

CAMELOT

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REPORT OVERVIEW

This report overview is intended to provide those individuals directly involved in the transaction a convenient and cursory preview of the conditions and components that we have identified within our report as being in need of further evaluation or service by an appropriately qualified specialist or that pose a potential health and safety risk. It is not intended to be comprehensive, and therefore should not be used as a substitute for reading the entire report, or be viewed as a tacit endorsement of the condition of components or features that do not appear in this overview.

Client: David Hermitte and Sandrine Hazan
Inspection Address: 583 Cypress Street, Monterey, CA
Inspection Date: 2/9/2009 Start: 10:30 am End: 2:00 pm

Site

Site Features

Yard Walls

- 1.1 The retaining walls at the north and east side of the residence have cracked and failed, and should be evaluated by a geo-technical engineer for further remarks and recommendations prior to the close of this transaction. There are no weep holes or open grout joints at the base of the walls, which are often employed to permit drainage and prevent pressure from building up behind them.

Detached Steps and Handrails

- 1.2 The steps at the east side of the home and at the north entry stairs have unequal treads or risers. Steps are required to be uniform to prevent trip-hazards. The rise of any step should be no less than four inches and no greater than seven inches, and the run should be no less than eleven inches. Also, the dimensions of the largest step should not exceed that of the smallest by more than three-eighths of an inch. Correction is recommended for safety.
- 1.3 Although it may not have been required when the home was originally built, as a safety precaution we recommend installing handrails on all of the exterior steps and stairs that have three or more risers, and particularly if children or the elderly visit or occupy the property.

Miscellaneous Site Observations

- 1.4 There are embedded steel rods in the rear (south) yard walls that represent a potential hazard that should be removed or cut flush to the surface for safety.

Grading and Drainage

Drainage and Grading Observations

- 1.5 The general topography directs water towards the residence, not only surface water but subterranean as well, and every effort should be made to keep water away from the home to help prevent moisture intrusion. This includes the crawlspace under the home, where the soil is in contact with, and/or directly

adjacent to, the wall framing of the lower level rooms, and where we noted stacked sandbags that, in all likely hood, were placed there to help prevent water from entering the lower living areas. We recommend that you consult with a site drainage and grading specialist for further remarks and recommendations prior to the close of this transaction.

Interior-Exterior Elevations

- 1.6 There are areas of living space that are below grade and susceptible to moisture intrusion. The exterior/crawlspace foundation walls have not been coated or lined with waterproofing compounds, and there is evidence of active water intrusion (most notably at the lower west room at base of stairs). We recommend that you have this condition evaluated by an appropriately qualified geotechnical engineer prior to the close of this transaction.

Hardscaping

Patios

- 1.7 The concrete patio at the south side of the home is heavily cracked and/or damaged, and needs service.
- 1.8 There are offsets in the south concrete patio that could prove to be trip-hazards that you should have repaired/services for safety reasons.

Exterior

Exterior Features

Wall Coverings

- 2.1 There are cracks or fractures in the stucco wall covering at some areas. These cracks typically result from movement of some type or another, which is not all that surprising given that most structures located on hillsides and/or in those areas with adverse drainage and grading conditions, expansive soils or seismic activity. The wall coverings should be repaired once the structure has been reinforced and site grading and drainage has been improved upon.

Fascia and Trim

- 2.2 A pest control inspection and report should confirm damage to significant portions of the fascia board and exterior wood trim and the need/cost for replacement/repair.

Eaves and Soffits

- 2.3 A pest control inspection and report should confirm damage/decay to portions of the eaves and/or roof underlayment and the need for service/replacement.

Doors

- 2.4 The east water heater closet door does not open and close easily, and will need to be adjusted or serviced.

Attached Appurtenances

Stairs and Landings

- 2.5 The protective membrane at the north exterior stairs and landing is cracked and leaking into the crawlspace and penetrating the exterior walls below them. The stairs and landing will need to be recoated/sealed, and you should have them evaluated by an appropriate specialist for further remarks and recommendations.
- 2.6 The risers at the north entry stairs are not uniform and could prove to be a trip-hazard. The rise is that distance between the steps, which should not be greater than seven inches or less than four. Also, the distance in rise between any step should not exceed three-eighths of an inch.

Handrailings and Guardrailings

- 2.7 Although it may not have been required when the home was originally built, we recommend installing handrails on the north entry stairs for safety.
- 2.8 The guard walls at the north entry stairs and landing do not conform to current standards, which require that they be a minimum 36 inches high. This is to help prevent people from falling over the side. You may therefore wish to correct this condition as a safety upgrade.

Structural

Structural Elements

Floor Structure Observations

- 3.1 Sloping of the interior flooring provides evidence of significant structural settlement. However, as your inspector is not technically qualified to provide you with additional information, we recommend that you discuss these issues with an appropriately qualified and licensed structural engineer to provide you with additional information.
- 3.2 There is damage to the subfloor and possibly the floor framing at the S/W corner of the upper S/W bedroom. The pest control inspector should evaluate and comment on the condition of the wood framing and subflooring and the need for any repair or replacement of these components.

Raised Foundation

Foundation Walls

- 3.3 There are cracks or fractures in the concrete foundation stem walls in several areas. These cracks typically result from movement of some type or another, and their discovery is not all that surprising given that the structure is located on a hillside with poor drainage and grading conditions. Also, the concrete used in foundation walls constructed in the 1920's-1930's has a tendency to weaken (even soften and deteriorate) over time due to its lime content. However, because older foundations such as this one can be difficult and costly to retrofit, it should be evaluated by an appropriately qualified structural engineer for further remarks and recommendations prior to the close of this transaction.

Underfloor Areas and Access

- 3.4 The crawlspace access cover and frame is damaged/decayed and needs repair/replacement.

Moisture Intrusion and Drainage Conditions

- 3.5 Moisture has entered the south end of the crawlspace either above the stem wall or beneath it, a condition that should be corrected.

Floor Framing and Support

- 3.6 Although it may not have been a requirement at the time the home was constructed, consideration might be given to strengthening the pier/post and post/beam connections with metal ties or straps as a preventative strengthening upgrade.

Wood Separation from Soil

- 3.7 At the north side of the crawlspace, there are similar elevations between the exterior grade and the south foundation sill plate, and wood damage and earth-to-wood contact was observed. This condition can lead to termite infestation and moisture damage/decay, and correction is recommended as a preventive measure. This condition should also receive mention in the pest control inspection report.

Anchorage of Sill Plates

- 3.8 The framing sill plates have not been bolted to the concrete foundation as is required in newer construction. This condition is recognized as an inherent seismic weakness, and retrofitting is recommended by most structural engineers. For further information and design details you should consult an appropriately qualified specialist familiar with such procedures.

Seismic Bracing Components

- 3.9 The foundation framing system currently employs unbraced perimeter "cripple walls", which is recognized as an inherent seismic weakness. This weakness is typically overcome with the application of plywood shear paneling and additional wood blocking. For further information and design details you should consult an appropriately qualified specialist familiar with such procedures.

Basement

Stair Components

- 3.10 The head height clearance at the basement stairs is restricted and could prove to be a hazard (modern stairwells afford a minimum of six-feet eight inches).
- 3.11 Some of the stair treads are loose which could prove to be a trip-hazard and should be serviced.
- 3.12 There is no handrail on the stairs. Although it may not have been a requirement at the time the home was constructed, we recommend that a handrailing (with intermediate balusters) be installed as a discretionary safety upgrade.

- 3.13 The basement stairs (treads and risers) are steeper than normal and could prove to be a trip-hazard. The treads are those components on which a person steps, and which, for safety reasons, should be a minimum of eleven inches. The rise is that distance between the steps, which should not be greater than seven inches or less than four. Also, the distance in rise between any step should not exceed three-eighths of an inch. For safety reasons, we recommend that these stairs not be used, and we recommend that you have them removed.

Roof

Primary Roof

Built-Up Roof Covering

- 4.1 The built-up asphalt roof covering is heavily patched in some areas (S/E corner). This may indicate past leakage, but this can only be confirmed through disclosure by the seller(s) and/or by having the roof tested for watertightness. In any event, the repairs appear substandard/amateurish, and there is water pooling/evidence of poor drainage, and you should have a licensed roofing contractor evaluate the roof covering for further remarks and recommendations.

Parapet Walls

- 4.2 There are open seams or splits in the mineral cap-sheet of the parapet walls that should be sealed.

Gutters and Drainage

- 4.3 The gutters are in poor condition and/or poorly installed and should be repaired or replaced

Plumbing

Water Supply System

Potential Cross Connections

- 6.1 We recommend you install anti-backflow devices at all exterior faucets (hose bibbs) to help prevent contamination of the potable water supply. These devices are inexpensive and easily installed.

Plumbing Fixtures

Toilets

- 6.2 The toilet in the upper bathroom does not flush properly and needs to be serviced.

Water Heater

T&P Valve and Discharge Pipe

- 6.3 There is no discharge line on the water heater T&P relief valve, which represents a potential scalding hazard and which can result in water damage should the valve ever leak. One will need to be installed and made to terminate at a visible location at the exterior of the home and within six inches of the ground.

Seismic Straps

- 6.4 The water heater will need to be braced, anchored or strapped to avoid falling or moving during an earthquake as normally required under California law.

Water Heater #2

T&P Valve and Discharge Pipe

- 6.5 There is no discharge line on the water heater T&P relief valve, which represents a potential scalding hazard. One will need to be installed, extended to discharge at the exterior, where it should terminate within six inches of the ground.

Electrical

Main Panel

Main Panel

- 7.1 One or more circuits within the main panel are not labeled and should be for safety reasons.
- 7.2 The main panel is manufactured by ZINSCO, which is known to have poor connections of the breakers at the feeder bars as well as erratic and undependable tripping of the breakers. We recommend that you have an appropriately qualified and licensed electrician evaluate the panel for further remarks and recommendations prior to the close of this transaction, as we cannot endorse it, and because replacement is often advised, which can involve significant expense.

Main Disconnect

- 7.3 There is no main (service) disconnect provided as is normally required for safety. Any panel with six or more circuit breakers/fuses must be equipped with a main disconnect/overcurrent device for safety reasons.

Sub Panel

Sub Panel Observations

- 7.4 The circuits within the sub-panel are not labeled, and should be serviced by an electrician so that the appropriate load calculations and breaker sizes could be determined.

Wiring

Branch Circuit Wiring Type

- 7.5 Wiring is mostly a mix of newer NM-type wiring and older knob-and-tube wiring. Knob and tube wiring, although obsolete, may remain in place if it is fully intact and in good condition, but the receptacle outlets are ungrounded and should only be used with appliances that do not require grounding. However, due to the age of the wiring, we cannot comfortably endorse it, and recommend that you have the wiring evaluated by an appropriately qualified electrician and certified as safe for continued use. NOTE: Some electricians may tell you that you would be better off replacing this older wiring altogether, and we would not argue this point of view, but we might question their motives.

Crawlspace Wiring

- 7.6 There are open electrical junction boxes within the crawlspace that should be sealed to contain any arcing or sparking would be contained within the box.
- 7.7 Electrical connections and terminations within the crawlspace have been incorrectly made outside of a junction box, which is a potential fire-hazard. All such connections should be made inside a junction box, in order to contain any arcing or sparking within the box. A specialist evaluation of the wiring is advised.
- 7.8 Obsolete and potentially hazardous knob-and-tube wiring (deterioration of insulation, close proximity of exposed wiring to wood framing and metal furnace) is present within the crawlspace and this older wiring should be evaluated and serviced immediately by an appropriately qualified and licensed electrician for safety.
- 7.9 Unsecured wiring in crawlspace (to laundry area) needs servicing for safety. The wiring and metal wiring conduit should be attached to the floor framing and should not come into contact with the soil.

Receptacle Outlets

Receptacle Outlets

- 7.10 There are not as many outlets as would be required by current standards and additional outlets are recommended as a safety upgrade.
- 7.11 Ungrounded 3-pronged exterior receptacle outlets were observed inside the home at multiple areas/locations. We recommend that these outlets be properly grounded by a licensed electrician for safety.
- 7.12 Ungrounded 2-pronged exterior receptacle outlets were observed inside the home, which is standard for the period in which the home was built. We recommend, however, that these outlets be replaced with properly grounded 3-pronged outlets as a safety upgrade. In any event, ungrounded receptacle outlets should only be used with appliances that do not require grounding.

Light Fixtures and Switches

Exterior Lights and Switches

- 7.13 There is no light fixture installed outside the laundry room door at the south side of the home that could be used to illuminate the path of a person exiting the door. Consideration should be given to the installation of such a fixture as normally required for safety reasons.

Heating

Gravity Floor Furnace

Gravity Floor Furnace Observations

- 8.1 Heat is provided by a floor furnace. Such furnaces are among the oldest and least efficient of heating systems. However, there is evidence of rust and metal fatigue within the combustion chamber, and the furnace is too close to combustible wood framing, and for safety reasons we cannot endorse it. We recommend that you have the furnace evaluated by an appropriately qualified heating contractor for further remarks and recommendations.

Gas Wall Furnace

Gas Wall Furnace Observations

- 8.2 The WILLIAMS wall furnace was not activated at the time of the inspection (the gas pilot light was not lit) and could not be tested. We recommend that the furnace be tested for safe and proper function by an appropriate specialist before the close of this transaction.

Fireplace

Masonry Fireplace

Veneer Face

- 10.1 There are cracks in the fireplace veneer.

Fireplace

- 10.2 There are cracked and deteriorated fire brick in the rear wall of the fireplace that will need to be serviced.

Damper

- 10.3 There is no damper in the chimney to prevent warm interior air from being drawn up the chimney, and you may wish to consider having one installed for improved energy efficiency.

Fireplace Screen

- 10.4 There is no fireplace screen to help contain the spread of fire. For fire safety, we recommend that you purchase a screen before you use the fireplace.

Masonry Chimney

Type and Location

- 10.5 There is an older, un-lined masonry chimney located at the east side of the home. We do not endorse this older chimney, as this type of chimney is recognized as being seismically vulnerable and, if used, a potential fire hazard due to heat transfer, and recommend that you seek the services of an appropriately qualified and licensed fireplace specialist for a specialist evaluation and opinion prior to the close of this transaction.

Chimney Exterior

- 10.6 There are cracks in the chimney walls that need to be evaluated by a qualified and licensed fireplace specialist.
- 10.7 The walls of the fireplace have been contaminated by water, as is evident by patching on the interior wall of the chimney. The source of the intrusion should be determined and serviced, because moisture combined with heat contributes to thermal fractures.

Chimney Flue

- 10.8 The mortar has failed on this chimney. The mortar is of a sandy texture and crumbles to the touch. Heated gas may escape through damaged mortar joints and shifting of damaged material may occur. Operation of this chimney is not recommended for safety.

Unlined Chimney

10.9 The chimney is unlined with a single brick width. This application may have been approved at the time of construction but has proven to be a hazard. Heat may transfer through the brick work to surrounding combustible materials. We recommend that you have the chimney evaluated by an appropriately qualified and licensed chimney specialist for further remarks and recommendations.

Spark Arrestor and Weather Cap

10.10 A combination spark arrestor and weather cap assembly was in place at the top of the chimney and appeared to be in poor condition (rust contaminated).

Interior

Floors

Vinyl Floor Coverings

11.1 The upper bathroom floor vinyl has lifted at the front of the tub and you should have it repaired to help prevent possible water damage to the subflooring/other.

Walls and Ceilings

Walls and Ceilings

11.2 Some of the walls and ceilings have stress fractures (some of which have been patched over), which have resulted from movement. We can elaborate on this issue, but you should have a specialist comment, and be aware that such cracks can continue to reappear, and particularly if they are not repaired correctly. Some of the walls and ceilings are water damaged and will need to be repaired.

11.3 There is evidence of moisture intrusion and an unidentified black staining in the closets of the two lower rooms, which we recommend be evaluated for mold by an appropriately qualified environmental hygienist. All molds flourish in a damp environment and many are commonplace, but some are toxic and may pose a significant health risk, and therefore should not be ignored or taken lightly. The source of the moisture will need to be located and eliminated so that the staining will not return.

11.4 The wall coverings in the closet of the lower west bedroom are missing/unfinished and need service.

Windows

General Window Comments

11.5 The sash windows in this home appear to be original, and are in generally poor condition, and servicing is needed at several of the windows. For safety reasons, and for energy efficiency, you may wish to have the windows replaced if your budget allows. Broken sash cords were observed at several of the windows in the home. Sash cords keep the windows from slamming shut when opened, and when broken pose a significant safety hazard. This condition requires immediate evaluation and correction by a qualified and licensed contractor. Some of the window panes are cracked, and these window panes should be replaced.

Laundry Provisions

Electrical Provisions

11.6 A 220 volt outlet was provided but was not functional, and the wiring for the dryer will need to be evaluated and serviced by a qualified electrician.

Dryer Vent and Backdraft Damper

11.7 There is no backdraft damper installed at the exterior dryer vent termination and one will need to be provided.

Smoke Alarms

Smoke Alarms

11.8 There are no smoke alarms installed in the home, which are needed in order to alert you to the presence of smoke from a fire. We recommend that smoke alarms be installed in the bedroom hallways and in all the bedrooms for safety.

Carbon Monoxide Detectors

Carbon Monoxide Detectors

- 11.9 No carbon monoxide detectors were installed in the home. Although not a requirement, we recommend that you install (per manufacturer's installation instructions) carbon monoxide detectors throughout the home to help guard against accidental poisoning or death from this deadly gas. We recommend that you install at least one CO alarm that meets the requirements of the most recent Underwriters Laboratories (UL) 2034 standard or International Approval Services 6-96 standard.

Ventilation and Exhaust

Kitchen Ceiling Exhaust Fan

- 11.10 The kitchen stove exhaust duct vents directly into the attic, and should be made to terminate at the exterior.

General

Property Comments

Distressed Property

- 14.1 This older property is in a poor overall condition, and numerous deficiencies exist with all major systems and components. However, as our inspection and this report is a search for major material defects only and is not a listing of relatively minor repairs or improvements to be made, we recommend that you consult with appropriately qualified and licensed specialist contractors in all trades/fields to provide you with detailed inspections and written estimates for all needed repairs and improvements.

Limitations and Exclusions

- 14.2 Because the home is built on a hillside or sloping lot, it is important to stress that your inspector's knowledge of geological conditions is, at best, general and very limited. Hillside has a greater potential for movement and visual signs of instability may not be present or fully evident to your generalist home inspector. Because an evaluation of geological conditions and site stability fall outside the scope of a home inspection and this report, we recommend further evaluation by a Geotechnical Engineer, a Geologist or a Civil Engineer (listed in the order of preference).

HOME INSPECTION REPORT

Prepared for exclusive use by
David Hermitte and Sandrine Hazan



For the property located at
583 Cypress Street, Monterey, CA

NOTICE: 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 has been performed in association with a written contract that limits its scope and usefulness, and 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.

General Information

Inspection Address: 583 Cypress Street, Monterey, CA
Inspection Date: 2/9/2009 Time: 10:30 am to 2:00 pm

Weather: Recent Rainfall - Temperature at time of inspection: 50-60 Degrees

Inspected by: Martin Hewitt

Client Information: David Hermitte and Sandrine Hazan

Buyer's Agent: Joe Clark

Inspection Fee: \$ 450.00

Structure Type: Wood Frame
Foundation Type: Raised with slab
Furnished: No
Structure Occupied: No
Number of Stories: Two

Structure Style: Single Family

Structure Orientation: North

Estimated Year Built: 1920's

People on Site At Time of Inspection: Buyer(s)
Family members
Buyer's Agent

Report File: Hermitte and Hazan-MON090207A

Important Information - Please Read Carefully

Thank you for choosing Camelot Home Inspection Services. You have contracted with us to perform a generalist inspection in accordance with the Standards of Practice established by the California Real Estate Inspection Association, a copy of which is available upon request, and which can be read or downloaded by visiting www.creia.org. Generalist inspections are essentially visual, and distinct from those of specialists, inasmuch as they do not include the use of specialized instruments, the dismantling of equipment, or the sampling of air and inert materials. Consequently, a generalist inspection and the subsequent report will not be as comprehensive, or as technically exhaustive, as that generated by specialists, and it is not intended to be. The purpose of a generalist inspection is to identify significant material defects or adverse conditions that could result in serious injury or lead to costs that would significantly affect your evaluation of the property, and to alert you to the need for any secondary specialist evaluations. Therefore, you should be aware of the limitations of this type of inspection, which are set forth in the Standards of Practice and which will be described in greater detail therein.

Primarily, we will evaluate conditions, systems, or components to determine if they are functional or not functional. We will take into consideration when a house was built and allow for the predictable wear or deterioration that would occur through time, such as the cracks that appear in concrete and in the plaster around windows and doors, scuffed walls or woodwork, worn or squeaky floors, and stiff or stuck windows. Therefore, unless they represent a significant safety hazard, we tend to overlook what we may consider to be insignificant and predictable defects, although some may be included in the report as a courtesy to you. This is especially true for those conditions that would be apparent to the average person, or to someone without any construction experience.

Items that are reported as being functional, satisfactory, or responsive to normal user controls were found to be capable of performing their normal, proper and characteristic action at the time of the inspection. When they are not reported as such, and we suggest, recommend or advise service, repair, replacement, correction, improvement, upgrading, monitoring or further evaluation of an item or condition, we have made what we believe is a reasonable conclusion that the present condition of this item may significantly effect the value, desirability, habitability or safety of the dwelling, and that consultation with appropriately qualified specialists is now needed in order to ascertain the true and exact nature of the deficiency and the cost for improvement, provision, monitoring, repair or replacement of said defective item or deficiency. When an item or condition is reported as being outside the scope of the inspection, this item or condition was not inspected but has been deferred for further evaluation by an appropriately qualified specialist.

It is vitally important that all specialist evaluations and estimates for repair or replacement of all reported material defects be obtained prior to the close of this transaction and/or within the client's contracted inspection contingency period in order to avoid any unpleasant surprises after taking legal possession of the home. Please be aware that in most instances, further evaluations of reported deficiencies by specialists in any given trade will result in the identification of additional defects or recommendations for additional upgrades that could effect your evaluation of the property.

For safety reasons, it is strongly recommended that all health and safety upgrades, improvements, and repairs be made by appropriate specialists prior to occupation of the home.

We do not have the expertise nor the necessary qualifications to inspect for or comment on wood destroying pests such as termites and beetles, and organisms such as dry rot, fungus or mold. We therefore recommend that you schedule any such specialized inspection with the appropriate specialists before the close of this transaction and/or within your contracted inspection contingency period. Please note that inspecting or testing for mold is not included as a part of our inspection or this report, and that the inspector's insurance company does not cover any mold-related claims. Although mold, in one form or another, is everywhere, some types of mold are known to be toxic and may present a serious health risk to some people, especially newborns, infants and those with bronchial conditions or asthma.

The seller may or may not be required to repair or replace any material defects identified within the

Inspection Address: 583 Cypress Street, Monterey, CA
Inspection Date/Time: 2/9/2009 10:30 am to 2:00 pm

report, if any, and that determination should be made among the buyer, the seller, and any real estate agents, brokers or attorneys involved in the transaction. In any event, this report is not intended to be used as a guide in renegotiating the sales price of the property, nor is it to be considered an all-inclusive listing of repairs needed to be made.

This report may not and should not be used in lieu of a sellers disclosure statement (as may be required by law), as the seller may have knowledge of other undiscovered, latent or historical defects that may significantly influence or affect the value, habitability, desirability or safety of the property.

This report is not transferable and should not be used or relied upon by any third parties or subsequent buyers.

We recommend that the Client(s) obtain copies of all building permits, final inspections and certificates of occupancy from the sellers or from the local building department. These documents should be reviewed to the clients satisfaction with the assistance of appropriate specialists in order to help identify any unapproved, and therefore potentially defective or unsafe, additions, conversions, or alterations to the original structure(s). This service is not provided by your home inspector.

For your additional protection we suggest that you personally perform a diligent visual inspection of the property after the seller(s) or tenant(s) have vacated to insure that no adverse conditions were concealed by personal belongings or stored items while occupied, or that any damage was incurred at the time the property was vacated. Should any adverse conditions be revealed that were not addressed within this report prior to or after the close of escrow, please contact our office immediately to schedule an additional inspection of these conditions.

Finally, it is your responsibility to read and comprehend the contents of this report in its entirety and to make your own determination as to the overall condition, suitability for any purpose, and specific deficiencies that may be concerning to you. This report contains technical information that may not be easily understood by the lay person. If you were not present during this inspection, or should you require any clarification or further information with regard to our inspection or this inspection report, it is essential that you call our office for a verbal consultation. The only recommendations and opinions endorsed by Camelot Home Inspection Services are those contained within this written report, as any oral commentary made during the inspection process may be misunderstood or possibly misinterpreted by those attending the inspection. A house and its components are complicated, and because of this we offer unlimited consultation and encourage you to ask questions.

ABOUT YOUR INSPECTOR:

Martin Hewitt is the owner and sole proprietor of Camelot Home Inspection Services. Martin has been inspecting homes on a full-time basis since 1993 and has personally performed over 4000 inspections. He has been a member of the California Real Estate Inspection Association (CREIA) since 1995, and achieved CREIA MCI (CREIA Master Inspector) status in 1997. In addition to being a past President of the San Luis Obispo Chapter of CREIA (2001-2002), Martin has served on the CREIA Board of Directors for three years and as a Regional Director for two. Martin is also a certified member of the American Society of Home Inspectors (ASHI), a nationally recognized association of professional home inspectors. He has been an ASHI member since 1997.

Section 1.0 - Site

Site Features

Fences and Gates

Important Information

1.1 - The fencing within 6 feet of the home have damage or wear that is commensurate with its age but that does not necessarily need to serviced at this time.

Yard Walls

Specialist Evaluation Needed

1.2 - The retaining walls at the north and east side of the residence have cracked and failed, and should be evaluated by a geo-technical engineer for further remarks and recommendations prior to the close of this transaction. There are no weep holes or open grout joints at the base of the walls, which are often employed to permit drainage and prevent pressure from building up behind them.

Detached Steps and Handrails

Health or Safety Concern

1.3 - The steps at the east side of the home and at the north entry stairs have unequal treads or risers. Steps are required to be uniform to prevent trip-hazards. The rise of any step should be no less than four inches and no greater than seven inches, and the run should be no less than eleven inches. Also, the dimensions of the largest step should not exceed that of the smallest by more than three-eighths of an inch. Correction is recommended for safety.

1.4 - Although it may not have been required when the home was originally built, as a safety precaution we recommend installing handrails on all of the exterior steps and stairs that have three or more risers, and particularly if children or the elderly visit or occupy the property.

Miscellaneous Site Observations

Health or Safety Concern

1.5 - There are embedded steel rods in the rear (south) yard walls that represent a potential hazard that should be removed or cut flush to the surface for safety.



Grading and Drainage

General Grading and Drainage Comments

Important Information

1.6 - Because of the adverse effects, both direct and indirect, that moisture can have on a home, the ideal property will have hard surfaces or soils that slope away from the home, and the interior areas will be at least several inches higher than the exterior grade. Also, the home will have a system of gutters and downspouts that discharge into area drains or catch basins that carry water away to hard surfaces. If a property does not meet this ideal, it remains subject to moisture intrusion.

Drainage and Grading Observations

Specialist Evaluation Needed

1.7 - The general topography directs water towards the residence, not only surface water but subterranean as well, and every effort should be made to keep water away from the home to help prevent moisture intrusion. This includes the crawlspace under the home, where the soil is in contact with, and/or directly

adjacent to, the wall framing of the lower level rooms, and where we noted stacked sandbags that, in all likely hood, were placed there to help prevent water from entering the lower living areas. We recommend that you consult with a site drainage and grading specialist for further remarks and recommendations prior to the close of this transaction.

Preventative Measure

1.8 - The property does not have hard surfaces at all locations around the home to facilitate drainage, and there are no area drains. Water may percolate and pond adjacent to the residence, which is not ideal, and as a preventative measure we recommend that you upgrade the site by adding hard surfaces and area drains that direct water away from the residence.

Interior-Exterior Elevations

Specialist Evaluation Needed

1.9 - There are areas of living space that are below grade and susceptible to moisture intrusion. The exterior/crawlspace foundation walls have not been coated or lined with waterproofing compounds, and there is evidence of active water intrusion (most notably at the lower west room at base of stairs). We recommend that you have this condition evaluated by an appropriately qualified geotechnical engineer prior to the close of this transaction.



Hardscaping

Driveways

Important Information

1.10 - There is significant cracking and spalling of the concrete driveway that you should be aware of and that you may wish to have evaluated by a paving contractor for further remarks and recommendations. In any event, we recommend that the larger cracks be filled and/or sealed to help prevent additional cracking or settlement.

Patios

Service Needed

1.11 - The concrete patio at the south side of the home is heavily cracked and/or damaged, and needs service.



Health or Safety Concern

1.12 - There are offsets in the south concrete patio that could prove to be trip-hazards that you should

have repaired/services for safety reasons.



Preventative Measure

1.13 - The patio at the south side of the home is not adequately sloped to drain water away from the home as is normally required. Hard surfaces should slope away from the home to help prevent water pooling, penetration of the wall structure and foundation footings, and entry into the crawlspace. We recommend that you have this condition corrected as a preventive measure.

Section 2.0 - Exterior

Exterior Features

Wall Coverings

Service Needed

2.1 - There are cracks or fractures in the stucco wall covering at some areas. These cracks typically result from movement of some type or another, which is not all that surprising given that most structures located on hillsides and/or in those areas with adverse drainage and grading conditions, expansive soils or seismic activity. The wall coverings should be repaired once the structure has been reinforced and site grading and drainage has been improved upon.

Monitoring Required

2.2 - Typical for the period in which the home was built, the stucco wall coverings extend down to the soil without the benefit of a weep-screed. Weep screeds allow the house walls to move independent of the foundation, and not only prevent the plate-line cracks that are commonly seen at the base of many stucco walls but isolates the stucco from the soil and inhibits the wicking effect of moisture being drawn up into the stucco that, in turn, creates the efflorescence that is common on stuccoed surfaces. We recommend that the base of the exterior walls be monitored for evidence of moisture damage or intrusion.

Fascia and Trim

Service Needed

2.3 - A pest control inspection and report should confirm damage to significant portions of the fascia board and exterior wood trim and the need/cost for replacement/repair.

Eaves and Soffits

Service Needed

2.4 - A pest control inspection and report should confirm damage/decay to portions of the eaves and/or roof underlayment and the need for service/replacement.

Doors

Service Needed

2.5 - The east water heater closet door does not open and close easily, and will need to be adjusted or serviced.

Attached Appurtenances

Stairs and Landings

Service Needed

2.6 - The protective membrane at the north exterior stairs and landing is cracked and leaking into the crawlspace and penetrating the exterior walls below them. The stairs and landing will need to be recoated/sealed, and you should have them evaluated by an appropriate specialist for further remarks and recommendations.



Health or Safety Concern

2.7 - The risers at the north entry stairs are not uniform and could prove to be a trip-hazard. The rise is that distance between the steps, which should not be greater than seven inches or less than four. Also, the distance in rise between any step should not exceed three-eighths of an inch.

Handrailings and Guardrailings

Health or Safety Concern

2.8 - Although it may not have been required when the home was originally built, we recommend installing handrails on the north entry stairs for safety.

2.9 - The guard walls at the north entry stairs and landing do not conform to current standards, which require that they be a minimum 36 inches high. This is to help prevent people from falling over the side. You may therefore wish to correct this condition as a safety upgrade.

Section 3.0 - Structural

Structural Elements

Wall Structure

Important Information

3.1 - The walls would appear to be conventionally framed with wood studs.

Wall Structure Observations

Important Observation

3.2 - No wall structure deficiencies were visible.

Floor Structure

Important Information

3.3 - The bottom floor of the home is poured concrete. Upper floors are wood joists and sheathing.

Floor Structure Observations

Specialist Evaluation Needed

3.4 - Sloping of the interior flooring provides evidence of significant structural settlement. However, as your inspector is not technically qualified to provide you with additional information, we recommend that you discuss these issues with an appropriately qualified and licensed structural engineer to provide you with additional information.

Service Needed

3.5 - There is damage to the subfloor and possibly the floor framing at the S/W corner of the upper S/W bedroom. The pest control inspector should evaluate and comment on the condition of the wood framing and subflooring and the need for any repair or replacement of these components.

Ceiling and Roof Structure

Important Information

3.6 - The ceiling and roof structure is conventionally framed with wood rafters and joists.

Ceiling and Roof Structure Observations

Important Observation

3.7 - There are no visible or apparent ceiling and/or roof structure deficiencies.

Raised Foundation

Foundation Walls

Service Needed

3.8 - There are cracks or fractures in the concrete foundation stem walls in several areas. These cracks typically result from movement of some type or another, and their discovery is not all that surprising given that the structure is located on a hillside with poor drainage and grading conditions. Also, the concrete used in foundation walls constructed in the 1920's-1930's has a tendency to weaken (even soften and deteriorate) over time due to its lime content. However, because older foundations such as this one can be difficult and costly to retrofit, it should be evaluated by an appropriately qualified structural engineer for further remarks and recommendations prior to the close of this transaction.



Underfloor Areas and Access

Important Information

3.9 - The crawlspace was entered for inspection of the underfloor areas, systems, and components. Access to the crawlspace is located at the west side of the home.

Service Needed

3.10 - The crawlspace access cover and frame is damaged/decayed and needs repair/replacement.

Moisture Intrusion and Drainage Conditions

Service Needed

3.11 - Moisture has entered the south end of the crawlspace either above the stem wall or beneath it, a condition that should be corrected.

Floor Framing and Support

Specialist Evaluation Needed

3.12 - Although it may not have been a requirement at the time the home was constructed, consideration might be given to strengthening the pier/post and post/beam connections with metal ties or straps as a preventative strengthening upgrade.

Wood Separation from Soil

Service Needed

3.13 - At the north side of the crawlspace, there are similar elevations between the exterior grade and the south foundation sill plate, and wood damage and earth-to-wood contact was observed. This condition can lead to termite infestation and moisture damage/decay, and correction is recommended as a preventive measure. This condition should also receive mention in the pest control inspection report.

Anchorage of Sill Plates

Specialist Evaluation Needed

3.14 - The framing sill plates have not been bolted to the concrete foundation as is required in newer construction. This condition is recognized as an inherent seismic weakness, and retrofitting is

recommended by most structural engineers. For further information and design details you should consult an appropriately qualified specialist familiar with such procedures.

Seismic Bracing Components

Specialist Evaluation Needed

3.15 - The foundation framing system currently employs unbraced perimeter "cripple walls", which is recognized as an inherent seismic weakness. This weakness is typically overcome with the application of plywood shear paneling and additional wood blocking. For further information and design details you should consult an appropriately qualified specialist familiar with such procedures.

Ventilation

Important Observation

3.16 - Ventilation of the foundation crawlspace appeared conventional and should be adequate.

Floor Insulation

Important Information

3.17 - No insulation was installed in the unfinished sub-floor areas of the home. Although it may not have been a requirement at the time of construction, retrofitting the home with insulation can significantly increase the energy efficiency of the home.

Limitations and Exclusions

Inspection Limitation

3.18 - Inspector does not verify presence, depth or width of footings below grade/soil line.

Basement

Stair Components

Specialist Evaluation Needed

3.19 - The head height clearance at the basement stairs is restricted and could prove to be a hazard (modern stairwells afford a minimum of six-feet eight inches).

Service Needed

3.20 - Some of the stair treads are loose which could prove to be a trip-hazard and should be serviced.

Health or Safety Concern

3.21 - There is no handrail on the stairs. Although it may not have been a requirement at the time the home was constructed, we recommend that a handrailing (with intermediate balusters) be installed as a discretionary safety upgrade.

3.22 - The basement stairs (treads and risers) are steeper than normal and could prove to be a trip-hazard. The treads are those components on which a person steps, and which, for safety reasons, should be a minimum of eleven inches. The rise is that distance between the steps, which should not be greater than seven inches or less than four. Also, the distance in rise between any step should not exceed three-eighths of an inch. For safety reasons, we recommend that these stairs not be used, and we recommend that you have them removed.

Slab Foundation

General Slab Foundation Comments

Important Information

3.23 - This residence has a concrete slab foundation. Such foundations vary considerably, from older slabs that have no moisture barrier under them and no reinforcing steel within them, to newer ones that have both. Our inspection of slab foundations includes checking the visible portions of the slab and perimeter stem walls for any significant cracks or structural deformation. However, we do not move furniture or pull back the carpeting, nor do we employ the use any specialized equipment. It is important to note that many, if not most, concrete slabs are found to contain cracks when the carpet and padding is removed, but cracks that are less than 1/4" and which exhibit no significant vertical or horizontal displacement are generally not regarded as being structurally significant.

Slab Foundation Observations

Important Observation

3.24 - No concrete slab foundation deficiencies were visible or apparent at the time of the inspection.

Limitations and Exclusions

Inspection Limitation

3.25 - The Inspector does not verify the presence and/or depth of footings below the soil line. Also, anchorage or bolting of the sill plates to the foundation slab concrete could not be verified due to the wall coverings.

Section 4.0 - Roof

Primary Roof

General Built-Up Comments

Important Information

4.1 - Built-up roof coverings are designed to be waterproof, not just water resistant, and to last approximately fifteen years. They are comprised of several layers of rolled roofing materials, which are either hot-mopped or torched-down. These type of roof covering should be inspected seasonally, kept clean, and serviced frequently. Although less expensive than other roofs, they can end up costing more if they are not maintained.

Built-Up Roof Covering

Service Needed

4.2 - The built-up asphalt roof covering is heavily patched in some areas (S/E corner). This may indicate past leakage, but this can only be confirmed through disclosure by the seller(s) and/or by having the roof tested for watertightness. In any event, the repairs appear substandard/amateurish, and there is water pooling/evidence of poor drainage, and you should have a licensed roofing contractor evaluate the roof covering for further remarks and recommendations.



Parapet Walls

Service Needed

4.3 - There are open seams or splits in the mineral cap-sheet of the parapet walls that should be sealed.

There are open seams or splits in the mineral cap-sheet of the parapet walls that should be sealed - *Continued*



Gutters and Drainage

Service Needed

4.4 - The gutters are in poor condition and/or poorly installed and should be repaired or replaced

Secondary Roof

General Composition Shingle Comments

Important Information

4.5 - There are a wide variety of composition shingle roofs, which are comprised of asphalt or fiberglass materials impregnated with mineral granules that are designed to deflect the deteriorating ultra-violet rays of the sun. These roofs are warranted by the manufacturer to last from twenty to twenty-five years, and are typically guaranteed against leaks by the installer for three to five years. However, the actual life of the roof will vary, depending on a number of interrelated factors besides the quality of the material and the method of installation, and the majority of leaks result from improper flashing installations, or when a roof has not been well maintained or kept clean, and we therefore recommend servicing them annually.

Composition Shingle Roof Covering

Important Information

4.6 - The composition shingle roof has some deterioration and shows wear in some areas that is consistent with the relatively advanced age of the covering. The covering appears to be approaching the end of its serviceable life and should be monitored regularly. The need for early replacement should be anticipated.



Flashings

Preventative Measure

4.7 - There is no drip-edge at the eaves or edge of the roof, which is recommended, and without which leaves the eaves more susceptible to moisture damage.

Protrusions

Preventative Measure

4.8 - We recommend that the vent pipe protrusions be fitted with storm collars or otherwise properly sealed to help prevent internal leakage (preventative measure).

Gutters and Drainage

Preventative Measure

4.9 - No roof drainage system (i.e. gutters, downspouts and splashblocks) was installed. Although not a requirement at the time the home was constructed, consideration should be given to the installation of such a system for drainage of rainwater away from the structure and foundation.

Section 5.0 - Attic

Attic Areas

Access

Important Information

5.1 - The attic is too restricted to enter, and it and its components were inspected from the access point. The access is located in the S/W bedroom closet.

Ventilation

Important Observation

5.2 - Ventilation within the attic appears to be adequate and the vents properly screened.

Insulation

Important Information

5.3 - The attic floor is not insulated and you may wish to have insulation installed for improved energy efficiency.

Attic Limitations and Exclusions

Inspection Limitation

5.4 - In accordance with industry standards, we will not attempt to enter an attic that has less than thirty-six inches of headroom.

Section 6.0 - Plumbing

Water Supply System

Water Main Size and Material

Important Information

6.1 - Where exposed to view, the water main entering the home is 3/4" copper.

Water Main Shut Off

Important Information

6.2 - The main water shut-off valve is located at the west side of the house. The shut-off valve was not handled as it is subject to leakage when turned.

Pressure Relief Valve

Preventative Measure

6.3 - There is no visible pressure relief valve on the water supply system. Although not currently mandated in this jurisdiction, you may wish to install such a valve as a preventative measure should the water pressure regulator fail and/or sudden high pressure begins to stress the washers and diaphragms within the various components.

Pressure Regulator

Preventative Measure

6.4 - The internal water pressure was excessive (90 psi.) at the time of the inspection. Although it may not have been required/necessary at the time the home was constructed, we recommend that you install a water pressure regulator to reduce the internal water pressure to an acceptable level (55-60 psi. is optimum) and thus help reduce the risk of damage/leakage at the valves and faucets (discretionary preventative upgrade).

Functional Flow at Fixtures

Important Observation

6.5 - The water flow at the plumbing fixtures appeared functional. However, as water flow is a matter of personal desirability, and as temperature and flow fluctuations will often occur when other fixtures are

operated simultaneously, we recommend that the client(s) test the flow at the shower(s) while operating other fixtures in order to determine whether or not it meets with their requirements.

Copper Water Supply Pipes

Important Information

6.6 - The residence was originally plumbed with galvanized water pipes, but appears to have had a complete copper re-pipe. The older lines have been left in place, and we recommend that they be removed.

Supply Pipe Insulation

Important Information

6.7 - There are hot and cold water pipes running through unheated spaces that you may wish to have insulated as a preventive measure against freezing and for improved energy efficiency/water conservation.

Hose Bibs

Important Observation

6.8 - The hose bibs that were tested were functional.

Potential Cross Connections

Health or Safety Concern

6.9 - We recommend you install anti-backflow devices at all exterior faucets (hose bibbs) to help prevent contamination of the potable water supply. These devices are inexpensive and easily installed.

Plumbing Fixtures

Sinks

Important Observation

6.10 - The bathroom sinks and related components are functional.

6.11 - The kitchen sink and related components are functional.

Toilets

Service Needed

6.12 - The toilet in the upper bathroom does not flush properly and needs to be serviced.

Tub-Shower

Important Observation

6.13 - The tub-shower in the upper bathroom is functional.

Stall Shower

Important Observation

6.14 - The stall shower in the lower bathroom was functional.

Drainage and Venting System

General Drain and Vent System Comments

Important Information

6.15 - We test the drain, waste and vent (DWV) system by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a video-scan of the main line would confirm its actual condition. However, you can be sure that blockages will occur at some point in the life of any system, usually relative in severity to the age of the system, and will range from minor ones in the branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main line. The minor ones are easily cleared, either by chemical means or by removing and cleaning the traps. However, if the main drain line is blocked or damaged, repairs could become expensive, and for this reason we recommend that you have it video scanned to determine its present condition.

Drainage and Vent Piping Materials

Important Information

6.16 - The drainage and vent piping is predominately cast iron and galvanized steel.

Drainage and Vent Piping Observations

Important Information

6.17 - Based on the industry recommended water test, the drainpipes are functional at this time. However, only a video-scan of the main drainpipe would confirm its actual condition. The cast iron and galvanized steel drain and waste lines are assumed to be original and obviously will not last forever and should be monitored regularly for leakage that would necessitate their replacement.

Gas Supply System

Gas Meter and Main

Important Information

6.18 - The gas meter appeared to be in satisfactory condition and is located at the west side of the home.

Gas Supply Shut-Off

Important Information

6.19 - The gas shut-off valve is located at the gas main.

Gas Seismic Shut-Off Valve

Important Information

6.20 - The gas supply system does not come equipped with a seismic shut-off valve. Although not currently mandated in this jurisdiction, you may nonetheless wish to install one as a safety upgrade.

Gas Pipes

Important Observation

6.21 - The visible portions of the gas pipes appear to be in satisfactory condition.

Limitations and Exclusions

Important Information

6.22 - Testing for gas leaks was not performed. However, as a safety precaution, we recommend that you have the gas system tested for leaks by the gas utility company.

Water Heater

Water Heater Location(s)

Important Information

6.23 - The water heater is located at the east exterior.

Water Heater

Important Observation

6.24 - The 10 year old, 40 gallon Kenmore gas water heater functioned satisfactorily at the time of the inspection.

Controls

Important Observation

6.25 - The control valve handle or knob was functional.

Combustion Chamber

Important Observation

6.26 - The combustion chamber in the gas water heater was clean, and there was no evidence of leakage.

Gas Lines and Shut-Off Valve

Important Observation

6.27 - The gas control valve and its flexible connector at the water heater appeared to be functional.

Water Lines and Shut-Off Valves

Important Observation

6.28 - The shut-off valve and flexible water line connectors on the water heater appeared functional. However, our evaluation did not include turning or testing of the shut-off valve.

Venting Provisions

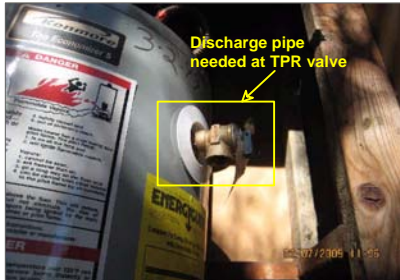
Important Observation

6.29 - The vent pipe and cap on the gas water heater appeared to be functional.

T&P Valve and Discharge Pipe

Service Needed

6.30 - There is no discharge line on the water heater T&P relief valve, which represents a potential scalding hazard and which can result in water damage should the valve ever leak. One will need to be installed and made to terminate at a visible location at the exterior of the home and within six inches of the ground.



Important Observation

6.31 - A temperature and pressure relief (T&P) valve was installed at the water heater as required. Testing of T&P valves, however, is not performed, as they will typically corrode over time and leak when opened. Client(s) should open/exercise the valve frequently (suggested every few months and exercising due caution) to maintain operational integrity.

Drain Valve

Important Information

6.32 - The drain valve of the water heater is in place and presumed to be functional. No leakage was noted. However, our evaluation did not include turning or testing of the drain valve.

Drip Pan and Overflow Pipe

Preventative Measure

6.33 - The water heater was not equipped with a drip pan or overflow pipe, which is designed to minimize water damage from a leak, and you may wish to install a drip pan and overflow pipe as a preventive measure.

Combustion Air Supply

Important Observation

6.34 - The water heater appears to have an adequate combustion-air supply.

Seismic Straps

Service Needed

6.35 - The water heater will need to be braced, anchored or strapped to avoid falling or moving during an earthquake as normally required under California law.

Limitations and Exclusions

Important Information

6.36 - The remaining useful life of the older water heater is not determinable. If a water heater has exceeded the life of the warranty, as this one has, it can fail at any time, and we recommend that you purchase a home warranty to cover its eventual replacement.

Water Heater #2

Water Heater Location(s)

Important Information

6.37 - The water heater is located in the west crawlspace under the home.

Water Heater Observations

Important Information

6.38 - The 8 year old, 30 gallon GE electric water heater functioned satisfactorily at the time of the inspection.

Electrical Connections

Important Information

6.39 - The electrical connection to the water heater were satisfactory.

Water Lines and Shut-Off Valves

Important Observation

6.40 - The shut-off valve and water line connectors on the water heater appeared functional. However, our evaluation did not include turning or testing of the shut-off valve.

T&P Valve and Discharge Pipe

Important Information

6.41 - A temperature and pressure relief (T&P) valve was installed at the water heater as required. Testing of T&P valves, however, is not performed, as they will typically corrode over time and leak when opened. Client(s) should open/exercise the valve frequently (suggested every few months and exercising due caution) to maintain operational integrity.

Service Needed

6.42 - There is no discharge line on the water heater T&P relief valve, which represents a potential scalding hazard. One will need to be installed, extended to discharge at the exterior, where it should terminate within six inches of the ground.

Drain Valve

Important Information

6.43 - The drain valve of the water heater is in place and presumed to be functional. No leakage was noted. However, our evaluation did not include turning or testing of the drain valve.

Seismic Straps

Important Observation

6.44 - The water heater was seismically secured.

Section 7.0 - Electrical

Service

Service Entrance

Important Information

7.1 - The service entrance is overhead.

Service Lines

Important Observation

7.2 - The service lines, mast weather head and cleat appear functional.

Service Line Capacity

Important Information

7.3 - The service line capacity is 100 amps and 220 volts.

Main Panel

Main Panel Size and Location(s)

Important Information

7.4 - The residence is served by a 100 amp panel, located at the west side of the home.

Main Panel

Service Needed

7.5 - One or more circuits within the main panel are not labeled and should be for safety reasons.

7.6 - The main panel is manufactured by ZINSCO, which is known to have poor connections of the breakers at the feeder bars as well as erratic and undependable tripping of the breakers. We recommend that you have an appropriately qualified and licensed electrician evaluate the panel for further remarks and recommendations prior to the close of this transaction, as we cannot endorse it, and because replacement is often advised, which can involve significant expense.

Main Disconnect

Service Needed

7.7 - There is no main (service) disconnect provided as is normally required for safety. Any panel with six or more circuit breakers/fuses must be equipped with a main disconnect/overcurrent device for safety reasons.

Grounding

Important Observation

7.8 - The main electrical panel appears to be properly grounded to a driven rod.

Sub Panel

Sub Panel Location(s)

Important Information

7.9 - A sub panel is located in the closet of the lower west room.

Sub Panel Observations

Service Needed

7.10 - The circuits within the sub-panel are not labeled, and should be serviced by an electrician so that the appropriate load calculations and breaker sizes could be determined.

Wiring

Branch Circuit Wiring Type

Service Needed

7.11 - Wiring is mostly a mix of newer NM-type wiring and older knob-and-tube wiring. Knob and tube wiring, although obsolete, may remain in place if it is fully intact and in good condition, but the receptacle outlets are ungrounded and should only be used with appliances that do not require grounding. However, due to the age of the wiring, we cannot comfortably endorse it, and recommend that you have the wiring evaluated by an appropriately qualified electrician and certified as safe for continued use. NOTE: Some electricians may tell you that you would be better off replacing this older wiring altogether, and we would not argue this point of view, but we might question their motives.

Crawlspace Wiring

Service Needed

7.12 - There are open electrical junction boxes within the crawlspace that should be sealed to contain any arcing or sparking would be contained within the box.



7.13 - Electrical connections and terminations within the crawlspace have been incorrectly made outside of a junction box, which is a potential fire-hazard. All such connections should be made inside a junction box, in order to contain any arcing or sparking within the box. A specialist evaluation of the wiring is advised.

7.14 - Obsolete and potentially hazardous knob-and-tube wiring (deterioration of insulation, close proximity of exposed wiring to wood framing and metal furnace) is present within the crawlspace and this older wiring should be evaluated and serviced immediately by an appropriately qualified and licensed electrician for safety.

Obsolete and unsafe knob-and-tube wiring is present within the crawlspace and should be evaluated - *Continued*



7.15 - Unsecured wiring in crawlspace (to laundry area) needs servicing for safety. The wiring and metal wiring conduit should be attached to the floor framing and should not come into contact with the soil.

GFCI Protection

General GFCI Comments

Important Information

7.16 - Ground fault circuit interruption (GFCI) has been proven to save lives, and its importance must not be overlooked. Also, although a GFCI device (outlet or breaker) may be functional at the time of the inspection, it may have failed by the time you occupy the premises, and for this reason we recommend that you carefully test all GFCI devices for proper function prior to occupying the premises, and on a regular basis thereafter, using the manufacturers test button(s).

Bathroom GFCI

Important Observation

7.17 - The GFCI-protected bathroom outlets functioned properly when tested.

Kitchen GFCI

Important Observation

7.18 - The GFCI protected outlet at the kitchen sink countertop was fully functional when tested.

Limitations and Exclusions

Important Information

7.19 - The GFCI equipment was tested with the manufacturers built-in test buttons only. GFCI devices need to be tested regularly. A GFCI device (outlet or breaker) may be functional at the time of the inspection, but may have failed by the time you occupy the premises. For this reason, we recommend that you carefully retest all GFCI devices prior to occupying the premises.

Receptacle Outlets

Receptacle Outlets

Service Needed

7.20 - There are not as many outlets as would be required by current standards and additional outlets are recommended as a safety upgrade.

7.21 - Ungrounded 3-pronged exterior receptacle outlets were observed inside the home at multiple areas/locations. We recommend that these outlets be properly grounded by a licensed electrician for safety.

Health or Safety Concern

7.22 - Ungrounded 2-pronged exterior receptacle outlets were observed inside the home, which is standard for the period in which the home was built. We recommend, however, that these outlets be replaced with properly grounded 3-pronged outlets as a safety upgrade. In any event, ungrounded receptacle outlets should only be used with appliances that do not require grounding.

Exterior Receptacle Outlets

Important Information

7.23 - No exterior outlets were observed during the course of the inspection.

Light Fixtures and Switches

Light Fixture and Switches

Important Observation

7.24 - All tested interior and exterior light fixtures and switches were functional.

Exterior Lights and Switches

Health or Safety Concern

7.25 - There is no light fixture installed outside the laundry room door at the south side of the home that could be used to illuminate the path of a person exiting the door. Consideration should be given to the installation of such a fixture as normally required for safety reasons.

Section 8.0 - Heating

Gravity Floor Furnace

General Floor Furnace Comments

Important Information

8.1 - Gravity floor furnaces are generally fairly effective but are among the oldest and least efficient of heating systems and their components are not always easily replaced. As with all furnaces, it is imperative that they are kept clean and inspected annually and, if small children visit or occupy these premises, you should be aware that the metal frames of such furnaces can often become hot enough to burn the skin.

Gravity Floor Furnace Location(s)

Important Information

8.2 - The Deluxe gravity floor furnace is located in the bedroom hallway.

Gravity Floor Furnace Observations

Service Needed

8.3 - Heat is provided by a floor furnace. Such furnaces are among the oldest and least efficient of heating systems. However, there is evidence of rust and metal fatigue within the combustion chamber, and the furnace is too close to combustible wood framing, and for safety reasons we cannot endorse it. We recommend that you have the furnace evaluated by an appropriately qualified heating contractor for further remarks and recommendations.



Gas Wall Furnace

General Gas Wall Furnace Comments

Important Information

8.4 - Gas wall furnaces provide an inexpensive yet effective means of heating a home but the older models are significantly less efficient than the newer ones. As with all furnaces, it is imperative that they are kept clean and inspected annually and, if small children visit or occupy these premises, you should be aware that the metal frames of such furnaces can often become hot enough to burn the skin, and you should take whatever precautions are needed to protect them.

Gas Wall Furnace Location(s)

Important Information

8.5 - There is a gas wall furnace located in the lower level.

Gas Wall Furnace Observations

Service Needed

8.6 - The WILLIAMS wall furnace was not activated at the time of the inspection (the gas pilot light was not lit) and could not be tested. We recommend that the furnace be tested for safe and proper function by an appropriate specialist before the close of this transaction.

Section 9.0 - Fireplace

Masonry Fireplace

Type and Location

Important Information

9.1 - The fireplace is an older (original) masonry one, located in the living room.

Veneer Face

Service Needed

9.2 - There are cracks in the fireplace veneer.

Fireplace

Specialist Evaluation Needed

9.3 - There are cracked and deteriorated fire brick in the rear wall of the fireplace that will need to be serviced.

Damper

Service Needed

9.4 - There is no damper in the chimney to prevent warm interior air from being drawn up the chimney, and you may wish to consider having one installed for improved energy efficiency.

Gas Entry

Important Information

9.5 - There is no gas supply at the fireplace.

Fireplace Screen

Health or Safety Concern

9.6 - There is no fireplace screen to help contain the spread of fire. For fire safety, we recommend that you purchase a screen before you use the fireplace.

Hearth Extension

Important Observation

9.7 - The hearth extension is in satisfactory condition for its age.

Masonry Chimney

Type and Location

Specialist Evaluation Needed

9.8 - There is an older, un-lined masonry chimney located at the east side of the home. We do not endorse this older chimney, as this type of chimney is recognized as being seismically vulnerable and, if used, a potential fire hazard due to heat transfer, and recommend that you seek the services of an appropriately qualified and licensed fireplace specialist for a specialist evaluation and opinion prior to the close of this transaction.

Chimney Exterior

Service Needed

9.9 - There are cracks in the chimney walls that need to be evaluated by a qualified and licensed fireplace specialist.

9.10 - The walls of the fireplace have been contaminated by water, as is evident by patching on the interior wall of the chimney. The source of the intrusion should be determined and serviced, because moisture combined with heat contributes to thermal fractures.

Chimney Flue

Service Needed

9.11 - The mortar has failed on this chimney. The mortar is of a sandy texture and crumbles to the touch. Heated gas may escape through damaged mortar joints and shifting of damaged material may occur. Operation of this chimney is not recommended for safety.

Unlined Chimney

Service Needed

9.12 - The chimney is unlined with a single brick width. This application may have been approved at the time of construction but has proven to be a hazard. Heat may transfer through the brick work to surrounding combustible materials. We recommend that you have the chimney evaluated by an appropriately qualified and licensed chimney specialist for further remarks and recommendations.

Spark Arrestor and Weather Cap

Service Needed

9.13 - A combination spark arrestor and weather cap assembly was in place at the top of the chimney and appeared to be in poor condition (rust contaminated).

Limitations and Exclusions

Preventative Measure

9.14 - The NFPA (National Fire Protection Agency) highly recommends an annual inspection of all chimneys, fireplaces, appliances and vents. They also recommend that an inspection take place upon the transfer of a property, the replacement of an appliance, an operating malfunction, or following an external event (such as an earthquake) likely to have caused damage. Our inspection of the fireplace and chimney is limited to the readily visible areas and components, and the inner reaches of a chimney flue are not visually accessible and our view from the top or bottom is not adequate to discover possible deficiencies or damage. A NFPA 211 Standard, Level II inspection, which includes cleaning the interior of the flue and the use of specialized tools and testing procedures, such as video cameras, is needed to thoroughly evaluate the fireplace system. This type of inspection falls outside the scope of our service. We recommend such an inspection prior to the close of this transaction.

Section 10.0 - Interior

Floors

Vinyl Floor Coverings

Service Needed

10.1 - The upper bathroom floor vinyl has lifted at the front of the tub and you should have it repaired to help prevent possible water damage to the subflooring/other.

Walls and Ceilings

Walls and Ceilings

Service Needed

10.2 - Some of the walls and ceilings have stress fractures (some of which have been patched over), which have resulted from movement. We can elaborate on this issue, but you should have a specialist comment, and be aware that such cracks can continue to reappear, and particularly if they are not repaired correctly. Some of the walls and ceilings are water damaged and will need to be repaired.

10.3 - There is evidence of moisture intrusion and an unidentified black staining in the closets of the two lower rooms, which we recommend be evaluated for mold by an appropriately qualified environmental hygienist. All molds flourish in a damp environment and many are commonplace, but some are toxic and may pose a significant health risk, and therefore should not be ignored or taken lightly. The source of the moisture will need to be located and eliminated so that the staining will not return.

10.4 - The wall coverings in the closet of the lower west bedroom are missing/unfinished and need service.

Windows

General Window Comments

Service Needed

10.5 - The sash windows in this home appear to be original, and are in generally poor condition, and servicing is needed at several of the windows. For safety reasons, and for energy efficiency, you may wish to have the windows replaced if your budget allows. Broken sash cords were observed at several of the windows in the home. Sash cords keep the windows from slamming shut when opened, and when broken pose a significant safety hazard. This condition requires immediate evaluation and correction by a qualified and licensed contractor. Some of the window panes are cracked, and these window panes should be replaced.

Doors

Interior Doors

Important Observation

10.6 - All tested interior doors were found to be functional.

Main Entry Door

Important Observation

10.7 - The front door is functional and in satisfactory condition.

Sliding Glass Doors

Important Observation

10.8 - The lower east sliding glass door was tempered and functional.

Counters

Counters and Countertops

Important Observation

10.9 - The bathroom and kitchen sink countertops appeared functional. However, it is important to maintain these surfaces and make sure that all connections and joints are sealed/caulked and then kept well sealed to help prevent moisture intrusion into the cabinetry below. We did not test the counters for watertightness.

Cabinets

Cabinetry

Important Observation

10.10 - The cabinets (including doors and drawers) were functional.

Built-In Appliances

Built-In Appliance Observations

Important Information

10.11 - There are no built-in appliances in the home.

Laundry Provisions

Electrical Provisions

Service Needed

10.12 - A 220 volt outlet was provided but was not functional, and the wiring for the dryer will need to be evaluated and serviced by a qualified electrician.

Dryer Vent and Backdraft Damper

Service Needed

10.13 - There is no backdraft damper installed at the exterior dryer vent termination and one will need to be provided.

Washer Drain Pan

Preventative Measure

10.14 - There is no drain pan beneath where the laundry washing machine is placed. As a discretionary upgrade, you may wish to have a drain pan installed, with a drain line routed to an exterior discharge location or approved drain. This will help prevent water damage in the event of leakage.

Washer Water Supply Valves

Important Information

10.15 - The washer water supply valves were free of leakage but were not turned or tested.

Washer Drain Line

Important Information

10.16 - There was a washer drain line present, but the line was not filled or tested and we cannot guarantee that the drain line is functional.

Smoke Alarms

Smoke Alarms

Service Needed

10.17 - There are no smoke alarms installed in the home, which are needed in order to alert you to the presence of smoke from a fire. We recommend that smoke alarms be installed in the bedroom hallways and in all the bedrooms for safety.

Carbon Monoxide Detectors

General Carbon Monoxide Information

Important Information

10.18 - Carbon monoxide (CO) is an odorless, colorless and toxic gas. Because it is impossible to see, taste or smell the toxic fumes, CO can kill you before you are aware it is in your home. At lower levels of exposure, CO causes mild effects that are often mistaken for the flu. These symptoms include headaches, dizziness, disorientation, nausea and fatigue. The effects of CO exposure can vary greatly from person to person depending on age, overall health and the concentration and length of exposure. We recommend that every home should have a carbon monoxide (CO) alarm. We also urge you to have

a professional inspection of all fuel- burning appliances -- including furnaces, stoves, fireplaces, clothes dryers, water heaters, and space heaters -- to detect deadly carbon monoxide leaks.

Carbon Monoxide Detectors

Health or Safety Concern

10.19 - No carbon monoxide detectors were installed in the home. Although not a requirement, we recommend that you install (per manufacturer's installation instructions) carbon monoxide detectors throughout the home to help guard against accidental poisoning or death from this deadly gas. We recommend that you install at least one CO alarm that meets the requirements of the most recent Underwriters Laboratories (UL) 2034 standard or International Approval Services 6-96 standard.

Ventilation and Exhaust

Kitchen Ceiling Exhaust Fan

Service Needed

10.20 - The kitchen stove exhaust duct vents directly into the attic, and should be made to terminate at the exterior.

Section 11.0 - General

Property Comments

Absence of Garage or Carport

Important Information

11.1 - There is no garage or carport on the property. However, we do not have the expertise or the authority to establish whether or not the local building department requires the presence of a garage or carport on this property. Most jurisdictions require one or the other, and you should therefore verify that this is not the case in this particular jurisdiction at this particular property, as it may affect your evaluation of the property should you be required to add a garage or carport structure.

Room Addition or Remodel

Important Information

11.2 - A large section of the original basement/crawlspace has been converted into two living rooms and a bathroom, and you should check with the local building department or authority having jurisdiction (AHJ) to determine if these rooms were built with a permit and jurisdictional oversight and received a final certificate of approval. This should be ascertained, because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without jurisdictional oversight, and as latent defects may exist.

Distressed Property

Service Needed

11.3 - This older property is in a poor overall condition, and numerous deficiencies exist with all major systems and components. However, as our inspection and this report is a search for major material defects only and is not a listing of relatively minor repairs or improvements to be made, we recommend that you consult with appropriately qualified and licensed specialist contractors in all trades/fields to provide you with detailed inspections and written estimates for all needed repairs and improvements.

Limitations and Exclusions

Specialist Evaluation Needed

11.4 - Because the home is built on a hillside or sloping lot, it is important to stress that your inspector's knowledge of geological conditions is, at best, general and very limited. Hillsides have a greater potential for movement and visual signs of instability may not be present or fully evident to your generalist home inspector. Because an evaluation of geological conditions and site stability fall outside the scope of a home inspection and this report, we recommend further evaluation by a Geotechnical Engineer, a Geologist or a Civil Engineer (listed in the order of preference).

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Environmental Comments

Pest Control Information

Important Information

11.5 - Your home inspector is not a licensed pest control operator, and is not trained or appropriately qualified to provide you with any information with regards to rodents, pests, and wood destroying insects or organisms, or the possibility of hidden damage or potential health hazards caused by the presence of same. We therefore strongly advise that you have the property inspected for these conditions by an appropriately qualified and licensed pest control operator prior to the close of this transaction.

Mold Information

Important Information

11.6 - Your home inspector is not an environmental specialist, and is not trained nor sufficiently knowledgeable or qualified to provide you with any information with regards to mold, fungus or other microbial contamination, or the possibility of hidden damage or possible health hazards caused by the presence of same. We therefore strongly advise that you have the property inspected and tested for these conditions by a specialist or specialists in the appropriate trade(s) prior to the close of this transaction.

Pre-1979 Construction

Important Information

11.7 - Given the approximate age of the residence, asbestos, lead-based paint, and lead-based solder at the supply piping could be present. In fact, any residence, especially those built before 1979, should not be assumed to be free from these and other well-known contaminants. Regardless, we do not have the expertise or the authority to detect the presence of environmental contaminants, but if this is a concern you should consult with an environmental hygienist, and particularly if you intend to remodel areas of the residence.

Notice to Third Parties and Subsequent Buyers

Dear Reader,

You may have received this Home Inspection Report from the seller(s) of the property or from their real estate agent or other legal representative in order to help satisfy part of their transfer disclosure obligations as may be required under California law. Please be aware, however, that this Report has been prepared for the exclusive use of the Client(s) whose name(s) appears on the cover of this Report and is not intended to be used by prospective buyers or their representatives to assist them in making a purchase decision or to be used in lieu of retaining the services of their own home inspector to provide them with their own inspection and Report.

If you are a prospective buyer of this property, or you represent a potential buyer, and you like the thoroughness of our inspection and this Report, we ask that you consider engaging Camelot Home Inspection Services to revisit the property to perform a walk-through inspection and a verbal discussion of our findings with you. If no material changes or repairs have been made since the original inspection was performed, we would ask that you enter into a contractual relationship with us and agree to pay us a fee equal to 50% of the original cost of the inspection. After the walk-through and on-site consultation has been completed, you will be issued a copy of the Inspection Report in your name and we will be accountable to you for its contents. If material repairs have been made, we would ask that you enter into a contractual relationship with us and agree to pay us a fee equal to 75% of the original cost, and provide us with a listing of those repairs.

If you are a prospective buyer and you choose to ignore our notice and rely upon this Report to assist you in making a purchase decision, you are doing so without our knowledge and authorization, and with the full and complete understanding that our inspection was performed in conjunction with a signed written agreement and a Standards of Practice that limits its usefulness to the party who originally contracted us to perform the inspection. Our Inspection Reports are very often followed up with addendums or supplements that are issued to our clients after the first draft of the Inspection Report has been released and made available to the public. In addition, this Inspection Report is valid for the day of the inspection only, as conditions both inside and outside the home are subject to change, and any repairs that may have been made by the seller(s) or their representatives will not be included in this Report. For the reasons stated above, reliance upon this Inspection Report, or any representations contained herein, by a potential buyer or third party would place said buyers or parties at significant risk, and would therefore be unreasonable and contrary to our expectations regarding this Report.

This Notice To Third Parties and Subsequent Buyers is not intended to create any legal duties between Inspector and Recipient, except as expressly set forth herein.

To contact us during normal business hours, please call Monday thru Saturday 8:00 a.m.- 5:00 p.m. or call at anytime, day or night, to leave a message, and your call will be returned during normal business hours.

Thank you for your understanding on this very important matter.

Sincerely,

Martin Hewitt, Owner
Camelot Home Inspection Services
Office phone: 805-528-7780 Office Fax: 805-528-7760 E-mail: camelothis@charter.net

General Safety and Maintenance Recommendations

Thank you for choosing Camelot Home Inspection Services. We are proud of our service, and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects. However, we may not have tested every outlet, and opened every window and door, or identified every minor defect. Also, because we are not specialists and because our inspection is essentially visual, some defects may have gone undetected. Therefore, you should not regard our inspection as conferring a guarantee or warranty. The report simply reflects the general condition of the home on the day of our inspection. As a homeowner, you should expect problems to occur. Roofs may leak, drain lines may become blocked, and components and systems may fail without warning. For these reasons, you should take into consideration the age of the house and its components and keep a comprehensive insurance policy current. If you have been provided with a home protection policy, read it carefully. Such policies may only cover insignificant costs, such as that of roofer service, and the representatives of some insurance companies may deny coverage on the grounds that a given condition was preexisting or not covered because of a code violation or manufacturer's defect. Therefore, you should read such policies very carefully, and depend upon our company for any consultation that you may need with regards to these policies.

For your convenience, we have included the following safety and maintenance checklist for you to review. NOTE: This list is not by any means all-inclusive, and all conditions or recommendations may not be applicable to this property.

- Have an electrician make any electrical improvements or repairs as might be recommended in the inspection report. Label all of the circuits in the electrical panel(s). Test ground fault circuit interrupters (GFCI's) using the test buttons on a monthly basis.
- Eliminate any wood/soil contact around and under the home to prevent rot and insect damage. Make sure that the soil is adequately sloped/graded to drain water away from the structure(s), and that the sprinklers, if any, do not spray the exterior of the home.
- Cut back the trees and shrubs from the house walls, roof and air conditioning unit(s) as needed.
- Change the locks on all doors as soon as possible. Use keyless dead bolts on exterior doors for better security, to minimize insurance costs, and for unhindered egress in the event of fire or other emergency.
- Remove or correct trip hazards such as broken or uneven walks, patios and driveways. Loose or torn carpet or flooring should also be repaired promptly.
- Have and keep all deck and balcony floor coverings/finishes well sealed and waterproofed.
- Have all chimneys and fireplaces inspected and serviced by a professional chimney sweep prior to using them. A certified fireplace specialist using scoping cameras and other specialist equipment is best qualified to detect any unsafe or illegal fireplace conditions that may not be visible or readily accessible.
- Locate the shutoffs for the water supply, gas supply, and electrical systems. These strategic devices should be readily accessible in the event of an emergency condition. Check the water shutoff valve once a year to determine if it works and to make sure that it is not frozen in the "open" position. The shutoff valve for the gas meter can only be turned with a wrench. You should have a dedicated wrench located nearby in the event of a gas leak or other emergency.
- Consideration should be given to the installation of a seismic shut-off valve for the gas supply if one has not been provided. Have the gas company conduct a full review of all gas lines, fixtures and appliances prior to occupying the premises.
- Install smoke detectors as necessary (usually one on each level of the home, inside and outside any sleeping rooms). Smoke test the smoke detectors regularly to test the sensors.

- Install carbon monoxide detectors throughout the home per manufacturer's installation instructions to help guard against accidental poisoning or death from this deadly gas.
- Clean the roof rain gutters and downspouts in the spring and fall. Gutters tend to become congested with leaves/debris and may become clogged.
- Check for damaged roofing and flashing materials twice a year (especially before the rainy season). Have your roof professionally inspected every year to check for areas in need of maintenance or repair.
- Clear the tracks on horizontal sliding windows annually, and ensure the drain holes are clear.
- Service the furnace at the end of summer each year. Check furnace filters, humidifiers and electronic air cleaners monthly.
- Continuous, ongoing maintenance of grout/caulking will be needed at all the bathroom tubs, showers and sinks. All visible cracks, gaps or openings must be sealed immediately to prevent water entry and the possibility of subsequent water damage or mold growth. All damaged grout/caulking should be removed and replaced immediately.
- Mold, mildew, fungus and other microbial organisms may grow in areas or near areas that show evidence of or have the potential for leaking, condensation, excessive humidity, moisture intrusion and/or inadequate ventilation. These conditions, should they arise or become apparent after moving into the home, should be corrected immediately to help prevent the growth of mold, as some types of mold can be toxic and represent a potential health hazard to some people. As part of routine building maintenance, we recommend that the home be inspected regularly (suggested every 6 months) for the presence of these conditions by an appropriately qualified environmental specialist.
- At least twice a year, have an appropriate specialist check all attic and subarea crawlspaces for evidence of leaks and condensation and to make sure vents are not obstructed and are properly screened. This inspection should also reveal any pest control issues such as termite and/or rodent infestation.
- Verify that the water heater is properly anchored/braced the water heater as needed to resist seismic movement. To prevent scalding, make sure the water heater is adjusted so that the water temperature is under 130 Fahrenheit.
- Do not store any items that are combustible (liquids, gases, clothing, paper, etc.) near the water heater(s) or furnace(s).
- Have the automatic garage door opener safety reversing mechanisms checked monthly for proper operation. Install electronic safety sensors if not provided.

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