

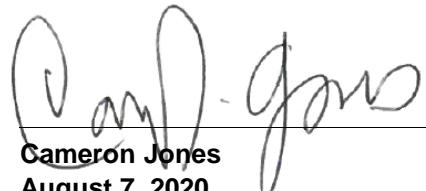


## Home Inspection Report



**12700 State Route 1, Point Reyes Station**

**Ordered by: George DeSalvo**  
Compass Real Estate  
1305 Grant Avenue  
Novato, CA 94945

**Inspected by:**   
Cameron Jones  
August 7, 2020

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# Report Overview

## A GENERAL DESCRIPTION OF THE STRUCTURE

This is a one story single family dwelling. Based on the information provided, the structure was built in 1961. Ongoing maintenance is required and improvements to the systems of the home will be needed over time.

### WEATHER CONDITIONS

Dry weather conditions prevailed at the time of the inspection.

## ! - IMMEDIATE RECOMMENDED IMPROVEMENTS

The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations. No relative importance should be placed on the photographs provided in this report. The photographs in this report do not necessarily illustrate all of the damage in any particular finding. Also, not all problem areas will be supported by photographs. If more than one photograph is available for a particular item, additional photographs can be found at the end of the report in the section entitled 'Photographs'. Please contact HomeGuard if you have any questions.

### Structure

1. The guest unit crawl space access has no door. We recommend a tight fitting door be installed to help prevent entry by animal or rodents. (See Photo 58)



Photo 58

2. Personal storage was blocking the closet attic access opening, therefore, the attic space was not inspected. With access and an opportunity for a complete inspection, conditions in need of attention may be discovered. The personal belongings should be removed so the attic may be inspected. (See Photo 21)



Photo 21

3. Due to owner storage blocking the access, the guest unit crawl space was not inspected. With access and an opportunity for a complete inspection, conditions in need of attention may be discovered. We recommend further inspection when the storage has been removed and access is provided. (See Photo 56)



Photo 56

**Structure**

4. Water stains were evident in the attic. This could indicate leakage through the roof covering. We recommend the services of a licensed roofing contractor to further evaluate this condition. (See Photo 35)



Photo 35

**Roofing**

5. Leaks were noted in the downspouts and/or gutters. During wet weather conditions these areas are more obvious and during dry weather conditions they are noted from the stains at the areas where the leaks have occurred. We recommend all leaks be repaired. (See Illustration 2D) (See Photo 19)



Photo 19

6. Missing downspouts at the rear gutters should be replaced as necessary. (See Photo 19)



Photo 19

**Exterior**

7. The wood borders between the slab sections of the patio have deteriorated. These voids create a trip hazard and should be filled in or replaced with treated wood or mortar. (See Photo 3)



Photo 03

**Exterior**

8. The cracked and heaved sections of the patios present a trip hazard. This condition should be corrected for improved safety. (See Photo 4)

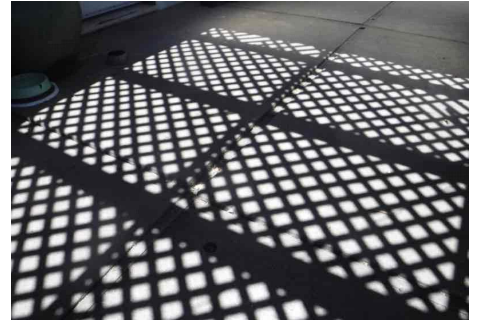


Photo 04

9. Water damage was noted at the rear deck(s). We recommend the services of a licensed general contractor and/or structural pest control company. (See Photo 30)



Photo 30

10. The railing is loose at the left side steps. It is recommended that this be repaired for improved safety. (See Photo 9)



Photo 09

11. The base of the support post(s) at the right rear patio cover or overhang are water damaged. We recommend the advice and services of a licensed contractor and/or structural pest control company. (See Photo 14)



Photo 14

12. Evidence of water damage was noted at the patio covers. Consult a licensed structural pest control company regarding necessary repairs. (See Photo 5) (See Photo 15)



Photo 05

**Exterior**

13. Water damage was noted at the guest bedroom exterior door, guest unit rear exterior door, guest unit rear exterior laundry/storage door and the detached bathroom exterior door. We recommend the services of a licensed general contractor and/or structural pest control company regarding repairs. (See Photo 38) (See Photo 43) (See Photo 50)



Photo 38

14. The cracked and heaved sections of the driveway present a trip hazard. This condition should be corrected for improved safety. (See Photo 61)



Photo 61

15. The open, cracked and/or heaved walkway sections at various locations present a trip hazard. This condition should be corrected for improved safety. (See Photo 17) (See Photo 18)



Photo 17

16. Water damage was observed to the roof eaves/sheathing at the guest unit. We recommend the services of a licensed general contractor and/or structural pest control company. (See Photo 39)



Photo 39

17. Water damage was observed to the rafters at various locations. We recommend the services of a licensed general contractor and/or structural pest control company. (See Photo 13)



Photo 13

**Exterior**

18. Water damage was observed to the fascia at the guest unit. We recommend the services of a licensed general contractor and/or structural pest control company. (See Photo 60)



Photo 60

19. The veneer at the left side is damaged and has pulled away from the building and/or has become unbounded from the wood frame. The exterior brick masonry walls are only a veneer over the basic wood frame construction. The masonry is not a structural element of the house. Minor cracks are fairly typical and not considered a structural deficiency. We recommend repair or removal of the brick masonry. (See Photo 10)



Photo 10

20. The concrete is badly settled and/or heaved at the patio. We recommend the appropriate trade(s) for further evaluation and/or repair. Replacement may ultimately be necessary. (See Photo 4)

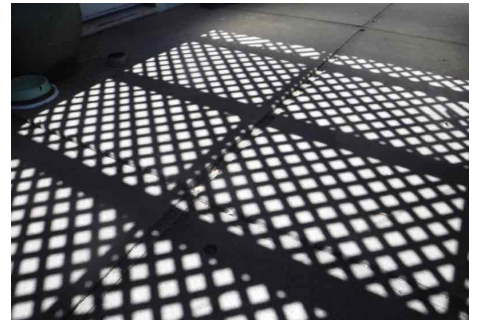


Photo 04

21. The railings at various locations are water damaged. We recommend the services of a licensed general contractor and/or structural pest control company. (See Photo 9) (See Photo 29)



Photo 09

22. The door sill/threshold is water damaged at the guest unit rear exterior. We recommend the services of a licensed general contractor and/or structural pest control company. (See Photo 55)



Photo 55

**Exterior**

23. Missing or improper thresholds were noted at the exterior rear patio doors, guest unit rear exterior door and detached bathroom exterior door. We recommend the installation of a threshold that conforms to present building standards. This will also help to avoid possible trip hazards and limit moisture intrusion. (See Photo 7) (See Photo 52) (See Photo 62)



Photo 07

24. One or more of the deck boards are loose. It is recommended that this be repaired for improved safety. (See illustration 3X) (See Photo 30)



Photo 30

25. The door did not latch properly at the exterior rear storage closet. We recommend that hinges, latches and strike plates be adjusted to restore full operation. (See Photo 8)



Photo 08

26. Water damage was noted at the guest unit rear exterior door jamb. We recommend the services of a licensed general contractor and/or structural pest control company. (See Photo 42)



Photo 42

**Electrical**

27. Running splices, which are improper connections outside of a junction box, were observed in the guest unit attic. We recommend connections be joined with approved connectors inside a junction box to prevent accidental contacts or mechanical damage. (See Photo 47)

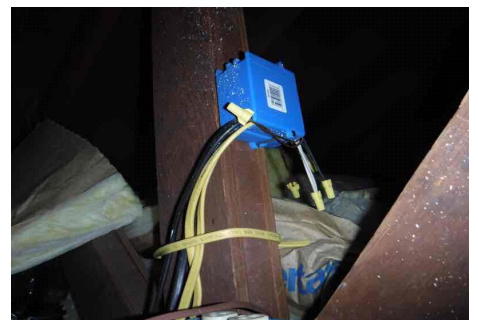


Photo 47

**Electrical**

28. The main electrical panel was obstructed and inaccessible at the time of our inspection. We recommend the circuitry and wiring in the panel be inspected by a licensed electrical contractor when the obstructions/storage is removed. (See Photo 11)



Photo 11

29. Exposed wiring inside the kitchen hood cabinet should be relocated, covered or protected by rigid conduit. (See Photo 23)



Photo 23

30. Exterior receptacles at various patio locations are missing water proof cover plates. We recommend approved exterior covers be installed. (See Photo 16)



Photo 16

31. Ungrounded "3-prong" outlets at the master bedroom should be improved. A grounded cable or ground wire could be installed at these outlets, the outlet labeled as ungrounded or the original "2-prong" receptacle could be reinstalled. Based upon our inspection of a representative number of outlets, we recommend testing of every outlet. Repairs or rewiring are recommended at all deficient locations. For additional information we recommend a licensed electrician be consulted. (See Illustration 4O) (See Photo 27)



Photo 27

32. One or more outlets at the right side hall were inoperative at the time of our inspection. Possibly due to turned off switches which were not located during our inspection. These outlets and circuits should be investigated and corrected as necessary. Based upon our inspection of a representative number of outlets, we recommend testing of every outlet at a later date. Repairs or rewiring are recommended at all deficient locations. (See Photo 34)



Photo 34

**Electrical**

33. The location of the outlet over the baseboard heater at the kitchen can present a safety issue. We recommend the outlet be moved. (See Photo 22)



Photo 22

34. Abandoned wiring was noted in the guest unit rear exterior and crawl space. We recommend the wiring be disconnected at its source or terminated in an approved manner in a covered junction box. (See Photo 54) (See Photo 63)



Photo 54

35. We found exposed wiring at the kitchen sink cabinet. Even if insulated, we recommend all wiring be encased in conduit or otherwise protected in accordance with present standards. (See Photo 40)

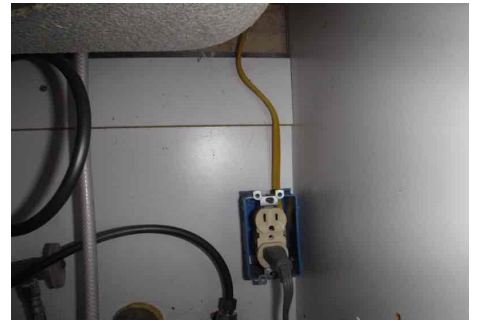


Photo 40

36. Circuits within the electrical branch/auxiliary panel that are doubled up (referred to as "double taps") should be separated. We recommend reconfiguration of the circuitry so that each wire connects only to one terminal. (See Illustration 4D) (See Photo 25)

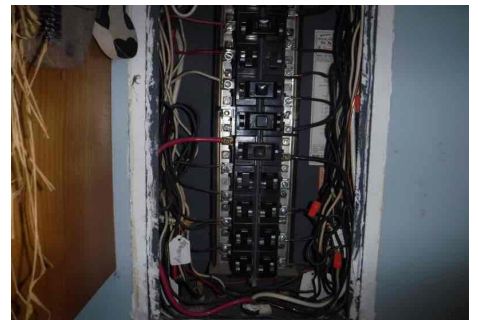


Photo 25

**Heating System**

37. Access to the furnace in the guest unit attic is insufficient. There are specific standards for clearance of forced air systems in attics. Consult a heating and air conditioning contractor regarding this matter. We also recommend further inspection of the forced air system by licensed HVAC contractor when access is provided. (See Photo 48)

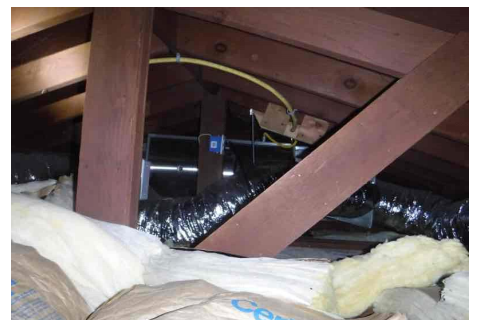


Photo 48

**Heating System**

38. One or more of the heating ducts have come apart at the crawl space. This will allow conditioned air into surrounding area. We recommend they be repaired and secured. (See Photo 64)



Photo 64

**Plumbing**

39. The tub faucet and/or handles are leaking at the right side hall bathroom. We recommend all leaks be repaired. (See Photo 33)



Photo 33

40. The guest unit water heater was not strapped. All water heaters (gas or electric) in seismic zones should be properly anchored or strapped in the upper and lower section of the tank to resist movement during earthquake conditions. Specifically California state code is as follows.

1. All water heaters gas or electric must be strapped.
2. Tanks up to 52 gallons require two straps, one in upper one-third and one in the lower one-third of the fixture. Water heaters with a capacity of 52 or above require three, one in upper one-third, one in middle and one in lower one-third are required. There are cases where there is an exception to this rule, we recommend consulting the local building authority regarding the adequacy of the seismic restraints for the water heater at this property.
3. Straps may consist of either plumbers tape (at least 24 gauge) or half-inch diameter metal conduit.
4. Straps must wrap around the body of the water heater and any gaps between the wall and tank should be blocked to prevent movement.
5. Straps should be secured to adjacent wall or stud and from opposing directions
6. Straps should be secured to the wall or studs using 1/4" diameter by 3" long lag bolts with washers. (See Illustration 8E) (See Photo 51)



Photo 51

41. The exterior drain is leaking under the guest unit bathroom. We recommend all leaks be repaired. (See Photo 59)



Photo 59

**Interior**

42. The clothes dryer is venting to the crawl space. We recommend the vent exhaust to the building exterior. Typical standards for dryer vents require a four inch, smooth wall duct, no longer than fourteen feet, with a hooded damper at the termination. A flexible vent six feet maximum may be used at the dryer connection but cannot pass through floors or walls. (See Photo 57)



Photo 57

43. One or more smoke detector batteries have been removed. Interested parties are advised to replace the batteries and test for proper operation. (See Photo 32)



Photo 32

44. The ceilings at the exterior front and rear exterior guest unit closet show evidence of water stains. It is recommended that the source of these stains be identified and corrected and the surfaces be refinished. (See Photo 6) (See Photo 49)

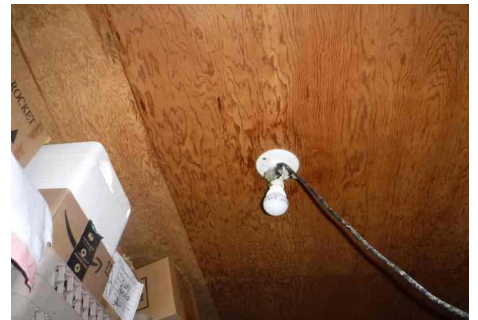


Photo 06

45. Evidence of water damage at the hall bathroom floor was observed. The extent of the damage is difficult to predict without removing floor coverings. We recommend the services of a licensed structural pest control operator for investigation of this condition. (See Photo 26)

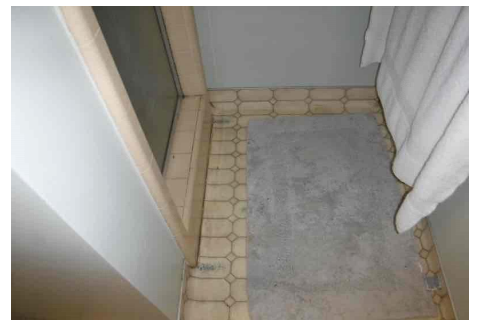


Photo 26

46. This home does not have enough smoke detectors installed. The installation of smoke detectors should be placed on each floor in non-sleeping areas. In addition, one smoke alarm must be installed in each room where sleeping occurs and one smoke alarm should be located in each hallway that leads directly to sleeping rooms. (See Photo 31)



Photo 31

**Interior**

47. Personal storage was blocking access to the interior of the guest unit hall bathroom. Therefore, the area is considered inaccessible and was not fully inspected. With access and a opportunity for complete inspection, conditions in need of attention may be discovered. The personal belongings should be removed so the area may be examined. (See Photo 44)



Photo 44

48. The window sills/frames at the kitchen, guest bedroom and various guest unit locations are water damaged. We recommend they be repaired or replaced. (See Photo 24) (See Photo 36) (See Photo 41)



Photo 24

49. There is evidence of vermin activity in the structure. It is likely that this infestation is also in inaccessible areas. The owner is advised to contact the appropriate trades for all remedial measures necessary. (See Photo 28)



Photo 28

50. The wall at the guest bedroom shows evidence of water stains. It is recommended that the source of the moisture be identified and corrected and the surface be repaired and refinished to restore its appearance. (See Photo 37)



Photo 37

## The Scope of the Inspection

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

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

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

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

PLEASE NOTE: Work performed by others will be reinspected, upon request, for an additional fee for each trip out to the property.

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

Sections of this building appear to have been remodeled. We recommend consultation with the owner or local municipality to determine whether the necessary permits were obtained, inspections performed and final signatures received.

### **BINDING ARBITRATION PROVISION**

Any controversy or claim arising out of or relating to the inspection performed by HomeGuard Incorporated shall be settled by final and binding arbitration filed by the aggrieved party with and administered by the American Arbitration Association (hereafter referred to as "AAA") in accordance with its Construction Arbitration Rules in effect at the time the claim is filed. The Rules, information and forms of the AAA may be obtained and all claims shall be filed at any office of the AAA or at Corporate Headquarters, 335 Madison Avenue, Floor 10, New York, New York 10017-4605. Telephone: 212-716-5800, Fax: 212-716-5905, Website: <http://www.adr.org/>. The arbitration of all disputes shall be decided by a neutral arbitrator, and judgment on the award rendered by the arbitrator may be entered in any court having competent jurisdiction thereof. Any such arbitration will be conducted in the city nearest to the property that was inspected by HomeGuard Incorporated having an AAA regional office. Each party shall bear its own costs and expenses and an equal share of the administrative and arbitrators' fees of arbitration. This arbitration Agreement is made pursuant to a transaction involving interstate commerce, and shall be governed by the Federal Arbitration Act, 9 U.S.C. Sections 1-16. THE PARTIES UNDERSTAND THAT THEY WOULD HAVE HAD A RIGHT OR OPPORTUNITY TO LITIGATE THROUGH A COURT AND TO HAVE A JUDGE OR JURY DECIDE THEIR CASE, BUT THEY CHOOSE TO HAVE ANY AND ALL DISPUTES DECIDED THROUGH ARBITRATION. BY SIGNING THIS AGREEMENT, THE PARTIES ARE GIVING UP ANY RIGHT THEY MIGHT HAVE TO SUE EACH OTHER.

# Structure

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## ITEM DESCRIPTIONS:

<b>Attic (Access)</b>	• Location: Closet • Location: Rear Patio • Attic Method Of Inspection: From the Access
<b>Roof Structure</b>	• Rafters • Plywood or Orientated Strand Board • Solid Plank
<b>Ceiling Structure</b>	• Joist
<b>Wall Structure</b>	• Wood Frame
<b>Floor Structure</b>	• Wood Joist • Wood Columns • Plywood or Orientated Strand Board • Concrete Slab
<b>Crawlspace/Basement (Access)</b>	• Location: Exterior
<b>Foundation</b>	• Poured Concrete Perimeter • Slab on grade

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## COMMENTS:

Due to owner storage blocking the access, the guest unit crawl space was not inspected. With access and an opportunity for a complete inspection, conditions in need of attention may be discovered. We recommend further inspection when the storage has been removed and access is provided. (See Photo 56)

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

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

- ! 1. The guest unit crawl space access has no door. We recommend a tight fitting door be installed to help prevent entry by animal or rodents. (See Photo 58)
- ! 2. Personal storage was blocking the closet attic access opening, therefore, the attic space was not inspected. With access and an opportunity for a complete inspection, conditions in need of attention may be discovered. The personal belongings should be removed so the attic may be inspected. (See Photo 21)
- ! 3. Water stains were evident in the attic. This could indicate leakage through the roof covering. We recommend the services of a licensed roofing contractor to further evaluate this condition. (See Photo 35)
4. All debris and/or trash should be removed from the crawl space. This will aid in future inspections.
5. Minor cracks were observed in the foundation walls of the house. This type of cracking usually occurs during the curing process of the foundation as is typical of most houses. If further information is desired in regards to these cracks, the appropriate trades should be engaged.
6. There is evidence of moisture entry and periodic accumulation of water in the crawl space. This condition may vary seasonally and/or with precipitation intensity. This condition should be monitored to determine if excessive moisture is present. If excessive moisture develops, upgrading of the drainage system should then be considered. The owner should consult a licensed soils specialist for further information.
7. Past repairs have been performed in the crawl space. We recommend consultation with the owners regarding the extent of the repairs and any permits that may have been obtained and/or signed off.

## LIMITATIONS:

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

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components was inspected.
- Furniture and/or storage restricted access to some of the structural components.
- The attic was viewed from the attic access hatch only due to insulation covering the wood members. If further inspection of this area is desired catwalks or planks will need to be installed over the exposed ceiling joists. When access has been provided we will return and further inspect this area.
- Insulation within the roof attic cavity obstructed the view of some structural members, plumbing and electrical components.

# Roofing

## ITEM DESCRIPTIONS:

Roof	• Tile • Method of inspection: From the UAV
Chimney	• Metal Behind Siding • Method of inspection: From the UAV
Gutters and Downspouts	• Metal • Vinyl • Installation Of Gutters/Downspouts: Partial • Downspouts Discharge Location: Above Grade

## COMMENTS:

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

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

- ! 1. Leaks were noted in the downspouts and/or gutters. During wet weather conditions these areas are more obvious and during dry weather conditions they are noted from the stains at the areas where the leaks have occurred. We recommend all leaks be repaired. (See Illustration 2D) (See Photo 19)
- ! 2. Missing downspouts at the rear gutters should be replaced as necessary. (See Photo 19)
- 3. The gutters are in serviceable condition but only portions of the roof are so equipped, depending upon the soil condition and drainage patterns it may be beneficial to add more gutters and downspouts. (See Illustration 2K)
- 4. Tree branches that are in close proximity to the roof should be trimmed.
- 5. Due to the height of the chimney and/or presence of a spark arrestor which was not removed during our examination, the interior of the chimney was not inspected. We recommend the advice and servicing of a licensed masonry contractor or fireplace specialist.
- 6. The downspouts discharge water adjacent to the structure. Water should be directed to flow at least 5 feet away from the building at the point of discharge. The installation of underground drainage where applicable will help control surface drainage.
- 7. The roof shows evidence of moss and organic build up in heavily shaded areas. This condition may influence the life expectancy of the roofing. The owner is advised to contact a licensed roofing contractor for further information.

## LIMITATIONS:

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

- We did not go on the surface of the roof. The chimney was inspected from a unmanned aerial vehicle (UAV). Our comments are based only upon a limited visual inspection.
- We did not go on the surface of the roof. The roof was inspected from a unmanned aerial vehicle (UAV). Our comments are based only upon a limited visual inspection.

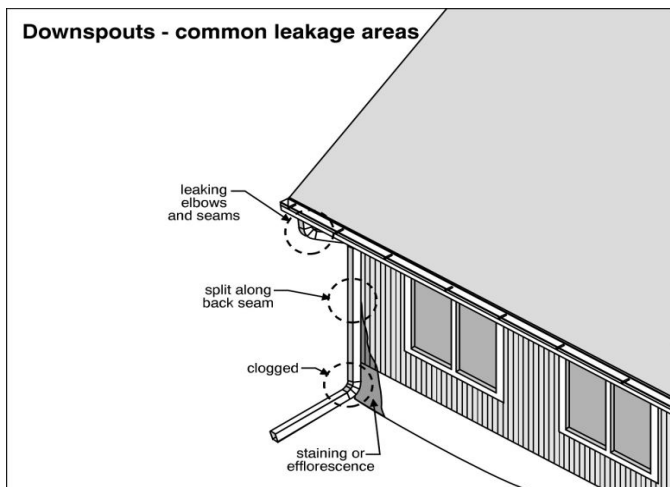


Illustration 2D

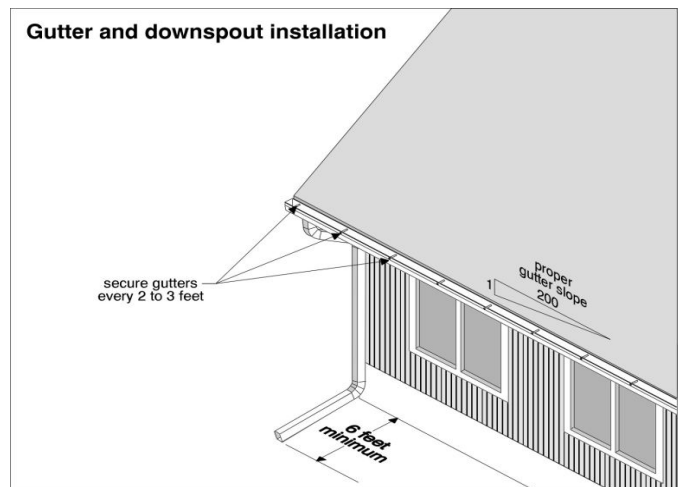


Illustration 2K

## Exterior

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### ITEM DESCRIPTIONS:

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<b>Lot Topography</b>	• Gentle slope
<b>Driveway</b>	• Asphalt
<b>Walkway &amp; Sidewalks</b>	• Concrete
<b>Retaining Walls/Abutments</b>	• Concrete • Stone/Rock
<b>Fencing/Gates</b>	• Wood
<b>Porch/Deck, Patio Covers</b>	• Wood • Concrete • Composite wood "Trex"
<b>Stairs/Railings/Landings</b>	• Wood • Concrete • Brick/Pavers • Metal • Composite wood "Trex"
<b>Exterior Walls</b>	• Wood Siding • Plywood or Orientated Strand Board • Brick Veneer • Stucco
<b>Fascia, Eaves and Rafters</b>	• Wood • Open Rafters
<b>Windows</b>	• Metal • Vinyl/Metal Clad Wood
<b>Doors</b>	• Wood • French • Sliding Glass
<b>Garage/Carport</b>	• None
<b>The Swimming Pool Safety Act</b>	• Not Applicable

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### COMMENTS:

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

- ! 1. The wood borders between the slab sections of the patio have deteriorated. These voids create a trip hazard and should be filled in or replaced with treated wood or mortar. (See Photo 3)
- ! 2. The cracked and heaved sections of the patios present a trip hazard. This condition should be corrected for improved safety. (See Photo 4)
- ! 3. Water damage was noted at the rear deck(s). We recommend the services of a licensed general contractor and/or structural pest control company. (See Photo 30)
- ! 4. The railing is loose at the left side steps. It is recommended that this be repaired for improved safety. (See Photo 9)
- ! 5. The base of the support post(s) at the right rear patio cover or overhang are water damaged. We recommend the advice and services of a licensed contractor and/or structural pest control company. (See Photo 14)
- ! 6. Evidence of water damage was noted at the patio covers. Consult a licensed structural pest control company regarding necessary repairs. (See Photo 5) (See Photo 15)
- ! 7. The cracked and heaved sections of the driveway present a trip hazard. This condition should be corrected for improved safety. (See Photo 61)
- ! 8. The open, cracked and/or heaved walkway sections at various locations present a trip hazard. This condition should be corrected for improved safety. (See Photo 17) (See Photo 18)
- ! 9. Water damage was observed to the roof eaves/sheathing at the guest unit. We recommend the services of a licensed general contractor and/or structural pest control company. (See Photo 39)
- ! 10. Water damage was observed to the rafters at various locations. We recommend the services of a licensed general contractor and/or structural pest control company. (See Photo 13)
- ! 11. Water damage was observed to the fascia at the guest unit. We recommend the services of a licensed general contractor and/or structural pest control company. (See Photo 60)
- ! 12. The veneer at the left side is damaged and has pulled away from the building and/or has become unbounded from the wood frame. The exterior brick masonry walls are only a veneer over the basic wood frame construction. The masonry is not a structural element of the house. Minor cracks are fairly typical and not considered a structural deficiency. We recommend repair or removal of the brick masonry. (See Photo 10)
- ! 13. The concrete is badly settled and/or heaved at the patio. We recommend the appropriate trade(s) for further evaluation and/or repair. Replacement may ultimately be necessary. (See Photo 4)
- ! 14. The railings at various locations are water damaged. We recommend the services of a licensed general contractor and/or structural pest control company. (See Photo 9) (See Photo 29)
- ! 15. The door sill/threshold is water damaged at the guest unit rear exterior. We recommend the services of a licensed general contractor and/or structural pest control company. (See Photo 55)

- ! 16. One or more of the deck boards are loose. It is recommended that this be repaired for improved safety. (See illustration 3X) (See Photo 30)
- ! 17. The door did not latch properly at the exterior rear storage closet. We recommend that hinges, latches and strike plates be adjusted to restore full operation. (See Photo 8)
- ! 18. Water damage was noted at the guest unit rear exterior door jamb. We recommend the services of a licensed general contractor and/or structural pest control company. (See Photo 42)
- 19. The asphalt driveway has deteriorated to the point where reconstruction or overlay will be necessary. We recommend the driveway surface be repaired or replaced.
- 20. There are some larger than normal sized cracks in the walkways. The cracks could be sealed for a better appearance and to prevent moisture intrusion.
- 21. There are some larger than normal sized cracks in the patio. The cracks could be sealed for a better appearance and to prevent moisture intrusion.
- 22. Loose or damaged latch mechanism or hinges at the side gate should be repaired, adjusted or replaced as necessary.
- 23. Delamination and/or weathering was noted at various exterior doors. We recommend the doors be sealed and refinished as regular household maintenance.
- 24. The walkway at the rear is badly cracked. The cracks could be sealed for a better appearance and to prevent moisture intrusion. Replacement will ultimately be necessary.
- 25. The wood borders between the walkway slab sections at various locations have deteriorated. These should be replaced with treated wood or be filled with mortar to avoid heaving and trip hazards in the walkway.
- 26. The tree proximity at the rear could disrupt drainage pipes, cause mechanical damage to the exterior of the house or influence the foundation over time. For additional information and recommendations we recommend appropriate trades be consulted. (See Illustration 3T)
- 27. The gaps in the exterior trim/siding should be caulked as necessary.
- 28. The gates and/or latch mechanisms at various locations need repair and/or adjustment to keep from rubbing and to assist in smoother function.
- 29. There are minor sized cracks in the exterior stucco that should be patched and sealed as part of preparation for the next painting. Flexible patching materials are recommended rather than rigid patching compounds.
- 30. Portions of the exterior are weathered/peeling, exposed and subject to damage. We recommend thorough scraping, sanding, caulking and priming prior to applications of a high quality exterior finish.
- 31. The exterior doors at the master bedroom deck and guest house deck rub on the frames/jambes. We recommend all rubbing doors be trimmed, planned or adjusted to improve operation.
- 32. The presence or condition of the fences at the perimeter of the property were not inspected and are not included in this report. Fences immediately adjacent to the house were inspected.
- 33. The porch/patio pavers, tiles or bricks have heaved. While still functional they should be monitored for further settlement and repaired or replaced as necessary.
- 34. Obvious repairs and/or modifications have been made to the guest unit walls. The owner may have information about the original conditions, the repairs or remodeling work and any permits that were required.
- 35. A bird nest was noted under the exterior eaves or overhangs, this can promote rot or damage to the structure. We recommend all bird nests be removed.
- 36. Difficult to operate or non-functional latches, knobs or locks at various exterior doors should be corrected.
- 37. Loose, damaged or worn out window weather-strip should be repaired or replaced. This would help to limit moisture intrusion and interior heat loss.
- 38. The wooden threshold at the guest unit exterior laundry/storage door is damaged and is in need of repair or replacement to aid in weather proofing the structure.
- ! 39. Water damage was noted at the guest bedroom exterior door, guest unit rear exterior door, guest unit rear exterior laundry/storage door and the detached bathroom exterior door. We recommend the services of a licensed general contractor and/or structural pest control company regarding repairs. (See Photo 38) (See Photo 43) (See Photo 50)
- ! 40. Missing or improper thresholds were noted at the exterior rear patio doors, guest unit rear exterior door and detached bathroom exterior door. We recommend the installation of a threshold that conforms to present building standards. This will also help to avoid possible trip hazards and limit moisture intrusion. (See Photo 7) (See Photo 52) (See Photo 62)

#### MAINTENANCE ITEMS & GENERAL INFORMATION

- 41. This home was constructed without the use of a weep screed at the base of the stucco. Although this was an accepted construction method it can allow condensation to build up and not drain properly. For further information we recommend appropriate trades be consulted.

**LIMITATIONS:**

This is a visual inspection to the accessible areas only.

- A representative sample of exterior components was inspected.
- The inspection does not include an assessment of geological conditions, site stability and property surface drainage runoff.
- The pond/fountain, related equipment and ancillary wiring and plumbing services were not inspected and are excluded from this report.
- The gazebo was not inspected and is excluded from this report.

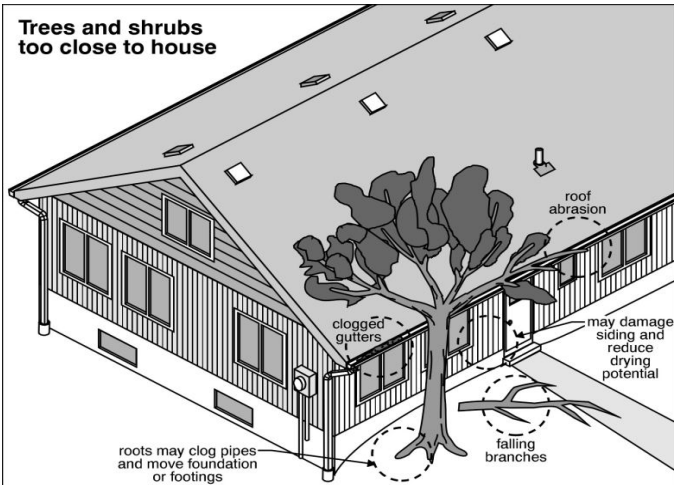


Illustration 3T

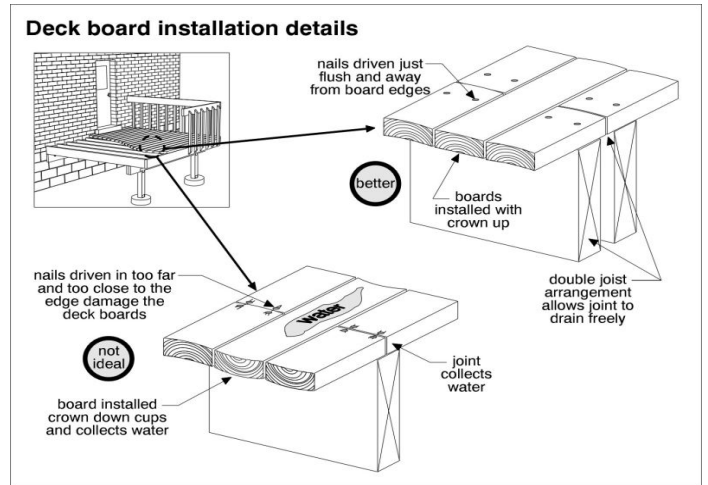


illustration 3X

# Electrical

## ITEM DESCRIPTIONS:

<b>Service</b>	• 120/240 volt main service
<b>Service Entrance</b>	• Overhead Service Wires
<b>Service Ground</b>	• Copper Ground Wire
<b>Main Disconnect</b>	• Unknown/Inaccessible (Not Inspected)
<b>Main Distribution Panel</b>	• Breakers • Location: Tasting Room
<b>Branch/Auxiliary Panel</b>	• Breakers • Location: Laundry • Location: Hallway
<b>Distribution Wiring</b>	• Copper Wire
<b>Outlets, Switches &amp; Lights</b>	• Grounded/Ungrounded
<b>Ground Fault Circuit Interrupters</b>	• Exterior • Bathroom • Kitchen

## COMMENTS:

Dedicated 240 volt circuits have been provided for all 240 volt appliances within the home.

Evidence of remodeling or modifications to the electrical system were evident. Inquire with the owner as to their nature and any permits that may have been required. Evaluation of permits, identifying the extent of modifications and code compliance are beyond the scope of this inspection.

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

- ! 1. Running splices, which are improper connections outside of a junction box, were observed in the guest unit attic. We recommend connections be joined with approved connectors inside a junction box to prevent accidental contacts or mechanical damage. (See Photo 47)
- ! 2. The main electrical panel was obstructed and inaccessible at the time of our inspection. We recommend the circuitry and wiring in the panel be inspected by a licensed electrical contractor when the obstructions/storage is removed. (See Photo 11)
- ! 3. Exterior receptacles at various patio locations are missing water proof cover plates. We recommend approved exterior covers be installed. (See Photo 16)
- ! 4. Ungrounded "3-prong" outlets at the master bedroom should be improved. A grounded cable or ground wire could be installed at these outlets, the outlet labeled as ungrounded or the original "2-prong" receptacle could be reinstalled. Based upon our inspection of a representative number of outlets, we recommend testing of every outlet. Repairs or rewiring are recommended at all deficient locations. For additional information we recommend a licensed electrician be consulted. (See Illustration 4O) (See Photo 27)
- ! 5. One or more outlets at the right side hall were inoperative at the time of our inspection. Possibly due to turned off switches which were not located during our inspection. These outlets and circuits should be investigated and corrected as necessary. Based upon our inspection of a representative number of outlets, we recommend testing of every outlet at a later date. Repairs or rewiring are recommended at all deficient locations. (See Photo 34)
- ! 6. Abandoned wiring was noted in the guest unit rear exterior and crawl space. We recommend the wiring be disconnected at its source or terminated in an approved manner in a covered junction box. (See Photo 54) (See Photo 63)
- ! 7. Circuits within the electrical branch/auxiliary panel that are doubled up (referred to as "double taps") should be separated. We recommend reconfiguration of the circuitry so that each wire connects only to one terminal. (See Illustration 4D) (See Photo 25)
8. Double lugging of neutral wires was observed in the electrical panels (when two or more wires are connected to one lug on the bar). Most panels are only listed and rated for one neutral wire per lug on the bus bar. Further evaluation by a licensed electrician is recommended.
- ! 9. Exposed wiring inside the kitchen hood cabinet should be relocated, covered or protected by rigid conduit. (See Photo 23)
- ! 10. The location of the outlet over the baseboard heater at the kitchen can present a safety issue. We recommend the outlet be moved. (See Photo 22)
- ! 11. We found exposed wiring at the kitchen sink cabinet. Even if insulated, we recommend all wiring be encased in conduit or otherwise protected in accordance with present standards. (See Photo 40)
12. The missing outlet cover plates at the guest unit kitchen sink cabinet should be replaced. Based upon our inspection of a representative number of outlets we recommend checking every outlet to make sure they all have covers.

**DISCRETIONARY IMPROVEMENTS AND/OR UPGRADES**

13. Today's electrical standard now requires a device called an arc-fault circuit interrupter "AFCI". As defined in proposals for the 1999 NEC, an "AFCI" is a device that provides protection from effects of arc faults by recognizing characteristics unique to arcing, and then de-energizing the circuit upon detection of an arc fault. Its basic application is protection of 15 amp and 20 amp branch circuits in single and multi-family residential occupancies. These devices are now installed in the habitable bedrooms of new construction.
14. The installation of ground fault circuit interrupter "GFCI" devices is advisable on exterior, garage, bathroom, laundry, and some kitchen outlets. Any whirlpool or swimming pool equipment should also be fitted with "GFCI"s. A ground fault circuit interrupter "GFCI" offers protection from shock or electrocution. Please note that "GFCI" may already be in one or more of these areas. See "description" section above for exact location of any "GFCI" which may be present on this property. (See Illustration 4L)

**LIMITATIONS:**

This is a visual inspection to the accessible areas only. The inspection does not include (if applicable) low voltage systems, telephone wiring, intercoms, alarm systems, TV cable, timers, central vacuum systems, exterior sprinkler systems, exterior landscape lighting or exterior motion sensor lights. Also smoke detectors out of reach were only visually inspected unless noted otherwise. We recommend these systems be checked by interested parties for proper operation when possible.

- Due to inaccessibility of concealed wiring or undocumented improvements of the structure, we are unable to predict whether the number of circuits within a home will be sufficient for the needs of the occupants during a typical home inspection. If fuses blow or breakers trip regularly, this may indicate that additional loads or remodeling modifications may have been added to existing circuits.
- Electrical components concealed behind finished surfaces could not be inspected.
- According to "ASHI" standards only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage may have restricted access to some electrical components.
- Exterior light fixtures on motion or light sensors were not tested.
- One or more added recessed light fixtures appear to have been installed in the ceiling as noted from the attic. Some recessed light fixtures require a certain amount of clearance between the insulation and the metal fixtures, however due to inaccessibility, clearance issues or time limitations we were unable to fully evaluate every light fixture. For additional information we recommend further evaluation of the fixtures by a licensed electrical contractor.

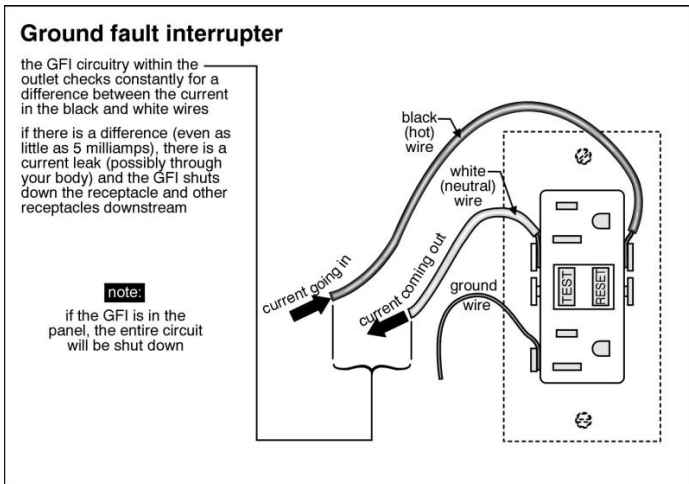


Illustration 4L

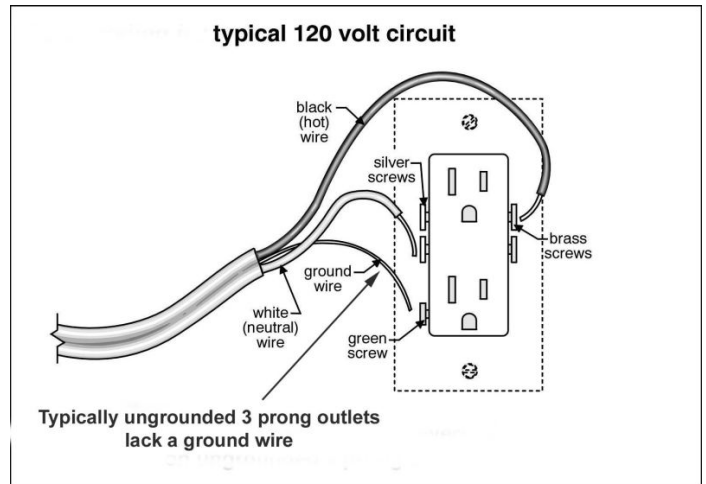


Illustration 4O

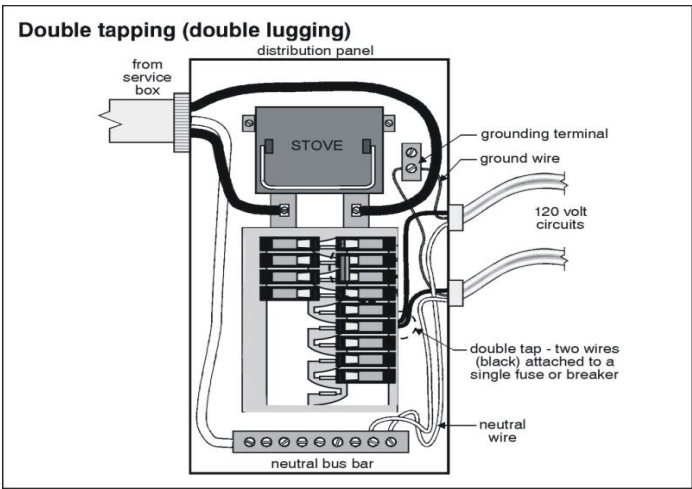


Illustration 4D

# Heating System

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## ITEM DESCRIPTIONS:

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Primary Source Heat	• Gas
Heating System	• Forced Air • Manufacturer: Tempstar • Location: Attic • Location: Crawl Space
Distribution/Ducting	• Baseboard

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## COMMENTS:

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The furnaces were turned on by normal controls and appeared to function.

We recommend a licensed HVAC contractor be retained for further evaluation of the heating unit.

Access to the furnace in the guest unit attic is insufficient. There are specific standards for clearance of forced air systems in attics. Consult a heating and air conditioning contractor regarding this matter. We also recommend further inspection of the forced air system by licensed HVAC contractor when access is provided. (See Photo 48)

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

- ! 1. One or more of the heating ducts have come apart at the crawl space. This will allow conditioned air into surrounding area. We recommend they be repaired and secured. (See Photo 64)
- 2. The fan limit switch appears to out of adjustment or inoperative, causing the main house heating unit and/or blower to "short cycle" or turn on and off repeatedly. We recommend the furnace be evaluated and corrected by a licensed HVAC contractor

## MAINTENANCE ITEMS & GENERAL INFORMATION

- 3. Currently there is no permanently installed cooling system on the property.
- 4. The main house is heated with a high efficiency forced air furnace. In this type of furnace, air is circulated by a blower motor through a heat exchanger, which is heated by the burner unit at the base. An induced draft motor is used to force the exhaust from the furnace to the exterior. By using sealed combustion chambers, secondary exchangers, and using the heat from exhaust gases, this type of furnace wastes less energy than traditional furnaces.

## LIMITATIONS:

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This is a visual inspection to the accessible areas only. The inspection of the heating system is general and not technically exhaustive. A detailed evaluation of the furnace heat exchanger is beyond the scope of this inspection.

- As per ASHI standards determining furnace heat supply adequacy or inadequacy, distribution balance or sizing of the unit or units is not a part of this inspection.
- The wall mount and/or window mounted air conditioning unit (if applicable) was not inspected and are excluded from this report.
- Although the heating system was operated, there are testing limitations during warmer months that can effect normal temperature readings.
- Heating and/or air conditioning registers where accessible were visually inspected. Manual operation of the registers was not performed.
- As per ASHI standards the heat exchanger of the furnace was not inspected and interior portions of the heater were restricted. For additional information we recommend the services of a licensed heating contractor. As a free public service, the local utility company will perform a "safety" review of the heat exchanger and other gas operated components. We recommend that you take advantage of this service before the next seasonal operation.
- Inspection of the heater and/or air conditioner thermostat is limited to operating the units(s) on and off function only. Testing of the thermostat timer, temperature accuracy, clock, set back functions, etc. were not performed.

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# Cooling/Heat Pump System

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**ITEM DESCRIPTIONS:**

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Cooling System                      • None

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**COMMENTS:**

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**LIMITATIONS:**

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This is a visual inspection to the accessible areas only. Air conditioning and heat pump systems, like most mechanical components, can fail at any time.

# Insulation/Ventilation

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## ITEM DESCRIPTIONS:

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Attic/Roof Insulation	• Fiberglass • Depth (inches): 6/12
Exterior Walls Insulation	• Unknown
Crawlspace Insulation	• None
Attic/Roof Ventilation	• Roof Vents • Fascia vents
Crawlspace Ventilation	• Exterior wall vent(s)

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## COMMENTS:

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

1. The exhaust fans in the bathrooms are dirty. This condition places an extra load on the motors. We recommend that the fans be cleaned and lubricated.
2. The exhaust vent fans at various bathrooms were noisy when operated. We recommend they be cleaned, lubricated, or repaired as necessary for quiet operation.

## LIMITATIONS:

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This is a visual inspection to the accessible areas only.

- Insulation/ventilation type and levels in concealed areas cannot be determined. No destructive tests were performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is beyond the scope of this inspection.
- Any estimates of insulation "R" values or depths are rough average values.

# Plumbing

## ITEM DESCRIPTIONS:

<b>Main Water Valve</b>	• Location: Exterior Rear
<b>Supply Piping</b>	• Metallic Material
<b>Drain/Waste/Vent</b>	• Plastic Material • Metallic Material
<b>Cleanout</b>	• Location: Crawl Space • Location: Exterior
<b>Main Gas Valve</b>	• Propane Tank Present (Not Inspected)
<b>Water Heaters</b>	• Manufacturer: Takagi, Maytag • On Demand Tankless Water Heater • Approximate Age (years): 16 or newer • Gas • Electric • Location: Guest Unit Laundry
<b>Seismic Gas Shut-off</b>	• Not Applicable
<b>Excess Flow Gas Shut-off</b>	• Not Applicable

## COMMENTS:

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

- ! 1. The guest unit water heater was not strapped. All water heaters (gas or electric) in seismic zones should be properly anchored or strapped in the upper and lower section of the tank to resist movement during earthquake conditions. Specifically California state code is as follows.
  1. All water heaters gas or electric must be strapped.
  2. Tanks up to 52 gallons require two straps, one in upper one-third and one in the lower one-third of the fixture. Water heaters with a capacity of 52 or above require three, one in upper one-third, one in middle and one in lower one-third are required. There are cases where there is an exception to this rule, we recommend consulting the local building authority regarding the adequacy of the seismic restraints for the water heater at this property.
  3. Straps may consist of either plumbers tape (at least 24 gauge) or half-inch diameter metal conduit.
  4. Straps must wrap around the body of the water heater and any gaps between the wall and tank should be blocked to prevent movement.
  5. Straps should be secured to adjacent wall or stud and from opposing directions
  6. Straps should be secured to the wall or studs using 1/4" diameter by 3" long lag bolts with washers. (See Illustration 8E) (See Photo 51)
2. The installation of a sediment trap at the water heater appliance gas line is recommended.
3. The sink drain was observed to drain slowly at the rear patio kitchen, suggesting that an obstruction may exist. We recommend the drain line be further evaluated by appropriate trades and improved for full use of this area.
- ! 4. The tub faucet and/or handles are leaking at the right side hall bathroom. We recommend all leaks be repaired. (See Photo 33)
- ! 5. The exterior drain is leaking under the guest unit bathroom. We recommend all leaks be repaired. (See Photo 59)
6. Manufacturers of yellow corrugated stainless steel tubing believe that yellow corrugated stainless steel tubing is safer if properly bonded and grounded as required by the manufacturer's installation instructions. Proper bonding and grounding of this product can only be determined by a licensed electrical contractor.
7. Water hammer in the supply piping at the master bathroom sink was observed when operating plumbing fixtures. Over time, this condition can influence the integrity of pipe connections. Closing valves and faucets slowly is one approach to avoiding water hammer. Better securing pipes where possible and installing air chambers (shock absorbers) at the risers to fixtures would be another solution. (See illustration 8G)
8. The shower handle in the guest bathroom leaks. We recommend all leaks be repaired.
9. The toilet at the master bathroom is loose and should be properly re-secured, tightened and caulked. (See Illustration 8J)
10. The tub faucet was dripping at the right side hall bathroom. For water conservation and cosmetic issues we recommend the faucet be repaired.

### MAINTENANCE ITEMS & GENERAL INFORMATION

11. The typical life cycle for a water heater is 8-12 years. As is not uncommon in homes of this age, the water heating system is older and may be approaching the end of its useful life. Some units will last longer; others can fail prematurely. Although operating, the need for replacement should be expected in the near future. Please be aware that shutting the gas off to this unit for any reason may cause this unit to fail.

### DISCRETIONARY IMPROVEMENTS AND/OR UPGRADES

12. To reduce the risk of contamination of supply water, installation of anti-siphon devices on exterior hose bibs are recommended.

**LIMITATIONS:**

This is a visual inspection to the accessible areas only. We do not determine whether the properties' water supply and sewage disposal are public or private.

- Water and gas shut-off valves, including but not limited to seismic, excess flow shut-off valves and gas fireplace valves where applicable, were not operated or tested. Identification of these devices is limited to the accessible areas only.
- Portions of the plumbing system concealed by finishes and/or storage (below sinks, below the structure and beneath the yard) were not inspected.
- Water quantity and quality are not tested. The effect of lead content in solder and/or supply lines is beyond the scope of the inspection.
- Inspection of any water conditioning system (filters, purifiers, softeners, etc.) is beyond the scope of this inspection and are excluded from this report.
- Inspection of any lawn sprinkler system is beyond the scope of this inspection and are excluded from this report (unless noted otherwise).
- The interior portions of the water heater were restricted. For additional information we recommend the services of a licensed plumbing contractor. As a free public service, the local utility company will perform a "safety" review of the interior of the water heater and other gas operated components. We recommend that you take advantage of this service before the next seasonal operation.
- HomeGuard Incorporated does not determine if any fixtures or toilets are water conserving.

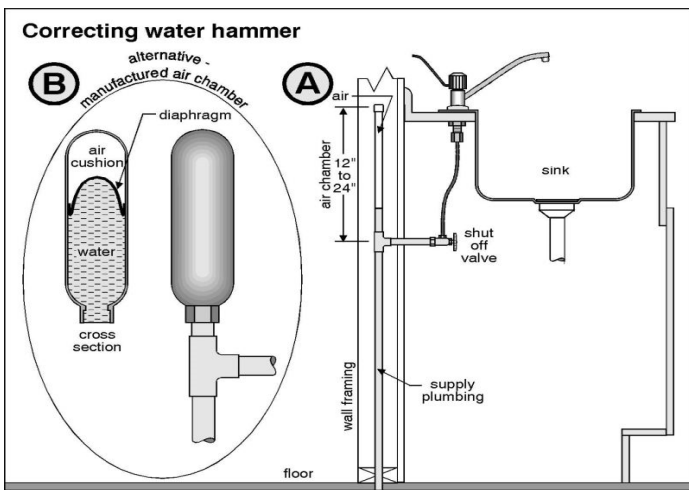


Illustration 8G

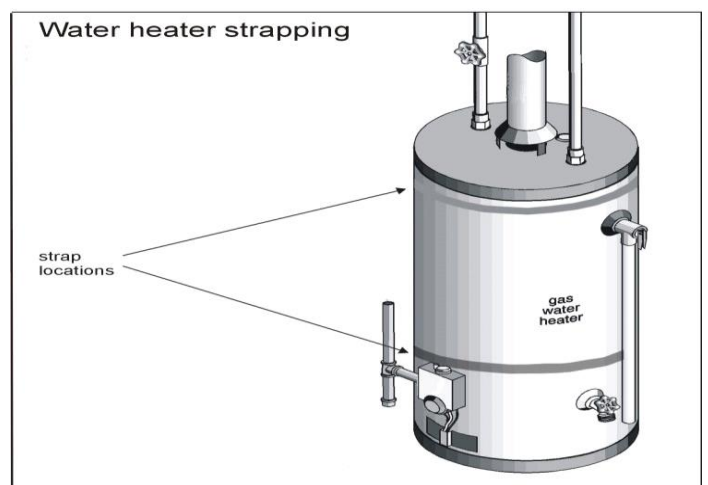


Illustration 8E (Please note this diagram refers to two strap installations)

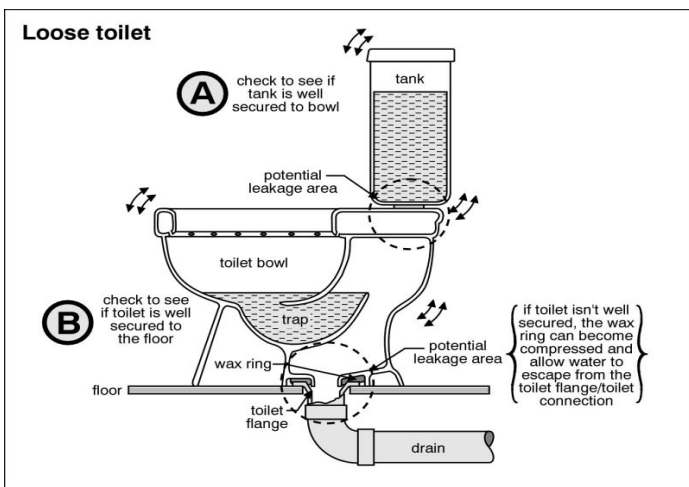


Illustration 8J

# Interior

## ITEM DESCRIPTIONS:

<b>Kitchen Appliances Tested</b>	• Electric Range • Dishwasher • Waste Disposer • Exhaust Hood
<b>Wall Finishes</b>	• Drywall/Plaster • Wood
<b>Ceiling Finishes</b>	• Drywall/Plaster • Wood • Acoustic
<b>Floors</b>	• Carpet • Tile/Stone • Vinyl • Concrete • Laminate Flooring
<b>Doors</b>	• Hollow Core • Solid Core • Raised Panel • Pocket
<b>Window Style and Glazing</b>	• Double/Single Hung • Sliders • Fixed Pane • Single Pane • Double Pane
<b>Stairs/Railings</b>	• Not Present
<b>Fireplace/Wood Stove</b>	• Steel Fire Box
<b>Cabinets/Countertops</b>	• Wood • Laminate • Solid Surface
<b>Laundry Facilities/Hookup</b>	• 240 Volt Circuit for Dryer • 120 Volt Circuit for Washer • Hot and Cold Water Supply for Washer • Waste Standpipe for Washer • Dryer vent noted
<b>Other Components Inspected</b>	• Smoke Detector • Door Bell • Misc. Electric Heaters • Carbon Monoxide Detector

## COMMENTS:

Personal storage was blocking access to the interior of the guest unit hall bathroom. Therefore, the area is considered inaccessible and was not fully inspected. With access and a opportunity for complete inspection, conditions in need of attention may be discovered. The personal belongings should be removed so the area may be examined. (See Photo 44)

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

### INTERIOR

- ! 1. The clothes dryer is venting to the crawl space. We recommend the vent exhaust to the building exterior. Typical standards for dryer vents require a four inch, smooth wall duct, no longer than fourteen feet, with a hooded damper at the termination. A flexible vent six feet maximum may be used at the dryer connection but cannot pass through floors or walls. (See Photo 57)
- ! 2. One or more smoke detector batteries have been removed. Interested parties are advised to replace the batteries and test for proper operation. (See Photo 32)
- ! 3. The ceilings at the exterior front and rear exterior guest unit closet show evidence of water stains. It is recommended that the source of these stains be identified and corrected and the surfaces be refinished. (See Photo 6) (See Photo 49)
- ! 4. This home does not have enough smoke detectors installed. The installation of smoke detectors should be placed on each floor in non-sleeping areas. In addition, one smoke alarm must be installed in each room where sleeping occurs and one smoke alarm should be located in each hallway that leads directly to sleeping rooms. (See Photo 31)
- ! 5. There is evidence of vermin activity in the structure. It is likely that this infestation is also in inaccessible areas. The owner is advised to contact the appropriate trades for all remedial measures necessary. (See Photo 28)
- ! 6. The wall at the guest bedroom shows evidence of water stains. It is recommended that the source of the moisture be identified and corrected and the surface be repaired and refinished to restore its appearance. (See Photo 37)
7. Some of the interior floors were noted to squeak when walked on. This does not affect the functional use of the floor. Squeaks can usually be eliminated by additional attachment of the subfloor to the floor joist.
8. Difficult to operate or non-functional window latches/locks at various locations should be cleaned, adjusted and/or repaired for increased security and full use of these areas.
9. The fireplace chimney should be cleaned and inspected prior to the close of escrow. (See Illustration 9J)
10. The installation of the floor covering is incomplete in the guest bedroom. We recommend all incomplete interior floor and/or trim be replaced for cosmetic considerations.
11. One or more interior doors do not latch properly. We recommend that hinges, latches and strike plates be adjusted to restore full operation.
12. A number of the interior door(s) rubs on the frames/jamb. We recommend all rubbing doors be trimmed, planed or adjusted as necessary to improve operation.
13. One or more interior doors have been removed. We recommend that doors be installed in all necessary openings and checked for proper operation.
14. The doorbell was inoperative at the time of this inspection. We recommend it be repaired.

15. The vinyl flooring and/or seams in various locations are loose and/or unbound. Improvements are recommended. Damage caused by water seepage cannot be determined by this visual inspection.
16. It may be desirable to replace the window screens where missing or damaged.
17. The interior wall or ceiling blemishes or minor holes and or cracks are cosmetic and can be repaired in the course of routine maintenance.
18. Various interior doors, windows and electrical outlets were partially inaccessible due to storage at the time of our inspection. With access and an opportunity for a complete inspection, conditions in need of attention may be discovered. We recommend the storage be removed and these areas further inspected.
19. The location of the light fixture at the bedroom closet can present a safety issue. Incandescent light fixtures should be used in closets only when located over a door or on the ceiling and at least twelve inches from storage areas. Exposed bulbs and pendant lights should not be used. We recommend fluorescent or LED lights in closets because they are cooler and require only six inches of clearance from storage areas.
20. There is no metal pan under the washing machine to catch and divert any dripping water to the exterior. We recommend one be installed.
21. One or more interior doors have loose, damaged, and/or missing hardware. We recommend that the knobs, latches and/or hinges be adjusted or replaced to restore full operation.

#### KITCHEN

- ! 22. The window sills/frames at the kitchen, guest bedroom and various guest unit locations are water damaged. We recommend they be repaired or replaced. (See Photo 24) (See Photo 36) (See Photo 41)**
23. One or more of the control knobs or buttons at the electric range were worn and un-readable. We recommend repair or replacement of the knobs for full use of the appliance as designed.

#### BATHROOMS

- ! 24. Evidence of water damage at the hall bathroom floor was observed. The extent of the damage is difficult to predict without removing floor coverings. We recommend the services of a licensed structural pest control operator for investigation of this condition. (See Photo 26)**
25. The shower head at the guest unit hall bathroom is missing. We recommend it be replaced. (See Photo 45)
  26. The seam for the floor at the base of the tub/shower at the hall bathroom is lifted or open. We recommend that the floor be sealed to avoid water penetration.
  27. The tub drain stopper at the right side hall bathroom was not functioning properly. We recommend repair or replacement. (See Illustration 9E)
  28. The tile floor surface at the right side hall bathroom is cracked and/or chipped. This is a cosmetic issue and repairs may be optional.
  29. The tub spout in the master bathroom was noted to be loose. We recommend the spout be secured and caulked.
  30. The basin drain stopper at the hall bathroom sink was missing or not functioning properly. We recommend adjustment, repair or replacement.
  31. The openings in the drywall at the guest unit bathroom sink cabinet plumbing penetrations should be filled to prevent rodent entry.
  32. The window and sill of the right side hall bathroom shower enclosure should be protected from moisture. Windows in bathtub/shower enclosures have a reputation for allowing leakage behind the walls, causing water damage. Damage caused by water seepage cannot be determined by this visual observation.
  33. Cracked, deteriorated and/or missing floor tile grout and caulk in the bathrooms should be replaced. Water leaking through non-sealed areas can cause damage. Damage caused by water seepage cannot be determined by this visual inspection.
  34. Cracked, deteriorated and/or missing grout and caulk at the right side hall bathroom bathtub should be replaced. Water leaking through non-sealed areas can cause damage. Damage caused by water seepage cannot be determined by this visual observation. A flexible caulking material is recommended rather than rigid cementitious grout.
  35. A gap was noted at the escutcheon at the right side hall bathroom shower head. We recommend sealing this trim piece for a better appearance and to avoid leakage in this area.

**MAINTENANCE ITEMS & GENERAL INFORMATION****INTERIOR****36. ENVIRONMENTAL ISSUES:**

Issues Based on the age of this home, there is a possibility the structure may contain asbestos such as ceiling texture, insulation on the distribution piping and/or transit piping and siding. This can only be verified by laboratory analysis. The Environmental Protection Agency (E.P.A.) reports that asbestos represents a health hazard if "friable" damaged, crumbling, or in any state that allows the release of fibers. If replacement necessitates the removal of the acoustic ceiling or insulation, a specialist should be engaged. If any sections of this insulation are indeed friable, or become friable over time, a specialist should be engaged. Further guidance is available from the Environmental Protection Agency (E.P.A.). Due to the age of construction, it is likely that there are other materials within the home that contain asbestos but are not identified by this inspection report.

37. The evaluation of the thermal pane windows ("dual pane/glazed") is limited to accessible windows exhibiting noticeable conditions at the time of our inspection, such as condensation and/or evidence of moisture developing between the panes of glass. Due to the known design and/or characteristics associated with thermal pane windows, conditions may be discovered at a later date, however seal failure can occur at any time.

**KITCHEN**

38. Carbon monoxide is a colorless, odorless gas that can result from a faulty fuel burning furnace, range, water heater, space heater or wood stove. Proper maintenance of these appliances is the best way to reduce the risk of carbon monoxide poisoning. For more information, consult the Consumer Product Safety Commission CPSC at [www.cpsc.gov](http://www.cpsc.gov) for further guidance.

**BATHROOMS**

39. The shower wall in the right side hall bathroom is missing or not high enough to provide a proper moisture barrier. We recommend the wall covering be installed to a height above the shower head.

**DISCRETIONARY IMPROVEMENTS AND/OR UPGRADES****KITCHEN**

40. The guest unit kitchen range does not have a "anti-tip" device. This upgrade would help to keep the range from tipping when the doors are open.

**LIMITATIONS:**

This is a visual inspection to the accessible areas only. Assessing the quality of interior finishes is highly subjective. Issues such as cleanliness, cosmetic flaws, quality of materials, architectural appeal and color are outside the scope of this inspection. Comments are general, except where functional concerns exist. Due to texturing and painting of interior surfaces there is no possible way of determining point of origin of any gypsum (sheetrock) material without destructive testing. HomeGuard Incorporated does not perform any destructive testing. Smoke detectors and carbon monoxide detectors were not manually tested. The sensors of these units are not tested. Both smoke detectors and carbon monoxide detectors have a limited life span and should be replaced according to the manufactures instructions.

- Furniture, storage, appliances and/or wall hangings restricted the inspection of the interior.
- No access was gained to the wall cavities of the home.
- The adequacy of the fireplace draw cannot be determined during a visual inspection.
- The operation of the dishwasher was limited to a filling and draining cycle only, however due to time limitations timers, dryer cycles and/or higher functions were not tested. For additional information in regards to the operation and full function of the dishwasher we recommend consultation with the owner or appropriate trades.
- The washing machine faucets were visually inspected however they were not tested.
- The above listed kitchen appliances were operated unless noted otherwise. These appliances were not inspected for installation according to manufacturer specifications and were not evaluated for performance, efficiency or adequacy during their operation. No refrigerators whether "built in" or portable are operated, inspected or tested.
- All appliances not "built in" to the structure such as washing machine, dryer, refrigerator and/or countertop microwaves were not inspected and are excluded from this report. No refrigerators whether "built in" or portable are operated, inspected or tested.
- Fireplace screens or doors were not inspected (unless otherwise noted) and are excluded from this report.
- Testing of the oven cleaning function is beyond the scope of this inspection. For proper operation and testing of this function we recommend consultation with the existing homeowner.

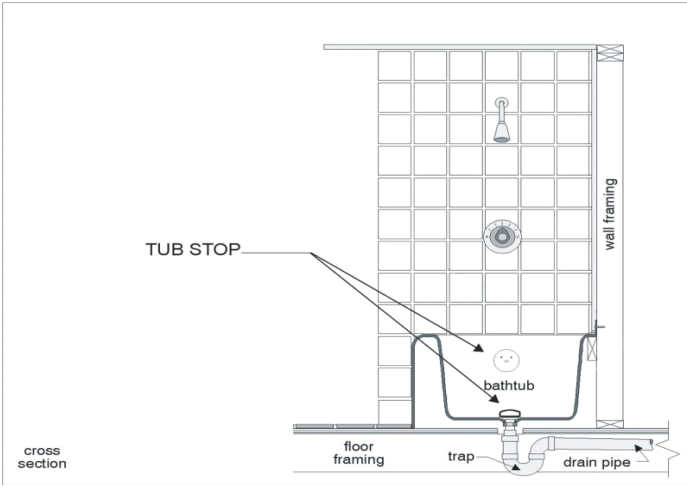


Illustration 9E

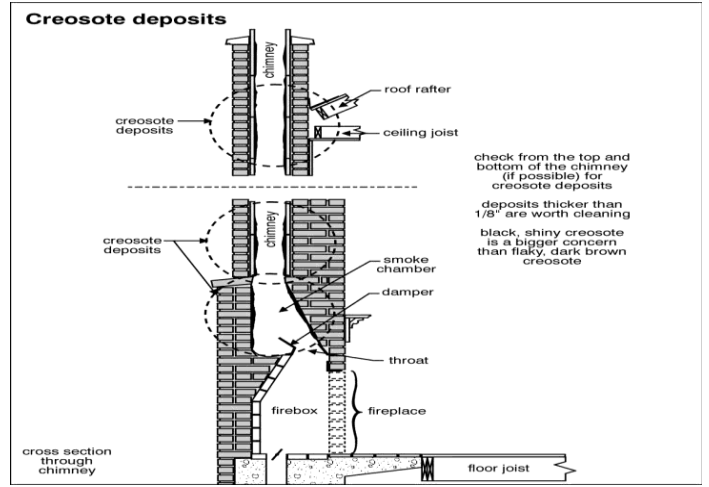


Illustration 9J

# Photographs

**No relative importance should be placed on the photographs provided in this report. The photographs in this report do not necessarily illustrate all of the damage in any particular finding. Also, not all problem areas will be supported with photographs. Please contact HomeGuard if you have any questions.**



Photo 01



Photo 02

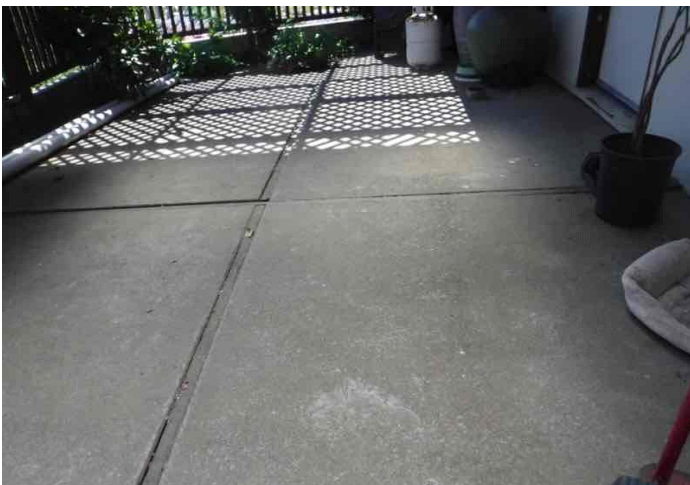


Photo 03

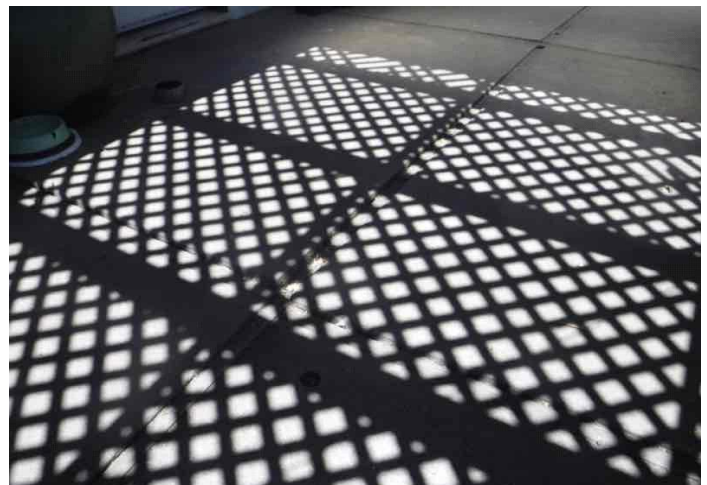


Photo 04



Photo 05



Photo 06



Photo 07



Photo 08



Photo 09



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14

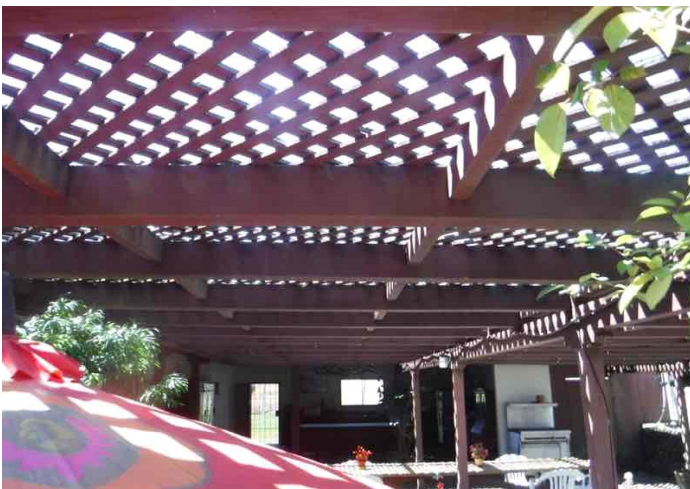


Photo 15

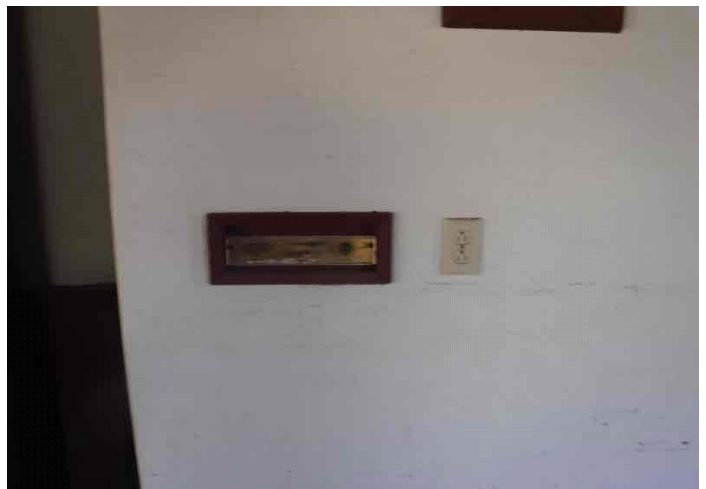


Photo 16



Photo 17



Photo 18



Photo 19



Photo 20



Photo 21



Photo 22



Photo 23



Photo 24

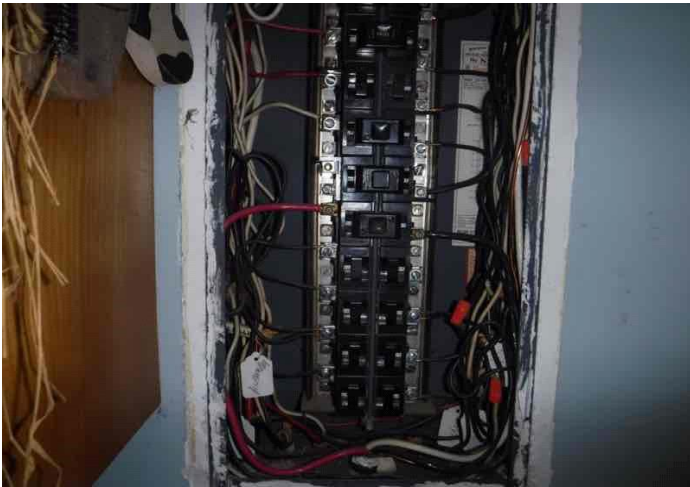


Photo 25



Photo 26



Photo 27



Photo 28



Photo 29

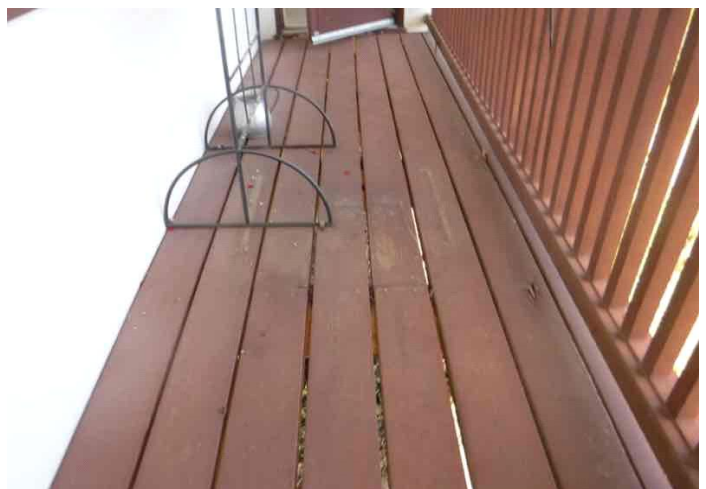


Photo 30



Photo 31



Photo 32

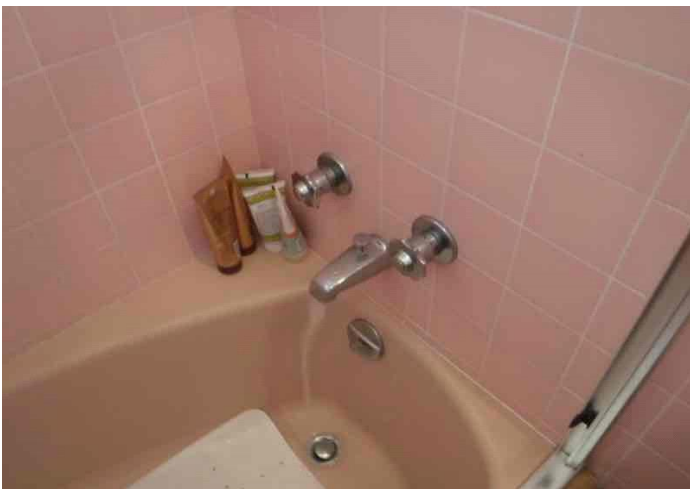


Photo 33



Photo 34



Photo 35



Photo 36

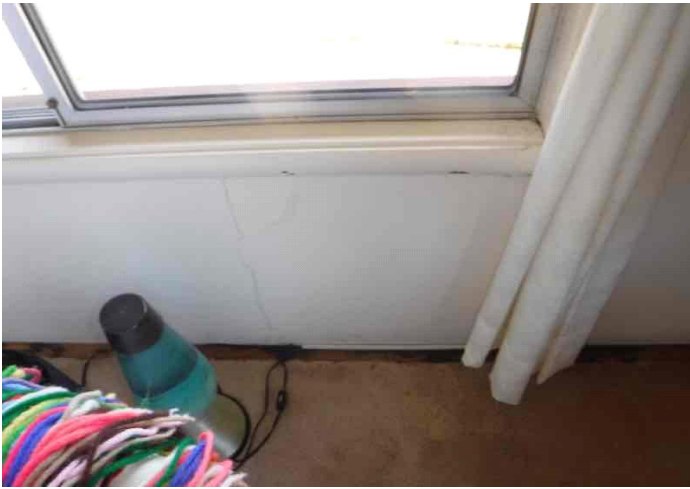


Photo 37



Photo 38



Photo 39



Photo 40

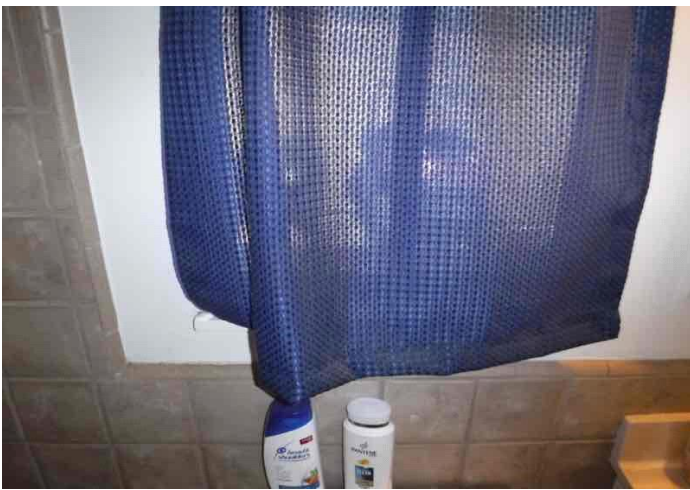


Photo 41



Photo 42

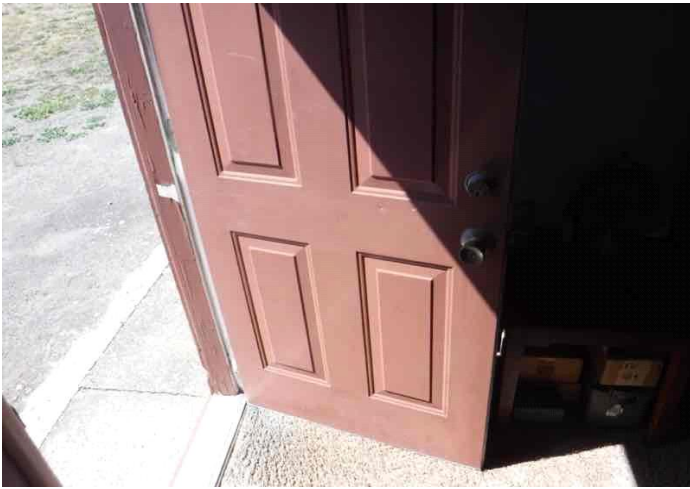


Photo 43



Photo 44



Photo 45



Photo 46

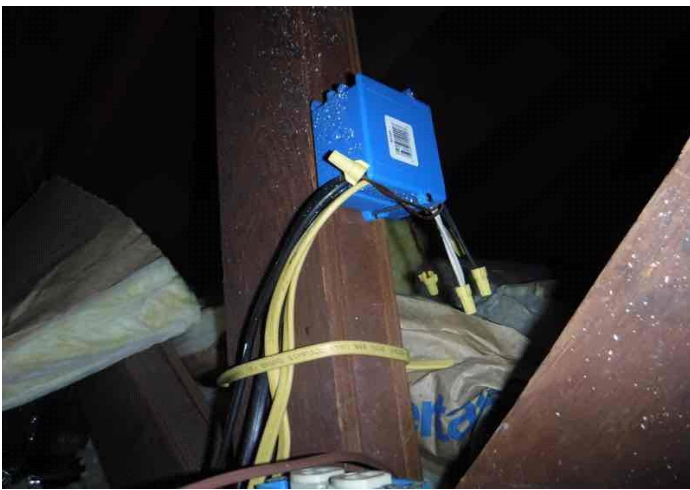


Photo 47

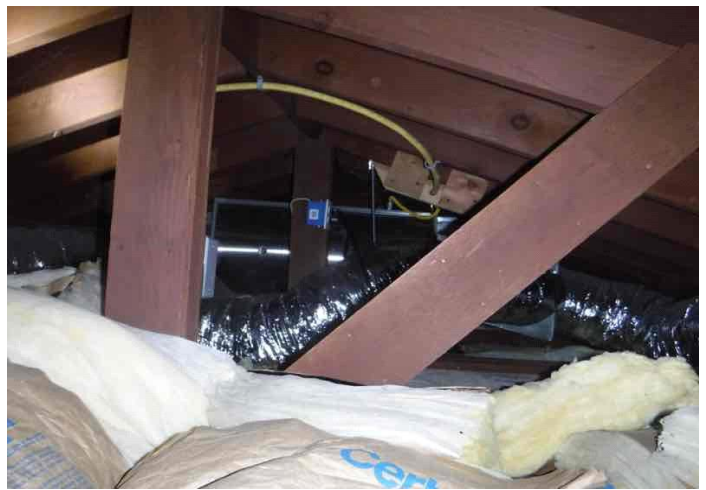


Photo 48

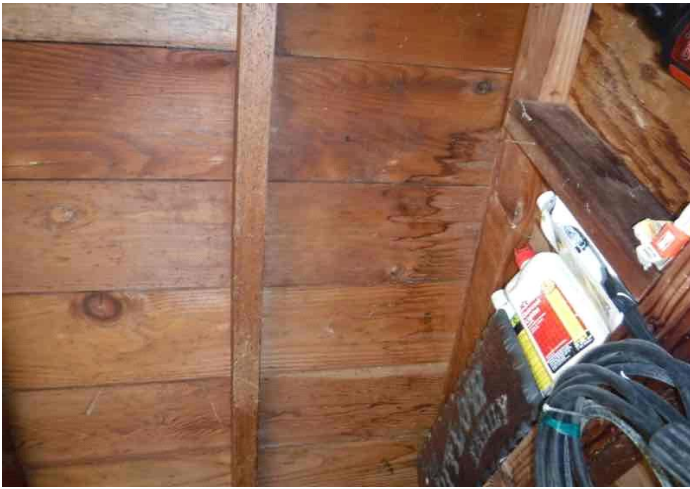


Photo 49



Photo 50



Photo 51



Photo 52

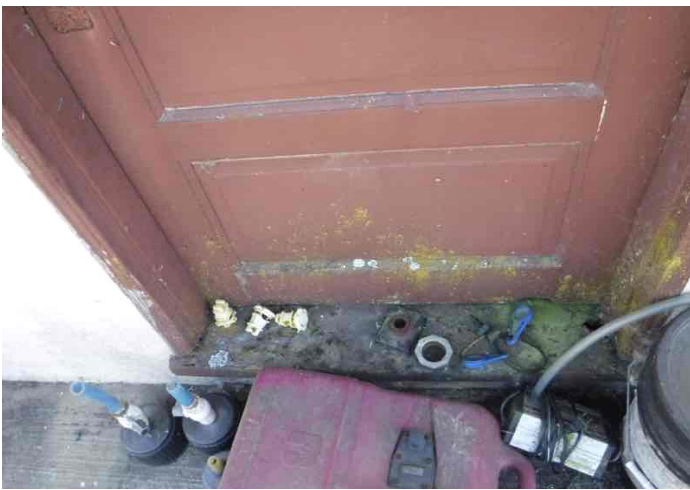


Photo 53



Photo 54



Photo 55



Photo 56



Photo 57



Photo 58



Photo 59



Photo 60



Photo 61



Photo 62



Photo 63



Photo 64

# Maintenance Advice

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## UPON TAKING OWNERSHIP

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After taking ownership of a new home, there are some maintenance and safety issues that should be addressed immediately. The following checklist should help you undertake these improvements.

- Change the locks on all exterior entrances, for improved security.
- Check that all windows and doors are secure. Improve window hardware as necessary. Security rods can be added to sliding windows and doors. Considerations could also be given to a security system.
- Install smoke detectors on each level of the home. Ensure that there is a smoke detector outside all sleeping areas. Replace batteries on any existing smoke detectors and test them. Make a note to replace batteries again in one year.
- Create a plan of action in the event of a fire in your home. Ensure that there is an operable window or door in every room of the house. Consult with your local fire department regarding fire safety issues and what to do in the event of a fire.
- Examine driveways and walkways for trip hazards. Undertake repairs where necessary.
- Examine the interior of the home for trip hazards. Loose or torn carpeting and flooring should be repaired.
- Undertake improvements to all stairways, decks, porches and landings where there is a risk of falling or stumbling.
- Review your home inspection report for any items that require immediate improvement or further investigation. Address these areas as required.
- Install rain caps and vermin screens on all chimney flues, as necessary.
- Investigate the location of the main shut-offs for the plumbing, heating and electrical systems. If you attend the home inspection, these items have been pointed out to you.

## REGULAR MAINTENANCE

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### EVERY MONTH

- Check that fire extinguisher(s) are fully charged. Re-charge if necessary.
- Examine heating/cooling air filters and replace or clean as necessary.
- Inspect and clean humidifiers and electronic air cleaners.
- If the house has hot water heating, bleed radiator valves.
- Clean gutters and downspouts. Ensure that downspouts are secure, and that the discharge of the downspouts is appropriate. Remove debris from window wells.
- Carefully inspect the condition of shower enclosures. Repair or replace deteriorated grout and caulk. Ensure that water is not escaping the enclosure during showering. Check below all plumbing fixtures for evidence of leakage.
- Repair or replace leaking faucets or shower heads.
- Secure loose toilets, or repair flush mechanisms that become troublesome.

### SPRING AND FALL

- Examine the roof for evidence of damage to roof covering, flashings and chimneys.
- Look in the attic (if accessible) to ensure that roof vents are not obstructed. Check for evidence of leakage, condensation or vermin activity. Level out insulation if needed.
- Trim back tree branches and shrubs to ensure that they are not in contact with the house.
- Inspect the exterior walls and foundation for evidence of damage, cracking or movement. Watch for bird nests or other vermin or insect activity.
- Survey the basement and/or crawl space walls for evidence of moisture seepage.
- Look at overhead wires coming to the house. They should be secure and clear of trees or other obstructions.
- Ensure that the grade of the land around the house encourages water to flow away from the foundation.

- Inspect all driveways, walkways, decks, porches, and landscape components for evidence of deterioration, movement or safety hazards.
- Clean windows and test their operation. Improve caulking and weather-stripping as necessary. Watch for evidence of rot in wood windows frames. Paint and repair window sills and frames as necessary.
- Test all ground fault circuit interrupter (GFCI) devices, as identified in the inspection report.
- Shut off isolating valves for exterior hose bibs in the fall, if below freezing temperatures are anticipated.
- Test the Temperature and Pressure Relief (TPR) Valve on water heaters.
- Inspect for evidence of wood boring insect activity. Eliminate any wood/soil contact around the perimeter of the home.
- Test the overhead garage door opener, to ensure that the auto-reverse mechanism is responding properly. Clean and lubricate hinges, rollers and tracks on overhead doors.
- Replace or clean exhaust hood filters.
- Clean, inspect and/or service all appliances as per the manufacturer's recommendations.

**ANNUALLY**

- Replace smoke detector batteries.
- Have the heating, cooling and water heater systems cleaned and serviced.
- Have chimneys inspected and cleaned. Ensure that rain caps and vermin screens are secure.
- Examine the electrical panels, wiring and electrical components for evidence of overheating. Ensure that all components are secure. Flip the breakers on and off to ensure that they are not sticky.
- If the house utilizes a well, check and service the pump and holding tank. Have the water quality tested. If the property has a septic system, have the tank inspected (and pumped as needed).
- If your home is in an area prone to wood destroying insects (termites, carpenter ants, etc.), have the home inspected by a licensed specialist. Preventive treatments may be recommended in some cases.

**PREVENTION IS THE BEST APPROACH**

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Although we've heard it many times, nothing could be more true than the old cliché "an ounce of prevention is worth a pound of cure." Preventative maintenance is the best way to keep your house in great shape. It also reduces the risk of unexpected repairs and improves the odds of selling your house at fair market value, when the time comes. Please feel free to contact our office should you have any questions regarding the operation or maintenance of your home. Enjoy your home!



Invoice Date: 8/7/2020

Invoice No: LIV796453P

## Invoice

### Bill To:

George DeSalvo  
Compass Real Estate  
1305 Grant Avenue  
Novato, CA 94945

### Property Information:

Address: 12700 State Route 1  
Point Reyes Station CA, 94956  
Report No: 528193 TPR  
Escrow#:

### Billing Information:

Inspection:	8/7/2020 Complete	\$915.00
Total Due:		\$915.00

**DUE UPON RECEIPT**

Please remit to 510 Madera Ave., San Jose, CA 95112

*There is a \$25 fee for all returned checks*