

Inspection Report

This inspection performed in accordance with current "Standards of Practice" of the California Real Estate Inspection Association.



This home inspection report prepared specifically for:

**122 & 124 Allen Street
Arroyo Grande, CA 93420**



Inspected by:

Gregory S. Terry



**24 8th Street
Templeton, CA 93485
(805) 434-2694**

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About This Inspection Report

READING THIS REPORT

Each page of this report addresses a specific area of this property, identified by title (i.e. Roof) and is divided into three sections. The top section of each page rates components of the property and provides a recommended action when necessary. See "Terminology" below. The middle section contains factual information about the property (i.e. age of home). The bottom section provides inspectors space to provide additional detail when needed.

Terminology

DEFINITIONS OF CONDITIONS

ACCEPTABLE or FUNCTIONAL

The item(s) is/are performing its intended function as of the date of inspection in response to normal use.
(Excluding cosmetic consideration and normal wear)

MOST ACCEPTABLE OR MOST FUNCTIONAL

The item(s) is/are partially performing its intended function but repairs are needed for proper operation, maintenance or installation.
(Excluding cosmetic consideration and normal wear)

DEFECTIVE

The item is either: significantly impeding habitability; unsafe or hazardous; does not operate properly or perform its intended function in response to normal use.

DEFINITIONS OF PERSPECTIVES

SAFETY HAZARD or FIRE SAFETY HAZARD

Any item that is identified as a safety hazard or fire safety hazard is to be considered harmful or dangerous to its occupants due to its presence or absence in the structure. In our opinion these items should be evaluated by professionals in appropriate trades to determine the full extent of repairs and associated costs that may be needed PRIOR TO CLOSE OF ESCROW

MAJOR CONCERN

Any item identified as a major concern is either significantly affecting habitability and/or can be considered a possible expensive repair or replacement and should be evaluated by professionals in appropriate trades to determine the full extent of repairs and associated costs PRIOR TO CLOSE OF ESCROW.

MODERATE CONCERN

Any item identified as a moderate concern is either significantly affecting habitability and/or can be considered a possible moderately expensive repair or replacement and should be evaluated by professionals in appropriate trades to determine the full extent of repairs and associated costs PRIOR TO CLOSE OF ESCROW.

MINOR CONCERN

Any item identified as a minor concern either does not significantly affect habitability and/or can be considered an inexpensive repair or replacement by professionals in appropriate trades.

MAINTENANCE

Any item identified as maintenance is to be considered normal or routine in maintaining a home.



24 8th Street
Templeton, CA 93465
(805) 434-2694



Report Date: 7/31/2009

Customer File # **10960**

Address:

Phone:

Fax:

Email:

Inspection location: **122 & 124 Allen Street**
Arroyo Grande, CA 93420

County: **San Luis Obispo**

Area/Neighborhood:

Sub-division:

GENERAL INFORMATION

Main entry faces: East	Bedrooms: 1 Ea
Estimated Age: 61	Levels: 1
Type Structure: Duplex	Full Baths: 1 Ea
1	Half Baths:
Type Foundation: Substructure	Garages: None
Soil condition: Dry	
Weather: Clear	Temp: 70
Date: 7/31/2009	Time:
Unit occupied: yes	Client present: yes
Attendees: Buyer(s) & Buyer's Agent Representative	

General Overview

Notice to 3rd parties or other purchasers: Receipt of this report by any purchasers of this property other than the above listed party(s) is not authorized. This report is prepared for the exclusive and sole use of the client listed above. This report is a work product and is copyrighted by the company shown above. Duplication by any means whatsoever is prohibited. Unauthorized duplication of, use or reliance on this report has the effect of all parties agreeing to hold harmless, individually or jointly, and or otherwise, the inspector, the Corporation, their successors and assigns.

Inspector: _____

Gregory S. Terry

REPORT LIMITATIONS

This report has been prepared for the sole and exclusive use of the client indicated above and is limited to an impartial opinion which is not a warranty that the items inspected are defect-free, or that latent or concealed defects may exist as of the date of this inspection or which may have existed in the past or may exist in the future. The report is limited to the components of the property which were visible to the inspector on the date of the inspection and his opinion of their condition at the time of the inspection.

Roof

INSPECTION FOCUS

Roofs are inspected visually and from an area that does not put either the inspector or the roof at risk. Steep, wet, or ice covered roofs are not walked on. Slate, tile or asbestos roofs are not walked on. Specifics will be in the report.

ROOF COVERINGS

The type of roof and the condition of the top layer will be reported and commented upon. Valleys and roof penetrations are prone to leaking. Worn, missing, patched or otherwise defective surfaces will be inspected and reported based upon normal wear and aging.

VENTS

Roof systems must be ventilated properly. The type and location of the vents will be reported. Defective or blocked vents can cause serious problems.

FLASHINGS

Flashings provide a water tight seal at roof penetrations (i.e. plumbing, chimneys, flues), which are prone to leaking and should be reinspected annually.

SKYLIGHTS

Skylights, like flashings, are prone to leaking and should be reinspected annually.

CHIMNEYS

Chimneys are very susceptible to the elements and usually are not completely visible due to location and height. Interior flue linings often are not visible due to the height of the chimney or a soot buildup in the chimney. A level II professional cleaning and inspection by a Certified and Licensed Fireplace Contractor is recommended for all sales transactions PRIOR TO CLOSE OF ESCROW.

GUTTER SYSTEMS

Gutters carry rain water off the roof and away from the foundation. Often they become clogged with leaves and other debris, or will develop sags and/or leaks at the joints. Gutters need periodic maintenance and cleaning.

ANCILLARY ITEMS

Antennas, satellite dishes, solar panels, etc. are not included in the scope of this inspection.

Roof

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	Roof coverings: Acceptable		
2	Ventilation: Acceptable		
3	Flashings: Most Acceptable	Recommend further Evaluation by a Roofing Contractor	Potential Leak
4	Skylights: N/A		
5	Chimneys: N/A		
6	Gutter system: N/A		
7	:		
8	:		

INFORMATION

9	Main roof age: 15+/- Years old approximately	14	Ventilation: Eaves
10	Other roof age:	15	Chimney: None
11	Inspection method: Walked entire roof	16	Chimney flue:
12	Roof covering: Fiberglass Shingle	17	Gutters: None
13	Roofing layers: 1st	18	Roof Style: Gable

ROOF COMMENTS

18 **General Note: Our roof inspection is to report on the type and condition of the roofing materials, missing and/or damaged materials and attachments. (excluding ancillary items such as antennas, satellite dishes, solar panels, etc.) This does not constitute a warranty, guarantee, roof certification or life expectancy evaluation of any kind. Roofs are not water tested for leaks. Condition of the roof underlayment is not visible and therefore cannot be evaluated. Structures that have tile, clay or wood shake/shingle materials that are going to be tented for fumigation are advised to be reinspected for damaged caused after the tent is removed and prior to the close of escrow.**



1.) The flashings for both of the wall heater exhaust flue vents have been improperly installed.

INSPECTION PHOTOS

Roof

R



Improper flashing at the wall heater vent flue.

Exterior

INSPECTION FOCUS

The exterior is inspected visually at grade level. The inspector's evaluation is based on generally accepted building practices and the age of the components.

SIDING

Exterior trim, eaves, fascias and soffits should be dry and painted to protect it from the elements. Siding should be free of contact with grade and/or trees and shrubs. Moisture conditions that continually affect exterior siding should be corrected. Caulking and/or flashing should be applied where building materials intersect. This type of sealing will take routine maintenance to maintain the water tightness of the home.

VENEER

Veneers (such as brick or stone) are generally not structural in nature and are simply used as an architectural facade. Some veneers also require a proper footing to carry it's weight.

DOORS & WINDOWS

The doors and windows are inspected for general condition, operation of lock sets and associated hardware, weather stripping, thresholds, door bells and any evidence of past water intrusion and/or damage.

HOSE FAUCETS

Exterior hose faucets should be checked for leakage and loose fittings. In colder climates hose faucets should be insulated to avoid freezing damage and garden hoses should be removed.

ELECTRICAL

Electrical service conductors from the power company are inspected for general condition, proper height requirements and foliage or other obstacles that can affect the serviceability or safety of the conductors. Underground electrical services are not visible and cannot be inspected.

Exterior

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	Siding:	Acceptable	
2	Trim/fascias/soffits:	Avg. Condition	Repair - See Comments Below
3	Veneer:	N/A	
4	Doors:	Avg. Condition	Repair - See Comments Below
5	Windows:	Poor Condition	Repair - See Comments Below
6	Hose faucets:	Acceptable	
7	Electrical cable:	Not Inspected	
8	Exterior electrical:	See Notes on the Electrical Page	

INFORMATION

9	Siding type: Stucco	13	Window Type: Double Hung
10	Veneer type: None		
11	Trim/fascias type: Wood	14	Window material: Wood
12	Door type: Wood	15	Electric service cable: Overhead

EXTERIOR COMMENTS

16 Repair Note: There is moisture and termite related damage in a number of locations at the eaves and rafter tails at the perimeter edge of the duplex. Recommend further evaluation by a qualified and licensed Pest Control Inspector to determine the full extent of damage of damage and the costs associated with these repairs prior to close of escrow.

1.) The rear entry door to Unit 122 has moisture damage to the base of the door. There is termite related damage below the threshold which extends into the substructure framing. There is no weather stripping for the door.

Maintenance Note: All of the windows need general repairs as is typical with older wood double hung windows. This includes items such as replacing deteriorated or missing glazing, replacing broken or missing locks, repairing broken sash chords, correcting windows that rub or stick and are difficult to operate and noting that some of the windows are painted shut. Additionally, it should be ensured that at least one window in each of the bedrooms is operable for fire escape.

2.) There is extensive moisture damage to the window frame, jambs and sill at the SE corner of the living room in Unit 124. The damage may extend into the inaccessible wall framing.

3.) All of the window screens are damaged or missing.

4.) There are broken windows in the kitchen in Unit 122 and in the bedroom in Unit 124.

Repair Note: There is moisture and termite related damage to a number of the windows. Recommend further evaluation by a qualified and licensed Pest Control Inspector to determine the full extent of damage of damage and the costs associated with these repairs prior to close of escrow.

Grounds & Drainage

INSPECTION FOCUS

Inspection of the exterior grounds and drainage is visual and intended to determine if the grading is properly carrying surface water away from the foundation. It is based on normal weather conditions at the time of the inspection. Inspectors do not perform a soil analysis or evaluate homes based on geological conditions.

DRAINAGE

Ideally, water should flow away from a property in all directions at a rate of one inch per foot for at least six feet. Grading should not slope toward the property, and surface water should be channeled to the lowest part of the property away from the structure to prevent ponding of water next to the structure. Provisions should be made for discharging run-off from the guttering system.

TREES & SHRUBS

Inspectors observe trees and shrubs to see if they affect the property. The physical condition of the trees and shrubs themselves is not evaluated. Trees and shrubs should not be touching the roof, siding or the electrical service entrance cables. Irrigation systems are not included in the scope of this inspection.

WALKS & STEPS

Walks and steps are inspected for tripping hazards. Walks and steps may be uneven or may settle over time after the date of the physical inspection.

PATIO / PORCH / DECKS / BALCONIES / STAIRS

Patios and porches are inspected for movement and how they are attached to the property. Overall condition of the framing, hand railings, stairs and coverings are inspected. For a detailed evaluation of any surface fungus, termites or wood destroying organisms, refer to the Pest Control Inspection which is typically provided during a Real Estate Transaction.

DRIVEWAY

Driveways may settle, crack, or deteriorate after the date of the physical inspection. Periodic sealing and maintenance is needed for asphalt driveways.

RETAINING WALLS

Retaining walls support and hold earth in place for landscaping purposes. Evidence of movement and general condition at the time of inspection is evaluated. Structural evaluation is outside the scope of this inspection.

Grounds & Drainage

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	Drainage:	Acceptable	See Comments Below
2	Trees & shrubs:	Acceptable	
3	Walks & Steps:	Defective	Repair - See Comments Below
4	Porch/Deck	Defective	Repair - See Comments Below
5	Driveway:	Most Acceptable	Repair - See Comments Below
6	Retaining walls:	N/A	
7	Fencing & Gates:	Most Acceptable	Repair - See Comments Below
8	:		

INFORMATION

9	Walks & Steps:	Concrete	13	Porch:	Concrete
10	Patio:	None	14	Location:	Front
11	Location:		15	Retaining walls:	N/A
12	Driveway:	Concrete & Asphalt	16	:	

GROUND & DRAINAGE COMMENTS

- 17 **Soil condition and stability on sloped or steep lots is not determined or within the scope of this inspection. If concerned, this evaluation would require the expertise of a qualified and licensed Geotechnical Engineer.**

Safety Hazard Note: There are inconsistent riser heights at the front and rear entry stairs for both of the Units. This can be a falling hazard. The maximum allowable difference between risers is 3/8 inch.

- 1.) There is moisture damage to the base of the front entry overhang support posts at Unit 124.
- 2.) All four of the concrete landing at the front and rear entries have settled and pulled away from the exterior walls.
- 3.) The fencing is leaning at the east side of the property.

Maintenance Note: The asphalt portion of the driveway appears to be in reasonable condition but needs sealant.

Safety Hazard Note: There are cracks and uplifting at the concrete portion of the driveway. This can be a tripping hazard.

Drainage Note: The drainage at some of the yards is sluggish due to the flat lot and soils conditions. Ponding may occur but will not affect the integrity of the structure. Suggest reviewing the current drainage history with the seller.



INSPECTION PHOTOS

Grounds & Drainage

GD



Example of the inconsistent riser heights at the front entry and rear entry concrete steps.

Grounds & Drainage

GD



Example of one of the concrete stoops that has settled and pulled away from the building.

Heating & Cooling Systems

INSPECTION FOCUS

Heating and cooling inspections are visual. Weather permitting, we will operate both the heating and A/C units in their respective modes. We will use normal controls and evaluate how well the system is performing its intended function.

A/C OPERATION

A/C units are not operated when outdoor temperatures are below 65 degrees, since damage may result and compressor warranties may become void. A properly operating unit delivers cool air across the coil.

HEATING OPERATION

The heat pump unit may not be tested at this time if temperature conditions do not allow the system to be operated normally (i.e. during warm weather months we will not operate the heating system). Systems are not dismantled.

The system type (i.e. forced air, hydronic, convective) and fuel type (i.e. gas, LPG, electric) will be reported.

EXHAUST SYSTEM

Exhaust systems are inspected to determine if combustion gases are properly vented to the outdoor atmosphere. Separated or rusted vent pipes and/or negative slope are potentially dangerous.

DISTRIBUTION

Conditioned air should be present in all interior rooms. Rooms without conditioned air sources should be reported.

Balancing of conditioned air is beyond the scope of the inspection.

FUEL STORAGE TANK / FUEL LINES

If the system has a fuel storage tank, it should be reported. If the tank has been abandoned or is underground and is not visible this should be reported on the Seller's Transfer Disclosure Statement. Abandoned tanks should be removed.

HEAT EXCHANGER

The view of a heat exchanger is often concealed by design. A complete evaluation can only be achieved by dismantling the unit, which is beyond the scope of this inspection.

HUMIDIFIER

Humidifiers require constant maintenance and often become covered by lime deposits which can cause them to become inoperable within short periods of time. These systems are outside the scope of this inspection.

FILTER

A clean filter is helpful for proper operation of heating units. Dirty filters cause poor circulation, waste energy, can be unhealthy and should be cleaned/replaced often.

Heating & Cooling

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	A/C operation:	N/A	
2	Heating operation:	Functional	
3	System back-up:	N/A	
4	Exhaust system:	Most Acceptable	Repair - See Comments Below
5	Distribution:	N/A	
6	Thermostat:	Acceptable	
7	Gas Piping:	Acceptable	
8	Condensate:	N/A	
9	:		
10	Filter:	N/A	

INFORMATION

11 # Heating Units: 1 each Unit	18	# Cooling Units: 0
12 Heating Types: Wall Heaters	19	A/C Types: _____
13 Heating Ages: 15 +/- years	20	A/C age: _____
14 Heating Fuels: Natural Gas	21	Filter: N/A
15 Distribution: N/A	22	Heat Source Mfg. Williams
16 Duct Insulation Type: N/A	23	A/C Source Mfg. _____
17 Gas Shutoff Location: West Wall		

HEATING & COOLING COMMENTS

24 **Our inspection of the major HVAC systems is limited to the normal functions of the systems. Independent evaluations including adequacy/inadequacy of heating and cooling systems (such as cracked heat exchangers, air conditioning pressure tests, coolant charge, line integrity, air balance or evaporative cooling coils, etc.) are not within the scope of this inspection. Thermostats are not checked for calibration or timer functions. Normal service maintenance of these systems is recommended to be performed annually.**



Information Note: There appears to be only one gas meter for the entire property.

Fire Safety Hazard Note: The vent flue for both of the wall heaters do not maintain the proper minimum 1 inch clearance to the combustible framing as the vent penetrates through the roof.

INSPECTION PHOTOS

HVAC

HC



Improper clearances to the combustible roof framing as the wall heater vent flue passes through the roof.

Plumbing

INSPECTION FOCUS

Plumbing inspections are visual and operational. Inspectors operate normal controls and put the systems through a normal cycle.

SUPPLY PIPES

Supply pipes, especially galvanized, can become clogged with mineral deposits, which restrict functional water flow. If air gets trapped in the lines or the pipes are not properly strapped, the pipes can make a knocking sound, known as water hammer. Electrolysis, which occurs from the mixing of ferrous and nonferrous metals, can cause leaks.

WASTE / VENT PIPES

Waste pipe inspections are limited to the visible portions of the drain system.

FUNCTIONAL WATER FLOW

Functional water flow is tested by running multiple fixtures simultaneously in each of the bathrooms.

FUNCTIONAL WASTE DRAIN

Functional waste drainage is based on the free flow of water, without backing up, at all drains.

WATER HEATER / TEMPERATURE PRESSURE RELEASE (TPR) VALVE

Water heaters are inspected visually for proper installation and ability to provide adequate hot water. All water heaters must have a temperature pressure relief valve with a properly installed extension discharge pipe. TPR valves are only inspected for presence and are not tested due to the possibility of leaking.

Plumbing

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	Supply pipes:	Acceptable	
2	Waste/vent pipes:	Most Acceptable	Repair - See Comments Below
3	Funct'l water flow:	Acceptable	
4	Funct'l waste drain:	Acceptable	
5	Well system:	N/A	
6	Septic system:	N/A	
7	Water heater:	Most Acceptable	Repair - See Comments Below
8	TPR Valve:	Present	Repair - See Comments Below

INFORMATION

9	Water supply represented as:	Municipal	14	Waste system represented as:	Municipal
10	Supply pipes:	Copper	15	Septic location:	N/A
11	Pipe insulation type:	None	16	Waste/Vent pipes:	ABS Plastic
12	Water Shutoff Location:	West Wall	17	Water Heater Manf.:	Rheem (2)
13	Well location:	N/A	18	Water Heater Gallons:	40 each
			19	Age:	11 & 19 years
				Water Heater Fuel:	Natural Gas & Electric

PLUMBING COMMENTS

20 **The water temperature is not tested or verified. Water that is hotter than the manufacturers recommended setting is a scalding hazard. The water temperature should never be set higher than the manufacturers recommended setting. We recommend that the temperature setting on the hot water heater be checked at move-in for safety.**

Shutoff valves and angle stops at kitchen or bathrooms sinks and toilets are not tested due to the possibility of leaking.

Information Note: There appears to be only one water meter for the entire property.

Information Note: The water pressure was measured at 58 psi at the time of inspection. This is within a normal and acceptable range.

Information Note: Both of the water heaters are older and may have a limited life expectancy.

Safety Requirement: At Unit 122 blocking is needed between the water heater and the wall to prevent it from rocking in the event of an earthquake.

Safety Hazard Note: The discharge pipe for the temperature/pressure relief valve on the water heater for Unit 122 terminates improperly. This should be plumbed to the exterior of the closet.

Safety Hazard Note: The water heater for Unit 124 is unbraced. Recommend installing a State approved strapping system.

Safety Hazard Note: The water heater for Unit 124 has no local water shut off valve, the electrical connection is not installed in conduit as required and the discharge pipe for the TPR valve is an improper size.

Plumbing

PLUMBING COMMENTS - Continued

20 1.) There is a leak in the drain line for the shower in Unit 124.

Information Note: Based on the age of this building it is advised to have a video-cam inspection performed on the main sewer lateral prior to close of escrow. The condition of this pipe cannot be determined because it is buried below underground. Sometimes, these older pipes can fail due to age and/or root intrusion.

Electrical

INSPECTION FOCUS

Electrical inspections are visual and operational. Inspectors operate all normal switches, test a representative number of outlets and observe visible wiring. Occupants furnishings and storage typically restrict accessibility to test all of the electrical outlets and/or switches.

WIRING AT MAIN BOX

Location, type(s) of over-current protection devices and rating(s) of the main service panel(s) are reported. Inspectors remove cover panels so the main service panel wiring can be inspected. Present day systems should be a minimum of 100 amps. Systems should be inspected for double tapping, loose and bare wiring, aluminum branch wiring and wiring compatibility with over-current protection devices.

GROUND

The type and location of the grounding system should be inspected and reported.
Undetermined grounding should be reported.

GROUND FAULT CIRCUIT INTERRUPTERS (GFCI)

Newer homes require ground fault circuit interrupters. These safety devices are required in areas where water may be present, such as kitchens, bathrooms, exterior regions, garages, and basements. Older homes should consider updating an electrical system with these devices.

AMPERAGE

The rating of the main service wire conductor, main over-current device and the main service panel should be compatible and used to help determine the amperage rating of the electrical service.

HOUSEHOLD WIRING

Wiring beyond the main service panel box, where visible, is examined for condition, proper over-current protection, and improper or unsafe wiring conditions.

Electrical System

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 Wiring at main box:	Defective	Recommend evaluation by an Electrical Contractor	Moderate Concern
2 Ground:	Defective	Safety Hazard - Advise repairs by an Electrical Contractor	Safety Hazard
3 GFCI:	Not Present	Repair - See Comments Below	Safety Upgrade
4 Amperage:	Unknown		
5 Wiring:	Most Acceptable	Safety Hazard - Advise repairs by an Electrical Contractor	Safety Hazard
6 Outlets:	Acceptable	See Comments Below	
7 Lighting:	Most Acceptable	Repair - See Comments Below	Moderate Concern
8 :			

INFORMATION

9	Amps: Unknown - No Main Breaker	14	Branch circuit wiring: Copper
10	Volts: 110/220	15	Grounding: None
11	Main box location: South Wall	16	Ground fault protection at: None
12	Main Disconnect: At Main Panel		
13	Main service conductor: Copper	17	Main box type: Breakers
		18	Wiring type: Romex

ELECTRICAL SYSTEM COMMENTS

19 **Information Note:** There is furniture and storage throughout the Duplex which may conceal faulty wiring and restricts the ability to test all of the outlets.

Information Note: There appears to be three separate electrical meters for the property.

Safety Hazard Note: The overhead electrical service wires are too close to the roof. With a roof pitch of less than 4:12 it is required that the conductors are a minimum of eight feet above the roof unless it is within four feet of the edge of the roof.

Safety Hazard Note: The overhead electrical service conductors are in contact with tree limbs and/or foliage. Recommend trimming as needed to prevent damage to these conductors.

Maintenance Note: The circuit breakers for all three of the main electrical panels are not labeled.

Safety Hazard Note: There is no system grounding installed for all three of the main electrical panels.

1.) The inside dead front cover for the electrical panel serving Unit 124 had one of the screws that could not be removed due to rust damage. This panel is recommended to be evaluated by a qualified and licensed Electrical Contractor prior to close of escrow.

Information Note: The capacity and number of electrical circuits for Unit 122 is limited and outdated for today's electrical demands. Upgrading the service panel and adding additional circuits may be needed. Recommend further evaluation of this condition by a qualified and licensed Electrical Contractor prior to close of escrow.

Safety Hazard Note: The inside dead front cover is missing at the electrical panel for Unit 122.

Electrical System

ELECTRICAL SYSTEM COMMENTS - Continued

19 **Safety Hazard Note:** There is unsafe and deteriorated single conductors between the Duplex and the detached Unit 124 1/2. This is recommended to be corrected by a qualified and licensed Electrical Contractor.

Safety Upgrade Note: There are two prong non grounded outlets installed in this home which was typical for the era in which it was built. Recommend upgrading to grounded outlets as needed for the proper function of today's electrical needs.

Safety Upgrade Note: There is no GFCI protection for the outlets at the exterior, bathrooms or kitchens due to the age of this duplex. Recommend upgrading for safety.

Information Note: Some of the lights are inoperable. This may be due to dead bulbs. Recommend replacing the light bulbs in these locations to verify the function of the lights prior to close of escrow.

2.) The fixture globes are missing at the lights at the front entry and in the kitchen in Unit 124.

Kitchen & Laundry

INSPECTION FOCUS

Kitchen and laundry inspections are visual and operational.

WALLS / CEILINGS / FLOORS

Kitchen and laundry walls, ceilings & floors are inspected based on normal building practices for homes of similar age and construction and exclude cosmetic items. Cracks in walls are very common in most homes. Most small cracks usually indicate minor movement. These cracks are typically not serious and are even considered to be normal as the house gets older. Larger cracks may indicate ongoing movement and if noted in the report, further evaluation by a structural engineer is warranted. Squeaking floors in a house are generally the result of aging materials in the floor and minor stresses that are common as the house gets older. Unless otherwise noted in the report, these should be considered a minor item only.

DOORS & WINDOWS

Interior portions of doors and windows are inspected for proper ventilation, use as emergency exits, and ease of operation. If a house experiences settling or movement within the walls, one of the first noticeable signs will likely be at the doors. If a door sticks, it usually means that the door or door frame is no longer square. If noted in the report, sticking doors should be evaluated for potential settlement problems.

CABINETS/SHELVES

Kitchen and laundry shelves and cabinets are inspected for acceptable operation. Typically this is limited due to the occupants storage.

SINK PLUMBING

Kitchen and laundry sinks will be inspected for proper installation and operation. Plumbing systems should be free of leaks and drain and vent properly.

APPLIANCES (BUILT-IN)

Built-in appliances will be operated and reported.

LAUNDRY

The laundry facilities including gas service, electrical services, plumbing valves and visible drain lines will be evaluated. The washer & dryer appliances themselves are outside the scope of this inspection.

DRYER VENTS / DRYER SERVICE

Dryer vents should be vented to the exterior. They should not terminate in the crawl space, garage or attic. The condition of the dryer electrical service will be reported.

Kitchen & Laundry

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
KITCHEN			
1	Walls/ceiling/floor:		
2	Doors & windows:	Acceptable	
3	Heating & cooling:	See HVAC Page	
4	Cabinets/shelves:	Acceptable	
5	Sink plumbing:	Acceptable	

APPLIANCES			
6	Disposal:	N/A	
7	Dishwasher:	N/A	
8	:		
9	Exhaust fan:	N/A	
10	Microwave:	N/A	
11	:		
12	:		
13	Range/oven:	Most Functional	Recommend further evaluation by an appliance technician
14	Gas or electric?	Gas	Moderate Concern

LAUNDRY			
15	Walls/ceiling/floor:	See Interior Page	
16	Doors & windows:	See Interior Page	
17	Washer plumbing:	Most Acceptable	Recommend further evaluation by a Plumbing Contractor
18	Sink plumbing:	N/A	
19	Cabinets/shelves:	Acceptable	
20	Heating & cooling:	See HVAC Page	
21	Dryer vent:	Acceptable	
22	:		
23	:		
24	Dryer service:	Acceptable	See Comments Below
25	Gas or electric?	Gas	

KITCHEN AND LAUNDRY COMMENTS

26 Inspection of the kitchen components is limited to the built-in appliances and plumbing systems. These items are tested under normal operating conditions. Extensive evaluation such as calibration of timers, clocks, heat settings, thermostat accuracy, self-cleaning functions, etc. are outside the scope of this inspection. Stored personal belongings can restrict viewing of cabinet interiors and should be checked during your final walkthrough prior to close of escrow. Dishwasher cleaning and drying adequacy is not verified.

1.) The oven door springs are defective in Unit 124.

2.) The hot water valve leaks at the washing machine facilities in Unit 124.

Information Note: There are no dryer facilities provided in Unit 124.

Bathrooms

INSPECTION FOCUS

Bathroom inspections are visual and operational. Inspectors operate plumbing fixtures to determine the presence of leaks and look for water damage.

WALLS / CEILINGS / FLOORS

Bathroom walls, ceilings & floors are inspected based on normal building practices for homes of similar age and construction and exclude cosmetic items. Cracks in the walls are very common in most homes. Most small cracks usually indicate minor movement. These cracks are typically not serious and are even considered to be normal as the house gets older. Larger cracks may indicate ongoing movement and, if noted in the report, further evaluation by a structural engineer is warranted. Squeaking floors in a house are generally the result of aging materials in the floor and minor stresses that are common as the house gets older. Unless otherwise noted in the report, these should be considered a minor item only.

DOORS & WINDOWS

Interior portions of the doors and windows are inspected for proper ventilation, use as emergency exit, and ease of operation. If a house experiences settling or movement within the walls, one of the first noticeable signs will likely be at the doors. If a door sticks it usually means that the door or door frame is no longer square. If noted in the report, sticking doors should be evaluated for potential settlement problems.

CABINETS / SHELVES / COUNTERS

Bathroom shelves, cabinets and counters are inspected for acceptable operation. Typically, the occupants storage restricts inspection of these areas.

VENTS

Inspection of the exhaust vent systems should detect whether or not venting extends to the outdoor atmosphere. Systems that recirculate indoors should be corrected as excessive moisture buildup from high humidity conditions may lead to water related damage.

SINKS / TOILETS / TUBS / SHOWERS

Bathroom plumbing systems are visually inspected for leaks which may affect shower, tub and sink surroundings. Shower pan testing is outside the scope of this inspection and is typically performed by a Pest Control Inspector. Operation of the fixtures will be tested.

Menu

Bathrooms

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 Walls, ceiling, floor:		See Interior Page	
2 Doors & windows:		See Interior Page	
3 Heating & cooling:		See HVAC Page	
4 Cabinets & counter:	Acceptable		
5 Vents:	Acceptable		
6 Sinks:	Most Acceptable	Repair - See Comments Below	Moderate Concern
7 Toilets:	Most Acceptable	Repair - See Comments Below	Moderate Concern
8 Tubs:	Most Acceptable	Repair - See Comments Below	Moderate Concern
9 Showers:	Most Acceptable	Repair - See Comments Below	Moderate Concern
10 :			

BATHROOMS INSPECTED

11 # of Half baths: 12 # of Full baths: 1 Ea 13 # of 3/4 baths:

BATHROOM COMMENTS

14 Our inspection of the bathrooms is to report on visible leaks and operations of the fixtures. Inaccessible piping and shower pans are outside the scope of this inspection. Shower pans, enclosures and doors are not tested for water tightness, visual observations only. All areas under sinks may not be visible due to stored items and should be checked during your final walkthrough prior to close of escrow.



- 1.) The following observations were made in the bathroom in Unit 122:
- A.) The bathtub drain stopper is inoperable.
 - B.) The sink drains slowly.
 - C.) The shower head pipe assembly is loose.

- 2.) The following observations were made in the bathroom in Unit 124:
- A.) The bathtub spout is significantly corroded.
 - B.) The vinyl coving is loose at the perimeter edge of the bathtub.
 - C.) The toilet is loose.

INSPECTION PHOTOS

Bathroom

B



Corroded spout at the bathtub in Unit 124.

Interior Rooms

INSPECTION FOCUS

Interior room inspections are conducted visually. Inspectors examine and base findings on homes of similar construction and age.

WALLS / CEILINGS / FLOORS

Interior walls, ceilings & floors are inspected based on normal building practices for homes of similar age and construction and exclude cosmetic items. Cracks in walls are very common in most homes. Most small cracks usually indicate minor movement. These cracks are typically not serious and are even considered to be normal as the house gets older. Larger cracks may indicate ongoing movement and, if noted in the report, further evaluation by a structural engineer is warranted.

DOORS & WINDOWS

Interior portions of the doors and windows are inspected for proper ventilation, use as emergency exits, and ease of operation. If a house experiences settling or movement within the walls, one of the first noticeable signs will likely be at the doors. If a door sticks it usually means that the door or door frame is no longer square. If noted in the report, sticking doors should be evaluated for potential settlement problems.

HEATING & COOLING

The presence of conditioned air sources to the interior rooms and their condition is reported.

CABINETS / SHELVES / COUNTERS

Interior room cabinets, shelves and counters are inspected for acceptable operation.

WET BAR

Wet bars are inspected for proper installation of plumbing components, should be free of leaks, and drain and vent properly.

FIREPLACE / WOOD STOVE

Fireplaces are checked for general condition and proper installation. We do not operate these units. We visually inspect them for signs of improper installation such as evidence of downdrafts, creosote in the throat or flue area, loose or missing dampers, and/or loose, missing or damaged fire box material. A Level II professional cleaning and inspection by Certified and Licensed Fireplace Contractor is recommended in all sales transactions **PRIOR TO CLOSE OF ESCROW.**

SMOKE DETECTORS

The presence of smoke detectors are reported and should be located on each floor, and at/or near the bedroom sections of the home. **SMOKE DETECTORS CAN FAIL AT ANY TIME AFTER THE DATE OF INSPECTION. THESE SHOULD BE TESTED AT THE FINAL WALKTHROUGH AND ON A REGULAR BASIS.**

Interior Rooms

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 Walls, ceiling, floor:	Most Acceptable	Repair - See Comments Below	Major Concern
2 Doors & windows:	Acceptable		
3 Heating & cooling:		See HVAC Page	
4 Cabinets & counter:	Acceptable		
5 Wet Bar:	N/A		
6 Fireplc/woodstove:	N/A		
7 Smoke detectors:	Defective	Repair - See Comments Below	Fire Safety Hazard
8 CO detectors:	Not Present	See comments below	Safety Upgrade
9 Stairs/balcony/rails:	N/A		
10 :			

INFORMATION

- | | |
|--|---|
| 11 Rooms inspected:
Bedrooms #: <u>1</u>
<div style="border: 1px solid black; padding: 2px; display: inline-block;"> Dining Room each Unit
 Living Room each Unit </div> | 12 Walls & ceilings: <u>Plaster</u>

13 Floors: <u>Carpet, Wood & Vinyl</u>

14 Number of wet bars: <u>0</u>

15 Number of fireplaces/woodstoves: <u>0</u>

16 Fuel source: _____ |
|--|---|

INTERIOR ROOM COMMENTS

17 **Our evaluation of the interior is to determine the functionality of doors, windows and interior finishes. Cosmetic issues are not contemplated. Furnishings in the interior of the duplex can conceal physical or moisture damage. Recommend checking carefully on your final walkthrough.**

Information Note: Smoke detectors were present in the following locations at the time of inspection: The bedroom in Unit 122.

Fire Safety Hazard: The battery is missing at the smoke detector in Unit 122. Also, there are no smoke detectors installed in the living rooms outside and adjacent to the bedrooms in each of the Units as required.

Safety recommendation: The smoke detectors are tested during the inspection however, this only determines that they are functional on the day of the inspection. Smoke detectors can fail at any time. Retest all of the smoke detectors during the final walkthrough and again upon moving in with real or simulated smoke. (The built-in test button only verifies the horn works and there is a power supply but does not test the smoke sensor.) We recommend installing new batteries in all of the smoke detectors upon moving in and testing weekly as recommended by the Consumer Product Safety Commission.

Safety Upgrade Recommendation: Recommend installing a smoke detector in the bedroom in Unit 124.

Safety Upgrade Recommendation: Recommend installing a carbon monoxide detector in each of the Units in the duplex.



Interior Rooms

INTERIOR ROOM COMMENTS - Continued

- 17 **Major Concern:** There has been leaking at the hot water valve and the refrigerator that has been ongoing for some time in Unit 124. This has caused extensive moisture damage to the wood subfloor in the laundry room that may extend into the kitchen and bathroom. The full extent of the damage cannot be ascertained with out the removal of the storage and appliances and the removal of the vinyl flooring. This condition is recommended to be evaluated by a qualified and licensed Pest Control inspector to determine the full extent of the damage and the costs associated with this damage prior to close of escrow.

INSPECTION PHOTOS

Interior Room

IR



Moisture damage to the subflooring in the laundry room in Unit 124.

Interior Room

IR



Moisture damage to the subflooring in the laundry room in Unit 124.

Garage & Carport

INSPECTION FOCUS

Garages and carports are inspected based on accessibility and are reported as being attached or detached from the house structure. The exterior components (i.e. roof, walls, eaves, fascias, gutters, etc.) should be reported when defects exist. They should also be reported when they differ from those components previously listed as part of the house structure. Interior components (i.e. walls, etc.) should be reported when defects exist and when they differ from those components previously listed as part of the house structure.

FIREWALL / FIREDOOR

Attached garages should be separated from common walls of the house by a proper firewall and fire door. Their purpose is to prevent migration of smoke from entering the house in the event of a garage fire. The presence of these items will be reported. The presence of both a required fire door between the house and the garage and an automatic door closing devices will be reported, if applicable.

VEHICLE DOOR

Damage to the garage door hardware may represent a potential safety concern. Garage doors are oftentimes heavy and place a great deal of force on related components. Should any of these components fail, the weight of the door could create a dangerous condition. Some garage doors are installed with exposed springs. This type of hardware configuration should include safety features designed to prevent harm should the spring break.

DOOR OPENER

Electric garage door openers have been known to trap people, especially children, under the door as it closes. For this reason, all garage door openers should be equipped with a safety device to reverse the direction of the door, if necessary. Non-reversing door openers should be replaced for safety. Safety reversing devices should be checked monthly.

Garage & Carport

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	Roof: N/A		
2	Walls: N/A		
3	Eaves: N/A		
4	Electrical: N/A		
5	Gutters: N/A		

INTERIOR

6	Walls/ceiling/floor: N/A		
7	Firewall/firedoor: N/A		
8	Doors & windows: N/A		
9	Garage doors: N/A		
10	Door openers: N/A		
11	Electrical: N/A		
12	Heating & cooling: N/A		

INFORMATION

EXTERIOR	INTERIOR
13 Location: _____	17 Walls & ceilings: _____
14 Roof covering: _____	18 Floors: _____
15 Roof age: _____	19 Garage door: _____
16 Gutters: _____	

GARAGE & CARPORT COMMENTS

20 **Information Note: For notes on the detached garage see the separate home inspection report for 124 1/2 Allen Street.**

Attic

INSPECTION FOCUS

Attic inspections are visual. Inspectors will access the attic if possible. Most attics are unfinished and outside the living space of the home.

ACCESS

Inspectors will locate and access if the attic has adequate clearance and is unobstructed. Some attics are too narrow to enter or are not present due to cathedral ceilings.

FRAMING

Attic framing creates space between the ceiling and the roof. It should be sturdy enough to carry the weight of the framing and roof as well as snow and ice in colder climates.

SHEATHING

The sheathing separates framing from roof shingles. It should be kept dry and free of roof leaks and its condition will be reported where visible.

INSULATION

The type and thickness of the insulation will be reported.

VENTILATION

Attics must be ventilated properly to eliminate cold weather moisture buildup and subsequent condensation. Additionally, ventilation is necessary to prevent excessive heat and subsequent overworking of the A/C system during warm weather.

EXPOSED WIRING

The condition of any improper installation of the wiring in the attic will be reported where visible. Typically, most of the wiring is concealed by insulation.

PLUMBING VENTS / CHIMNEYS / FLUES

Plumbing vents, chimneys and flues should terminate above the roof line and be free of leaks around flashed areas.

Attic

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	Access:	Acceptable	
2	Framing:	Acceptable	See Comments Below
3	Sheathing:	Acceptable	
4	Insulation:	Not Present	See Comments Below
5	Ventilation:	Most Acceptable	Repair - See Comments Below
6	Exposed wiring:		See the Electrical Page
7	Plumbing vents:	Acceptable	
8	Chimney & flues:	Acceptable	
9	Vapor Retarder:	N/A	
10	:		

INFORMATION

11	# of Attic areas: <u>1</u>	14	Framing: <u>Conventional</u>
12	Access locations: <u>Unit 124 Laundry Room</u>	15	Sheathing: <u>Solid Boards</u>
13	Access by: <u>Hatch</u>	16	Insulation: <u>None</u>

ATTIC COMMENTS

17 **Information Note:** Some areas of the attic can be limited due to low clearances and insulation.

1.) There is no insulation installed in the attic.

2.) The screen mesh is damaged at the gable ventilation openings at the north and south sides of the duplex.

Information Note: There is evidence of possible termite infestation in the attic. Recommend further evaluation by a qualified and licensed Pest Control inspector prior to close of escrow.

Safety Upgrade Note: There is no firewall installed in the attic between the two dwelling units.

Foundation

INSPECTION FOCUS

Foundation inspections are visual and limited to accessible components. Accessibility will vary due to type of foundation and other obstacles. The most common problem concerning foundations is water.

ACCESS

Inspectors will access foundation components based on their design. For instance, unfinished basements offer complete access while slab foundations offer very little.

FOUNDATION WALLS

Inspectors will attempt to identify the type of materials used in the foundation and look for abnormal cracks, wear, or movement. If warranted, additional structural inspections may be recommended.

FLOOR FRAMING

Basements and crawl spaces normally allow for a complete inspection of the floor framing. Inspectors will look for signs of moisture penetration, moisture related damage or other system damage in areas where accessibility permits. Refer to the Pest Control Inspection for a full evaluation on moisture and termite related issues.

INSULATION

Insulation in basements and crawl spaces may obstruct the inspector's view. Improperly installed insulation may trap moisture and lead to moisture damage related issues.

VENTILATION

Basements and crawl spaces require proper ventilation to allow moisture to escape. Perimeter vents or windows in the foundation help aid evaporation.

SUMP PUMP / DRYNESS / DRAINAGE

Basement and crawl space areas prone to water problems should have a sump pump. Removing water reduces the amount of moisture and moisture related issues in the home. Proper grading at the outside foundation, the use of sump pumps, and/or gravity drainage helps keep basements and crawl spaces dry.

FLOOR / SLAB

The concrete floor (slab) inspection is very limited due to lack of accessibility. Inspectors will evaluate the structure for any secondary evidence of structural problems.

Foundation

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
Foundation Type	Substructure		
1 Access:	Acceptable		
2 Foundation walls:	Acceptable		
3 Floor framing:	Acceptable	See Comments Below	
4 Insulation:	Acceptable		
5 Ventilation:	Most Acceptable	Repair - See Comments Below	Maintenance Item
6 Sump pump:	N/A		
7 Dryness/drainage:	Acceptable		
8 Floor/Slab:	N/A		
9 Vapor Retarder:	N/A		
10 Anchor Bolts:	Present		

INFORMATION

11 Foundation walls:	Poured Concrete	14	Beams: 4X Wood
12 Floors:	Dirt	15	Piers: Concrete Piers
13 Joist/Truss Detail:	<u>2X6 @ 16" OC</u>	16	Sub Floor: Solid Boards
		17	Insulation: None

FOUNDATION COMMENTS

- 18 *Engineering analysis of a building structure can only be performed by a licensed structural engineer using measurements, calculations and other scientific means of evaluation. Engineering is beyond the scope of a typical home inspection.*

Information Note: The substructure access opening is located at the exterior west wall.

1.) A number of the foundation ventilation screens are damaged/missing.

Further Inspection Note: There is evidence of possible termite infestation in the substructure area. Recommend further evaluation by a qualified and licensed Pest Control inspector prior to close of escrow.

Deficiency Summary

Terry Home Inspection Services, Inc. PO Box 2705 Atascadero, CA 93423 (805) 434-2694

Insp Date: 7/31/2009

122 & 124 Allen Street

File # 10960

NOTE: The client(s) is/are strongly advised to further investigate, or contract with qualified and/or licensed appropriate tradesperson to further investigate, the complete extent of possible repairs and associated costs with all the items in the body of the report not listed as "Acceptable" or "Functional" PRIOR TO CLOSE OF ESCROW.

Mold, mildew, fungus and other microbial organisms commonly occur in areas that show evidence of or have the potential for leaking, moisture intrusion and/or inadequate ventilation. The identification of or presence of these organisms is beyond the scope of this inspection. If concerned about this possibility, we recommend further investigation be performed by a Certified Industrial Hygienist to determine if there exists an active (or potential for) infestation or climate for incubation of a microbial contamination prior to close of escrow.

Product recalls and consumer product safety alerts are added almost daily. If client(s) is/are concerned about appliances or other items in the home that may be on such lists, client(s) may wish to visit the U.S. Consumer Product Safety Commission (CPSC) web site at www.cpsc.gov or www.recalls.com

The presence of environmental hazards, materials or conditions including, but not limited to, lead, asbestos, radon, toxic, combustible or corrosive contaminants is outside the scope of this inspection. If client(s) is/are concerned regarding these matters, it is recommended to obtain the consultation services of an appropriate and qualified tradesperson who specializes in these types of investigations and evaluations.

ROOF

1.) The flashings for both of the wall heater exhaust flue vents have been improperly installed.

EXTERIOR

Repair Note: There is moisture and termite related damage in a number of locations at the eaves and rafter tails at the perimeter edge of the duplex. Recommend further evaluation by a qualified and licensed Pest Control Inspector to determine the full extent of damage of damage and the costs associated with these repairs prior to close of escrow.

1.) The rear entry door to Unit 122 has moisture damage to the base of the door. There is termite related damage below the threshold which extends into the substructure framing. There is no weather stripping for the door.

Maintenance Note: All of the windows need general repairs as is typical with older wood double hung windows. This includes items such as replacing deteriorated or missing glazing, replacing broken or missing locks, repairing broken sash chords, correcting windows that rub or stick and are difficult to operate and noting that some of the windows are painted shut. Additionally, it should be ensured that at least one window in each of the bedrooms is operable for fire escape.

2.) There is extensive moisture damage to the window frame, jambs and sill at the SE corner of the living room in Unit 124. The damage may extend into the inaccessible wall framing.

3.) All of the window screens are damaged or missing.

4.) There are broken windows in the kitchen in Unit 122 and in the bedroom in Unit 124.

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Deficiency Summary

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Repair Note: There is moisture and termite related damage to a number of the windows. Recommend further evaluation by a qualified and licensed Pest Control Inspector to determine the full extent of damage of damage and the costs associated with these repairs prior to close of escrow.

GROUNDS

Safety Hazard Note: There are inconsistent riser heights at the front and rear entry stairs for both of the Units. This can be a falling hazard. The maximum allowable difference between risers is 3/8 inch.

- 1.) There is moisture damage to the base of the front entry overhang support posts at Unit 124.
- 2.) All four of the concrete landing at the front and rear entries have settled and pulled away from the exterior walls.
- 3.) The fencing is leaning at the east side of the property.

Maintenance Note: The asphalt portion of the driveway appears to be in reasonable condition but needs sealant.

Safety Hazard Note: There are cracks and uplifting at the concrete portion of the driveway. This can be a tripping hazard.

Drainage Note: The drainage at some of the yards is sluggish due to the flat lot and soils conditions. Ponding may occur but will not affect the integrity of the structure. Suggest reviewing the current drainage history with the seller.

HVAC

Fire Safety Hazard Note: The vent flue for both of the wall heaters do not maintain the proper minimum 1 inch clearance to the combustible framing as the vent penetrates through the roof.

PLUMBING

Information Note: Both of the water heaters are older and may have a limited life expectancy.

Safety Requirement: At Unit 122 blocking is needed between the water heater and the wall to prevent it from rocking in the event of an earthquake.

Safety Hazard Note: The discharge pipe for the temperature/pressure relief valve on the water heater for Unit 122 terminates improperly. This should be plumbed to the exterior of the closet.

Safety Hazard Note: The water heater for Unit 124 is unbraced. Recommend installing a State approved strapping system.

Safety Hazard Note: The water heater for Unit 124 has no local water shut off valve, the electrical connection is not installed in conduit as required and the discharge pipe for the TPR valve is an improper size.

- 1.) There is a leak in the drain line for the shower in Unit 124.

Information Note: Based on the age of this building it is advised to have a video-cam inspection performed on the main sewer lateral prior to close of escrow. The condition of this pipe cannot be determined because it is buried below

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underground. Sometimes, these older pipes can fail due to age and/or root intrusion.

ELECTRICAL

Safety Hazard Note: The overhead electrical service wires are too close to the roof. With a roof pitch of less than 4:12 it is required that the conductors are a minimum of eight feet above the roof unless it is within four feet of the edge of the roof.

Safety Hazard Note: The overhead electrical service conductors are in contact with tree limbs and/or foliage. Recommend trimming as needed to prevent damage to these conductors.

Maintenance Note: The circuit breakers for all three of the main electrical panels are not labeled.

Safety Hazard Note: There is no system grounding installed for all three of the main electrical panels.

1.) The inside dead front cover for the electrical panel serving Unit 124 had one of the screws that could not be removed due to rust damage. This panel is recommended to be evaluated by a qualified and licensed Electrical Contractor prior to close of escrow.

Information Note: The capacity and number of electrical circuits for Unit 122 is limited and outdated for today's electrical demands. Upgrading the service panel and adding additional circuits may be needed. Recommend further evaluation of this condition by a qualified and licensed Electrical Contractor prior to close of escrow.

Safety Hazard Note: The inside dead front cover is missing at the electrical panel for Unit 122.

Safety Hazard Note: There is unsafe and deteriorated single conductors between the Duplex and the detached Unit 124 1/2. This is recommended to be corrected by a qualified and licensed Electrical Contractor.

Safety Upgrade Note: There are two prong non grounded outlets installed in this home which was typical for the era in which it was built. Recommend upgrading to grounded outlets as needed for the proper function of today's electrical needs.

Safety Upgrade Note: There is no GFCI protection for the outlets at the exterior, bathrooms or kitchens due to the age of this duplex. Recommend upgrading for safety.

Information Note: Some of the lights are inoperable. This may be due to dead bulbs. Recommend replacing the light bulbs in these locations to verify the function of the lights prior to close of escrow.

2.) The fixture globes are missing at the lights at the front entry and in the kitchen in Unit 124.

KITCHEN & LAUNDRY

1.) The oven door springs are defective in Unit 124.

2.) The hot water valve leaks at the washing machine facilities in Unit 124.

Information Note: There are no dryer facilities provided in Unit 124.

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Deficiency Summary

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122 & 124 Allen Street

File # 10960

BATHROOM

1.) The following observations were made in the bathroom in Unit 122:

- A.) The bathtub drain stopper is inoperable.
- B.) The sink drains slowly.
- C.) The shower head pipe assembly is loose.

2.) The following observations were made in the bathroom in Unit 124:

- A.) The bathtub spout is significantly corroded.
- B.) The vinyl coving is loose at the perimeter edge of the bathtub.
- C.) The toilet is loose.

INTERIOR

Fire Safety Hazard: The battery is missing at the smoke detector in Unit 122. Also, there are no smoke detectors installed in the living rooms outside and adjacent to the bedrooms in each of the Units as required.

Safety recommendation: The smoke detectors are tested during the inspection however, this only determines that they are functional on the day of the inspection. Smoke detectors can fail at any time. Retest all of the smoke detectors during the final walkthrough and again upon moving in with real or simulated smoke. (The built-in test button only verifies the horn works and there is a power supply but does not test the smoke sensor.) We recommend installing new batteries in all of the smoke detectors upon moving in and testing weekly as recommended by the Consumer Product Safety Commission.

Safety Upgrade Recommendation: Recommend installing a smoke detector in the bedroom in Unit 124.

Safety Upgrade Recommendation: Recommend installing a carbon monoxide detector in each of the Units in the duplex.

Major Concern: There has been leaking at the hot water valve and the refrigerator that has been ongoing for some time in Unit 124. This has caused extensive moisture damage to the wood subfloor in the laundry room that may extend into the kitchen and bathroom. The full extent of the damage cannot be ascertained without the removal of the storage and appliances and the removal of the vinyl flooring. This condition is recommended to be evaluated by a qualified and licensed Pest Control inspector to determine the full extent of the damage and the costs associated with this damage prior to close of escrow.

ATTIC

1.) There is no insulation installed in the attic.

2.) The screen mesh is damaged at the gable ventilation openings at the north and south sides of the duplex.

Information Note: There is evidence of possible termite infestation in the attic. Recommend further evaluation by a qualified and licensed Pest Control inspector prior to close of escrow.

Safety Upgrade Note: There is no firewall installed in the attic between the two dwelling units.

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Deficiency Summary

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122 & 124 Allen Street

File # 10960

FOUNDATION

1.) A number of the foundation ventilation screens are damaged/missing.

Further Inspection Note: There is evidence of possible termite infestation in the substructure area. Recommend further evaluation by a qualified and licensed Pest Control inspector prior to close of escrow.

The report is provided as a courtesy for quicker access to DEFICIENCIES within the inspection report. This is not intended as a substitute for reading the inspection report. Items listed may be discussed further on the corresponding report page. There also may be findings other than what is listed on this page.