

Home Inspection
Prepared for: Rich and Dayna Lee

8/11/2006



Inspection Address:

128 Palo Verde Court
Sonoma, CA 95476

Agent: Daniel Casabonne

Frank Howard Allen
470 First Street East
Sonoma, CA 95476
707-939-2033

Thank you for your business,

Rich Lee

Valley Inspections
(707) 332-0030

SUMMARY

We have visually inspected the major components of this structure, such as the roof, attic, under floor crawlspace, electrical, heating, cooling, plumbing, built-in appliances, garages, fireplaces, exterior siding & trim, doors, windows, floor coverings and wall coverings for signs of significant nonperformance, excessive wear and general state of repair. Our inspection is for the purpose of assessing "serviceability and durability" of the components of the building. Cosmetic conditions are considered to be obvious and are not a part of this report.

Our inspection was conducted in accordance with the Standards of Practice of the American Institute of Inspectors (A.I.I.). Copies of these Standards are available upon request, or may be downloaded from the A.I.I. website at www.inspection.org.

The comments on the following pages are meant to be the full report. During the walk-through we may have speculated as to the possible cause of conditions reported or voiced our opinion as to remedial methods and/or cost of repairs. Any such information was based on our personal experience and understanding of the observed condition and was given as a courtesy. Statements made during our inspection that are not in our written report should not be relied upon without further evaluation by an appropriate professional. Please call our office immediately if you have questions or feel a discrepancy exists. We highly recommend that you attend a final walk-through with your Realtor just prior to close of escrow so that you may visually examine the home after all the furniture has been removed. If you find anything significantly different than what is stated in this report, please call this office IMMEDIATELY and we will document it for you as a courtesy to help you work out a resolution with the seller.

GENERAL COMMENTS: The following brief summary notes are not intended to be a substitute for reading the entire report. Many conditions are not reported in this general comment section. Please read the entire report for details and conditions that are not mentioned in this section.

Area(s) of note:

Trees or shrubbery are overhanging the roof surface. We recommend that overhanging trees be trimmed back where they are likely to come into contact with the eaves or roof surface.

There is evidence of a prior fire near the furnace/water heater flue.

The top layer of bricks were loose and not fully mortared into the wall at the front porch. We recommend that they be reattached to prevent any potential hazards.

Damage was noted to the right side barge rafter. We recommend repair and replacement of all damage wood.

Damage from a leak was noted on the inside of the chimney chase in the attic.

The attic door is screened and not fully sealed, which will allow a fire to spread to framing members more quickly. We recommend that the hatch be fire proofed for better protection should a fire occur in the garage.

One of the attic fans was not functional at the time of inspection. Due to the lack of full ventilation, we recommend that a licensed electrician further examine and make corrections as necessary.

Junction box covers were missing. Covers are inexpensive to purchase and easy to install, they are very important because they contain any sparks within the box in the event that wire connections become loose.

Some abandoned wires were also noted in the attic. We recommend that an electrician examine and make corrections as necessary.

A leak was noted at the base of the spigot. Replacement of the faucet is recommended by a licensed plumber.

Corrosion was noted under the faucet. A licensed plumber should be called to make further evaluation and repairs as needed.

SUMMARY

A leak was noted under the laundry sink at the P-trap. We recommend replacing the gaskets at the connections as a first attempt of correction.

The faucet head connection was leaking and in need of replacement.

The shower/tub floor-to-wall seal is starting to deteriorate in all of the bathrooms. We recommend removing the old caulking or grout and re-applying. Do not delay making these repairs to prevent future damage.

The floor in the hallway is slanting towards the bathroom and needs some repair, but due to the covering it is not possible to determine the extent of the repairs needed. Therefore, we recommend that a licensed contractor further examine and make corrections as necessary.

Inspection shows the fireplace gas line to be connected with a flex tubing. Current standards require the installation of a gas log to be made with a black or galvanized pipe. We recommend replacing this item with solid piping to conform with current building practices.

The opening around the gas line as it enters the firebox should be sealed with either a fireplace mortar or a fireproof sealant to prevent possible flame entry into the area behind the firebox.

Damage was noted to the return air grill. Also noted was the return air duct and grill were undersized for the H.V.A.C. systems. To increase the efficiency of the system we recommend repair or replacement be made by a licensed H.V.A.C contractor.

Multiple wires are connected at one or more of the neutral bar lugs. Panel manufacturers recommend that only one neutral wire be secured under each neutral lug bar. This provides extra safety to repair and adds a more secure connection. Consideration should be given to having a licensed electrician reposition one wire so that no more than one is secured under each lug.

Missing or damaged face plates were noted at some outlets or switches. This is an inexpensive repair, however it is very important because the lack of a face plate can allow sparks to escape the outlet/switch box should a wire become loose.

Outlet shows open ground at the living room.

Loose/Damaged outlets were viewed.

An outlet was not operational in the living room at the time of inspection. We recommend that a licensed electrician further evaluate these outlets and/or the circuits that they are running off of, and make recommendation(s) for correction.

Inoperative smoke alarm(s) were found at the entry and bedroom #4. The National Fire Protection Association recommends smoke alarms be installed within 15 feet of all bedroom entry doors.

The front hose bib near the fountain was leaking. Replacement is recommended.

Some of the waste line straps were disconnected or damaged. We recommend that they be repaired by a licensed plumber. **NOTE:** A prior leak was noted under the master bath toilet.

SUMMARY

Although a pan was installed underneath the water heater, consideration should be taken to having a licensed plumber run a secondary drain line off of this pan to an exterior location should a leak occur.

The access door on the exterior right side was not fully covering the wall allowing for entrance of rodents. We recommend that this door be replaced with one that will fully cover the access hole. Upon further inspection in the crawlspace of this rear access hole, rodent traps and what appeared to be a skunk odor was noted.

Inspection Limitations - Some areas are not accessible or cannot be viewed under the bonus room. Therefore, we recommend that an access hole be installed for observation purposes.

Prior stains were noted in the crawlspace to the piers and walls. We recommend periodic observations be made during the winter months.

Insulation was missing under the bulk of the home. We recommend installing insulation under the missing portions of the home to make for a more comfortable and cost efficient home.

The dryer vent under the home is non-conforming to current standards as the pipe is flexible metal or (plastic). Smooth wall "K.D." pipe is suggested and will help with the drying efficiency of the unit.

No heating and cooling registers were noted in the kitchen or area near the insert fireplace. We recommend that a licensed H.V.A.C. contractor make recommendations for corrections as needed.

The electrical main service panel is a ZINSCO brand panel. Zinsco panels and breakers are no longer manufactured, and replacement breakers are very expensive. There is evidence that these panels and breakers are less than reliable, and have proven to not trip when overloaded, which could cause a **hazardous condition**. It is beyond the scope of home inspections to remove the breakers for a more thorough inspection. All electrical equipment has a limited life and degrades with age. Based on these factors, we recommend having a licensed electrician further examine this panel, and make their own recommendations. Additional information can be found at www.inspect-ny.com/electric/zinsco.htm.

It is recommended that any deficiencies noted in this report, and the components, or systems related to these conditions be further evaluated, inspected, and repaired as needed by a licensed professional prior to the close of escrow. Further evaluation, specifically prior to the close of escrow is recommended for two reasons.

1: A properly licensed professional can further evaluate our concerns and inspect the remainder of the system or component for additional concerns that may be outside our area of expertise or beyond the scope of our inspection.

2: The in-depth evaluation by a licensed professional will also provide you with the financial ramifications of the situation(s) identified thus allowing you to prepare for any additional costs that may be incurred.

Feel free to give us a call for any questions or comments that you may have after receiving this report.

SUMMARY

RECOMMENDATIONS

FURTHER EVALUATIONS: Due to the conditions that were noted concerning the rodent traps and odor, we recommend that a licensed exterminator further examine and make corrections as necessary.

Due to the leak and corrosion at the faucet and the waste line straps which were disconnected or damaged, we recommend that they be repaired/replaced by a licensed plumber.

Concerning the non-compliant electrical panel, non functional attic fan, double lugging at the main panel, ungrounded outlet and non functional outlet that was noted in the living room, we recommend that a licensed electrician make corrections as necessary.

Regarding the damaged barge rafter and slanting hallway, we recommend that corrections be made by a licensed contractor.

Concerning the ducts which are damaged, missing, hanging in contact with the earth and the return air grill which is undersized for efficiency purposes, we recommend that a licensed H.V.A.C. contractor further examine and make recommendations for correction.

MINOR CONCERNS: Please see the body of the report for minor recommendations.

EXPLANATIONS OF RATINGS

Ratings are on a scale of 0 to 10, with 10 being the highest.

A rating of "0" would indicate that the structure is not worth salvaging.

A rating of "10" would indicate that only cosmetic deficiencies were found. (However, even cosmetic deficiencies will lower the rating on a new structure which has not yet been occupied.)

Ratings are a comparison of similar type structures of the same age.

OVERALL RATING: 6

Report Index

GENERAL INFORMATION	1
GROUNDS:	2
EXTERIOR	6
ROOF SYSTEM	11
KITCHENS - APPLIANCES - LAUNDRY	16
BATHROOMS:	19
INTERIOR ROOMS:	23
HEATING - AIR CONDITIONING	31
ELECTRICAL SYSTEM	34
PLUMBING	38
FOUNDATION - CRAWLSPACE - BASEMENT	41

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GENERAL INFORMATION

GENERAL INFORMATION:

HOME OCCUPIED? Yes.

CLIENT PRESENT: Yes.

PEOPLE PRESENT: The following people were present during the inspection or the post inspection walk-through: Buyer, Buyer's agent and Homeowner.

WEATHER: Clear.

SOIL CONDITIONS: Dry.

AMBIENT TEMPERATURE: 70-75 Degrees fahrenheit. The temperature rose during the inspection.

All directional references to left, right, front, or rear assume the reader is standing in the street, facing the front doors of the building being referenced.

CONDITION DEFINITIONS: **CONFIDENTIAL - FOR CLIENT USE ONLY**

GOOD - *Satisfactory with normal wear and tear*
FAIR - *Satisfactory but declining in usefulness*
POOR - *Unsatisfactory in need of immediate repair*

ENVIRONMENTAL ISSUES ARE NOT A PART OF THIS INSPECTION

Environmental issues include but are not limited to carbon monoxide, radon, asbestos, lead paint, lead contamination, toxic waste, toxic, allergenic, or pathogenic molds, formaldehyde, electromagnetic radiation, buried fuel oil tanks, and ground water and/or soil contamination. The absence of a statement on any of the environmental issues listed above (or on any other environmental concern), does not necessarily mean that they are not present. We make reference to these substances only when we recognize them during the normal inspection process. Most of the toxic substances listed above cannot be identified without laboratory testing. If further study or analysis seems prudent, the advice and services of the appropriated specialists are advised.

BUILDING CHARACTERISTICS:

ESTIMATED AGE OF HOUSE: 20-25 Years.

BUILDING TYPE: Single story, single family.

SPACE BELOW GRADE: Crawlspace.

WATER SOURCE: Public water system.

SEWAGE DISPOSAL: Public sewer system.

UTILITIES STATUS: All utilities on.

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GROUNDS:

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

DRIVEWAYS & WALKWAYS:

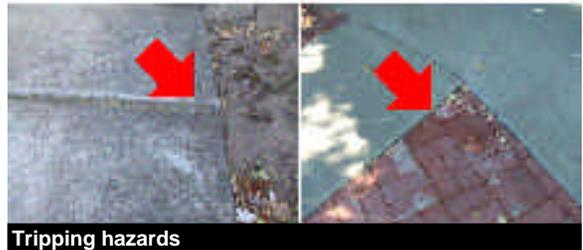
DRIVEWAYS:

Fair condition. Concrete and/or concrete block. Cracks were noted that are larger than typical. Patching is recommended to prevent any further damage from happening. **Tripping hazards were noted** at the driveway to garage slab transition (where there is an abrupt change of 1" or more in the height of the surface). Caution should be taken when walking in these areas.



WALKWAYS:

Fair condition. Concrete. Normal settling cracks were noted. All concrete, asphalt, and masonry cracks (it's just a matter of degree), and the cracks observed appear to be normal compared to the age of the material. The life expectancy of driveway and sidewalk paving is about 40 to 50 years depending on the usage. **Tripping hazards were noted** (where there is an abrupt change of 1" or more in the height of the surface). Caution should be taken when walking in these areas.



LANDSCAPING & DRAINAGE:

TREES & SHRUBS:

Routine Scheduled Maintenance is currently needed.

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LAWN AREAS:

Routine Scheduled Maintenance is currently needed.
Dry/dead areas were noted.



LANDSCAPE SPRINKLERS:

We are able to determine that the sprinkler system is automatic, however, since sprinkler heads are often hidden in areas of dense foliage, these components are BEYOND THE SCOPE OF THIS INSPECTION. We recommend that you have the sellers demonstrate this system to you on the final walk-through before the close of escrow.

LANDSCAPE LIGHTS:

Does not apply.

RETAINING WALLS:

No retaining walls were noted.

FENCES:

Earth to wood contact is noted.
This condition is common but will accelerate the deterioration of the wood components.



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GATES:

Fair condition. The gate material is wood. At least one of the gates are in need of repair or adjustment on the left side. They are sagging and causing poor operation.



SITE GRADING:

Areas of the perimeter around the home were noted to be sloping towards building. To reduce any potential adverse effects from this condition, reasonable efforts should be made to divert run-off away from the foundation as practical.



Some downspouts do not have splashblocks or drain lines to carry water away from the foundation. We recommend that during periods of wet weather some sort of splashblocks, or downspout extensions be installed to keep the water from draining near the foundation.

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PATIOS - DECKS - PORCHES:

PATIO(S):

Fair condition.
Rear side. Brick.
Surface is raised/
settled in some
areas and may
present a
**potential tripping
hazard** over time.
Repairs are
recommended.



PATIO COVER:

Good condition. Trellis.

PATIO RAILINGS:

Open design.

DECK(S):

Fair condition. Rear side. Some fasteners are loose and protruding from the deck surface.

PORCH(S):

Fair condition.
Brick.

NOTE: The top layer of bricks were loose and not fully mortared into the wall. We recommend that they be reattached to prevent any potential hazards.



PORCH COVER:

Good condition.

EXTERIOR STAIRS & STOOPS:

Good condition.

EXTERIOR RAILINGS:

Open design.

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EXTERIOR

Our inspection of the building exterior includes a visual examination of the finished surfaces, wall cladding, siding, windows, doors, flashings, trim, fascia, eaves, soffits, paint and caulking. Components which are not visible due to soil, vegetation, storage and/or the nature of construction are considered inaccessible and are not a part of this report.

Notice: Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas.

EXTERIOR:

EXTERIOR WALLS:

Walls appear in fair condition. Damage from a leak was noted on the inside of the chimney chase in the attic.

Plants/shrubs were touching or against the exterior walls. We recommend plants be trimmed away from structure to avoid potential damage.



ELECTRICAL FIXTURES:

Waterproof covers were noted at the exterior outlets for protection.

NOTE: A weatherproof light was missing at the left front corner.



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CAULKING & WEATHER STRIPPING:

Caulk is missing or deteriorated at some siding joints and trim components. Caulking in these areas prevents moisture from getting trapped between trim and wall coverings (causing deterioration of wood components) and also acts as an air infiltration barrier.



MOLDINGS & TRIM:

Good condition.

PAINT/STAIN:

Paint was missing. We recommend that all exposed wood be primed and painted to further help protect the wood from the elements.



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EAVES & OVERHANGS

Fair condition.
Damage was noted to the right side barge rafter.
We recommend repair and replacement of all damage wood.

Trees or shrubs were in contact with the eave(s).
We recommend trimming back to prevent any future damage from occurring.



CLOSET/UTILITY DOORS:

Good condition.

PARKING STRUCTURE #1:

TYPE: Attached garage. Two car.

GARAGE WINDOWS: Good Condition.

GARAGE INTERIOR WALLS: Good condition.

SIDE DOORS: Good condition.

DOOR INTO HOUSE: Good condition.

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GARAGE CEILING:

Good to fair condition. The attic door is screened and not fully sealed. This will allow a fire to spread to framing members more quickly. e recommend that the hatch be fire proofed for better protection should a fire occur in the garage.



GARAGE FLOOR:

Good to Fair condition. Concrete and/or concrete block. ormal settling cracks were noted. All concrete, asphalt, and masonry cracks (it's just a matter of degree), and the cracks observed appear to be normal compared to the age of the material. The life expectancy of driveway and sidewalk paving is about 40 to 50 years depending on the usage. e suggest patching/sealing as a preventative measure.

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GARAGE DOOR(S):

Good to fair condition.

Adjustment or service is needed:

The photoelectric sensors for the garage door is operable at this time. However, the electric safety eye(s) were positioned higher than recommended and poses a **potential safety hazard** should a small child or animal crawl under it. We recommend that a qualified garage door installer correct this condition by lowering the photoelectric



sensors to the proper height as outlined in the manufacturers installation instructions of 4-6 inches. You can find out more on garage door safety by visiting the consumer product safety commission's website a <http://www.cpsc.gov/cpscpub/pubs/523.htm>.

OUTBUILDING #1

LOCATION:

The outbuilding #1/shed is located on the right side of the main structure.

NOTE: The doors are misaligned or off their tracks.

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OUTBUILDING #2:

LOCATION: The outbuilding #2/ shed is located on the left rear side of the main structure.

NOTE:
Deterioration was noted to the foundation of this shed.



ROOF SYSTEM

The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection.

ATTIC AND FRAMING:

ATTIC ACCESSIBILITY: Good access. Access was located in the garage.

STRUCTURE: Truss type construction.

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ROOF SHEATHING:

There is evidence of a prior fire near the furnace/water heater flue.



INSULATION:

Good condition. The attic portion of this home is insulated.

VENTILATION:

Ventilation is provided at gable end(s) and at roof. This is considered to be marginal. Additional attic ventilation is recommended. This will extend the existing life left on the roof and make for a more comfortable living space.



Thermostatically controlled gable

fans were present to remove warm air from attic spaces. **NOTE:** One of the fans was not functional at the time of inspection. Therefore, due to lack of full ventilation - we recommend that a licensed electrician further examine and make corrections as necessary.

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CONCERNS:

Open junction boxes were noted in attic area. We recommend that all junction boxes be covered to prevent any open sparks from occurring. Covers are inexpensive to purchase and easy to install, they are very important because they contain any sparks within the box in the event that wire connections become loose.



Some loose and or abandoned wires were also noted in the attic. We recommend that an electrician examine and make corrections as necessary.

ROOF:

STYLE:

Hip.

ROOF PITCH(S):

The approximate roof pitch is 4:12.

TYPE & CONDITION:

Good to fair condition. The roof covering is Architectural composition shingles (also called Dimensional composition). Nails/fasteners were noted which are exposed to the elements; these fasteners may eventually come loose or rust. We recommend that they be sealed as a preventative measure against future possible leakage.



OF LAYERS:

Number of layers is at least one.

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ROOF ACCESS: Walked on roof.

CHIMNEY #1:

MATERIAL: Exterior of chimney is wood.

CONDITION: Good condition.

CHIMNEY #2:

MATERIAL: Exterior of chimney is wood.

CONDITION: Good condition.

EXPOSED FLASHINGS:

**OVERALL
CONDITION:**

Fair condition.
Metal. Some of the roof jacks are not fully secured to the roof at the right chimney. We recommend resealing and sealing the fasteners to prevent any potential leaks from occurring.

Nails/fasteners were noted which are exposed to the elements. These fasteners may eventually come loose or rust. We recommend that they be sealed as a preventative measure against future leakage.

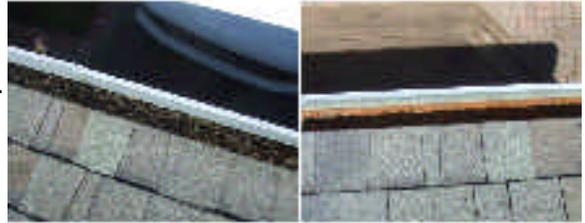


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GUTTERS & DOWNSPOUTS:

TYPE & CONDITION: Fair condition. Metal, 5" Fascia. Debris (from overhanging vegetation, mineral deposits from roof shingles, etc.) was noted in the gutters. This is a common condition, however it will accelerate the deterioration of the gutters. Gutter cleaning is a preventative maintenance procedure which should be performed at least once a year.



Accelerated rusting noted at the interior of the gutters. This is typical for older gutters but indicates a limited life expectancy.

OTHER OBSERVANCES:

Trees or shrubbery are overhanging the roof surface. We recommend that overhanging trees be trimmed back where they are likely to come into contact with the eaves or roof surface.



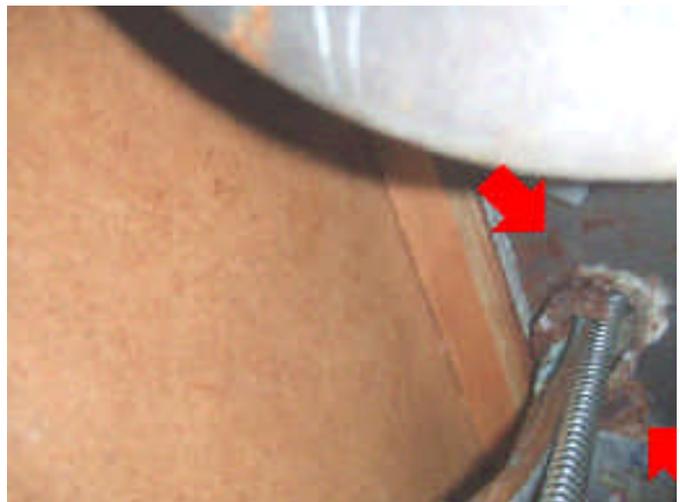
KITCHENS - APPLIANCES - LAUNDRY

The inspection of refrigerators, stand alone freezers, built-in ice makers, and portable appliances including but not limited to microwaves and dishwashers are outside the scope of the inspection. No opinion is offered as to the adequacy of built-in dishwasher or microwave operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection, therefore the floor and walls behind these units are not inspected. For homes with gas stoves, heaters, water heaters, fireplaces or with any other gas appliance installation in a home or garage it is strongly recommended that Carbon Monoxide detectors be installed at every level of the home for detection of a potential gas leak that could have potential harmful effects on those inhabiting the residence.

KITCHEN:

SINK(S):

Fair condition.
Corrosion was noted under the faucet. A licensed plumber should be called to make further evaluation and repairs as needed.



FAUCET(S):

Fair condition. A leak was noted at the base of the spigot. Replacement of the faucet is recommended by a licensed plumber.

GARBAGE DISPOSAL:

Good condition.

RANGE/BURNERS:

Good condition. Powered by electricity.

OVEN(S):

Good condition. Powered by electricity.

**EXHAUST FAN/
RANGE HOOD:**

Good condition. Downdraft.

DISHWASHER:

Good condition.

MICROWAVE:

Appears to be in good condition, although a very limited inspection can be preformed on these units.

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TRASH COMPACTOR:

This unit was functional at the time of inspection.

COUNTER SURFACES:

Fair condition. Counters are tile. Minor wear or cracking was noted to the counter surface. Grout/caulking is missing in some areas. We recommend that these areas be properly sealed to prevent any future water damage.



Caulking/grout is needed in the vicinity of the sink. We recommend that these areas be properly sealed to prevent any future water damage.

CABINETS:

Staining from a past leak was noted under the sink. We recommend that corrections be made by a licensed plumber.



DOORS:

Good condition.

WALLS:

Good condition. Painted.

FLOORS, FLOOR COVERINGS:

Good condition. Floor covering material is tile.

CEILINGS

Good condition.

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned.

LAUNDRY:

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LOCATION: Garage.
HOOK-UPS: Good condition. Both 220 electrical and gas pipe are provided.
ROOM VENTILATION: Good.
DRYER VENTILATION:

The dryer vent under the home is non-conforming to current standards as the pipe is flexible metal or (plastic). Smooth wall "K.D." pipe is suggested and will help with the drying efficiency of the unit.



SINK(S): Fair condition. A leak was noted under the sink at the P-trap. We recommend replacing the gaskets at the connections as a first attempt of correction.



NOTE: The faucet head connection was leaking and in need of replacement.

DOORS: Good Condition. The entry door for this room is as expected, and it is functional.

WALLS: Good condition. Painted.

FLOORS, FLOOR COVERINGS: Good to Fair condition. Concrete. Normal settling cracks were noted. All concrete cracks (it's just a matter of degree), and the cracks observed appear to be normal compared to the age of the material.

CEILINGS Good condition.

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BATHROOMS:

Showers pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

BATHROOM #1:

LOCATION: Right Front.

SINK: Fair condition.
Stainless Steel.
Unprofessional repairs were noted to the bathroom waste lines.



FAUCET(S): Fair condition.
NOTE: The stopper mechanism was missing at the sink.



VANITY/COUNTER SURFACE: Good condition. Counters are tile.

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VANITY CABINET: Good condition.

TOILET(S): Good condition. Toilet is of the low-flow type.

SHOWER/SHOWER HEAD(S): Good condition. Low-flow water saver type.

TUB/SHOWER DRAIN: Good condition. The tub/shower appears to drain at an acceptable rate.

TUB/SHOWER SURROUND:

The shower floor-to-wall seal is starting to deteriorate. We recommend removing the old caulking or grout and re-applying. Do not delay making these repairs to prevent future damage.



SHOWER DOOR/ CURTAIN: Good condition. There is a door installed; the glass appears to be safety glass.

VENTILATION: There is a window and an exhaust fan installed; when used correctly the ventilation for this bathroom is adequate.

DOORS: Door is missing door stop. We suggest installing a door stop to ensure that no potential wall damage occurs.

TRIM: Good condition.

WINDOWS: Good condition. Aluminum, dual pane.

WALLS: Good condition. Paint.

CEILINGS Good condition.

FLOORS, FLOOR COVERINGS: Good condition. The floor covering material is ceramic or glazed tile.

GROUND FAULT INTERRUPT OUTLETS (GFI'S): Good condition. There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.

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BATHROOM #2:

LOCATION:	Master suite.
SINK:	Good condition. Enamel Steel.
FAUCET(S):	Good condition.
VANITY/COUNTER SURFACE:	Good condition. Granite.
VANITY CABINET:	Good condition.
TOILET(S):	Good condition. Toilet is of the low-flow type.
SHOWER/SHOWER HEAD(S):	Good condition. Low-flow water saver type.
TUB/SHOWER DRAIN:	Good condition. The tub/shower appears to drain at an acceptable rate.
TUB/SHOWER SURROUND:	Good to Fair condition. <u>The shower floor-to-wall seal is starting to deteriorate.</u> We recommend removing the old caulking or grout and re-applying. Do not delay making these repairs to prevent future damage.
SHOWER DOOR/ CURTAIN:	Good condition. Sliding shower doors are installed.
VENTILATION:	There is a window and an exhaust fan installed; when used correctly the ventilation for this bathroom is adequate.
DOORS:	Good condition.
TRIM:	Good.
WINDOWS:	Good condition. Aluminum, dual pane.
WALLS:	Good condition. Paint.
CEILINGS	Good condition.
FLOORS, FLOOR COVERINGS:	Good condition. The floor covering material is ceramic or glazed tile.
GROUND FAULT INTERRUPT OUTLETS (GFI'S):	Recommendation - <u>This bathroom does not have a Ground Fault Circuit Interrupt outlet installed.</u> The age of the structure may predate the required installation. However, for safety considerations, it is strongly recommended that one be installed at any location within 6 feet of a water source.

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BATHROOM #3:

LOCATION:	Left Center.
SINK:	Good condition. Cultured Marble.
FAUCET(S):	Good condition.
VANITY/COUNTER SURFACE:	Good condition. Cultured Marble.
VANITY CABINET:	Good condition.
TOILET(S):	Good condition. Toilet is of the low-flow type.
TUB/WHIRLPOOL(S):	Good condition. The bathtub is a steel material with a solid finish applied; it appears to be in satisfactory condition.
SHOWER/SHOWER HEAD(S):	Good condition. Low-flow water saver type.
TUB/SHOWER DRAIN:	Good condition. The tub/shower appears to drain at an acceptable rate.
TUB/SHOWER SURROUND:	Fair condition. <u>The shower floor-to-wall seal is starting to deteriorate.</u> We recommend removing the old caulking or grout and re-applying. Do not delay making these repairs to prevent future damage.
SHOWER DOOR/CURTAIN:	Good condition. Sliding shower doors are installed.
VENTILATION:	Good condition. There is a window and an exhaust fan installed; when used correctly the ventilation for this bathroom is adequate.
DOORS:	Good condition.
TRIM:	Good.
WINDOWS:	Good condition. Aluminum, dual pane.
WALLS:	Good condition. Paint.
CEILINGS	Good condition.

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FLOORS, FLOOR COVERINGS:

Fair condition. The floor covering material is ceramic or glazed tile. Cracked grout was noted near the toilet. We recommend this area be resealed.



GROUND FAULT INTERRUPT OUTLETS (GFI'S):

Recommendation - This bathroom does not have a Ground Fault Circuit Interrupt outlet installed. The age of the structure may predate the required installation. However, for safety considerations, it is strongly recommended that one be installed at any location within 6 feet of a water source.

INTERIOR ROOMS:

The comments below represent the conditions of the interior components as a whole, and is intended to summarize each type of component in a general way. See the individual room comments for specific information on each component. For homes with gas stoves, heaters, water heaters, **fireplaces** or with any other gas appliance installation in a home or garage it is strongly recommended that Carbon Monoxide detectors be installed at every level of the home for detection of a potential gas leak that could have potential harmful effects on those inhabiting the residence.

ENTRY:

- LOCATION:** Center front.
- DOORS:** Fair condition. The entry screen door is not fully aligned with the lock and is rubbing on the threshold.
- TRIM:** Good overall condition.
- WINDOWS:** The windows and associated hardware in this room are all in good condition.
- WALLS:** Good condition. Paint.

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FLOORS, FLOOR COVERINGS: Good condition. The floor covering material is ceramic or glazed tile.
CEILINGS Good condition.

LIVING ROOM:

LOCATION: Right Front.
TRIM: Good overall condition.
WINDOWS: The windows and associated hardware in this room are all in good condition. Aluminum, single pane.
WALLS: Good condition. Paint.
FLOORS, FLOOR COVERINGS: Fair condition. The floor covering material is carpet. The carpet is noted to be soiled/dirty in some of the higher traffic areas.
CEILINGS Good condition.
CEILING FAN: Good - There is a ceiling fan installed in this room. Used correctly, this can make the room feel more comfortable.

DINING ROOM:

LOCATION: Right rear.
TRIM: Good overall condition.
WINDOWS: The windows and associated hardware in this room are all in good condition. Aluminum, single pane.
WALLS: Good condition. Paint.
FLOORS, FLOOR COVERINGS: Good condition. The floor covering material is carpet.
CEILINGS Good condition.

FAMILY ROOM:

LOCATION: Left Center.

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DOORS:

Fair Condition.
The door is rubbing on the inside of the door jam at the top.
Therefore adjustments are suggested.

Door is missing door stop. We suggest installing a door stop to ensure that no potential wall damage occurs.



TRIM:

Good overall condition.

WINDOWS:

Good to fair condition. Aluminum, dual pane. Some of the seals were starting to separate. This is usually the beginning of a blown seal. Corrections are recommended.

WALLS:

Good condition. Paint.

FLOORS, FLOOR COVERINGS:

Fair condition.
The floor covering material is wood.
Ceramic or glazed tile. At least one tile was noted to be cracked or damaged.



CEILINGS

Good condition.

CEILING FAN:

There is a ceiling fan installed in this room. Used correctly, this can make the room feel more comfortable.

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HALLWAY(S):

DOORS: Good condition.
TRIM: Good overall condition.
WALLS: Good condition. Paint.

FLOORS, FLOOR COVERINGS:

Fair condition.
Limited Visibility.
The floor is slanting towards the bathroom and needs some repair, but due to the covering it is not possible to determine the extent of the repairs needed.
We recommend that a licensed contractor further examine and make corrections as necessary.



CEILINGS Good condition.

BEDROOM #1:

LOCATION: Right rear.

DOORS: Fair condition.
The door rubs on the floor when opening.
Trimming adjustments are suggested. Door is missing door stop. We suggest installing a door stop to ensure that no potential wall damage occurs.



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TRIM:	Good overall condition.
WINDOWS:	The windows and associated hardware in this room are all in good condition. Aluminum, dual pane.
WALLS:	Good condition. Paint.
FLOORS, FLOOR COVERINGS:	Good condition. The floor covering material is carpet.
CLOSET(S):	Good condition. The closet is functional and of average size.
CEILINGS	Good condition.

BEDROOM #2:

LOCATION:	Master Suite.
DOORS:	Fair condition. <u>Door is missing door stop.</u> We suggest installing a door stop to ensure that no potential wall damage occurs.
TRIM:	Good overall condition.
WINDOWS:	Good to fair condition. Aluminum, dual pane. <u>At least one window in this room has condensation or staining in between the two panes of glass, which indicate that the seals are broken or not functioning properly.</u> This will cause the window to lose its "R" value.
WALLS:	Good condition. Decorative wallpaper.
FLOORS, FLOOR COVERINGS:	Good condition. The floor covering material is carpet.
CLOSET(S):	Good condition. The closet is functional and of average size. Walk-in-type.
CEILINGS	Good condition.
CEILING FAN:	There is a ceiling fan installed in this bedroom. Used correctly, this can make the room feel more comfortable.

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BEDROOM #3:

LOCATION:

Left Center. We were unable to fully view due to stored items or furniture.



DOORS:

Door is missing door stop. We suggest installing a door stop to ensure that no potential wall damage occurs.

The handle/lock assembly is loose and needs repair.



TRIM:

Good overall condition.

WINDOWS:

The windows and associated hardware in this room are all in good condition. Vinyl, dual pane.

WALLS:

Good condition. Paint.

FLOORS, FLOOR COVERINGS:

Good condition. The floor covering material is carpet.

CLOSET(S):

Good condition. The closet is functional and of average size.

CEILINGS

Good condition.

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BEDROOM #4:

LOCATION:	Left Front.
DOORS:	<u>Door is missing door stop.</u> We suggest installing a door stop to ensure that no potential wall damage occurs.
TRIM:	Good overall condition.
WINDOWS:	The windows and associated hardware in this room are all in good condition. Vinyl, dual pane.
WALLS:	Good condition. Paint.
FLOORS, FLOOR COVERINGS:	Good condition. The floor covering material is carpet.
CLOSET(S):	Good condition. The closet is functional and of average size.
CEILINGS	Good condition.

BONUS ROOM #1:

LOCATION:	Left Rear.
DOORS:	Good condition. The entry door for this room is as expected, and it is functional.
TRIM:	Good overall condition.
WINDOWS:	Good to fair condition. Aluminum, dual pane. <u>At least one window in this room has condensation or staining in between the two pains of glass which indicates that the seals are broken or not functioning properly.</u> This will cause the window to lose its "R" value.
WALLS:	Good condition. Paint.

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FLOORS, FLOOR COVERINGS:

Fair condition. The transition board between the master and bonus rooms was not secured to the floor. As this could be a **potential tripping hazard**, we recommend this board be secured to the floor.



CEILINGS

Good condition.

CEILING FAN:

There is a ceiling fan installed in this bedroom. Used correctly, this can make the room feel more comfortable.

FIREPLACE OR WOOD BURNING DEVICES #1:

LOCATION:

Living room.

TYPE:

Masonry, with a heat form.

CONDITION:

Fair condition. Inspection shows gas line to be connected with a flex tubing. Current standards require the installation of a gas log to be made with a black or galvanized pipe. We recommend replacing this item with solid piping to conform with current building practices. The opening around the gas line as it enters the firebox should be sealed with either a fireplace mortar or a fireproof sealant to prevent possible flame entry into the area behind the firebox.



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HEARTH:

NOTE: One of the bricks was loose.
We recommend resecuring be done by a licensed masonist.



MANTLE:

A mantel is installed.

DAMPER:

Damper is operational.

FLUE:

Flue is in need of cleaning.

FIREPLACE OR WOOD BURNING DEVICES #2:

LOCATION:

Family room.

TYPE:

An insert is installed.

CONDITION:

Good condition.

HEARTH:

The hearth extends out from the firebox opening adequately.

MANTLE:

There is no mantel installed.

DAMPER:

Damper is operational.

FLUE:

Unable to determine if flue needs cleaning.

HEATING - AIR CONDITIONING

Our examination of the heating and cooling system includes a visual inspection of the exposed and accessible heating and cooling equipment, thermostats, safety components, venting and distribution components. We activate the systems using normal operating controls, and examine the systems for proper function, excessive or unusual wear and general state of repair. Heat exchangers and evaporator coils are inaccessible by design and must be completely removed from the furnace cabinet to be correctly evaluated, therefore, inspection of heat exchangers and evaporator coils are beyond the scope of this inspection. We recommend annual servicing and inspection by a properly qualified and licensed technician. For homes with gas stoves, heaters, water heaters, fireplaces or with any other gas appliance installation in a home or garage it is strongly recommended that Carbon Monoxide detectors be installed at every level of the home for detection of a potential gas leak that could have potential harmful effects on those inhabiting the

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residence.

HEATING SYSTEM UNIT #1:

LOCATION OF PRIMARY UNIT: Garage.

OVERALL CONDITION: Good condition.

SYSTEM TYPE: Forced Air.

FUEL TYPE AND NOTES: Unit is powered by natural gas.

CAPACITY OF UNIT: 93,000 BTU's/HR.

APPROXIMATE AGE IN YEARS: Under five years.

COMBUSTION VENTING: Good condition.

EXHAUST VENTING: Good condition.

LOCATION & CONDITION OF FILTER

Hallway(s). The filter appeared clean at the time of the inspection. As part of general maintenance and to help with the efficiency of the unit, we recommend that this filter be replaced at least once every six months.



Damage was noted to the return air grill. Also noted was that the return air duct and grill were undersized for the H.V.A.C. systems. In order to get the maximum efficiency of the system, we recommend repair or replacement be made by a licensed H.V.A.C contractor.

USER CONTROLS: Good condition. Thermostat(s) ARE the programmable type.

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AIR CONDITIONING UNIT #1:

LOCATION OF PRIMARY UNIT: Exterior of house, right side.

OVERALL CONDITION: Fair condition.
NOTE: A P-Trap was missing off of the condensation line. To increase the efficiency of the unit, we recommend that one be installed.



SYSTEM TYPE: Central.
POWER SOURCE: Electrical disconnect present.
CAPACITY OF UNIT: Five ton.
APPROXIMATE AGE IN YEARS: Under 5 years.
USER CONTROLS: Good condition.

DUCTWORK:

TYPE: Insulated flexible round.

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DUCTS/AIR SUPPLY AND CONDITION:

Ducts were noted to being ripped or torn and in need of repair or replacement. We recommend that a licensed H.V.A.C. contractor make repairs.

Duct is hanging or has earth contact. This condition will shorten the life of the ducts. We recommend re-strapping to lengthen the life and increase air-flow.

NOTE: No heating and cooling registers were noted in the kitchen or area near the insert fireplace. We recommend that a licensed H.V.A.C. contractor make recommendations for corrections as needed.



ELECTRICAL SYSTEM

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

INCOMING SERVICE:

SERVICE TYPE: Underground, 120/240 Volt.

SYSTEM TYPE: Overload protection is provided by circuit breakers. The type of wiring used is "3 wire grounded romex".

MAIN BREAKER RATING: 200 AMPS. This is adequate for modern lifestyles.

MAIN PANEL:

LOCATION: Exterior of house, right side.

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CONDITION:

Corrosion was noted on the inside of the panel.

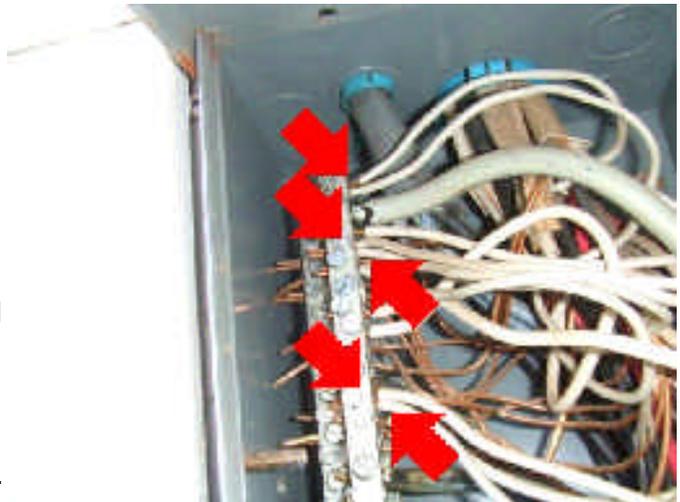


POTENTIAL CONCERNS OR HAZARDS:

Multiple wires are connected at one or more of the neutral bar lugs.

Panel manufacturers recommend that only one neutral wire be secured under each neutral lug bar. This provides extra safety to repair and adds a more secure connection. Consideration

should be given to having a licensed electrician reposition one wire so that no more than one is secured under each lug. Circuit and wire sizing correct so far as visible.



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OTHER OBSERVATIONS:

NOTE: This panel is a ZINSCO brand panel. Zinsco panels and breakers are no longer manufactured, and replacement breakers are very expensive. There is evidence that these panels and breakers are less than reliable, and have proven to not trip when overloaded, which could cause a **hazardous condition**. It is beyond the scope of home inspections to remove the breakers for a more thorough inspection. All electrical



equipment has a limited life and degrades with age. Based on these factors, we recommend having a licensed electrician further examine this panel, and make their own recommendations. Additional information can be found at www.inspect-ny.com/electric/zinsco.htm.

SUB PANEL #1

LOCATION: #1 bedroom.
CONDITION: Good condition.
POTENTIAL CONCERNS OR HAZARDS: Circuit and wire sizing correct so far as visible.

OF CIRCUITS

MAJOR CIRCUITS: Seventeen major circuits were noted, (major circuits are those which provide power to appliances which require 220 volts, typically 30 or more amps).

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MINOR CIRCUITS: There were twelve minor circuits noted, (minor circuits are those which use 20 amps or less).

CONDUCTORS:

ENTRANCE CABLES: Unable to determine whether copper or aluminum.

BRANCH WIRING: Copper.

POTENTIAL CONCERNS OR HAZARDS:

No apparent branch wiring hazards were noted.

SWITCHES & OUTLETS

CONDITION: Fair condition.

HAZARDOUS CONDITIONS:

Missing or damaged face plates were noted at some outlets or switches. This is an inexpensive repair, however it is very important because the lack of a face plate can allow sparks to escape the outlet/switch box should a wire become loose.

Outlet shows open ground at the living room.

Loose/Damaged outlets were viewed.

An outlet was non-operational in the living room at the time of inspection. We recommend that a licensed electrician further evaluate these outlets and/or the circuits that they are running off of, and make recommendation(s) for correction.

GFCI's (Ground Fault Circuit Interrupters) are devices that greatly enhance shock protection at outlet locations and are required in newer homes. Older homes may not have these devices and are not required that they be upgraded to provide these devices. However, our company highly recommends that if your home does not have GFCI devices, that you consider having this protection installed at all outlets within 6 feet of a water source such as kitchens, bathrooms, laundry rooms. GFCI's are also recommended at garages and all exterior outlets.

Although they may have not been required at the time this building was constructed, Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at the exterior, garage, bathroom, wet bars, kitchen and pool equipment areas.

SMOKE ALARMS:

LOCATION AND CONDITION:

Inoperative smoke alarm(s) were found at the entry and bedroom #3 and #4. The National Fire Protection Association recommends smoke alarms be installed within 15 feet of all bedroom entry doors.

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PLUMBING

Water quality or hazardous materials (lead) testing is available from local testing labs. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. The temperature pressure relief valve, at the upper portion of the water heater, is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected. The purpose of the plumbing inspection is to determine whether the system is functional and serviceable in its present condition, and is NOT to determine if every plumbing code was strictly adhered to. For homes with gas water heaters, or any other gas appliance installation in a home or garage it is strongly recommended that Carbon Monoxide detectors be installed at every level of the home for detection of a potential gas leak that could have potential harmful effects on those inhabiting the residence.

SUPPLY LINES:

CONDITION:

Good to fair condition. The front hose bib near the fountain was leaking. Replacement is recommended.



TYPE AND PRESSURE:

Supply lines which are not visible are not part of these conclusions. The following type(s) of water supply piping were identified: Copper. The water pressure reads 40 pounds per square inch at one of the hose bibs. 30 to 80 psi is considered normal for residential water supply systems. Since the water pressure was tested at only one of the hose bibs it may not reflect the pressure at other fixtures and appliances within the home. Testing of water pressure at each and every fixture is beyond the scope of this inspection.

WATER SHUT-OFF:

Located at the front of the home.

WATER SHUT OFF CONDITION:

Good condition where visible.

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WASTE LINES:

OVERALL CONDITION:

Fair condition. Some of the waste line straps were disconnected or damaged. We recommend that they be repaired by a licensed plumber.

NOTE: Stains from a prior leak were noted under the master toilet.



TYPE:

Waste lines which are not visible are not a part of these conclusions. The following type(s) of waste lines were identified: ABS Plastic.

COMMENTS:

The sump pump line was not adequately supported. To prevent breakage of this line, we recommend that strapping be attached, no more than 4 feet apart.



Missing supports for sump discharge line

FUEL SYSTEM:

OVERALL CONDITION:

Good condition.

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METER/TANK LOCATION:

Natural gas meter and shut-off located at exterior, on the right side. There was NO visible wrench with which to turn this shut-off valve.

Gas valves are often very difficult to turn without a wrench of at least 10" long, we suggest that a wrench be fastened within



easy reach of this gas valve for use in the event of an emergency.

CONDITION:

Lines corrosion-proofed where visible.

WATER HEATER #1:

LOCATION:

Located in the garage.

SIZE:

40 Gallons.

TYPE:

Powered by gas.

AGE:

2 Years old.

VISUAL CONDITION:

Good to fair condition.

SAFETY RELIEF VALVE:

A Safety Relief Valve was noted, but TESTING OF THESE DEVICES IS NOT A PART OF THIS INSPECTION.

EXHAUST VENTING:

Good condition.

EARTHQUAKE BRACING:

The unit is braced at both the top and bottom.

INSULATION:

This unit is internally insulated.

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OTHER CONCERNS:

NOTE: Although a pan was installed underneath the water heater, consideration should be taken to having a licensed plumber run a secondary drain line off of this pan to an exterior location, should a leak occur.



FOUNDATION - CRAWLSPACE - BASEMENT

The following opinion is based on an inspection of the visible portion of the foundation and structural components. Masonry foundation walls commonly develop minor settlement or shrinkage cracks over time, and should be caulked or sealed as part of ongoing maintenance. Any cracks that are significant in the opinion of the inspector are discussed below. Periodic entry of ground water should be expected at basement walls during times of prolonged rainfall. As a first attempt to remedy, check the grading and water runoff around the perimeter of the house for needed improvements. This report is not intended as a termite clearance. We recommend you obtain the services of a licensed pest control operator to determine the presence of any termite infestation. Your inspector probes a representative number of structural components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not required when probing would damage any finished surface or where no deterioration is visible. This report is not intended to provide any engineering or architectural service or to offer an opinion as to the adequacy of any structural system or component. The comments below represent the conditions of the interior components as a whole, and is intended to summarize each type of component in a general way. See the individual area comments below for specific information on each component.

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CRAWLSPACE

ACCESS LOCATION: Exterior right side and in the bedroom #2 closet.

NOTE: The access door on the exterior right side was not fully covering the wall allowing for entrance of rodents.

Therefore we recommend that this door be

replaced with one that will fully cover the access hole.



Upon further inspection in the crawlspace of this rear access hole, rodent traps and what appeared to be a skunk odor was noted. We recommend that a licensed exterminator further examine and make corrections as necessary.

ACCESSIBILITY: **Inspection Limitations -** Some areas are not accessible or cannot be viewed under the bonus room. Therefore, we recommend that an access hole be installed for observation purposes.

VENTILATION: The ventilation is inadequate for this home. As the ventilation will help reduce moisture conditions under the home, we recommend should be given to installing more vents to help with any moisture conditions under the home.

MOISTURE: Prior stains were noted to the piers and walls. We recommend periodic observations be made during the winter months.



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OTHER OBSERVANCES:

Open splices were noted in the crawlspace area. We recommend that all open splices be enclosed in junction boxes to prevent any open sparks from occurring.

Electrical wires were noted hanging or in contact with the earth. We recommend that a licensed electrician further evaluate and make recommendations for correction.



FOUNDATION

OVERALL CONDITION:

Good condition. Concrete stem wall at the perimeter. Post & pier footings at interior.

SUBSTRUCTURE

SUBFLOOR:

Fair condition. Water stains were noted at the subfloor under the bathroom #2 area. These stains were dry at the time of our inspection and may be from a previous leak. We suggest periodic review for any reoccurrence of moisture.

PONY AND SHEAR WALLS:

Good condition.

FLOOR INSULATION:

Partial. Insulation was missing under the bulk of the home. We recommend installing insulation under the missing portions of the home to make for a more comfortable and cost efficient home (heating and cooling).

ANCHORING:

Anchor bolts are present securing the plate to the foundation for earthquake safety.

GIRDERS & JOISTS:

Good condition.