAT WAS NOT VISIBLE AT THE TIME OF THE INSPECTION. IF INTERESTED PARTIES DESIRE A GUARANTEE AGAINST LEAKS, THEY ARE ADVISED TO CONTACT THE APPROPRIATE LICENSED TRADESMAN FOR FURTHER INSPECTION AND FOR ANY REPAIRS NEEDED TO OBTAIN AN ADEQUATE GUARANTEE.

**Additional Notes**

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NOTES: THERE ARE SOME SMALL CRACKS/ SPALLING IN THE EXTERIOR FOUNDATION WALL. THIS IS GENERAL INFORMATION ONLY.

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**Additional Notes**

NOTES: THERE IS DEBRIS NOTED ON THE ROOF AND/OR GUTTERS OF ADJACENT UNITS. THIS COULD IMPACT THE INSPECTED UNIT IF NOT MAINTAINED. HOMEOWNER IS ADVISED TO CLEAN OFF THE DEBRIS. THIS IS GENERAL INFORMATION ONLY.

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**Additional Notes**

NOTES: THERE ARE PRIOR REPAIRS VISIBLE AT THE UPSTAIRS SINK PLUMBING . THIS COMPANY ASSUMES NO LIABILITY FOR WORK PERFORMED AND/OR DAMAGE THAT MAY BE CONCEALED BY OTHERS.

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**Additional Notes**

NOTES: AT THE TIME OF THIS INSPECTION, THE HOME WAS FURNISHED AND/OR OCCUPIED, MAKING AREAS OF THE INTERIOR INACCESSIBLE FOR INSPECTION. TWIN TERMITE RENDERS NO OPINION AND ASSUMES NO LIABILITY FOR AREAS NOT ACCESSIBLE DURING THE INSPECTION.

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**Additional Notes**

NOTES: THE ATTIC WAS VIEWED FROM THE ACCESS OPENING ONLY, SHOWING NO SIGNS OF ADVERSE CONDITIONS UNLESS OTHERWISE OUTLINED IN THIS REPORT. TWIN HOME SERVICES ASSUMES NO LIABILITY FOR ANY DAMAGE THAT WAS CONCEALED OR NOT VISIBLE AT THE TIME OF THIS INSPECTION.

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**Additional Notes**

NOTES: DURING THE COURSE OF ANY REPAIRS IN THE ABOVE-MENTIONED AREAS, SHOULD ANY FINDINGS AND/OR ISSUES BE FOUND THAT WERE NOT VISIBLE AT THE TIME OF THE INSPECTION, THE OWNER OR OWNERS AGENT WILL BE CONTACTED FOR FURTHER DIRECTION AND A SUPPLEMENTAL REPORT ISSUED REFLECTING ANY ADDITIONAL FINDINGS, ISSUES AND COSTS.

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**Additional Notes**

NOTES: THIS JOB HAS BEEN BID AS IF ALL ITEMS ARE BEING PERFORMED. IF THE OWNER/AGENT WOULD LIKE TO CHOOSE INDIVIDUAL ITEMS, IT MAY REQUIRE TWIN HOME SERVICES TO PROVIDE A NEW BID FOR THESE ITEMS. THE MINIMUM JOB CHARGE IS \$800.00 REGARDLESS OF THE PRICE ON THE INDIVIDUAL ITEM.

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**Additional Notes**

NOTES: THERE WILL BE AN ADDITIONAL COST IF PAINTING IS REQUESTED. HOMEOWNER IS TO SUPPLY ALL PAINT.

**STATE LAW REQUIRES THAT YOU BE GIVEN THE FOLLOWING INFORMATION:**

CAUTION: PESTICIDES ARE TOXIC CHEMICALS. STRUCTURAL PEST CONTROL COMPANIES ARE REGISTERED AND REGULATED BY THE STRUCTURAL PEST CONTROL BOARD, AND APPLY PESTICIDES WHICH ARE REGISTERED AND APPROVED FOR USE BY THE CALIFORNIA DEPARTMENT OF PESTICIDE REGULATION AND THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY. REGISTRATION IS GRANTED WHEN THE STATE FINDS THAT, BASED ON

EXISTING SCIENTIFIC EVIDENCE, THERE ARE NO APPRECIABLE RISKS IF PROPER USE CONDITIONS ARE FOLLOWED OR THAT THE RISKS ARE OUTWEIGHED BY THE BENEFITS. THE DEGREE OF RISK DEPENDS UPON THE DEGREE OF EXPOSURE, SO EXPOSURE SHOULD BE MINIMIZED.

IF WITHIN TWENTY FOUR (24) HOURS FOLLOWING APPLICATION, YOU EXPERIENCE SYMPTOMS SIMILAR TO COMMON SEASONAL ILLNESS COMPARABLE TO THE FLU, CONTACT YOUR PHYSICIAN OR POISON CONTROL CENTER (1-800-876-4766) AND YOUR PEST CONTROL COMPANY IMMEDIATELY. (916-344-8946)

FURTHER INFORMATION: CONTACT ANY OF THE FOLLOWING: YOUR TERMITE AND PEST CONTROL COMPANY, TWIN TERMITE PEST CONTROL AND CONSTRUCTION, INC., (916-344-8946); FOR HEALTH QUESTIONS--THE SACRAMENTO COUNTY HEALTH DEPARTMENT (916-875-8440), EL DORADO COUNTY ENVIRONMENTAL MANAGEMENT DEPARTMENT (530-621-5300), PLACER COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH (530-889-4000), SAN JOAQUIN ENVIRONMENTAL HEALTH DEPARTMENT (209-468-3420), SOLANO COUNTY ENVIRONMENTAL HEALTH SERVICES DIVISION (707-421-6765), SUTTER COUNTY ENVIRONMENTAL HEALTH DIVISION (530-822-7327), YOLO COUNTY ENVIRONMENTAL HEALTH DIVISION (530-666-8646), YUBA COUNTY ENVIRONMENTAL HEALTH DEPARTMENT (530-741-6251), AMADOR COUNTY ENVIRONMENTAL HEALTH DEPARTMENT (209-223-6439), SAN DIEGO DEPARTMENT OF ENVIRONMENTAL HEALTH (858-505-6700), COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC HEALTH (888-700-9995), VENTURA COUNTY ENVIRONMENTAL HEALTH DIVISION (805-654-2813), ORANGE COUNTY ENVIRONMENTAL HEALTH DIVISION (714-433-6000), SANTA BARBARA ENVIRONMENTAL HEALTH SERVICES (805-681-4900); FOR APPLICATION INFORMATION-- THE SACRAMENTO COUNTY AGRICULTURAL COMMISSIONER (916-875-6603), EL DORADO COUNTY AGRICULTURE COMMISSION (530-621-5520), PLACER COUNTY AGRICULTURE COMMISSION (530-823-1698), SAN JOAQUIN COUNTY AGRICULTURE COMMISSION (209-468-3300), SOLANO COUNTY AGRICULTURE COMMISSION (707-421-7465), SUTTER COUNTY AGRICULTURE COMMISSION (530-822-7500), YOLO COUNTY AGRICULTURE COMMISSION (530-666-8140), YUBA COUNTY AGRICULTURE COMMISSION (530-749-5400), AMADOR COUNTY AGRICULTURE COMMISSION (209-223-6487), SAN DIEGO AGRICULTURE WEIGHTS AND MEASURES (858-694-2739), LOS ANGELES AGRICULTURAL COMMISSIONER (626-575-5471), COUNTY OF VENTURA AGRICULTURAL COMMISSIONER (805-654-5000), COUNTY OF SANTA BARBARA AGRICULTURAL COMMISSIONER (805-681-5600), ORANGE COUNTY AGRICULTURE COMMISSION (714-955-0100); AND FOR REGULATORY INFORMATION--THE STRUCTURAL PEST CONTROL BOARD, (800-737-8188) 2005 EVERGREEN STREET, SUITE 1500, SACRAMENTO, CA, 95815.

**THANK YOU FOR SELECTING TWIN HOME SERVICES TO PERFORM A STRUCTURAL PEST CONTROL INSPECTION ON YOUR PROPERTY. WE LOOK FORWARD TO WORKING WITH YOU IN ANY REPAIR WORK OR TREATMENTS THAT MAY BE NECESSARY.**

FOR TWIN HOME SERVICES TO PERFORM REPAIRS, PLEASE SEE ATTACHED WORK AUTHORIZATION CONTRACT. THE ESTIMATES FOR REPAIRS INCLUDES ONE (1) COAT OF PRIMER PAINTING OF NEW EXTERIOR WOOD MEMBERS (IN THE EVENT THAT PRE-PRIMED WOOD IS NOT USED), WEATHER PERMITTING. UNLESS OTHERWISE NOTED, FINISH PAINTING IS NOT INCLUDED IN ESTIMATE. NO LIABILITY CAN BE ASSUMED FOR DAMAGE TO PERSONAL PROPERTY/WALL HANGINGS ON THE INTERIOR DURING EXTERIOR REPAIRS. TWIN HOME SERVICES DOES NO TEXTURING OR WALL PAPERING UNLESS OTHERWISE NOTED IN REPORT. NEW LINOLEUM WILL BE NEUTRAL IN COLOR. IF DESIRED PARTIES WANT TO UPGRADE THE FLOOR COVERING, THERE WILL BE AN ADDITIONAL CHARGE. IF A BUILDING PERMIT IS REQUIRED TO COMPLETE THE WORK CONTRACTED, THE FEES WILL BE ADDED TO THE FINAL BILLING INVOICE. IF THERE ARE ANY ADDITIONAL REQUIREMENTS BY CITY OR COUNTY, THE OWNER OR OWNERS AGENT WILL BE CONTACTED FOR FURTHER DIRECTION. THERE WILL BE NO CHARGE FOR A REINSPECTION IF TWIN HOME SERVICES IS CONTRACTED TO MAKE THE REPAIRS.

THIS COMPANY WILL REINSPECT REPAIRS DONE BY OTHERS WITHIN FOUR (4) MONTHS OF THE ORIGINAL INSPECTION. A CHARGE CAN BE NO GREATER THAN THE ORIGINAL INSPECTION FEE FOR EACH REINSPECTION. THE REINSPECTION MUST BE DONE WITHIN TEN (10) WORKING DAYS OF REQUEST. THE REINSPECTION IS A VISUAL INSPECTION AND IF INSPECTION OF CONCEALED AREAS IS DESIRED, INSPECTION OF WORK IN PROGRESS WILL BE NECESSARY. ANY GUARANTEES MUST BE RECEIVED FROM PARTIES PERFORMING REPAIRS. THERE WILL BE NO GUARANTEE GIVEN BY TWIN HOME SERVICES ON WORK DONE BY OTHERS.

ALL WORK PERFORMED BY TWIN HOME SERVICES IS GUARANTEED FOR ONE (1) YEAR WITH THE EXCEPTION OF CAULKING AND SEALING WHICH IS GUARANTEED FOR THIRTY (30) DAYS, AND PLUMBING WHICH IS GUARANTEED FOR NINETY (90) DAYS, UNLESS OTHERWISE SPECIFIED IN THIS REPORT.



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		<b>Twin Termite and Pest Control</b> 865 Cotting Lane , Suite D Vacaville , CA 95688 PHONE: (707) 455-8946 FAX: (916) 344-8942 www.twintermite.com		<b>Report # 82479 LI</b>	

**ITEMIZED COST BREAKDOWN** (Refer to items on the report)

	Primary Work Bid	Secondary Work Bid
SECTION 1:		
	3B: \$310.77	NONE
	3C: \$643.41	NONE
	3D: \$1058.94	NONE
	3E: \$629.37	NONE
	3F: \$202.77	NONE
	3G: \$178.09	NONE
	3H: \$1811.70	NONE
	3I: \$376.38	NONE
	3A: \$2519.10	NONE
	<b>Section 1 Total:</b> \$7,730.53	\$0.00
SECTION 2:		
	4A: \$116.10	NONE
	4B: OTHER TRADE	NONE
	<b>Section 2 Total:</b> \$116.10	\$0.00
FURTHER INSPECTION:	NONE	NONE
	<b>Further Inspection Total:</b> \$0.00	\$0.00
	<b>Total:</b> \$7,846.63	

THIS IS A BINDING CONTRACT between our company and the signing party below, and incorporates our termite report #82479 LI dated 09/27/2022 for real property located at # 2 Concord CA 94519.

Items on the report may contain provisions for additional costs over and above the original estimate. Please read the report carefully and completely.

**CONDITIONS:**

1. This offer is limited to 4 months from the date of the report.
2. If further inspection is recommended, or if additional work is required, we will provide prices or recommendations for correction. All treatments have a one (1) year guarantee unless otherwise indicated in the report or if an Extended Termite Protection Service has been purchased for additional years. The estimates for repairs include one (1) coat of primer painting of new exterior wood members, in the event that pre-primed wood is not used, weather permitting.
3. Notice to owner of Mechanic's Lien as required by the Structural Pest Control Board: Under the California Mechanics Lien Law, any structural pest control operator who contracts to do work for you, any contractor, subcontractor, laborer, supplier or other person who helps to improve your property, but is not paid for his work or supplies, has a right to enforce a claim against

	<b>Termite and Pest Control</b> 865 Cotting Lane , Suite D Vacaville , CA 95688 PHONE: (707) 455-8946 FAX: (916) 344-8942 www.twintermite.com	<b>Report # 82479 LI</b>
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your property. This means that after a court hearing, your property could be sold by a court officer and the proceeds of the sale used to satisfy the indebtedness. This can happen even if you have paid your contractor in full if the subcontractor, laborers or suppliers remain unpaid. To preserve their right to file a claim or lien against your property, certain claimants such as subcontractors or material suppliers are required to provide you with a document entitled "Preliminary Notice". General contractors and laborers for wages do not have to provide this notice. A Preliminary Notice is not a lien against your property. Its purpose is to notify you of persons who may have a right to file a lien against your property if they are not paid.

4. ATTORNEY FEES: The prevailing party shall have the right to collect from the other party its reasonable costs and necessary disbursements and attorneys' fees incurred in enforcing this Agreement.

5. Twin will use due caution and diligence in our operations and care will always be taken to minimize any damage, but assumes no responsibility for matching existing colors and styles, or for incidental damage to roof coverings, TV antennas, solar panels, rain gutters, plant life, paint or wall coverings. We are not responsible for personal property. There may be health related issues associated with the structural repairs reflected in the inspection report referenced by this work authorization contract. These health issues include but are not limited to the possible release of mold spores during the course of repairs. We are not qualified to and do not render any opinion concerning such health issues or any special precautions. Any questions concerning health issues or any special precautions to be taken prior to or during the course of such repairs should be directed to a Certified Industrial Hygienist before any such repairs are undertaken. By executing this work authorization contract, customer acknowledges that he or she has been advised of the foregoing and has had the opportunity to consult with a qualified professional.

6. This report is limited to the accessible areas of the structure shown on the diagram. Please refer to the report for areas not inspected and further information.

7. TERMS OF PAYMENT (please choose an option below as applicable).

Twin Home Services requires a backup payment method to be placed on file to secure the appointment, regardless of the billing option chosen below. Please read through all terms carefully regarding payment requirements. **In the event that a credit or debit card is charged for repairs there is a 3% processing fee.** This fee does not apply if we receive a check from escrow or from the client. This fee does not apply when an eCheck used for payment.

If the amount of the total job exceeds \$3,500.00, regardless of invoicing through escrow or to the client directly, a required 10% deposit will be charged on the day the job begins to the backup payment method provided. The 10% deposit can be refunded upon receipt of the full amount from escrow. If escrow pays the remaining balance only, the 10% deposit will not be refunded. The 3% processing fee for credit or debit card payment is not refundable.

- We agree to pay the sum of \_\_\_\_\_ upon completion of repairs. Note: The card provided as backup can be charged upon completion of the work or shredded upon collection of a check at the property. Please indicate preference with the office when scheduling. Credit and/or debit cards are subject to a 3% processing fee. There is no additional fee for payment by eCheck or collection of payment on-site.
  
- We instruct \_\_\_\_\_, holder of escrow number \_\_\_\_\_ to pay the sum of \_\_\_\_\_ upon close of escrow. Close of escrow date \_\_\_\_\_, Phone \_\_\_\_\_, Escrow Officer \_\_\_\_\_, Email \_\_\_\_\_.

8. We authorize this company to perform items \_\_\_\_\_

Building No: 1725	Street: Landana Drive	City: Concord	Zip: 94519	Inspection Date: 09/27/2022	Page: 3/4
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**Report # 82479 LI**

for a contract price of \_\_\_\_\_ (Job minimum is \$350.00).

NAME OF PERSON TO CONTACT FOR ACCESS: \_\_\_\_\_ PHONE # \_\_\_\_\_

GATE CODE: \_\_\_\_\_ | ALARM CODE: \_\_\_\_\_ | COMBO LOCKBOX CODE: \_\_\_\_\_

9. We authorize finish painting to be performed for an additional cost (Select Option Below):

- Yes, please finish paint the repaired areas for \$85.00/hour. Paint will be located on-site at: \_\_\_\_\_.
- Yes, please finish paint the repaired areas for \$85.00/hour. I understand the cost for paint/materials will be an additional charge since I am not providing the necessary paint.
- No, finish painting at an additional cost is not requested.

**We understand that we are responsible for payment, and if escrow does not close within 30 days of completion of work we will be charged the amount due in full. If payment method is not approved, late fees may apply.**

SIGNED \_\_\_\_\_ (Owner or Owner's Agent) DATE \_\_\_\_\_

Owner Name (Please Print) \_\_\_\_\_

Owner Mailing Address (Please Print) \_\_\_\_\_

It is assumed that if an agent orders work on the owner's behalf, and that they were notified prior by said agent, that if payment is not made by the agent or escrow company it will be the responsibility of the owner to produce payment. The credit card to be used as a backup can be called into the office or filled out below and faxed/emailed into service@twinhomeservices.com.

**Please choose option 1 or option 2:**

1. ( ) This card is intended for back-up purposes only and will be charged if invoice is over 30 days past completion, I will pay via:

**Please Mark One:** ( ) Check or ( ) eCheck or ( ) Escrow

2. ( ) This card is to be charged upon completion of the repairs, I understand there is a 3% processing fee

NAME ON CARD \_\_\_\_\_ CARD TYPE \_\_\_\_\_

CARD NUMBER \_\_\_\_\_ EXPIRATION DATE: \_\_\_\_\_

SECURITY CODE: \_\_\_\_\_ BILLING ADDRESS: \_\_\_\_\_

COMPANY: \_\_\_\_\_



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**Report # 82479 LI**



**wrodriguez platarealtygroup.com**

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**From:** nlipkin platarealtygroup.com  
**Sent:** Thursday, November 10, 2022 9:07 AM  
**To:** jplata platarealtygroup.com; wrodriguez platarealtygroup.com  
**Subject:** Fwd: Inspection report - Email from Patty

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**From:** ~~XX~~  
**Sent:** Thursday, November 10, 2022 7:55 AM  
**To:** nlipkin platarealtygroup.com <nlipkin@platarealtygroup.com>  
**Subject:** Inspection report

Good Morning

So I was looking over the inspection report a little more and a lot of the stuff on there has been fixed. Some of it was like that when we bought the place years ago as well.

The fence is brand new and I have receipts for the lumber and locks/hardware so I don't know why he is saying it's loose.  
pg m14 non tempered glass. We replaced all the windows in the home. All the units came with this glass in the window when built and is different if they changed it out. We didn't change this one out, we changed all the other windows except the ones above the stairs and this front one.

pg 24 the wiring in the fuse box in the laundry room has been fixed. We had 3 breakers replaced that cost \$300 just for the three breakers and it's up to code. The tub has a dedicated breaker and now they also have an extra breaker available to use as well

pg 25 the garage plug has been capped and mounted correctly.

pg 27 we can replace the outlet cover if we need to, the fixture in the kitchen is secured and the outlet has the cover on it now.

pg28 all the smoke/fire alarms are brand new and we have brand new CO2 monitors as well. The house being that small has 8 smoke/CO total in it. Way more than enough.

pg 33 the top of the water heater has been adjusted.

pg 34 I don't think that it is our responsibility to zip tie the "wrench" to the unit. That should be PG&E since we don't touch that meter for anything.

pg 35 the AC unit is BRAND NEW, not relatively new and was installed in August

pg 36 the Furnace is also BRAND NEW installed same time as the AC Unit

pg 37 just replaced the filter when the furnace was replaced

pg 40 cracks have all been repaired and fixed

pg 46 the kitchen cabinets were in the house when we bought it, so not sure about them not being properly secured. We have been there since 1998 with no issues.

pg 48 tub has a brand new GFCI plug that we replaced when we dedicated a breaker to it so it is brand new. The cover to the tub is how it's supposed to be on there.

pg 49 the downstairs shower door was purchased at home depot, so not sure why it needs to be tempered.

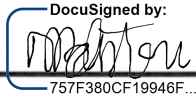
pg 51 vent in the restroom works, just needed to be plugged in

pg 52 we have a free standing screen for the fire stove

pg 56 garage door is not plugged into an ext cord any longer.

Also there was a gap outside on the patio between the storage closet and the wall and that has been sealed up.

the outside and inside have been completely painted as well so I don't know what he says outside needs a fresh coat of paint. We just painted it in June  
I just wanted to clear some of this up.

Seller's Name		MARIA BALISTRERI
Property Address		1725 LANDANA DR #2 CONCORD CA 94519
Date		10.11.22  11/17/2022   4:59 PM PST
Date of Upgrade (approx.) - MM/YY	Cost of Upgrade	Description
4.22	2200.00	Replaced downstairs flooring from laminate to vinyl (not bedroom)
3.22	500.00	Replaced back patio fence & gate
4.22	50.00 50.00	Replaced patio <del>door</del> <sup>shed</sup> replaced outside shed door
5.22	250.00	Painted entire outside of home
6.22	300.00	replaced all baseboards downstairs (hallway, family room, restroom, laundry room)
6.22	100.00	replaced light over sink in kitchen
3.22	250.00	Painted inside of house, touch up holes from TV mounts, photos
8.22	6800.00	Replaced furnace & AC unit
5.22	800.00	Replaced water heater
5.22	400.00	Replaced front door (metal door)
10.22	350.00	Replaced 3 fuses in fuse box
5.22	200.00	Refinish cabinet fronts
6.22	100.00	regROUTED tiles upstairs

(approx.) - MM/YY

Cost of Upgrade

Description

3-22

3000.00

Replaced all front trim &amp; side of house trim

Labor

\$5800.00

5-22

250.00

Repaired few holes in roof caused by trees.

5-22

300.00

Cut back trees from house to prevent damage to roof.

6-22

200.00

Replaced kitchen sink faucet

6-22

115.00

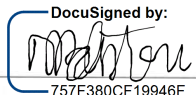
Replaced master bedroom light fixture

9-22

30.00

Repaired electrical issues listed on inspection

DocuSigned by:



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11/17/2022 | 4:59 PM PST



approx.) - MM/YY	Cost of Updrade	Description
3-22	3000.00	Replaced all front trim & side of house trim
	Labor	\$5000.00
5-22	250.00	Repaired few holes in roof caused by trees.
5-22	300.00	Cut back trees from house to prevent damage to roof.
6-22	200.00	Replaced kitchen sink faucet
6-22	115.00	Replaced master bedroom light fixture
9-22	30.00	Repaired electrical issues listed on inspection