

Northern California Home Inspection

Property Inspection Report



1234 ANY STREET, ANY TOWN CA, 55555
Inspection prepared for: JOE SMITH & MARY SMITH
Agent: Support - Home Inspector Pro

Inspection Date: 1/20/2010 Time: 1:PM
Age: 9 years Size: 2752 sq ft
Weather: overcast

Inspector: Richard Hester
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NOTICE TO THIRD PARTIES: This report is for the sole benefit of the client(s) listed above and is not transferable to any third parties or subsequent buyers. Our inspection and this Report have been performed with a written contract agreement that limits its scope and usefulness. Unauthorized recipients are therefore advised not to rely upon this Report, but rather to retain the services of an appropriately qualified home inspector of their choice to provide them with their own inspection and report.

Report Summary

Bedrooms		
Page 6 Item: G	Electrical	<ul style="list-style-type: none"> • Bedroom circuits are NOT protected by an arc fault circuit interrupter type breaker. An arc fault interrupter will shut itself off if it detects a short, thus preventing an electrical fire.
Laundry		
Page 15 Item: D	Dryer Vent	<ul style="list-style-type: none"> • The dryer vent has a damaged exterior cover.
Garage		
Page 21 Item: B	Walls	<ul style="list-style-type: none"> • Mold-like bio growth observed. Professional testing & evaluation advised.
Page 21 Item: F	Electrical	<ul style="list-style-type: none"> • Some loose and improperly installed receptacles were found, they should be installed correctly by a licensed electrician. Several are wired in reverse, one is poorly grounding.
Roof		
Page 24 Item: E	Spark Arrestor	<ul style="list-style-type: none"> • Spark Arrestor screen appears to be missing; this acts to prevent sparks from escaping and to prevent stop animals/birds from entering chimney. Recommend evaluation by chimney sweep when wood stoves are checked.
Attic		
Page 25 Item: F	Electrical	<ul style="list-style-type: none"> • Missing cover plates observed, suggest installing for safety. • outlet covers missing
Foundation		
Page 28 Item: N	Ducting	<ul style="list-style-type: none"> • Homes heating and cooling duct system needs review and repair by a qualified Contractor. • One or more areas of the heat ductwork is damaged/deteriorated/not attached. Recommend review and repairs by a qualified HVAC contractor to enhance homes heating efficiency.
Grounds		
Page 29 Item: A	Driveway and Walkway Condition	<ul style="list-style-type: none"> • Potential Trip Hazard(s) at sidewalk; monitor / repair as necessary.
Basement/Crawlspace		
Page 34 Item: E	Basement Electric	<ul style="list-style-type: none"> • It is HIGHLY recommended to(have a qualified electrician) install an Arc Fault Circuit Interrupter breaker in place of the the one currently protecting the bedroom circuits,in the near future it will be a requirement and is a very safe and sound update. • Bedroom circuits are NOT protected by an arc fault circuit interrupter type breaker. An arc fault interrupter will shut itself off if it detects a short, thus preventing an electrical fire.
Page 36 Item: R	Basement/Crawlspace Ductwork	<ul style="list-style-type: none"> • Homes heating and cooling duct system needs review and repair by a Qualified Contractor. • One or more areas of the heat ductwork is damaged/deteriorated/not attached. Recommend review and repairs by a qualified HVAC contractor to enhance homes heating efficiency.

Inspection Details

A. Attendance

In Attendance: Client present

B. Home Type

Home Type: Detached • Single Family Home

C. Occupancy

Occupancy: Occupied - Furnished • The utilities were on at the time of inspection. • Moderate to heavy personal and household items observed. • Access to some items such as: electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report.

Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

A. Bar

serviceable	repair/replace	safety issue	N/A	None
			X	

B. Cabinets

serviceable	repair/replace	safety issue	N/A	None
			X	

C. Ceiling Fans

serviceable	repair/replace	safety issue	N/A	None
X				

Observations:
 • Operated normally when tested, at time of inspection.

D. Closets

serviceable	repair/replace	safety issue	N/A	None
X				

Observations:
 • The closet is in serviceable condition.

E. Door Bell

serviceable	repair/replace	safety issue	N/A	None
		X		

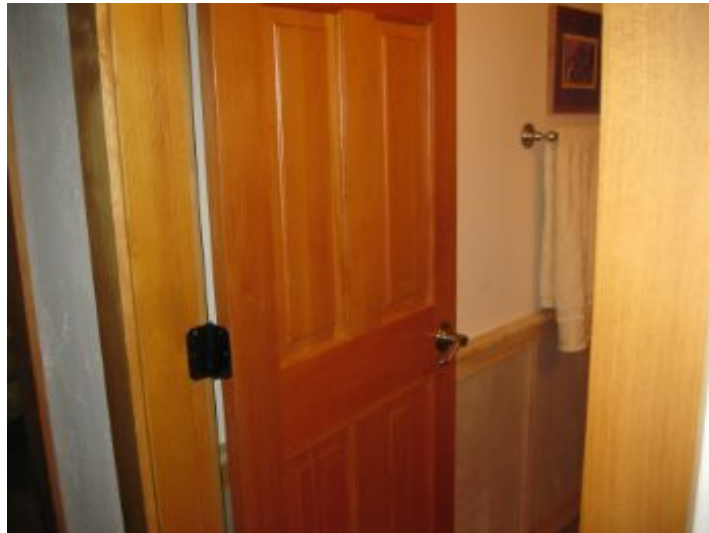
Observations:
 • The inspector was not able to operate the doorbell.

F. Doors

service ble	repair/r eplace	safety issue	N/A	None
	X			

Observations:

- The bathroom door does not lock.
- Door bell is not functional.



All interior doors are solid hardwood in good condition.

G. Electrical

service ble	repair/r eplace	safety issue	N/A	None
	X			

Observations:

- Some outlets not accessible due to furniture and or stored personal items.

H. Security Bars

service ble	repair/r eplace	safety issue	N/A	None
			X	

I. Smoke Detectors

service ble	repair/r eplace	safety issue	N/A	None
X				

Observations:

- Operated when tested
- MAINTENANCE: Periodic testing and changing batteries yearly to ensure proper Smoke Alarm operation is required.

J. Stairs & Handrail

service ble	repair/r eplace	safety issue	N/A	None
			X	

K. Window-Wall AC or Heat

service ble	repair/r eplace	safety issue	N/A	None
			X	

L. Window Condition

service ble	repair/r eplace	safety issue	N/A	None
X				

Materials: Vinyl framed double hung window noted. • Vinyl framed sliding window noted. • Vinyl framed fixed window noted. • Insulated glass noted.

Observations:

- The home is fitted with vinyl windows.



Interior area hardwood floors in good condition. Marble inlay at entry to prevent water on wood floor installed properly.

Skylights in home (4) are all installed correctly as seen and flashed properly. No evidence of any leakage at the time of inspection.

M. Ceiling Condition

service ble	repair/r eplace	safety issue	N/A	None
X				

Materials: There are drywall ceilings noted. • Cathedral style (vaulted) ceilings noted.

N. Patio Doors

service ble	repair/r eplace	safety issue	N/A	None
X				

Observations:
• The sliding patio door was functional during the inspection.

O. Screen Doors

service ble	repair/r eplace	safety issue	N/A	None
X				

Observations:
• Sliding door screen is functional.

P. Wall Condition

service ble	repair/r eplace	safety issue	N/A	None
	X			

Materials: Drywall walls noted.
Observations:
• Some areas not accessible due to stored personal items.



Birch waincoating in entertainment room in good condition as well as floor however it appears the floors at some time got wet as edges of some boards are raised.

Q. Fireplace

service ble	repair/r eplace	safety issue	N/A	None
X				

Materials: Family Room

Materials: Free standing style wood burning stove noted.

Observations:

- Level II inspection—The National Fire Protection Association (www.nfpa.org) advises that each chimney receive a Level II inspection each time a residence is sold. Inspection levels are explained at www.csia.org/pressroom/press-inspection-levels-explained.htm. It is also advised that this inspection be conducted by a chimney sweep certified by the Chimney Safety Institute of America (www.csia.org).



Bedrooms

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

A. Locations

Locations: Master#1 • Hall#2 • South West#3 • South East#4

B. Bar

service ble	repair/r eplace	safety issue	N/A	None
			X	

C. Cabinets

service ble	repair/r eplace	safety issue	N/A	None
			X	

D. Ceiling Fans

service ble	repair/r eplace	safety issue	N/A	None
X	X			

Observations:

- Operated normally when tested, at time of inspection.

E. Closets

service ble	repair/r eplace	safety issue	N/A	None
X				

Observations:

- The closet is in serviceable condition.

F. Doors

service ble	repair/r eplace	safety issue	N/A	None
	X			

Observations:

- Door bell is not functional.

G. Electrical

service ble	repair/r eplace	safety issue	N/A	None
	X			

Observations:

- Some outlets not accessible due to furniture and or stored personal items.
- Test AFCI breakers periodically to ensure proper operation.
- Outlet cover plates missing.
- Switch cover plates missing.
- **Bedroom circuits are NOT protected by an arc fault circuit interrupter type breaker. An arc fault interrupter will shut itself off if it detects a short, thus preventing an electrical fire.**

H. Fireplace

service ble	repair/r eplace	safety issue	N/A	None
X				

Materials: Family Room

Materials: Free standing style wood burning stove noted.

Observations:

• Level II inspection—The National Fire Protection Association (www.nfpa.org) advises that each chimney receive a Level II inspection each time a residence is sold. Inspection levels are explained at www.csia.org/pressroom/press-inspection-levels-explained.htm. It is also advised that this inspection be conducted by a chimney sweep certified by the Chimney Safety Institute of America (www.csia.org).

I. Floor Condition

service ble	repair/r eplace	safety issue	N/A	None
X				

Flooring Types: Carpet is noted.

J. Security Bars

service ble	repair/r eplace	safety issue	N/A	None
			X	

K. Smoke Detectors

service ble	repair/r eplace	safety issue	N/A	None
X				

Observations:

- The smoke detectors operated during the inspection.

L. Wall Condition

service ble	repair/r eplace	safety issue	N/A	None
X				

Materials: Drywall walls noted.

Observations:

- Some areas not accessible due to stored personal items.



Master bedroom hand tectured walls, woodwork and paint in good condition. Carpet also in good condition.

M. Window-Wall AC or Heat

service ble	repair/r eplace	safety issue	N/A	None
			X	

N. Window Condition

service ble	repair/r eplace	safety issue	N/A	None
X				

Materials: Vinyl framed double hung window noted. • Insulated glass noted.

O. Ceiling Condition

service ble	repair/r eplace	safety issue	N/A	None
X				

Materials: There are drywall ceilings noted. • Cathedral style (vaulted) ceilings noted.

P. Patio Doors

service ble	repair/r eplace	safety issue	N/A	None

Observations:

- The sliding patio door was functional during the inspection.
- Tempered glass noted in the patio door.

Q. Screen Doors

service ble	repair/r eplace	safety issue	N/A	None
X				

Observations:
 • Sliding door screen is functional.

Bathroom

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

A. Locations

Locations: Master Bathroom • Main Floor Bathroom • Guest bathroom

B. Cabinets

service ble	repair/r eplace	safety issue	N/A	None
X				

Observations:
 • No deficiencies observed.



Bath #3 maple cabinet and hardwood floor.China lavy and toilet all functioning properly when inspection was made.

C. Ceiling Condition

service ble	repair/r eplace	safety issue	N/A	None
X				

Materials: There are drywall ceilings noted.

D. Counters

service ble	repair/r eplace	safety issue	N/A	None
X				

Observations:
 • No discrepancies noted.



Master bath tile counters and tile floor in good condition. All plumbing in this area of home functioning properly including circulating hjoj water system.

E. Doors

servica ble	repair/r eplace	safety issue	N/A	None
X	X			

Observations:

- No major system safety or function concerns noted at time of inspection.
- Front door and hardware is damaged.

F. Electrical

servica ble	repair/r eplace	safety issue	N/A	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection.

G. GFCI

servica ble	repair/r eplace	safety issue	N/A	None
X				

Observations:

- GFCI in place and operational
- GFCI tested and functioned properly

H. Exhaust Fan

servica ble	repair/r eplace	safety issue	N/A	None
X				

Observations:

- The bath fan was operated and no issues were found.

I. Floor Condition

servica ble	repair/r eplace	safety issue	N/A	None
X				

Materials: Ceramic tile is noted.

J. Heating

servica ble	repair/r eplace	safety issue	N/A	None
X	X			

Observations:

- Central heating noted in this room. At the time of the inspection, all appeared to be functioning and in serviceable condition.
- See HVAC page for more information about this section.

K. Mirrors

servica ble	repair/r eplace	safety issue	N/A	None
X				

L. Plumbing

service ble	repair/r eplace	safety issue	N/A	None
X				

M. Security Bars

service ble	repair/r eplace	safety issue	N/A	None
			X	

N. Showers

service ble	repair/r eplace	safety issue	N/A	None
X				

Observations:

- functional
- Common hairline cracks observed, no leaks observed at the time of inspection.

O. Shower Walls

service ble	repair/r eplace	safety issue	N/A	None
X				

Observations:

- Ceramic tile noted.

P. Bath Tubs

service ble	repair/r eplace	safety issue	N/A	None
	X			

Observations:

- Whirlpool
- Motor briefly activated to ensure motor was serviceable. Due time and water wastage, the tub was not filled to test water flow through jets.
- Stopper is inoperable.



Bath #2 showing laminate countertop, stone floor, maple cabinets and fiberglass 5' tub shower.



Whirlpool tub in master bath properly wired with GFCI breaker and access to pump and heater systems from front Tile around in great condition as well as woodwork which is water protected and walls.

Q. Enclosure

service ble	repair/r eplace	safety issue	N/A	None
X				

Observations:

- The shower enclosure was functional at the time of the inspection.

R. Sinks

service ble	repair/r eplace	safety issue	N/A	None
X				

Observations:

- Suggest caulking as necessary.
- Suggest caulking as necessary.
- Operated normally, at time of inspection.

S. Toilets

service ble	repair/r eplace	safety issue	N/A	None
X				

Observations:

- Toilet seat cover loose; recommend tightening.

T. Window Condition

service ble	repair/r eplace	safety issue	N/A	None
X				

Materials: Vinyl framed double hung window noted. • Vinyl framed fixed window noted. • Insulated glass noted.

Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

A. Cabinets

service ble	repair/r eplace	safety issue	N/A	None
X				

Observations:

- No deficiencies observed.
- Appeared functional and in satisfactory condition, at time of inspection.

B. Counters

service ble	repair/r eplace	safety issue	N/A	None
X				

Observations:

- Solid Surface tops noted.



Composite counter tops in kitchen in excellent condition, Glass surface cook top in good condition and fully functioning.

C. Dishwasher

service ble	repair/r eplace	safety issue	N/A	None
X				

Observations:

- operated
- Dishwasher was operational at the time of inspection. Dishwashers most commonly fail internally at the pump, motor or seals. We do not disassemble these units to inspect these components. We recommend you operate this unit prior to closing.



Newer installed disher washer functioned properly during inspection.

D. Doors

service ble	repair/r eplace	safety issue	N/A	None
			X	

E. Garbage Disposal

service ble	repair/r eplace	safety issue	N/A	None
X				

Observations:

- Operated - appeared functional at time of inspection.

F. Microwave

service ble	repair/r eplace	safety issue	N/A	None
X				

Observations:

- Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, client should seek further review by qualified technician prior to closing.

G. Cook top condition

service ble	repair/r eplace	safety issue	N/A	None
X				

Observations:

- Electric cook top noted.
- This unit was tested and appeared serviceable at time of inspection. Inspection does not include calibration as this is not a technically exhaustive inspection. No warranties or grantees of this or any other appliance can be offered.

H. Oven & Range

service ble	repair/r eplace	safety issue	N/A	None
X				

Observations:

- Oven(s): Electric
- All heating elements operated when tested.



Newly installed stainless steel oven / micro combination. Properly installed with clearances and proper size breaker.

I. Sinks

service ble	repair/r eplace	safety issue	N/A	None
X				

Observations:

- Suggest caulking as necessary.
- No deficiencies observed.
- Newer, brushed nickel, pullout wand faucet
- Suggest caulking as necessary.

J. Drinking Fountain

service ble	repair/r eplace	safety issue	N/A	None
			X	

K. Spray Wand

service ble	repair/r eplace	safety issue	N/A	None
X				

Observations:

- The spray wand was operated and was functional.

L. Hot Water Dispenser

service ble	repair/r eplace	safety issue	N/A	None
			X	

M. Soap Dispenser

service ble	repair/r eplace	safety issue	N/A	None
			X	

N. Trash Compactor

service ble	repair/r eplace	safety issue	N/A	None
			X	

O. Vent Condition

service ble	repair/r eplace	safety issue	N/A	None
	X			

Materials: Recirculating

Observations:

- Central ventilation system is present.
- Recommend cleaning filter regularly for fire safety.

P. Window Condition

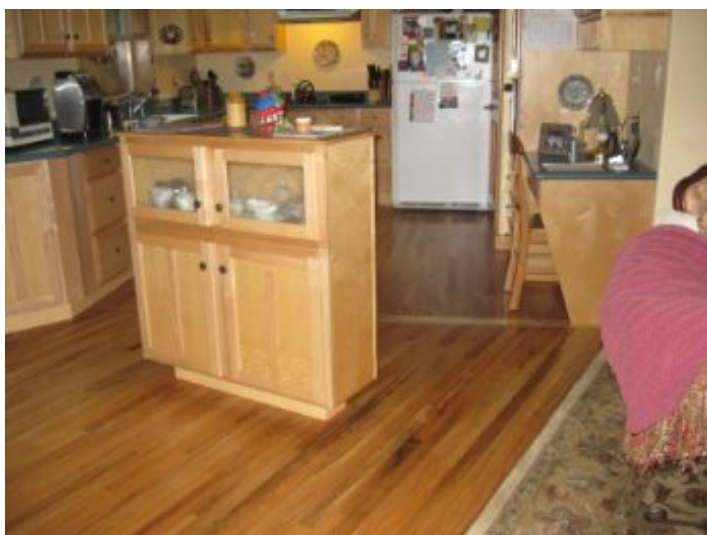
service ble	repair/r eplace	safety issue	N/A	None
X				

Materials: Vinyl framed double hung window noted. • Insulated glass noted.

Q. Floor Condition

service ble	repair/r eplace	safety issue	N/A	None
X				

Materials: Hardwood flooring is noted.



Kitchen hardwood floor recently professionally refinished. Proper clearances between all cabinets for walk ways.

R. Plumbing

service ble	repair/r eplace	safety issue	N/A	None
X				

Observations:

- some not accessible

S. Ceiling Condition

service ble	repair/r eplace	safety issue	N/A	None
X				

Materials: There are drywall ceilings noted. • Cathedral style (vaulted) ceilings noted.

T. Security Bars

service ble	repair/r eplace	safety issue	N/A	None
			X	

U. Patio Doors

service ble	repair/r eplace	safety issue	N/A	None
X				

Observations:

- The sliding patio door was functional during the inspection.

V. Screen Doors

service ble	repair/r eplace	safety issue	N/A	None
X				

Observations:
 • Sliding door screen is functional.

W. Electrical

service ble	repair/r eplace	safety issue	N/A	None
X				

Observations:
 • No major system safety or function concerns noted at time of inspection.

X. GFCI

service ble	repair/r eplace	safety issue	N/A	None
X				

Observations:
 • GFCI in place and operational

Y. Wall Condition

service ble	repair/r eplace	safety issue	N/A	None
X				

Materials: Drywall walls noted.

Laundry

A. Locations

Locations: Hall

B. Cabinets

service ble	repair/r eplace	safety issue	N/A	None
X				

Observations:
 • No deficiencies observed.

C. Counters

service ble	repair/r eplace	safety issue	N/A	None
			X	

D. Dryer Vent

service ble	repair/r eplace	safety issue	N/A	None
X				

Observations:
 • The dryer vent has loose exterior cover.
 • The dryer vent has a damaged exterior cover.

E. Electrical

service ble	repair/r eplace	safety issue	N/A	None
X				

F. GFCI

service ble	repair/r eplace	safety issue	N/A	None
X				

Observations:
 • GFCI in place and operational

G. Exhaust Fan

service ble	repair/r eplace	safety issue	N/A	None
X				

Observations:
• operated

H. Gas Valves

service ble	repair/r eplace	safety issue	N/A	None
			X	

I. Wash Basin

service ble	repair/r eplace	safety issue	N/A	None
			X	

J. Window Condition

service ble	repair/r eplace	safety issue	N/A	None
X				

Materials: Vinyl framed sliding window noted. • Insulated glass noted.

K. Floor Condition

service ble	repair/r eplace	safety issue	N/A	None
X				

Materials: Natural stone floors noted.

L. Plumbing

service ble	repair/r eplace	safety issue	N/A	None
	X			

Observations:
• Some not accessible.

M. Wall Condition

service ble	repair/r eplace	safety issue	N/A	None
X				

Materials: Drywall walls noted.

N. Ceiling Condition

service ble	repair/r eplace	safety issue	N/A	None
X				

Materials: There are drywall ceilings noted.

O. Security Bars

service ble	repair/r eplace	safety issue	N/A	None
			X	

P. Doors

service ble	repair/r eplace	safety issue	N/A	None
X				

Observations:
• Door stops missing; recommend installing to avoid unnecessary wall and/or door damage. Note that living room closet door can hit into glass at front door.

Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

A. Heater Condition

service ble	repair/r eplace	safety issue	N/A	None
X				

Materials: Location: • The furnace is located in the hall closet

Observations:

- Fuel Furnace: Last service date is over one year ago, or is unable to be determined. Although this unit appears to be operating properly from controls, there are areas which cannot be seen without specialized equipment and training. One such area is the combustion chamber / heat exchanger where cold air blows across the "fire box", becoming the hot air that circulates throughout your home. During the life span of any furnace, this metal wall may develop a crack or a broken weld, allowing carbon monoxide to circulate throughout the home. This is why furnace specialists recommend a complete inspection annually; consider having unit inspected by certified HVAC technician.

B. Heater Base

service ble	repair/r eplace	safety issue	N/A	None
X				

Observations:

- The heater base appears to be functional.

C. Enclosure

service ble	repair/r eplace	safety issue	N/A	None
	X			

Observations:

- Concealed due to high efficiency furnace design.
- Suggest having this unit professionally cleaned and tuned to ensure proper and safe operation.



The heating air handler / exchanger is in the laundry and properly functioning and in good condition. Service papers with unit show it has been professionally maintained on a regular basis.

D. Venting

service ble	repair/r eplace	safety issue	N/A	None
X				

Observations:

- Metal double wall chimney vent pipe noted.

E. Gas Valves

service ble	repair/r eplace	safety issue	N/A	None
X				

Observations:

- An oil tank was observed on site, with no apparent leakage at time of inspection. Buyer is advised that these tanks are prone to corrosion, even from the inside, making leakage a possibility at any time. Inspector cannot warrant this tank from leakage, even between date of inspection and date of close.
- Oil line shut off valve installed for safety.

F. Refrigerant Lines

service ble	repair/r eplace	safety issue	N/A	None
			X	

G. AC Compress Condition

service ble	repair/r eplace	safety issue	N/A	None
			X	

H. Air Supply

service ble	repair/r eplace	safety issue	N/A	None
X	X			

Observations:

- The return air supply system appears to be functional.

I. Registers

service ble	repair/r eplace	safety issue	N/A	None
X				

Observations:

- The return air supply system appears to be functional.

J. Filters

service ble	repair/r eplace	safety issue	N/A	None
X				

Location: Located inside heater cabinet. • Located inside a filter grill in the hall ceiling. • Located in a filter grill in an interior area ceiling.

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 rising 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.

K. Thermostats

service ble	repair/r eplace	safety issue	N/A	None
X				

Observations:

• Location(s): Zone#1: Main level/dining room -- Zone#2: Master bedroom -- Zone#3: Sun room

- Functional at the time of inspection.
- Thermostats are not checked for calibration or timed functions.
- Recommend that the client(s) have the homeowner provide the instructions for programming or show the client(s) how to do so.

Water Heater

A. Base

service ble	repair/r eplace	safety issue	N/A	None
X				

Observations:
 • The water heater base is functional.

B. Heater Enclosure

service ble	repair/r eplace	safety issue	N/A	None
X				

Observations:
 • The water heater enclosure is functional.

C. Combustion

service ble	repair/r eplace	safety issue	N/A	None
X	X			

Observations:
 • The combustion chamber appears to in functional condition.

D. Venting

service ble	repair/r eplace	safety issue	N/A	None
X				

Observations:
 • Minimum water heater double-wall vent pipe clearance from combustible material is 1".



Venting of water system proper with dual wall pipe vent completely to exhaust above the roof. Strapping of system proper.

E. Water Heater Condition

service ble	repair/r eplace	safety issue	N/A	None
X				

Location: The heater is located in the den.
 Observations:
 • Tank appears to be in satisfactory condition -- no concerns.
 • A Temperature Pressure Relief (TPR) valve present. This safety valve releases water (and thus relieves pressure) if either the temp or pressure in the tank gets too high. The TPR valve discharge tube must be made of copper, iron, or CPVC (NOT regular PVC). It must terminate within 6" above the floor--the end cannot be threaded or have a fitting.
 • No deficiencies noted with the Temperature Pressure Relief (TPR) valve and discharge pipe.
 • Water Source: Private Well
 • No Smoke or Carbon Monoxide detector in vicinity.

F. TPRV

service ble	repair/r eplace	safety issue	N/A	None
X				

Observations:

- Appears to be in satisfactory condition -- no concerns.

G. Number Of Gallons

service ble	repair/r eplace	safety issue	N/A	None
X				

Observations:

- 75 gallons

H. Gas Valve

service ble	repair/r eplace	safety issue	N/A	None
			X	

I. Plumbing

service ble	repair/r eplace	safety issue	N/A	None
X				

Materials: copper

Observations:

- No deficiencies observed at the visible portions of the supply piping.



J. Overflow Condition

service ble	repair/r eplace	safety issue	N/A	None
X				

Materials: copper

Observations:

- Appears to be in satisfactory condition -- no concerns.

K. Strapping

service ble	repair/r eplace	safety issue	N/A	None
X				

Garage

A. Roof Condition

service ble	repair/r eplace	safety issue	N/A	None
X				

Materials: Inspected from ladder.

Materials: Concrete tiles noted.

B. Walls

service ble	repair/r eplace	safety issue	N/A	None
X	X			

Observations:

- Appeared satisfactory, at time of inspection.
- Personal items in garage block complete inspection of all floor, wall and ceiling areas.
- **Mold-like bio growth observed. Professional testing & evaluation advised.**

C. Anchor Bolts

service ble	repair/r eplace	safety issue	N/A	None
X				

Observations:

- The anchor bolts were not visible, obscured by drywall.

D. Floor Condition

service ble	repair/r eplace	safety issue	N/A	None
X				

Materials: Bare concrete floors noted.

Observations:

- Common cracks noted.

E. Rafters & Ceiling

service ble	repair/r eplace	safety issue	N/A	None
X				

Observations:

- Engineered wood roof truss framing noted.
- Plywood Sheathing noted.
- Same as the main house.

F. Electrical

service ble	repair/r eplace	safety issue	N/A	None
X	X			

Observations:

- Some outlets not accessible due to furniture and or stored personal items.
- **Some loose and improperly installed receptacles were found, they should be installed correctly by a licensed electrician. Several are wired in reverse, one is poorly grounding.**

G. GFCI

service ble	repair/r eplace	safety issue	N/A	None
X				

Observations:

- GFCI in place and operational

H. 240 Volt

service ble	repair/r eplace	safety issue	N/A	None
			X	

Observations:

- There are no 240 volt outlets visible in this room.

I. Exterior Door

service ble	repair/r eplace	safety issue	N/A	None
X				

J. Fire Door

service ble	repair/r eplace	safety issue	N/A	None
			X	

K. Garage Door Condition

service ble	repair/r eplace	safety issue	N/A	None
X				

Materials: Two - single 7', wood panel, sectional roll-up doors. Original equipment
 Observations:
 • No deficiencies observed.

L. Garage Door Parts

service ble	repair/r eplace	safety issue	N/A	None
			X	

Observations:
 • The garage door appeared functional during the inspection.

M. Garage Opener Status

service ble	repair/r eplace	safety issue	N/A	None
X				

Observations:
 • Screw drive opener noted.

N. Garage Door's Reverse Status

service ble	repair/r eplace	safety issue	N/A	None
X				

O. Ventilation

service ble	repair/r eplace	safety issue	N/A	None
X				

Observations:
 • Under eave soffit inlet vents noted.

P. Vent Screens

service ble	repair/r eplace	safety issue	N/A	None
X				

Observations:
 • Vent screens noted as functional.

Q. Cabinets

service ble	repair/r eplace	safety issue	N/A	None
X				

Observations:
 • No deficiencies observed.

R. Counters

service ble	repair/r eplace	safety issue	N/A	None
X				

Observations:
 • Wood counter tops noted.

S. Wash Basin

service ble	repair/r eplace	safety issue	N/A	None
			X	

Electrical

A. Electrical Panel

service ble	repair/r eplace	safety issue	N/A	None
	X			

Location: North side of the house.
Location: Located in a storage area.

Observations:

- Panel cover screw(s) missing.
- No major system safety or function concerns noted at time of inspection at main panel box.

B. Main Amp Breaker

service ble	repair/r eplace	safety issue	N/A	None
	X			

Observations:

- 125 amp

C. Breakers in off position

service ble	repair/r eplace	safety issue	N/A	None
X				

Observations:

- 0

D. Cable Feeds

service ble	repair/r eplace	safety issue	N/A	None
X				

Observations:

- There is an underground service lateral noted.

E. Breakers

service ble	repair/r eplace	safety issue	N/A	None
X				

Materials: Copper non-metallic sheathed cable noted.

Observations:

- All of the circuit breakers appeared serviceable.
- GFCI breaker noted.

F. Fuses

service ble	repair/r eplace	safety issue	N/A	None
			X	

Roof

A. Roof Condition

service ble	repair/r eplace	safety issue	N/A	None
	X			

Materials: Inspected from ladder.

Materials: Concrete tiles noted.

Observations:

- Roof ventilation may be inadequate; this may contribute to premature roof failure, conducive conditions for mold growth in attic, and/or high heating / cooling bills. Consider further evaluation by qualified contractor.
- No major system safety or function concerns noted at time of inspection.
- Clean roof areas: Significant amounts of organic debris evident.

B. Flashing

service ble	repair/r eplace	safety issue	N/A	None
X				

Observations:

- Typical maintenance necessary, now and on an annual or semi-annual basis. This generally consists of resealing gaps at through-the-roof projections and at the parapet walls as necessary.

C. Chimney

service ble	repair/r eplace	safety issue	N/A	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection.

D. Sky Lights

service ble	repair/r eplace	safety issue	N/A	None
X				

Observations:

- No signs of present or past leaking around the skylight were discovered at time of inspection.
- Skylight in bathroom,(see pic)did not display any outward signs of active or past leaks.

E. Spark Arrestor

service ble	repair/r eplace	safety issue	N/A	None
	X			

Observations:

- Spark Arrestor screen appears to be missing; this acts to prevent sparks from escaping and to prevent stop animals/birds from entering chimney. Recommend evaluation by chimney sweep when wood stoves are checked.

F. Vent Caps

service ble	repair/r eplace	safety issue	N/A	None
			X	

G. Gutter

service ble	repair/r eplace	safety issue	N/A	None
			X	

Attic

A. Access

service ble	repair/r eplace	safety issue	N/A	None
X				

Observations:

- Scuttle Hole located in:
- Bedroom Closet
- Bedroom Hall

B. Structure

service ble	repair/r eplace	safety issue	N/A	None
X				

Observations:

- Could not access all areas of the attic due to limited space.

C. Ventilation

service ble	repair/r eplace	safety issue	N/A	None
X				

Observations:

- Under eave soffit inlet vents noted.
- Ridge exhaust venting noted.

D. Vent Screens

service ble	repair/r eplace	safety issue	N/A	None
	X			

Observations:

- Vent screens noted as functional.
- Vent screens are damaged or missing, suggest repairing or replacing screens as necessary.
- Vent screens noted as torn.

E. Duct Work

service ble	repair/r eplace	safety issue	N/A	None
X				

Observations:
 • functional

F. Electrical

service ble	repair/r eplace	safety issue	N/A	None
	X			

Observations:
 • Missing cover plates observed, suggest installing for safety.
 • outlet covers missing

G. Attic Plumbing

service ble	repair/r eplace	safety issue	N/A	None
X				

Observations:
 • PVC plumbing vents

H. Insulation Condition

service ble	repair/r eplace	safety issue	N/A	None
X				

Materials: Blown in cellulose insulation noted.
 Observations:
 • Insulation level in the attic is typical for homes this age
 • Insulation appears adequate.

I. Chimney

service ble	repair/r eplace	safety issue	N/A	None
X				

Observations:
 • Double wall metal B-Vent pipe noted.
 • Crown and Flashing intact where visible
 • Recommend monitoring this area regularly.
 • Masonry intact where visible
 • Our chimney review is limited to visible accessible components only. If further review is desired, we suggest review by a qualified professional prior to close.

J. Exhaust Vent

service ble	repair/r eplace	safety issue	N/A	None
X				

Observations:
 • functional

Exterior Areas

A. Doors

service ble	repair/r eplace	safety issue	N/A	None
X				

Observations:
 • Appeared in functional and in satisfactory condition, at time of inspection.
 • Door does not latch, needs adjustment.
 • Sliding doors to backyard.



All four entries to the residence have covered areas to prevent door damage and moisture coming into wood floors. Slope away from home proper. Siding need some stain touch up.

Redwood doors on detached 4 car garage are in good condition and fuction with electric openers properly at time of inspection.

B. Window Condition

servicable	repair/replace	safety issue	N/A	None
X				

Observations:

- Components appeared in satisfactory condition at time of inspection.
- No major system safety or function concerns noted at time of inspection.

C. Siding Condition

servicable	repair/replace	safety issue	N/A	None
X				

Materials: Wood siding, wood frame construction, concrete / block foundation

Observations:

- No major system safety or function concerns noted at time of inspection.
- Some areas need restaining, or priming and repainting.
- Some siding deterioration noted. Have repaired as necessary.
- Dryer vent cover is damaged.
- Trees within 6 feet foundation. Monitor for potential root damage.



Covered rear entry to home showing good condition of cedar siding and tile roofing. Siding needs minor work on the staining in some areas where water from irrigation has been hitting the home.

D. Eaves & Facia

service ble	repair/r eplace	safety issue	N/A	None
X				

Observations:

- Fascia covering the ends of rafter or truss tails appeared to be in generally serviceable condition at the time of the inspection. Notable exceptions will be listed in this report.

E. Exterior Paint

service ble	repair/r eplace	safety issue	N/A	None
X				

F. Stucco

service ble	repair/r eplace	safety issue	N/A	None
			X	

Foundation

A. Slab Foundation

service ble	repair/r eplace	safety issue	N/A	None
X				

B. Foundation Perimeter

service ble	repair/r eplace	safety issue	N/A	None
X				

Observations:

- No deficiencies were observed at the visible portions of the structural components of the home.
- No leaks were observed at the time of the inspection.
- No stains or evidence of moisture penetration observed.

C. Foundation Walls

service ble	repair/r eplace	safety issue	N/A	None
	X			

Observations:

- Visible portions of foundation wall were dry at the time of the inspection. See Limitations.
- No leaks were observed at the time of the inspection.

D. Cripple Walls

service ble	repair/r eplace	safety issue	N/A	None
			X	

E. Ventilation

service ble	repair/r eplace	safety issue	N/A	None
X				

Observations:

- Screened openings noted.

F. Vent Screens

service ble	repair/r eplace	safety issue	N/A	None
X				

Observations:

- Vent screens noted as functional.

G. Access Panel

service ble	repair/r eplace	safety issue	N/A	None
X				

Observations:

- The foundation access panel installed and functional during the inspection.

H. Post and Girders

service ble	repair/r eplace	safety issue	N/A	None
X				

Observations:

- Support Material: Wood/Bearing Wall
- Support Material: concrete block piers
- Beam Material: Wood
- Concrete piers
- No deficiencies were observed at the visible portions of the structural components of the home.

I. Sub Flooring

service ble	repair/r eplace	safety issue	N/A	None
X				

Observations:

- Plywood sheathing sub floor.
- Engineered wood truss floor joists
- Visible areas appear satisfactory at the time of inspection.

J. Anchor Bolts

service ble	repair/r eplace	safety issue	N/A	None
X				

Observations:

- The anchor bolte were inspected and appear to be serviceable.
- Anchor straps noted.

K. Foundation Electrical

service ble	repair/r eplace	safety issue	N/A	None
	X			

Observations:

- All wiring should be properly secured to the framing.

L. Foundation Plumbing

service ble	repair/r eplace	safety issue	N/A	None
X				

Observations:

- 1 inch Copper
- Acrylonitrile-Butadiene-Stryrene "ABS" waste and vent pipes noted.
- Appears Functional at time of inspection.
- Water shut off location shown to client in the event of an emergency.

M. Sump Pump

service ble	repair/r eplace	safety issue	N/A	None
			X	

N. Ducting

service ble	repair/r eplace	safety issue	N/A	None
	X			

Observations:

- Appeared functional, at time of inspection.
- Recommend further support to ductwork.
- Ducts were loose in areas; advise securing.
- Homes heating and cooling duct system needs review and repair by a qualified Contractor.
- One or more areas of the heat ductwork is damaged/deteriorated/not attached. Recommend review and repairs by a qualified HVAC contractor to enhance homes heating efficiency.

Grounds

A. Driveway and Walkway Condition

service ble	repair/r eplace	safety issue	N/A	None
X				

Materials: Asphalt driveway noted. • Concrete sidewalk noted. • Block / Brick sidewalk noted. • Wood and stone walkways noted.

Observations:

- Driveway in good shape for age and wear. No deficiencies noted.
- Driveway in good shape for age and wear. No deficiencies noted.
- Tree uplifting
- **Potential Trip Hazard(s) at sidewalk; monitor / repair as necessary.**



Asphalt driveway in good condition. Concrete apron poured in front of all garage openings with proper slope for water.



Interlocking brick walkways and exposed aggregate sidewalks are the surface area of all exterior walk ways. They are in good condition with lighting at all steps.

B. Grading

service ble	repair/r eplace	safety issue	N/A	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection.
- The exterior drainage is generally away from foundation.

C. Vegetation Observations

service ble	repair/r eplace	safety issue	N/A	None
	X			

Observations:

- No major system safety or function concerns noted at time of inspection.
- Tree limbs within 10 feet of roof should be trimmed away to provide air and sunlight to roof, while minimizing debris & dampness.
- Trees within 6 feet foundation. Monitor for potential root damage.
- Maintenance Tip: When landscaping keep plants, even at full growth, at least a foot (preferably 18 inches) from house siding and windows. Keep trees away from foundation and roof. Plants in contact or proximity to home can provide pathways to wood destroying insects and abrade and damage siding, screens and roofs.

D. Gate Condition

service ble	repair/r eplace	safety issue	N/A	None
			X	

E. Patio and Porch Deck

service ble	repair/r eplace	safety issue	N/A	None
	X			

Observations:

- Appears in satisfactory and functional condition with normal wear for its age. Appears to be sound structure.
- **MAINTENANCE:** Whether treated or not, it is important to keep a wood deck surface free of all forms of fungal growth and debris that retains moisture and will cause the deck to eventually rot. Recommend cleaning and resealing the deck annually. Cleaning can be accomplished by scrubbing the deck with a sodium-hypochlorite (bleach) and Tri-Sodium-Phosphate (TSP) deck wash and then rinsing with a pressure washer. Finally, a wood deck should be recoated with a good-quality deck sealant.

F. Stairs & Handrail

service ble	repair/r eplace	safety issue	N/A	None
			X	

Observations:

- Although railings are not required with drop-offs less than 30" above grade - consider your own personal needs and those of your family and guests. By today's standards, balusters (spindles) at decks and steps should be spaced no more than 4" apart for the safety of small children,

G. Grounds Electrical

service ble	repair/r eplace	safety issue	N/A	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection.

H. GFCI

service ble	repair/r eplace	safety issue	N/A	None
X				

Observations:

- GFCI receptacles are in good condition.

I. Main Gas Valve Condition

service ble	repair/r eplace	safety issue	N/A	None
X				

Materials: north side

Observations:

- LP Gas shutoff located at the gas manifold - labeled and client made aware

J. Plumbing

service ble	repair/r eplace	safety issue	N/A	None
X				

Materials: Copper piping noted. • PVC piping noted.

Observations:

- Sewer line—Due to the age of this home I recommend a sewer line inspection. This separate inspection will show the condition of the buried sewer line from the home to the city main. Items such as tree roots, broken drain pipes, and other obstructions will be revealed. A qualified plumber with a sewer camera sewer rodding machine can inspect.
- Septic system noted. Client is advised to seek the services of a specialist in evaluating this system.
- Potable water supplied by well. Suggest water testing within inspection contingency period.

K. Water Pressure

service ble	repair/r eplace	safety issue	N/A	None
X				

Observations:

- 60

L. Pressure Regulator

service ble	repair/r eplace	safety issue	N/A	None
X				

Observations:
 • Pressure regulator noted.

M. Exterior Faucet Condition

service ble	repair/r eplace	safety issue	N/A	None
	X			

Location: Front of structure • East side of house • South side of house. • West side of house. • Outside of garage.
 Observations:
 • Hose bib missing handle.
 • Appears Functional.

N. Balcony

service ble	repair/r eplace	safety issue	N/A	None
			X	

O. Patio Enclosure

service ble	repair/r eplace	safety issue	N/A	None
			X	

P. Patio and Porch Condition

service ble	repair/r eplace	safety issue	N/A	None
X				

Materials: The patio/porch roof is the same as main structure. • Concrete tiles noted.
 Observations:
 • No major system safety or function concerns noted at time of inspection.

Q. Fence Condition

service ble	repair/r eplace	safety issue	N/A	None
X				

Observations:
 • Appeared serviceable at time of inspection. Structural assembly inaccessible.

R. Sprinklers

service ble	repair/r eplace	safety issue	N/A	None
	X			

Observations:
 • Home is equipped with an underground sprinkler system. The inspector recommends client consult with home owner for operation instructions and proper winterizing information. Sprinkler systems are beyond the scope of a Home Inspection, due to most of its parts/piping not visible for inspection.
 • Sprinkler system noted; client is advised to seek advice of a specialist in evaluating this system before use.
 • A few of the sprinkler heads are spraying structure. We recommend adjusting the heads so they do not spray the house.

Pool

A. Air Booster Pump

service ble	repair/r eplace	safety issue	N/A	None
			X	

B. Deck Condition

service ble	repair/r eplace	safety issue	N/A	None
			X	

C. Gate & Fence Condition

service ble	repair/r eplace	safety issue	N/A	None
			X	

D. Filter

service ble	repair/r eplace	safety issue	N/A	None
			X	

E. Skimmer and Basket

service ble	repair/r eplace	safety issue	N/A	None
			X	

F. Pool Heater Condition

service ble	repair/r eplace	safety issue	N/A	None
			X	

G. Lights

service ble	repair/r eplace	safety issue	N/A	None
			X	

H. Pressure Gauge

service ble	repair/r eplace	safety issue	N/A	None
			X	

I. Pumps

service ble	repair/r eplace	safety issue	N/A	None
			X	

J. Jets

service ble	repair/r eplace	safety issue	N/A	None
			X	

K. Structure Condition

service ble	repair/r eplace	safety issue	N/A	None
			X	

L. Tile

service ble	repair/r eplace	safety issue	N/A	None
			X	

M. Timer

service ble	repair/r eplace	safety issue	N/A	None
			X	

N. Water Condition

service ble	repair/r eplace	safety issue	N/A	None
			X	

O. Water Fill Unit

service ble	repair/r eplace	safety issue	N/A	None
			X	

P. Electrical

service ble	repair/r eplace	safety issue	N/A	None
			X	

Q. GFCI

service ble	repair/r eplace	safety issue	N/A	None
			X	

Basement/Crawlspace

A. Walls

service ble	repair/r eplace	safety issue	N/A	None
X				

Materials: Crawlspace noted. • A raised perimeter with pier and beam supports -- Crawlspace

Observations:

- No deficiencies were observed at the visible portions of the structural components of the home.
- No leaks were observed at the time of the inspection.
- No stains or evidence of moisture penetration observed.
- Visible portions of foundation wall were dry at the time of the inspection.

B. Insulation

service ble	repair/r eplace	safety issue	N/A	None
	X			

Observations:

- Recommend thermal imaging to confirm that home is not missing insulation at other concealed exterior walls

C. Windows

service ble	repair/r eplace	safety issue	N/A	None
X				

Materials: Vinyl framed double hung window noted. • Vinyl framed sliding window noted. • Vinyl framed fixed window noted. • Insulated glass noted.
Observations:

- The home is fitted with vinyl windows.
- In accordance with ASHI Standards, we do not test every window in the house, and particularly if it is furnished. We do test every unobstructed window in every bedroom to ensure that at least one provides and emergency exit.
- Highly recommend operating all windows during final walk through inspection.
- Operated windows appeared functional, at time of inspection
- The windows that were tested, are functional.

D. Plumbing Materials

service ble	repair/r eplace	safety issue	N/A	None
X				

Materials: Appears Functional • Vent and Drain lines are not fully visible for inspection due to finished walls/ceiling preventing full view of plumbing. • Appears Functional • Gate valve/s observed at one or more locations. This type of valve has a history of leaking at the stem seal with age, recommend monitor for leaks and budgeting for upgrading to ball type valves.

Observations:

- ABS
- Copper
- PVC

E. Basement Electric

service ble	repair/r eplace	safety issue	N/A	None
	X			

Observations:

- Some outlets not accessible due to furniture and or stored personal items.
- Missing outlet covers - throughout home. See pictures.
- Have a qualified electrician repair items listed following a complete evaluation of the electrical system.
- It is **HIGHLY recommended to (have a qualified electrician) install an Arc Fault Circuit Interrupter breaker in place of the the one currently protecting the bedroom circuits, in the near future it will be a requirement and is a very safe and sound update.**
- Bedroom circuits are **NOT** protected by an arc fault circuit interrupter type breaker. An arc fault interrupter will shut itself off if it detects a short, thus preventing an electrical fire.

F. GFCI

service ble	repair/r eplace	safety issue	N/A	None
X				

Observations:

- Installed GFCIs responded to test
- GFCI in place and tested operational at rear of home

G. Access

service ble	repair/r eplace	safety issue	N/A	None
			X	

H. Stairs

service ble	repair/r eplace	safety issue	N/A	None
X				

I. Railings

service ble	repair/r eplace	safety issue	N/A	None
			X	

J. Slab Floor

service ble	repair/r eplace	safety issue	N/A	None
	X			

K. Finished Floor

service ble	repair/r eplace	safety issue	N/A	None
X				

L. Drainage

service ble	repair/r eplace	safety issue	N/A	None
X				

M. Sump Pump

service ble	repair/r eplace	safety issue	N/A	None
			X	

N. Framing

service ble	repair/r eplace	safety issue	N/A	None
X				

Observations:
 • Appear Functional

O. Subfloor

service ble	repair/r eplace	safety issue	N/A	None
	X			

Observations:
 • limited inspection due to finished ceiling

P. Columns

service ble	repair/r eplace	safety issue	N/A	None
	X			

Q. Piers

service ble	repair/r eplace	safety issue	N/A	None
	X			

R. Basement/Crawlspace Ductwork

service ble	repair/r eplace	safety issue	N/A	None
	X			

Observations:
 • Recommend further support to ductwork.
 • Recommend confirming proper operation prior to close.
 • Homes heating and cooling duct system needs review and repair by a Qualified Contractor.
 • One or more areas of the heat ductwork is damaged/deteriorated/not attached. Recommend review and repairs by a qualified HVAC contractor to enhance homes heating efficiency.

Residential Earthquake Hazards Report

Yes	No	N/A	Don't Know
X			

1. Is the water heater braced, strapped, or anchored to resist falling during an earthquake?

Yes	No	N/A	Don't Know
X			

2. Is the house anchored or bolted to the foundation?

Yes	No	N/A	Don't Know
		X	

3. If the house has cripple walls:
a. Are the exterior cripple walls braced?

Yes	No	N/A	Don't Know
		X	

b. If the exterior foundation consists of unconnected concrete piers and posts, have they been strengthened?

Yes	No	N/A	Don't Know
		X	

4. If the exterior foundation, or part of it, is made of unreinforced masonry, has it been strengthened?

Yes	No	N/A	Don't Know
		X	

5. If the house is built on a hillside:
a. Are the exterior tall foundation walls braced?

Yes	No	N/A	Don't Know
		X	

b. Were the tall posts or columns either built to resist earthquakes or have they been strengthened?

Yes	No	N/A	Don't Know
		X	

6. If the exterior walls of the house, or part of them, are made of unreinforced masonry, have they been strengthened?

Yes	No	N/A	Don't Know
		X	

7. If the house has a living area over the garage, was the wall around the garage door opening either built to resist earthquakes or has it been strengthened?

Yes	No	Don't Know
X		

8. Is the house outside an Alquist-Priolo Earthquake Fault Zone (zones immediately surrounding known earthquake faults)?

Yes	No	Don't Know
X		

9. Is the house outside a Seismic Hazard Zone (zone identified as susceptible to liquefaction or landsliding)?

EXECUTED BY:

(Seller) _____

(Seller) _____

Date _____

I acknowledge receipt of this form, completed and signed by the seller. I understand that if the seller has answered iNoi to one or more questions, or if seller has indicated a lack of knowledge, there may be one or more earthquake weaknesses in this house.

(Buyer) _____

(Buyer) _____

Date _____