

Property Inspection Report

1466 Madera Way, Millbrae, CA 94030



Ordered by: _____

Omer Tamturk
C21 Alliance
1528 S. El Camino Real #100
San Mateo CA 94402

Inspected by: _____

Chris Kremer
Chris Kremer
June 2, 2010
Report No. 142431

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Report Overview

A GENERAL DESCRIPTION OF THE STRUCTURE

This is an average quality one story single family residence. Approximately 46 years old. As with all homes, ongoing maintenance is required and improvements to the systems of the home will be needed over time. The improvements that are recommended in this report are not considered unusual for a home of this age and location. Please remember that there is no such thing as a perfect home.

WEATHER CONDITIONS

Dry weather conditions prevailed at the time of the inspection.

IMMEDIATE RECOMMENDED IMPROVEMENTS

The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations.

Structure

1. One or more roof supports, rafters or joist over the attic are disconnected, cracked and/or damaged. This can sacrifice the integrity of the roof. This area should be investigated and improved as necessary. (See Picture 16)
2. Due to the excessive moisture condition, the crawl space was not fully inspected. With access and a opportunity for complete inspection, conditions in need of attention may be discovered. We recommend further inspection when the crawl space has dried out enough to allow for full inspection. (See Picture 7)
3. The crawl space was very damp with evidence of surface pooling of water in some areas. Usually it is preferable to collect excess moisture on the exterior of the building. if this proves to be impracticable or inadequate, we recommend installation of some method of drainage at the lowest level of the crawl space. Due to the changing weather conditions and variation in rainfall accumulation, we are unable to determine the extent of future foundation wall seepage, soil moisture and/or surface puddling and pooling in sustained and heavy rain. We are also unable to determine the extent or presence of any perimeter foundation drainage system that may have been installed, as their underground placement would render them inaccessible for inspection. We recommend the advise of a qualified soils & drainage expert for additional information and recommendations. (See Picture 7)

Roofing

4. There were burnt through shakes on the roof. We recommend replacing the burnt through shakes to help extend the life of the roofing system.
5. The chimney was noted to move slightly when shaken. However, this amount of movement may be within acceptable limits. We recommend the chimney be further evaluated by a licensed masonry contractor.
6. Leaks were noted in the downspouts and/or gutters. During wet weather conditions these areas are more obvious and during dry weather conditions they are noted from the stains at the areas where the leaks have occurred. We recommend all leaks be repaired. (See Illustration 4B)

Exterior

7. The exterior side garage door is water damaged. We recommend it be replaced by the appropriate trades, as necessary.
8. The exterior side garage door jamb is water damaged. We recommend it be repaired or replaced by the appropriate trades as necessary.
9. Water damage was observed to the rafters at the exterior. We recommend the advice and services of a licensed general contractor and/or structural pest control company regarding repairs. (See Picture 5)
10. Localized damage and/or large cracks in the stucco surfaces at the exterior door should be further evaluated by the appropriate tradesperson to determine if any moisture intrusion has occurred and to repair the stucco in this area.

11. Water damage was observed to the exterior trim at the exterior door. We recommend further investigation and repair by the appropriate trades.
12. As there is a danger of falling, railing should be provided for the rear side stairs. (See Illustration 6E) (See Picture 6)
13. The cracked and heaved section of the patio presents a trip hazard. This condition should be altered for improved safety. (See Picture 7)
14. Water damage was observed at the exterior roof eaves/sheathing. We recommend the advice and services of a general contractor and/or structural pest control company regarding repairs. (See Picture 5)
15. The wood retaining wall shows evidence of substantial water damage. It is difficult to determine when rebuilding will become necessary. Rebuilding may be necessary in the short term. Further evaluation of this condition is recommended. (See Illustration 4D) (See Picture 1)
16. The wood fencing at various areas of the property is in need of repairs.
17. Rot damage was noted at the exterior stair(s). We recommend the advice and services of a licensed general contractor and/or licensed structural pest control company regarding estimates and scope of repairs.
18. The closer mechanism on the passage door between the garage and the interior of the house should be adjusted or repaired to close automatically. This will reduce the potential of toxic automobile gases entering the house and serves as a fire break. (See Illustration 6A)
19. The door between the garage and the interior of the house should be rated to resist fire as per local codes. Hollow core, windowed or interior grade doors do not meet this requirement. We recommend this door be replaced with a approved door for this location. (See illustration 6F)
20. The main garage door jamb and/or trim shows evidence of water damage. Repairs should be undertaken as necessary by the appropriate trades. (See Picture 3)
21. The main garage door is water damaged. It should be repaired or replaced as necessary by the appropriate trades. (See Picture 3)
22. Damaged door hardware should be replaced. This is a safety issue and the door should not be operated until replacement of the damaged door hardware. (See Picture 9)

Electrical

23. One or more outlets in the garage are damaged. We recommend all damaged receptacles be replaced. (See Picture 12)
24. Exposed electrical connections or open junction box(s) in the garage should be improved. All electrical connections should be made inside approved junction boxes fitted with cover plates. (See Picture 10)
25. Circuits within the electrical branch/auxiliary panel that are doubled up (referred to as "double taps") should be separated. We recommend reconfiguration of the circuitry so that each wire connects only to one terminal. (See Illustration 6S) (See Picture 11)
26. A receptacle at the bedroom shows signs of scorching and over heating. We recommend this receptacle and the circuit connected to it be further evaluated by a licensed electrical contractor. (See Picture 13)
27. The missing outlet cover plates should be replaced.
28. One or more of the lights in the hallway is inoperative. This may be due to turned off switches which were not located during our inspection. If the bulb(s) is not blown or the lights switched off, the circuit should be investigated and improved as necessary.

Heating System

29. The heat exchanger is rusted, streaked and worn where visible from the exterior. These conditions indicate that it is at or near the end of its service life. We recommend inspections of the unit by PG&E or a licensed heating contractor, to determine if repairs or replacement would be deemed necessary.
30. The heating system air filter is dirty. We recommend it be serviced or replaced.

Plumbing

31. The water heater vent pipe/duct is loose or not well secured to the top of the draft hood. This is a potential safety concern that should be addressed. We recommend the vent be improved as necessary. (See Illustration 9W)
32. The temperature and pressure relief valve for the water heater lacks a proper length discharge pipe. We recommend the installation of approved piping to an approved location. (See Illustration 9AF)
33. The water heater tank has been strapped in an improper manner. We recommend the restraint be improved as per state codes. Specifically California state code is as follows.
 1. All water heaters gas or electric must be strapped.
 2. Up to 52 gallons two straps are required, one in upper one-third and one in the lower one-third of the fixture. 52 gallons and above require three, one in upper one-third, one in middle and one in lower one-third.
 3. Straps may consist of either metal bands/tape (at least 24 gauge) or half-inch diameter metal conduit.
 4. Straps must wrap all the way around/loop around the body of the water heater.
 5. Straps should be secured to adjacent wall or stud and from opposing directions
 6. Straps should be secured to the wall or studs using 1/4" diameter by 3" long lag bolts with washers. (See Illustration 9AE) (See Picture 8)

Interior

34. The stove/range was turned on with normal operating controls and was found not to be fully functional. For attention to the conditions noted above and/or cost estimates, if necessary, we recommend the advice of a qualified appliance repair technician.
35. Cracked, deteriorated and/or missing tub/shower enclosure caulk in the master bath should be replaced. Water leaking through non-sealed areas can cause damage. Damage caused by water seepage cannot be determined by this visual observation.
36. The tub/shower enclosure wiper seal at the master bathroom is faulty, missing and/or improperly installed. We recommend it be repaired or replaced.
37. One or more of the interior windows are inoperable, stuck, or painted shut. We recommend repair or replacement to restore functional use of these areas.

The Scope of the Inspection

All components designated for inspection in the ASHI standards of practice are inspected, except as may be noted in the "Limitations" section within the report. This inspection will not disclose compliance with regulatory requirements (codes, regulation laws, ordinances, etc.)

This inspection is visual only. Only a representative sample of the building and system components was viewed. No destructive testing or dismantling of building components was performed. The strength, adequacy, effectiveness, or efficiency of any system or components was not determined. Not all recommended improvements will be identified in this inspection. Unexpected repairs should still be anticipated. This inspection should not be considered a guarantee or warranty of any kind. The purpose of our inspection is to provide a general overview of the structure reflecting the conditions present at the time of this inspection. The inspection is performed by visual means only, reflecting only the opinions of the inspector. Nothing in the report, and no opinion of the inspector, should be construed as advice to purchase, or to not purchase, the property. It is the goal of this inspection to put the buyer in a better position to make a buying decision

Our inspection does not address, and is not intended to address, the possible presence of hazardous plants or animals or danger from known and unknown environmental pollutants such as, but not limited to, asbestos, mold, radon gas, lead, urea formaldehyde, underground storage tanks, soil contamination and other indoor and outdoor substances, water contamination, toxic or flammable chemicals, water or airborne related illness or disease, and all other similar or potentially harmful substances and conditions. This property was not inspected for the presence or absence of health related molds or fungi. We are neither qualified, authorized nor licensed to inspect for health related molds or fungi. If you desire information about the presence or absence health related molds, you should contact the appropriate specialist. Be aware that many materials used in building construction may potentially contain hazardous substances. Furthermore, other environmental concerns may exist elsewhere. An environmental specialist should be contacted if additional information is desired about these issues.

PLEASE NOTE: Important disclosure information and other inspection reports may exist. All present and prior disclosures along with other inspection reports should be reviewed and any adverse conditions and/or concerns that may not be mentioned in our report should be addressed prior to the close of escrow. Furthermore, there may be conditions known by the seller that have not been disclosed to us.

Pictures are provided to assist in clarifying some of the findings made in the report. No relative importance should be placed on these pictures. There are likely to be significant comments that do not have pictures associated with them. Please read the report thoroughly.

Sections of this building appear to have been remodeled. We recommend consultation with the owner to determine if all necessary permits were taken out, inspections performed and final signatures obtained.

Structure

ITEM DESCRIPTIONS:

Wall/Foundation Structure	• Wood Frame
Attic Access Location	• Hallway • Attic Method Of Inspection: From The Access
Ceiling Structure	• Joist
Roof Structure	• Rafters
Roof Sheathing	• Spaced Plank
Crawl Space Access	• Closet
Foundation	• Poured Concrete
Floor Structure	• Wood Joist • Wood Columns • Wood Floor Beams • Plywood or Orientated Strand Board

COMMENTS:

The sill appeared to be adequately secured (anchor bolts or straps) to the foundation, unless noted otherwise.

RECOMMENDATIONS/OBSERVATIONS - '!' indicates an immediate improvement recommendation item.

1. There is a condition known as efflorescence on portions of the foundation walls. This fuzzy material is a salt deposit left when moisture in the foundation evaporates on the inside of the foundation. This indicates an occasional surplus of moisture on the outside of the foundation. Steps could be taken to improve the exterior drainage (See "Roofing" section downspout locations for additional comments/recommendations in regard to this condition).
2. All debris and/or trash should be removed from the crawl space. This will aid in future inspections.
3. Minor cracks were observed in the foundation walls of the house. This type of cracking usually occurs during the curing process of the foundation as is typical of most houses. If further information is desired in regards to these cracks the appropriate trades should be contacted.
- ! 4. The crawl space was very damp with evidence of surface pooling of water in some areas. Usually it is preferable to collect excess moisture on the exterior of the building. If this proves to be impracticable or inadequate, we recommend installation of some method of drainage at the lowest level of the crawl space. Due to the changing weather conditions and variation in rainfall accumulation, we are unable to determine the extent of future foundation wall seepage, soil moisture and/or surface puddling and pooling in sustained and heavy rain. We are also unable to determine the extent or presence of any perimeter foundation drainage system that may have been installed, as their underground placement would render them inaccessible for inspection. We recommend the advise of a qualified soils & drainage expert for additional information and recommendations. (See Picture 7)
- ! 5. Due to the excessive moisture condition, the crawl space was not fully inspected. With access and a opportunity for complete inspection, conditions in need of attention may be discovered. We recommend further inspection when the crawl space has dried out enough to allow for full inspection. (See Picture 7)
6. Water stains were evident in the attic. This could indicate leakage through the roof covering. We recommend the services of a licensed roofing contractor to further evaluate this condition.
7. The garage slab has carpet installed on the flooring. We recommend removing carpet and further inspecting this area.
- ! 8. One or more roof supports, rafters or joist over the attic are disconnected, cracked and/or damaged. This can sacrifice the integrity of the roof. This area should be investigated and improved as necessary. (See Picture 16)

LIMITATIONS:

This is a visual inspection to the accessible areas only. Assessing the structural integrity of a building is beyond the scope of a typical inspection. A certified professional engineer is recommended where there are structural concerns about the building.

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components was inspected.
- Furniture and/or storage restricted access to some of the structural components.
- The attic was viewed from the attic access hatch only due to insulation covering the wood members. If further inspection of this area is desired catwalks or planks will need to be installed over the exposed ceiling joists. When access has been provided HomeGuard will return for no additional charge.
- Insulation within the roof attic cavity obstructed a view of structural members.

Roofing

ITEM DESCRIPTIONS:

Roof	• Wood Shake or Wood shingle
Chimney	• Masonry • Method of inspection: From The Roof.
Gutters and Downspouts	• Metal • Installation Of Gutters/Downspouts: Full • Downspouts Discharge Location: Below Grade.

COMMENTS:

We recommend reviewing a licensed roof inspection report on this structure.

RECOMMENDATIONS/OBSERVATIONS - '!' indicates an immediate improvement recommendation item.

- ! 1. The chimney was noted to move slightly when shaken. However, this amount of movement may be within acceptable limits. We recommend the chimney be further evaluated by a licensed masonry contractor.
2. The cap of the masonry chimney has minor cracking visible which can be patched during regular household maintenance. (See Illustration 3E)
3. Debris was noted inside the gutters. We recommend the downspouts and gutters be cleared and cleaned out.
- ! 4. Leaks were noted in the downspouts and/or gutters. During wet weather conditions these areas are more obvious and during dry weather conditions they are noted from the stains at the areas where the leaks have occurred. We recommend all leaks be repaired. (See Illustration 4B)
- ! 5. There were burnt through shakes on the roof. We recommend replacing the burnt through shakes to help extend the life of the roofing system.

MAINTENANCE ITEMS & GENERAL INFORMATION

6. Underground drainage has been provided for the gutter downspout system. Because we are unable to view the underground drainage system, we suggest verification by the seller that adequate installation has been performed and proper drainage has been provided.

LIMITATIONS:

This is a visual inspection to the accessible areas only. Roofing life expectancies can vary depending on several factors. Any estimates on remaining life are approximations only. This assessment of the roof does not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, etc.

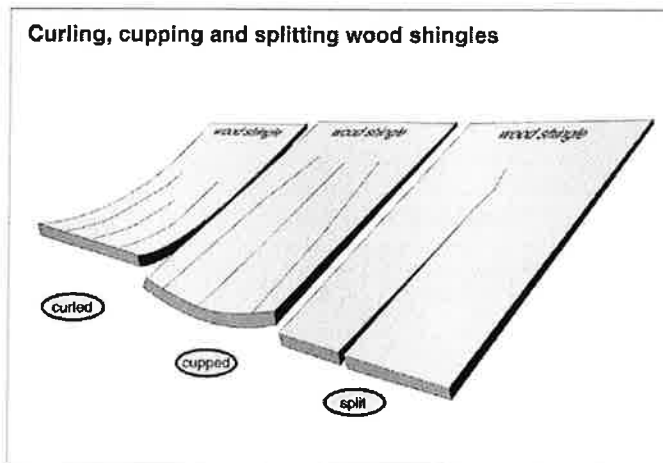


Illustration 1D

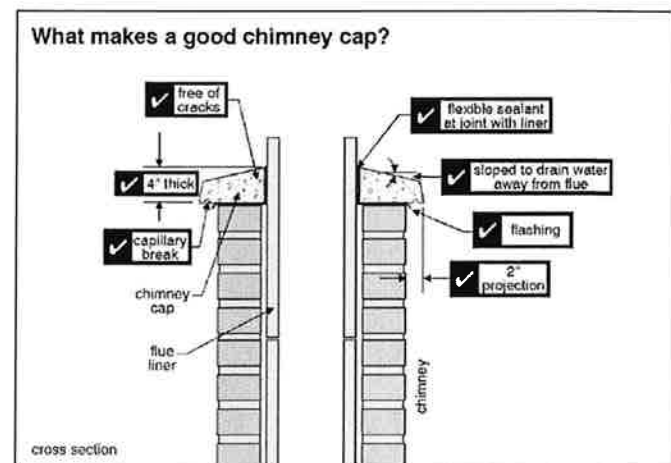


Illustration 3E

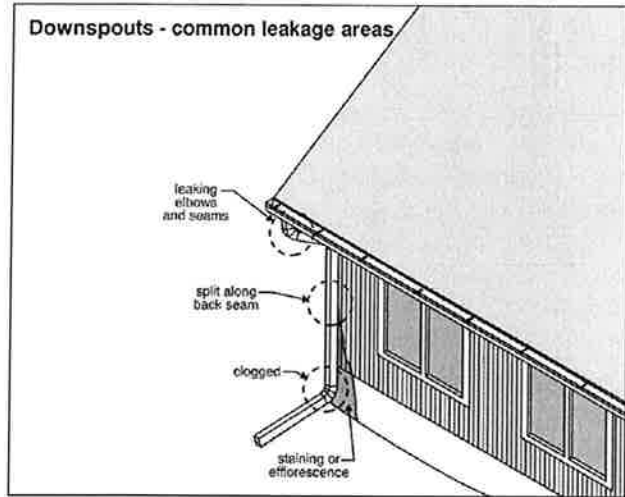


Illustration 4B