

# The Uniform Building Inspection Report

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**Historic Bed & Breakfast:**  
406 Maple St., San Diego, Ca.

**Prepared Exclusively for:**  
Blokhaus Development

**Inspection Date:**  
4/5/12, 1:00 PM

**Report Number:**  
040512-b000644



National Association of Commercial  
Building Inspectors & Thermographers  
***Certified Member***

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# SUMMARY

This Summary Report is intended to provide a convenient and cursory preview of the conditions and components that we have identified within the report as needing service. It is obviously not comprehensive, and should not be used as a substitute for reading the entire report, nor is it a tacit endorsement of the condition of components or features that may not appear in this summary. An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, expressed as a result of the inspection. Please take time to review limitations contained in the inspection agreement. This report is not a warranty and this firm does not warrant that this report will be accepted as written by all parties to the transaction. Clients are cautioned that trade professionals will not always agree with these assessments. Some may see an issue as more serious than described here, while others may consider an issue less serious or even non-existent. That is because these conventions are the writer's subjective assessment only, and are based on his or her own training and experiences. For that reason, this firm recommends that clients always obtain estimates for repairs from their own contractor, not those chosen by a seller or a real estate agent, and be sure to obtain a second opinion concerning all costs and proposed repairs. Each of these items will likely require further evaluation and repair by licensed trades people. Obtain competitive estimates for these items. Also, ***the service recommendations that we make in this summary and throughout the report should be completed well before the final payment and further evaluation by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.***

Here is a list of defects that need further evaluation or repair by appropriately Licensed Contractors.

## EXTERIOR - FOUNDATION - BASEMENT

### WALLS:

**CONDITION:** Stucco Color Coat is blistered and/or peeling away, Damaged/rotted from moisture.

### BASEMENT/CRAWL SPACE:

#### CRAWL SPACE:

Some piers and posts are, Earth-to-Wood contact is found, Further evaluation by a structural engineer is recommended due to conditions viewed.

**COLUMNS/SUPPORTS:** Column/pier is out of plumb or weak, water stains noted.

**BASEMENT FLOOR AND DRAINAGE:** Symptoms of prior water entry exist.

**OTHER OBSERVATIONS:** Open j-box and exposed wires hanging out, and insulation falling down.

## ROOF SYSTEM

### ROOF:

#### ROOF COVERING STATUS:

Damage/Deterioration/Defects noted, A licensed roofing contractor should be called to make further evaluation and repairs as needed.

## PLUMBING

### MAIN LINE:

#### CONDITION:

Water pressure to home is too high at 89 psi (Typically 60-80 psi) and a further evaluation by a licensed contractor is recommended.

### SUPPLY LINES:

**CONDITION:** Leaks noted at main supply and in crawl space - Repairs needed.

### WASTE LINES:

**CONDITION:** Leaks noted – Repairs needed.

## ELECTRICAL SYSTEM

### SWITCHES & OUTLETS:

#### CONDITION:

10 GFCIs not operational (including Renaissance Room & Kitchen) - Do not reset. Open j-box and exposed wires hanging out in the crawl space. Call a licensed electrician for further analysis and necessary repairs.

## INTERIOR

### DOORS:

#### *OTHER EXTERIOR DOORS:*

Missing weather stripping is noted at the deck doors of Gothic, Balboa, & Garden Rooms.

### WINDOWS:

#### *TYPE & CONDITION:*

Wood, Casement. Some are inoperative (Balboa Room & Bath), some have missing window latches, broken counter weights and balances noted. Numerous missing window screens.

### SMOKE / FIRE DETECTOR:

*COMMENTS:* Missing smoke detectors are noted in Gothic room and in hallway.

## KITCHEN - APPLIANCES - LAUNDRY

### KITCHEN SINK:

*TYPE AND CONDITION:* Stainless Steel, **ACTIVE LEAK** noted. Third faucet is inoperative.

## BATHROOMS

### BATHROOM AREA:

*CONDITION OF SINK:* Sink leaks - **ACTIVE LEAK!**

### BATHROOM AREA:

*CONDITION OF SINK:* Missing mechanical stopper.

### BATHROOM AREA:

*TUB/SHOWER AND WALLS:* Shower door swings freely, no stop/guide - **SAFETY HAZARD!**

### BATHROOM AREA:

*CONDITION OF SINK:* Minor **ACTIVE LEAK** under the sink.

### BATHROOM AREA:

#### *TUB/SHOWER AND WALLS:*

Moisture damage is seen at wall areas with black mold like substance noted, Enclosure has a leak - Cosmetic moisture damage is noted at the wall or floor outside the tub/shower area.

## GROUNDS

### DRIVEWAY:

*CONDITION:* Cracks noted are major, Repair needed.

### EXTERIOR STAIRS/STOOPS:

*CONDITION:* Repairs needed - **TRIP HAZARDS!**

### FENCES & GATES:

#### *CONDITION:*

Earth to wood contact - Lower the dirt 2-3 inches to prevent wood rot. Damage is noted - Repairs needed.

If you have any questions about your report, please call our office at (888)239-6969 during regular business hours.

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was not included in this inspection.

CLIENT agrees to submit, in lieu of litigation, any disputes which may arise in connection with the Inspection of the subject property, to binding, non-appealable mediation/arbitration to the National Association of Certified Home Inspectors Alternate Dispute Resolution Service ([www.nachiadrs.com](http://www.nachiadrs.com)) in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

# EXTERIOR - FOUNDATION - BASEMENT

Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

## WALLS:

**MATERIAL:**

Stucco, Shingles.

**CONDITION:**



Stucco Color Coat is blistered and/or peeling away, Damaged/rotted from moisture.

## TRIM:

**MATERIAL:**

Wood.



**CONDITION:**

Appears serviceable.



## CHIMNEY:

**MATERIAL:**

Brick.

**CONDITION:**

Appears serviceable.

## BASEMENT/CRAWL SPACE:

**ACCESSIBILITY:**

Stairs and handrail serviceable, Basement door appears serviceable.



**CRAWL SPACE:**



Some piers and posts are, Earth-to-Wood contact is found, Further evaluation by a structural engineer is recommended due to conditions viewed.

**BASEMENT WALLS -  
TYPE:**

Poured concrete, concrete block, brick.

**CONDITION:**



Deterioration noted to foundation walls is major. A Structural Engineer should be called to make further evaluation and recommendations as needed.

**BEAMS:**

No need for repairs at this time. Monitor in the future.

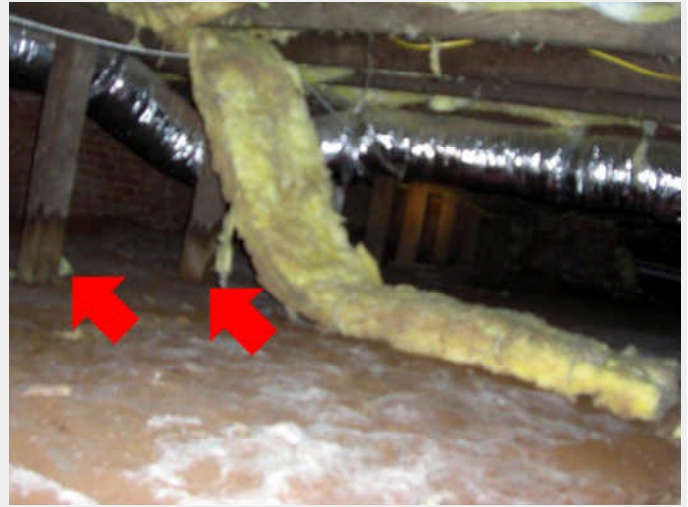
**FLOOR JOISTS:**

Appear serviceable.



**COLUMNS/SUPPORTS:**

Column/pier is out of plumb or weak, water stains noted.





**BASEMENT FLOOR AND  
DRAINAGE:**



**Efflorescence noted.**

Symptoms of prior water entry exist.

**OTHER  
OBSERVATIONS:**



Open j-box and exposed wires hanging out, and insulation falling down.

# ROOF SYSTEM

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

## ATTIC AND INSULATION:

### ACCESSIBILITY AND CONDITION:

Attic is full size.

### INSULATION TYPE AND CONDITION:



No insulation is provided.

## ROOF:

### STYLE:

Gable, Hip.

### TYPE:

Tile.

### ROOF ACCESS:

Unable to fully access due to height/pitch/weather/type, Viewed from ground with binoculars.

### ROOF COVERING STATUS:



Damage/Deterioration/Defects noted. A licensed roofing contractor should be called to make further evaluation and repairs as needed.

**GUTTERS & DOWNSPOUTS:**

TYPE & CONDITION: None.

# PLUMBING

Water quality or hazardous materials (lead) testing is available from local testing labs. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. The temperature pressure relief valve, at the upper portion of the water heater, is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

## MAIN LINE:

### MATERIAL:

Undetermined.

### CONDITION:

Water pressure to home is too high at 89 psi (Typically 60-80 psi) and a further evaluation by a licensed contractor is recommended.



## SUPPLY LINES:

### MATERIAL:

Combination of materials.





**CONDITION:**



Leaks noted at main supply and in crawl space - Repairs needed.

**WASTE LINES:**

**MATERIAL:**

Cast Iron, Plastic.

**CONDITION:**

Appears serviceable, Plumbing vents appear serviceable.

**HOSE FAUCETS:**

**OPERATION:**

Sample operated, appeared serviceable.

**WATER HEATER:**

**TYPE:**

Gas.

**SIZE:**



Basement-115 gal. each.



**LOCATION:**

Utility room, basement.



**CONDITION:**

Appears serviceable, Water heater is strapped to California Earthquake Guidelines. Flue vent intact, A water shutoff valve is installed.



**Additional Comments & Photos:**



Drain line is not draining properly and flooding the basement floor, causing the water heater to rust - Repairs needed.

## **FUEL SYSTEM:**

**METER/TANK**

**LOCATION-CONDITION:** Meter located at exterior, System appears serviceable.

# HEATING - AIR CONDITIONING

The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector can not light pilot lights. Safety devices are not tested by the inspector.

NOTE: Asbestos materials have been commonly used in heating systems.

Determining the presence of asbestos can ONLY be preformed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

The efficiency, design, energy loss, or cleanliness of the duct system is beyond the scope of this inspection.

## HEATING SYSTEM DESCRIPTION:

**LOCATION OF PRIMARY UNIT:**

Basement.

**SYSTEM TYPE:**

Forced Air.



**FUEL TYPE AND NOTES:**

Natural Gas.

**APPROXIMATE AGE IN YEARS:**

less than 5 years.

## HEATING SYSTEM CONDITION:

**PRIMARY UNIT:**

Good.

**PUMP/BLOWER FAN:**

Good.

**VENTING:**

Good.

**AIR FILTERS:**

Good.

**NORMAL CONTROLS:** Appear serviceable.

**SECONDARY HEATING UNIT:** Good.

**ADDITIONAL HEATING UNITS:** Good.

## AIR CONDITIONING:

**TYPE:**



Central, Split system.

**POWER SOURCE:** 220 Volt.

**SYSTEM CONDITION:** Good.

**CONDENSATE LINE:** Condensate line installed.

**NORMAL CONTROLS:** Appear serviceable.

**SECONDARY AIR CONDITIONING SYSTEM CONDITION:**

Good.

**ADDITIONAL AIR CONDITIONING SYSTEMS CONDITION:** Good.

## DUCTWORK:

TYPE:



Flexible Round.

DUCTS/AIR SUPPLY:

Appears serviceable.

SECONDARY SYSTEM  
DUCTWORK:

Appears serviceable.

# ELECTRICAL SYSTEM

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

## SERVICE:

**TYPE AND CONDITION:** Underground, 110 Volt, Circuit breakers, Appears serviceable.

## ELECTRICAL PANELS:

**MAIN PANEL LOCATION  
AND NOTES:**

Closet.



**# OF 110 VOLT  
CIRCUITS:**

28.

**# OF 220 VOLT  
CIRCUITS:**

2.

**SUBPANEL #1  
LOCATION:**

Closet, 42-110 circuits, Appear serviceable.





**SUBPANEL #2**  
**LOCATION:**

Closet, 38-110 circuits, Appear serviceable.



**CONDUCTORS:**

**ENTRANCE CABLES:**

Not determined.

**BRANCH WIRING:**

Copper, Appears serviceable.

**SWITCHES & OUTLETS:**

**CONDITION:**

A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the house are in serviceable condition. 10 GFCIs not operational (including Renaissance Room & Kitchen) - Do not reset. Call a licensed electrician for further analysis and necessary repairs.

**WHEELCHAIR LIFT:**

Operative.



# INTERIOR

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

## DOORS:

### MAIN ENTRY DOOR:

Appears serviceable.

### OTHER EXTERIOR DOORS:



Standard side/rear door, Appears serviceable. Missing weatherstripping is noted at the deck doors of Gothic, Balboa, & Garden Rooms.

**INTERIOR DOORS:**

Appears serviceable.

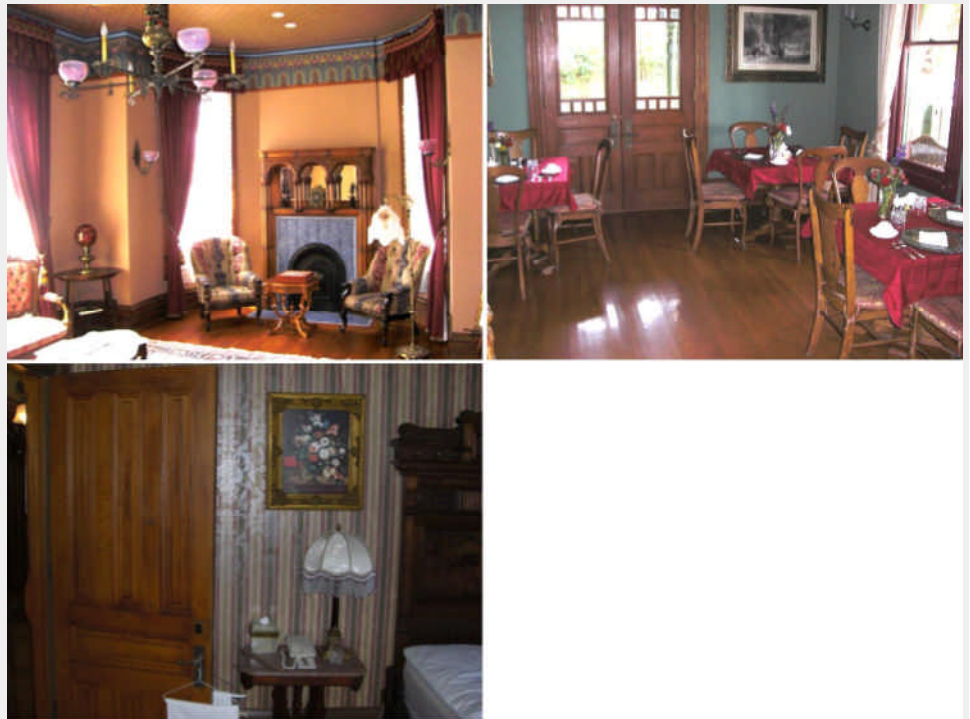
**WINDOWS:**

**TYPE & CONDITION:**

Wood, Casement. Some are inoperative (Balboa Room & Bath), some have missing window latches, broken counter weights and balances noted. Numerous missing window screens.

**INTERIOR WALLS:**

**MATERIAL & CONDITION:**



Plaster, Wall covering, General condition appears serviceable.

**CEILINGS:**

**TYPE & CONDITION:**

Plaster, Wallpaper, Appear serviceable.

## FLOORS:

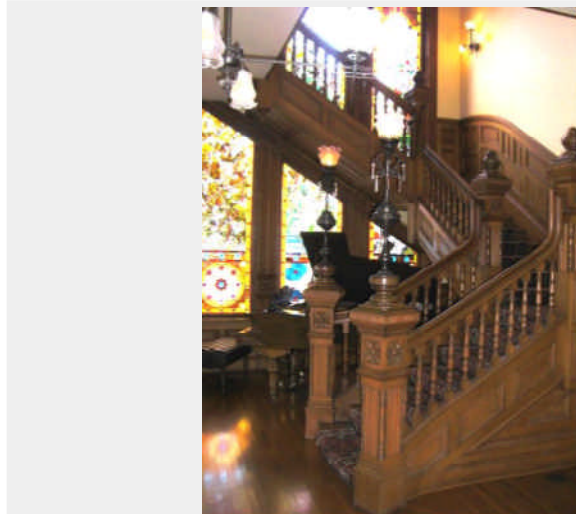
### TYPE & CONDITION:

Wood, Carpet, Tile, General condition appears serviceable.



## STAIRS & HANDRAILS:

### CONDITION:



Interior stairs serviceable, Stair handrail serviceable.

## FIREPLACE/WOOD BURNING DEVICES:

### LOCATION - TYPE - CONDITION:

Parlor, Masonry, Appears serviceable.

## SMOKE / FIRE DETECTOR:

### COMMENTS:



Fire Suppression system & emergency light are noted, but not tested. Missing smoke detectors are noted in Gothic room and in hallway.

**Additional photos:**



Emergency exit lighting and fire extinguishers (with current charge) appear serviceable.



# KITCHEN - APPLIANCES - LAUNDRY

Inspection of stand alone freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

## KITCHEN SINK:

### TYPE AND CONDITION:



Stainless Steel, **ACTIVE LEAK** noted. Faucet is serviceable, Third faucet is inoperative.

## **RANGE/COOK TOP AND OVEN:**

**TYPE/CONDITION:**

Gas, Free-standing, Appears serviceable.



## **VENTILATION:**

**TYPE AND CONDITION:**

Fan/Hood operational.

## **REFRIGERATOR:**

**TYPE AND CONDITION:**

Electric, Good.



## **GARBAGE DISPOSAL:**

**CONDITION:**

Appears serviceable.

## TRASH COMPACTOR:

CONDITION:

Appears serviceable.



## OTHER BUILT-INS:

MICROWAVE:

Microwave unit viewed, but operation not determined.



## INTERIOR COMPONENTS:

COUNTERS AND  
CABINETS:

Stainless steel, Good. Cabinets appear serviceable.



**WALLS/CEILINGS/  
FLOORS:**

Walls and ceilings appear serviceable.



**WINDOWS/DOORS:**

Appear serviceable.

**SWITCHES/FIXTURES/  
OUTLETS:**

Appear serviceable, except for the GFCI outlet by the door was inoperative.

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

**LAUNDRY:**

**LOCATION:**

Separate building.



**CONDITION:**

Good. Plumbing appears serviceable, Electrical outlet is grounded, Gas service pipe is provided, Dryer venting is provided.

**WASHER AND DRYER:**

**CLOTHES WASHER:**

Not tested.

**CLOTHES DRYER:**

Not tested.

# BATHROOMS

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

## BATHROOM AREA:

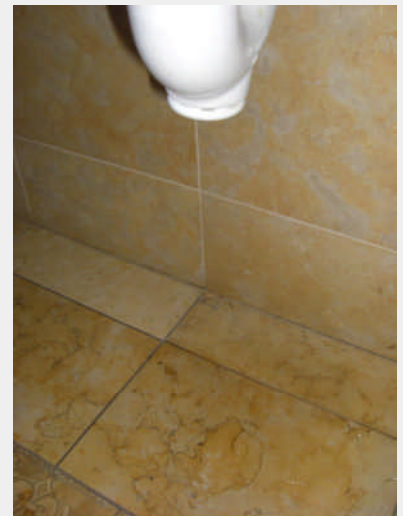
### BATH LOCATION:

Library.



### CONDITION OF SINK:

Sink leaks - **ACTIVE LEAK!**



### CONDITION OF TOILET:

Appears serviceable.

### TUB/SHOWER PLUMBING FIXTURES:

Appears serviceable. Drain appears serviceable, Shower head appears serviceable.

### TUB/SHOWER AND WALLS:

Tub and shower areas appear serviceable. Shower walls appear serviceable.

### BATH VENTILATION:

Window only.

## BATHROOM AREA:

BATH LOCATION:

Garden.



CONDITION OF SINK:

Drain appear serviceable, The following problems were noted at the drain: Missing mechanical stopper.



CONDITION OF TOILET:

Appears serviceable.

TUB/SHOWER  
PLUMBING FIXTURES:

Appears serviceable. Drain appears serviceable, Shower head appears serviceable.

TUB/SHOWER AND  
WALLS:

Tub and shower areas appear serviceable. Shower walls appear serviceable. Enclosure appears serviceable.

BATH VENTILATION:

Window only.

## BATHROOM AREA:

BATH LOCATION:

Golden Oak.





**CONDITION OF SINK:** Appears serviceable, Drain appear serviceable. Counters/cabinets appear serviceable.

**CONDITION OF TOILET:** Appears serviceable.

**TUB/SHOWER  
PLUMBING FIXTURES:** Appears serviceable. Drain appears serviceable, Shower head appears serviceable.

**TUB/SHOWER AND  
WALLS:** Tub and shower areas appear serviceable. Shower walls appear serviceable. Shower door swings freely, no stop/guide - **SAFETY HAZARD!**

**BATH VENTILATION:** Window only.

## **BATHROOM AREA:**

**BATH LOCATION:** Renaissance.



**CONDITION OF SINK:** Appears serviceable, Drain appear serviceable, Counters/cabinets appear serviceable.

**CONDITION OF TOILET:** Appears serviceable.

**TUB/SHOWER  
PLUMBING FIXTURES:** Appears serviceable. Shower head appears serviceable. Drain appears serviceable.

**TUB/SHOWER AND  
WALLS:** Tub and shower areas appear serviceable. Shower walls appear serviceable.

**BATH VENTILATION:** Window only.

## **BATHROOM AREA:**

**BATH LOCATION:** Gothic.



**CONDITION OF SINK:**

Faucet leaks. Drain appear serviceable, Counters/cabinets appear serviceable.



**CONDITION OF TOILET:**

Appears serviceable.

**TUB/SHOWER  
PLUMBING FIXTURES:**

Appears serviceable, Drain appears serviceable, Shower head appears serviceable.

**TUB/SHOWER AND  
WALLS:**

Tub and shower areas appear serviceable, Shower walls appear serviceable.

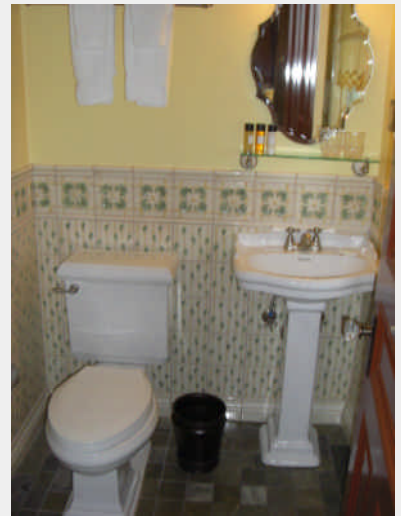
**BATH VENTILATION:**

Window only.

**BATHROOM AREA:**

**BATH LOCATION:**

Governors.



**CONDITION OF SINK:**

Appears serviceable, Drain appear serviceable, Counters/cabinets appear serviceable.

**CONDITION OF TOILET:**

Appears serviceable.

**TUB/SHOWER  
PLUMBING FIXTURES:**

Appears serviceable, Drain appears serviceable, Shower head appears serviceable.

**TUB/SHOWER AND WALLS:**

Tub and shower areas appear serviceable, Shower walls appear serviceable.

**BATH VENTILATION:**

Window only.

**BATHROOM AREA:**

**BATH LOCATION:**

Balboa.



**CONDITION OF SINK:**

Appears serviceable, Drain appear serviceable.

**CONDITION OF TOILET:**

Appears serviceable.

**TUB/SHOWER  
PLUMBING FIXTURES:**

Appears serviceable, Drain appears serviceable, Shower head appears serviceable.

**TUB/SHOWER AND WALLS:**

Tub and shower areas appear serviceable, Shower walls appear serviceable.

**BATH VENTILATION:**

Window only.

**BATHROOM AREA:**

**BATH LOCATION:**

Aesthetic.



**CONDITION OF SINK:**

Drain appear serviceable. Minor **ACTIVE LEAK** under the sink.

**CONDITION OF TOILET:**

Appears serviceable.

**TUB/SHOWER  
PLUMBING FIXTURES:**

Appears serviceable, Drain appears serviceable, Shower head appears serviceable.

**TUB/SHOWER AND WALLS:**

Tub and shower areas appear serviceable, Shower walls appear serviceable.

**BATH VENTILATION:**

Window only.

**BATHROOM AREA:**

**BATH LOCATION:**

Manager's.



**CONDITION OF SINK:**

Appears serviceable, Drain appear serviceable. Counters/cabinets appear serviceable.

**CONDITION OF TOILET:**

Appears serviceable.

**TUB/SHOWER  
PLUMBING FIXTURES:**

Appears serviceable, Drain appears serviceable, Shower head appears serviceable.

**TUB/SHOWER AND  
WALLS:**



Moisture damage is seen at wall areas.with black mold like substance noted, Enclosure has a leak - Cosmetic moisture damage is noted at the wall or floor outside the tub/shower area.

# GROUNDS

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

## DRIVEWAY:

### CONDITION:

Cracks noted are major, Repair needed.



## SIDEWALKS:

### TYPE:

Concrete, Brick.



**CONDITION:**



Appears serviceable.

**LANDSCAPING:**  
**CONDITION:**



Maintained.



## FOUNTAIN:

Operative.



## RETAINING WALLS:

TYPE:

Masonry.

CONDITION:



Planter walls in the yard are damaged.

## GRADING:

SITE:

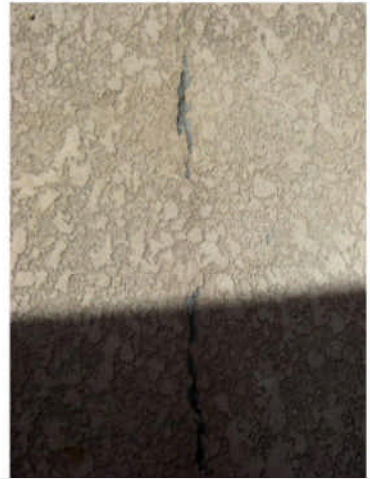
Flat site.

## DECKS:

TYPE:

Waterproof coating.

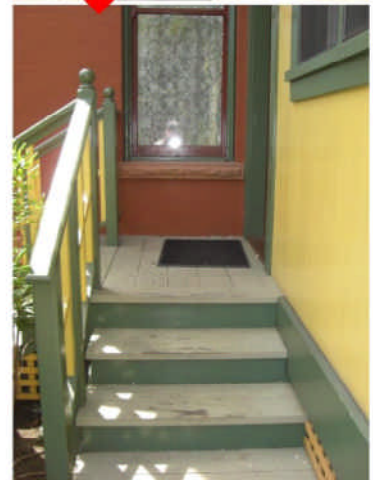
**CONDITION:**



Gothic & Balboa Decks, Appear serviceable; Office, Attic area deck has damage noted - Repairs needed.

## EXTERIOR STAIRS/STOOPS:

CONDITION:

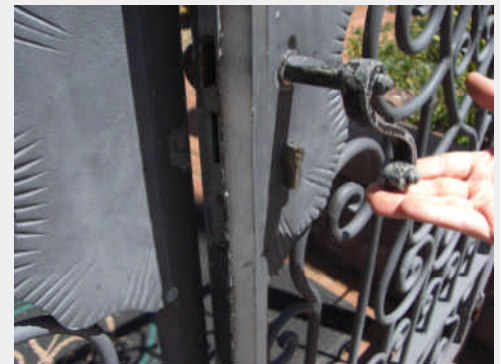


Handrails serviceable. Repairs needed - **TRIP HAZARDS!**

## FENCES & GATES:

TYPE:

Wood, Wrought iron gate.



**CONDITION:**



Gate latch does not close- Repairs needed. Earth to wood contact - Lower the dirt 2-3 inches to prevent wood rot. Damage is noted - Repairs needed.