

# *Sweezer's Inspection Service*

## Property Inspection Report



1111 San Diego, Sample, CA 90811  
Inspection prepared for: Joe Sample & Jane Sample  
Date of Inspection: 11/6/2013  
Age of Home: 56 years old Size: 1700 sq ft  
Weather: clear

Inspector: Fred Sweezer Sr.  
License #NACHI10010504  
2325 Pasadena Avenue, Long Beach, CA 90806  
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## Report Summary

**TERMS AND CONDITIONS  
THIS CONTRACT LIMITS LIABILITY**

It is agreed by all that this inspection is to be performed according to the following terms and conditions:

1. Fred Sweezer Sr will provide the Client a limited-time visual inspection of the following readily accessible and visible pertinent, major elements existing in the structure on the date of inspection: central air conditioning, central heating, interior electric, interior plumbing, foundation, basement, roofing, siding, walls, floors, ceilings, and built-in kitchen appliances. Fred Sweezer Sr shall have no obligation to repair or replace any items found to be defective, whether or not discussed in the Fred Sweezer Sr written report. Conditions that may exist relating to any legal and/or public records are outside the scope of this inspection. Fred Sweezer Sr cannot determine during the inspection that the roof leaks or is watertight; the rating is on material condition only. Further, this inspection does not cover code compliance, soil or groundwater contamination, geological, design, adequacy evaluation, or any low voltage wiring. Fred Sweezer Sr reserves a 5% margin or tolerance. This inspection will include the above elements unless otherwise restricted by the client. At times, conditions may exist and may not have any visible signs to indicate its existence. Such items must be disclosed by the seller of the property. Fred Sweezer Sr recommends that Client seek the advice of his legal counsel and/or real estate agent to identify items subject to disclosure in additions to those set forth in Fred Sweezer Sr written inspection report. Fred Sweezer Sr inspections are performed with consideration given to the age of the structure, items marked good must in all cases be considered good for the age of the item. Also, items in less than good condition must be marked as such, even though the condition may be normal for the age. Opinions vary from person to person and the report is the opinion of the inspector and must be considered as such. This report is not a mold or hazardous materials inspection.
2. Payment of the fee entitles client to one original of the written inspection report including photographs. Payment, in check, cash, or credit card, is due prior to the start of the visual inspection. The liability of Fred Sweezer Sr is limited to the terms and conditions as set forth in this contract between Fred Sweezer Sr and the Client. Client expressly releases Fred Sweezer Sr from any and all claims arising out of the contract.
3. Client represents and assures Fred Sweezer Sr that Client has secured all approvals necessary for entry onto the premises to be inspected. Client further agrees to defend, indemnify and hold harmless Fred Sweezer Sr from demands or claims alleging a trespass upon the premises to be inspected. It is the responsibility of the Client or Agent to ensure the utilities are on at the time of inspection. Fred Sweezer Sr recommends checking for permits on all additional construction performed on the property after the original construction.
4. This Order Form, with its terms, conditions and disclosures, constitutes the entire agreement between Fred Sweezer Sr and Client. Both parties agree that there is no representation, statement or agreement not set forth herein or incorporated by reference. No waiver, alteration or modification of this contract shall be valid unless it is in writing and signed by an authorized representative of both parties. This contract shall be construed and governed by the laws of the State of California. For all areas marked outside of good condition, Fred Sweezer Sr recommends proper attention by the appropriate licensed contractor.
5. Fred Sweezer Sr has no liability for occupied/unoccupied homes and structures, and the inspection is only good until the inspector leaves the property. Disgruntled sellers/squatters often change the condition of the property and no guarantees will be made by Fred Sweezer Sr
6. I have read the Terms and Conditions of this inspection and accept them, and also accept the

## Waiver Conditions.

7. I have full authority to execute this contract. I fully understand the fact that only the original buyer on this contract shall be entitled to the information contained in the inspection report/contract.

8. Client shall be liable for Fred Sweezer Sr attorney's fees in the event of litigation. Any negative comments/actions reflected on/towards Fred Sweezer Sr shall be grounds for a slander-suit for defamation of character in Superior Court. The defamation of character suit shall be filed against the instigator of said comments/actions.

9. I have read and understand the terms and conditions of this contract as set forth on the front of this form. I fully understand that if there is no signature on the line below, this inspection report shall be null and void.

**The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expenses to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all of the pages of the report as the summary alone does not explain all the issues. All repairs must be done by a licensed & bonded trade or profession. I recommend obtaining a copy of all receipts, warranties and permits for the work done.**

Interior Areas		
Page 8 Item: 7	Electrical	<ul style="list-style-type: none"> <li>• 2-prong outlets - The home contained outdated, ungrounded 2-prong electrical outlets. Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider updating the existing condition to meet generally-accepted current standards.</li> <li>• Open ground - receptacle in wall across from windows in dining room.</li> </ul>
Page 9 Item: 9	Smoke Detectors	<ul style="list-style-type: none"> <li>• <b>**SMOKE DETECTORS**</b></li> <li>• Operated when tested.</li> <li>• <b>**CARBON MONOXIDE DETECTORS**</b></li> <li>• <b>SAFETY INFO:</b> Carbon Monoxide (CO) is a lethal gas--invisible, tasteless, odorless--produced in normal amounts whenever you use an appliance which burns a combustible fuel--gas, oil, kerosene, charcoal, and wood. When proper ventilation becomes blocked or inadequate, CO concentrations build up inside your home and become deadly.</li> </ul>
Page 9 Item: 16	Fireplace	<ul style="list-style-type: none"> <li>• The fireplace damper is damaged and not functional; The lever will not open or close the damper correctly. Do not attempt to start a fire until corrected.</li> <li>• Level II inspection—The National Fire Protection Association (<a href="http://www.nfpa.org">www.nfpa.org</a>) advises that each chimney receive a Level II inspection each time a residence is sold. Inspection levels are explained at <a href="http://www.csia.org/pressroom/press-inspection-levels-explained.htm">www.csia.org/pressroom/press-inspection-levels-explained.htm</a>. It is also advised that this inspection be conducted by a chimney sweep certified by the Chimney Safety Institute of America (<a href="http://www.csia.org">www.csia.org</a>).</li> </ul>

## Bedrooms

Page 11 Item: 6	Electrical	<ul style="list-style-type: none"> <li>• 2-prong outlets -</li> </ul> <p>The home contained outdated, ungrounded 2-prong electrical outlets. Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider updating the existing condition to meet generally-accepted current standards.</p>
Page 12 Item: 10	Smoke Detectors	<ul style="list-style-type: none"> <li>• <b>**Smoke Detectors**</b></li> <li>• The smoke detectors operated during the inspection.</li> <li>• We recommend hard wired smoke detectors with battery backups.</li> <li>• <b>**Carbon Monoxide Detectors**</b></li> <li>• After 5 years of operation, CARBON MONOXIDE detectors should be replaced, because they wear out.</li> <li>• It is recommended to test CO detectors regularly.</li> </ul>
Bathroom		
Page 13 Item: 7	GFCI	<ul style="list-style-type: none"> <li>• No GFCI protection present, suggest installing GFCI protected receptacles for safety.</li> </ul>
Page 14 Item: 16	Bath Tubs	<ul style="list-style-type: none"> <li>• Tub</li> </ul>
Kitchen		
Page 16 Item: 15	Vent Condition	<ul style="list-style-type: none"> <li>• Incomplete installation</li> </ul>
Page 17 Item: 24	GFCI	<ul style="list-style-type: none"> <li>• No GFCI protection present, suggest installing GFCI protected receptacles for safety.</li> </ul>
Laundry		
Page 18 Item: 6	GFCI	<ul style="list-style-type: none"> <li>• GFCI protected receptacles may not have been required when the house was built. We suggest buyer consider upgrading with GFCI's at all receptacles near water sources.</li> <li>• Recommend upgrading All receptacle to GFCI protection within 6 feet of all potential wet locations.</li> </ul>
Page 18 Item: 7	Exhaust Fan	<ul style="list-style-type: none"> <li>• None present.</li> </ul>
Heat/AC		
Page 21 Item: 7	AC Compress Condition	<ul style="list-style-type: none"> <li>• This is a split level system but the system only operates the heating unit, and no air conditioning.</li> </ul>
Garage		
Page 24 Item: 2	Walls	<ul style="list-style-type: none"> <li>• Fire wall between garage &amp; house not continuous.</li> </ul>
Page 26 Item: 11	Garage Door Condition	<ul style="list-style-type: none"> <li>• The door needs to be adjusted, the door does not operate at the controls, manual responds only.</li> </ul>
Page 26 Item: 12	Garage Door Parts	<ul style="list-style-type: none"> <li>• The garage door appeared functional during the inspection.</li> </ul>
Page 26 Item: 14	Garage Door's Reverse Status	<ul style="list-style-type: none"> <li>• Garage vehicle door auto-reverse is inoperable.</li> </ul>
Electrical		

Page 28 Item: 1	Electrical Panel	<ul style="list-style-type: none"> <li>There is a Federal Pacific Electric service panel in the house. There are studies that show that some FPE circuit breakers are prone to problems that can lead to failures, lack of proper protection of circuits and other serious issues, including fire and electrocution. Although the Consumer Products Safety Commission has not issued a formal product recall, the panel is old and the company is now out of business. We cannot definitively call this panel defective, but recommend, for your peace of mind, to consult a qualified electrical contractor to get their opinion on this matter. <a href="http://www.youtube.com/watch?v=PIgB3FrKzHA">http://www.youtube.com/watch?v=PIgB3FrKzHA</a></li> </ul>
Page 28 Item: 2	Main Amp Breaker	<ul style="list-style-type: none"> <li>unknown</li> </ul>
Page 29 Item: 5	Breakers	<ul style="list-style-type: none"> <li>There is a Federal Pacific Electric service panel in the house. There are studies that show that some FPE circuit breakers are prone to problems that can lead to failures, lack of proper protection of circuits and other serious issues, including fire and electrocution. Although the Consumer Products Safety Commission has not issued a formal product recall, the panel is old and the company is now out of business. We cannot definitively call this panel defective, but recommend, for your peace of mind, to consult a qualified electrical contractor to get their opinion on this matter. You can learn more about this issue at: <a href="http://www.youtube.com/watch?v=PIgB3FrKzHA">http://www.youtube.com/watch?v=PIgB3FrKzHA</a></li> </ul>
Roof		
Page 30 Item: 3	Chimney	<ul style="list-style-type: none"> <li>No "Cricket" (a small ridged roof section just above the chimney to shed water off to the sides) is installed above the (wider than 2') chimney. Keep clean of any accumulated debris which may cause leaks. No Spark Arrestor installed.</li> </ul>
Page 31 Item: 7	Gutter	<ul style="list-style-type: none"> <li>No gutters or downspouts. Full installation recommended to keep water away from structure. Water can weaken the foundation and deteriorate the siding. Be sure to install splashblocks or extensions to carry water away, and keep water from areas such as driveways or walks where it can be an ice hazard in winter.</li> </ul>
Attic		
Page 32 Item: 5	Duct Work	<ul style="list-style-type: none"> <li>Possible asbestos materials observed. The materials were torn, ripped, or damaged at the time of inspection. This is a possible safety hazard. Suggest further review by a licensed asbestos testing lab be performed prior to closing for repairs/replacement needed to ensure safety.</li> </ul>
Grounds		
Page 37 Item: 1	Driveway and Walkway Condition	<ul style="list-style-type: none"> <li>Driveway in fair shape. Recommend sealing to extend life. It is the drive with some repairs.</li> </ul>

Page 38 Item: 8	GFCI	<ul style="list-style-type: none"><li>• No Ground Fault Circuit Interrupter (GFCI) protection of home electrical outlets was provided in the home at the time of inspection. Although GFCI protection may not have been required at the time the home was built, for safety reasons, consider upgrading the electrical system to include GFCI protection at the following locations:</li><li>• Bathrooms</li><li>• Outside</li><li>• Garages</li><li>• Crawlspace (at or below grade)</li><li>• Unfinished basements</li><li>• Kitchens</li><li>• Laundry rooms</li><li>• Within 6 feet of all plumbing fixtures</li><li>• Boathouses</li></ul>
Page 39 Item: 10	Plumbing	<ul style="list-style-type: none"><li>• Rust is noted. Consult with a licensed plumbing contractor to determine and correct the cause of the issue.</li></ul>
Page 39 Item: 11	Water Pressure	<ul style="list-style-type: none"><li>• 60 PSI fair water pressure</li></ul>
Page 39 Item: 15	Patio Enclosure	<ul style="list-style-type: none"><li>• The patio area does not have a enclosure, and the concrete decking is heaving with large cracks.</li></ul>

I appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call me after you have reviewed your report, so I can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, I am still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFI outlets may not be installed; **this report will focus on safety and function, not current code.** This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair. For your safety and liability purposes, I recommend that licensed contractors evaluate and repair any critical concerns and defects. **Note that this report is a snapshot in time. I recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.**

Do you know what your problem is? More importantly, do you know if it's actually your problem? In the world of condos and co-ops, understanding who is responsible for what in an apartment or in a building's common areas isn't always clear to apartment owners or shareholders. During the process of purchasing a condo unit or shares in a co-op, buyers are often so engrossed in the buying process itself that they don't invest the effort needed to understand the ins- and-outs of ownership. This can lead to confusion, even anger, when the need for repairs starts popping up.

So it's important for boards and management to help owners understand just what it is they are responsible for in terms of the maintenance and repair to their apartments. And it's equally important for the board of directors of a co-op or a condo to know exactly what their duties are to shareholders and unit owners.

#### Who Owns What?

Ultimately, what a unit owner is responsible for and what the building management is responsible for, will be determined by the proprietary lease or governing documents. The usual standard is that the owner owns, and is responsible for repair and maintenance of everything from the walls in.

# Inspection Details

## 1. Attendance

In Attendance: Client present • Client present

## 2. Home Type

Home Type: Attached

## 3. Occupancy

Occupancy: Vacant



### Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

#### 1. Bar

Good	Fair	Poor	N/A	None
				X

#### 2. Cabinets

Good	Fair	Poor	N/A	None
X				

#### 3. Ceiling Fans

Good	Fair	Poor	N/A	None
				X

#### 4. Closets

Good	Fair	Poor	N/A	None
X				

#### 5. Door Bell

Good	Fair	Poor	N/A	None
X				

#### 6. Doors

Good	Fair	Poor	N/A	None
X				

#### 7. Electrical

Good	Fair	Poor	N/A	None
	X			

#### Observations:

##### • 2-prong outlets -

The home contained outdated, ungrounded 2-prong electrical outlets. Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider updating the existing condition to meet generally-accepted current standards.

##### • Open ground - receptacle in wall across from windows in dining room.

#### 8. Security Bars

Good	Fair	Poor	N/A	None
				X

## 9. Smoke Detectors

Good	Fair	Poor	N/A	None
X				

Observations:

- **\*\*SMOKE DETECTORS\*\***
- Operated when tested.
- **\*\*CARBON MONOXIDE DETECTORS\*\***
- **SAFETY INFO:** Carbon Monoxide (CO) is a lethal gas--invisible, tasteless, odorless--produced in normal amounts whenever you use an appliance which burns a combustible fuel--gas, oil, kerosene, charcoal, and wood. When proper ventilation becomes blocked or inadequate, CO concentrations build up inside your home and become deadly.

## 10. Stairs &amp; Handrail

Good	Fair	Poor	N/A	None
			X	X

## 11. Window-Wall AC or Heat

Good	Fair	Poor	N/A	None
				X

## 12. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted. • There are plaster ceilings noted.

## 13. Patio Doors

Good	Fair	Poor	N/A	None
				X

## 14. Screen Doors

Good	Fair	Poor	N/A	None
				X

## 15. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted. • Plaster walls noted.

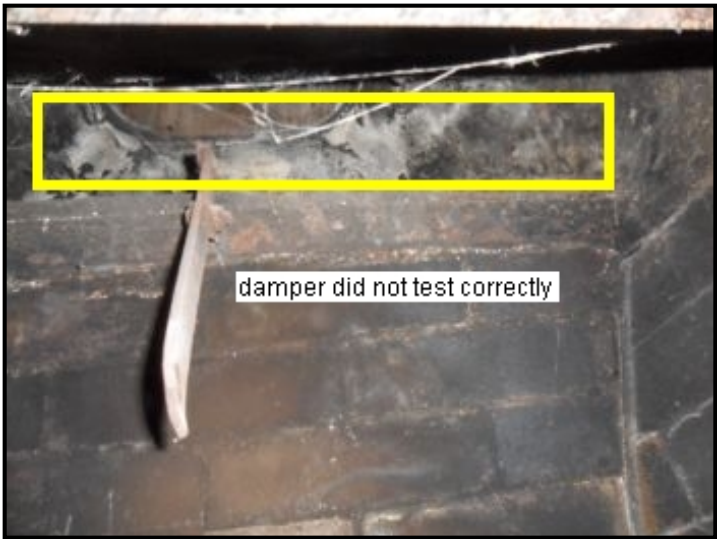
## 16. Fireplace

Good	Fair	Poor	N/A	None
X				

Materials: Living Room

Observations:

- The fireplace damper is damaged and not functional; The lever will not open or close the damper correctly. Do not attempt to start a fire until corrected.
- Level II inspection—The National Fire Protection Association ([www.nfpa.org](http://www.nfpa.org)) advises that each chimney receive a Level II inspection each time a residence is sold. Inspection levels are explained at [www.csia.org/pressroom/press-inspection-levels-explained.htm](http://www.csia.org/pressroom/press-inspection-levels-explained.htm). It is also advised that this inspection be conducted by a chimney sweep certified by the Chimney Safety Institute of America ([www.csia.org](http://www.csia.org)).



Interior Areas Fireplace

17. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Aluminum framed sliding window noted.

## Bedrooms

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

### 1. Locations

Locations: Master#1 • North East#1 • South East#2

### 2. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:

- No deficiencies observed.

### 3. Ceiling Fans

Good	Fair	Poor	N/A	None
				X

### 4. Closets

Good	Fair	Poor	N/A	None
X				

Observations:

- The closet is in serviceable condition.

### 5. Doors

Good	Fair	Poor	N/A	None
X				

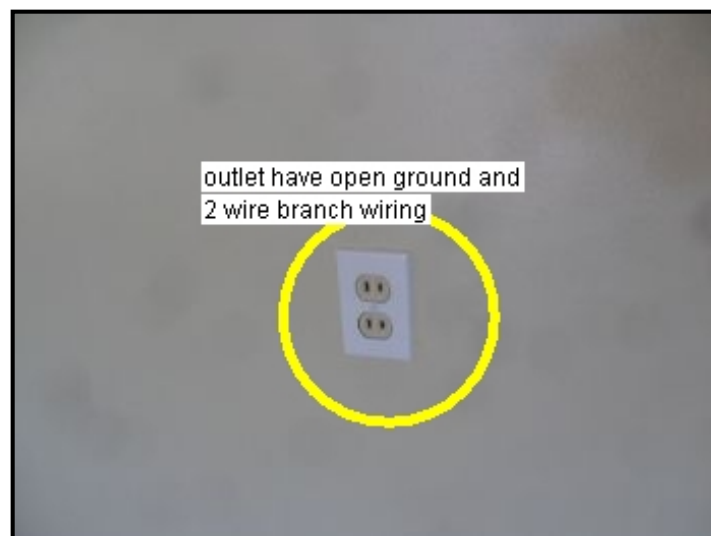
### 6. Electrical

Good	Fair	Poor	N/A	None
	X			

Observations:

- **2-prong outlets -**

The home contained outdated, ungrounded 2-prong electrical outlets. Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider updating the existing condition to meet generally-accepted current standards.



Bedrooms Electrical

## 7. Fireplace

Good	Fair	Poor	N/A	None
			X	

## 8. Floor Condition

Good	Fair	Poor	N/A	None
X				

Flooring Types: Carpet is noted.

## 9. Security Bars

Good	Fair	Poor	N/A	None
				X

## 10. Smoke Detectors

Good	Fair	Poor	N/A	None
X				

Observations:

- **\*\*Smoke Detectors\*\***
- The smoke detectors operated during the inspection.
- We recommend hard wired smoke detectors with battery backups.
- **\*\*Carbon Monoxide Detectors\*\***
- After 5 years of operation, CARBON MONOXIDE detectors should be replaced, because they wear out.
- It is recommended to test CO detectors regularly.

## 11. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted. • Plaster walls noted.

## 12. Window-Wall AC or Heat

Good	Fair	Poor	N/A	None
			X	X

## 13. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Aluminum framed sliding window noted.

## 14. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted. • There are plaster ceilings noted.

## 15. Patio Doors

Good	Fair	Poor	N/A	None
				X

## 16. Screen Doors

Good	Fair	Poor	N/A	None
			X	

## Bathroom

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

## 1. Locations

Locations: Master Bathroom 1/2 bathroom • Main Floor Bathroom

## 2. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:

- No deficiencies observed.

## 3. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted. • There are plaster ceilings noted.

## 4. Counters

Good	Fair	Poor	N/A	None
X				

## 5. Doors

Good	Fair	Poor	N/A	None
X				

## 6. Electrical

Good	Fair	Poor	N/A	None
	X			

Observations:

- No major system safety or function concerns noted at time of inspection.

## 7. GFCI

Good	Fair	Poor	N/A	None
				X

Observations:

- No GFCI protection present, suggest installing GFCI protected receptacles for safety.

## 8. Exhaust Fan

Good	Fair	Poor	N/A	None
				X

## 9. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Ceramic tile is noted.

## 10. Heating

Good	Fair	Poor	N/A	None
				X

## 11. Mirrors

Good	Fair	Poor	N/A	None
X				

## 12. Plumbing

Good	Fair	Poor	N/A	None
X				

## 13. Security Bars

Good	Fair	Poor	N/A	None
				X

## 14. Showers

Good	Fair	Poor	N/A	None
X				

Observations:

- **\*\*SHOWER BASE\*\***
- functional
- **\*\*SHOWER FAUCET\*\***
- Good flow no issues

## 15. Shower Walls

Good	Fair	Poor	N/A	None
X				

Observations:

- **\*\*MATERIALS\*\***
- Ceramic tile noted.

## 16. Bath Tubs

Good	Fair	Poor	N/A	None
X				

Observations:

- **Tub**

## 17. Enclosure

Good	Fair	Poor	N/A	None
				X

## 18. Sinks

Good	Fair	Poor	N/A	None
X				

Observations:

- **\*\*DRAINS\*\***
- **\*\*SUPPLY\*\***
- No deficiencies observed.

## 19. Toilets

Good	Fair	Poor	N/A	None
X				

## 20. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Aluminum framed sliding window noted. • Insulated glass noted.

## Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

## 1. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:

- No deficiencies observed.
- No deficiencies observed on all kitchen cabinets.

## 2. Counters

Good	Fair	Poor	N/A	None
X				

Observations:

- Granite tops noted.

## 3. Dishwasher

Good	Fair	Poor	N/A	None
				X

## 4. Doors

Good	Fair	Poor	N/A	None
X				

## 5. Garbage Disposal

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated - appeared functional at time of inspection.

## 6. Microwave

Good	Fair	Poor	N/A	None
				X

## 7. Cook top condition

Good	Fair	Poor	N/A	None
X				

Observations:

- Gas cook top noted.
- All heating elements operated when tested.
- Oven(s) operated when tested.

## 8. Oven &amp; Range

Good	Fair	Poor	N/A	None
X				

Observations:

- Oven: gas burners
- All heating elements operated when tested.

## 9. Sinks

Good	Fair	Poor	N/A	None
X				

## 10. Drinking Fountain

Good	Fair	Poor	N/A	None
				X



## 11. Spray Wand

Good	Fair	Poor	N/A	None
X				

Observations:

- The spray wand was operated and was functional.

## 12. Hot Water Dispenser

Good	Fair	Poor	N/A	None
				X

## 13. Soap Dispenser

Good	Fair	Poor	N/A	None
				X

## 14. Trash Compactor

Good	Fair	Poor	N/A	None
				X

## 15. Vent Condition

Good	Fair	Poor	N/A	None
				X

Materials: Exterior Vented

Observations:

- Incomplete installation



Kitchen Vent Condition

## 16. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Aluminum framed sliding window noted.

## 17. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Ceramic tile is noted.

## 18. Plumbing

Good	Fair	Poor	N/A	None
	X			

Observations:

- The plumbing is all original and never upgraded, the water pressure is good.

## 19. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted. • There are plaster ceilings noted.

## 20. Security Bars

Good	Fair	Poor	N/A	None
				X

## 21. Patio Doors

Good	Fair	Poor	N/A	None
				X

## 22. Screen Doors

Good	Fair	Poor	N/A	None
				X

## 23. Electrical

Good	Fair	Poor	N/A	None
	X			

Observations:

- No major system safety or function concerns noted at time of inspection.

## 24. GFCI

Good	Fair	Poor	N/A	None
	X			

Observations:

- No GFCI protection present, suggest installing GFCI protected receptacles for safety.

## 25. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted. • Plaster walls noted.

## Laundry

## 1. Locations

Locations: kitchen area

## 2. Cabinets

Good	Fair	Poor	N/A	None
				X

Observations:

- the laundry room is compact area for a washer and dryer only in the kitchen.

## 3. Counters

Good	Fair	Poor	N/A	None
X				

Observations:

- Granite tops noted.

## 4. Dryer Vent

Good	Fair	Poor	N/A	None
	X			

Observations:

- The dryer vent is missing the exterior cover.

## 5. Electrical

Good	Fair	Poor	N/A	None
	X			

Observations:

- 2-prong outlets -

The home contained outdated, ungrounded 2-prong electrical outlets. Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider updating the existing condition to meet generally-accepted current standards.

## 6. GFCI

Good	Fair	Poor	N/A	None
				X

Observations:

- GFCI protected receptacles may not have been required when the house was built. We suggest buyer consider upgrading with GFCI's at all receptacles near water sources.
- Recommend upgrading All receptacle to GFCI protection within 6 feet of all potential wet locations.

## 7. Exhaust Fan

Good	Fair	Poor	N/A	None
				X

Observations:

- None present.

## 8. Gas Valves

Good	Fair	Poor	N/A	None
X				

## 9. Wash Basin

Good	Fair	Poor	N/A	None
				X

## 10. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Ceramic tile is noted.

**11. Plumbing**

Good	Fair	Poor	N/A	None
X				

**12. Wall Condition**

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted. • Plaster walls noted.

**13. Ceiling Condition**

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted. • There are plaster ceilings noted.

**14. Security Bars**

Good	Fair	Poor	N/A	None
				X

**15. Doors**

Good	Fair	Poor	N/A	None
X				

**16. Window Condition**

Good	Fair	Poor	N/A	None
X				

Materials: Aluminum framed sliding window noted.

## Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

The wall unit needs to be examined for repairs.

## 1. Heater Condition

Good	Fair	Poor	N/A	None
X				

Materials: Location: • The furnace is located in the hall closet  
Materials: Gas fired forced hot air.

Observations:

- Fuel Furnace: Last service date is over one year ago, or is unable to be determined. Although this unit appears to be operating properly from controls, there are areas which cannot be seen without specialized equipment and training. One such area is the combustion chamber / heat exchanger where cold air blows across the "fire box", becoming the hot air that circulates throughout your home. During the life span of any furnace, this metal wall may develop a crack or a broken weld, allowing carbon monoxide to circulate throughout the home. This is why furnace specialists recommend a complete inspection annually; consider having unit inspected by certified HVAC technician.

## 2. Heater Base

Good	Fair	Poor	N/A	None
X				

Observations:

- The heater base appears to be functional.

## 3. Enclosure

Good	Fair	Poor	N/A	None
X				

## 4. Venting

Good	Fair	Poor	N/A	None
X				

Observations:

- **\*\*VENTING MATERIALS\*\***
- Metal double wall chimney vent pipe noted.
- **\*\*VENTING OBSERVATIONS\*\***
- The visible portions of the vent pipes appeared functional.

## 5. Gas Valves

Good	Fair	Poor	N/A	None
X				

## 6. Refrigerant Lines

Good	Fair	Poor	N/A	None
			X	X

## 7. AC Compress Condition

Good	Fair	Poor	N/A	None
			X	X

Observations:

- This is a split level system but the system only operates the heating unit, and no air conditioning.

## 8. Air Supply

Good	Fair	Poor	N/A	None
X				

## 9. Registers

Good	Fair	Poor	N/A	None
X				

## 10. Filters

Good	Fair	Poor	N/A	None
X				

Location: Located inside a filter grill in the hall ceiling.

Observations:

- MAINTENANCE: The air filter(s) should be inspected at least monthly and cleaned or replaced as required. There are two types of filters commonly used: (1) Washable filters, (constructed of aluminum mesh, foam, or reinforced fibers) these may be cleaned by soaking in mild detergent and rising with water. Or (2) Fiberglass disposable filters that must be REPLACED before they become clogged. Remember that dirty filters are the most common cause of inadequate heating or cooling performance.

## 11. Thermostats

Good	Fair	Poor	N/A	None
X				

Observations:

- Location: Hallway

## Water Heater

## 1. Base

Good	Fair	Poor	N/A	None
X				

## 2. Heater Enclosure

Good	Fair	Poor	N/A	None
				X



Water Heater Heater Enclosure

## 3. Combustion

Good	Fair	Poor	N/A	None
X				

## 4. Venting

Good	Fair	Poor	N/A	None
X				

## 5. Water Heater Condition

Good	Fair	Poor	N/A	None
X				

Heater Type: Gas

Location: The heater is located in the patio area no enclosure.

Observations:

- Tank appears to be in satisfactory condition -- no concerns.

## 6. TPRV

Good	Fair	Poor	N/A	None
X				

Observations:

- Appears to be in satisfactory condition -- no concerns.

## 7. Number Of Gallons

Good	Fair	Poor	N/A	None
X				

Observations:

- 40 gallons

**8. Gas Valve**

Good	Fair	Poor	N/A	None
X				

**9. Plumbing**

Good	Fair	Poor	N/A	None
X				

Materials: Galvanized

**10. Overflow Condition**

Good	Fair	Poor	N/A	None
X				

Materials: Galvanized

**11. Strapping**

Good	Fair	Poor	N/A	None
X				



## Garage

## 1. Roof Condition

Good	Fair	Poor	N/A	None
X				

Materials: Roofing is the same as main structure.  
Materials: Asphalt shingles noted.



Garage Roof Condition

## 2. Walls

Good	Fair	Poor	N/A	None
	X			

Observations:

- Fire wall between garage & house not continuous.



Garage Walls

## 3. Anchor Bolts

Good	Fair	Poor	N/A	None
X				

## 4. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Bare concrete floors noted.

## 5. Rafters &amp; Ceiling

Good	Fair	Poor	N/A	None
X				

Observations:

- Dimensional lumber wood ceiling joists.

## 6. Electrical

Good	Fair	Poor	N/A	None
	X			

Observations:

- No Arc-Fault Circuit Interrupter (AFCI) protection was installed to protect electrical circuits in bedrooms.  
Building codes with which new homes must comply require the installation of AFCI protection of all bedroom outlets. This type of protection is designed to detect electrical arcing, which is a potential fire hazard.  
Although AFCI protection was not required at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider updating the existing electrical to provide AFCI protection.  
Arc-fault protection can be provided using either of two methods:  
1. Arc Fault Circuit Interrupters (AFCI's) electrical outlets which have this capability built in.  
2. AFCI circuit breakers installed at the main electrical panel which provide this protection to all non-AFCI outlets on the circuit controlled by that AFCI breaker.

- 2-prong outlets -

The home contained outdated, ungrounded 2-prong electrical outlets. Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider updating the existing condition to meet generally-accepted current standards.

## 7. GFCI

Good	Fair	Poor	N/A	None
				X

Observations:

- No GFCI protection present, suggest installing GFCI protected receptacles for safety.

## 8. 240 Volt

Good	Fair	Poor	N/A	None
				X

## 9. Exterior Door

Good	Fair	Poor	N/A	None
	X			

## 10. Fire Door

Good	Fair	Poor	N/A	None
				X

Observations:

- Does Not Appear to be a Rated Fire Door
- worn hardware

## 11. Garage Door Condition

Good	Fair	Poor	N/A	None
	X			

Materials: One 16' upgraded insulated steel door

Observations:

- The door needs to be adjusted, the door does not operate at the controls, manual responds only.

## 12. Garage Door Parts

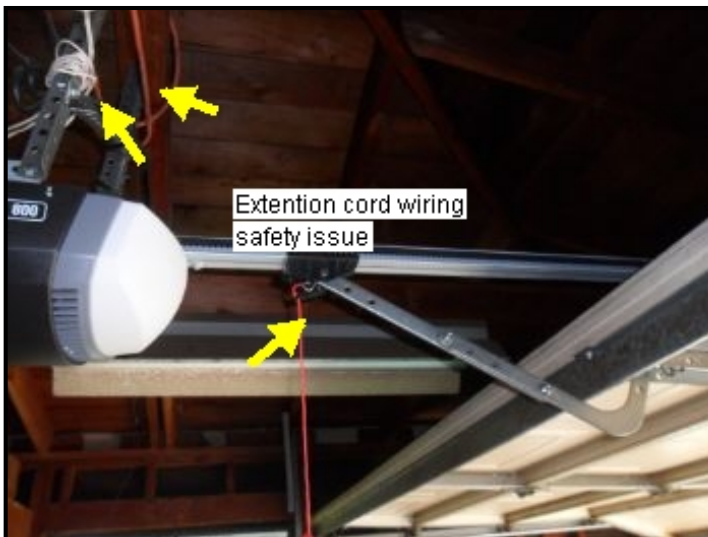
Good	Fair	Poor	N/A	None
	X			

Observations:

- The garage door appeared functional during the inspection.

## 13. Garage Opener Status

Good	Fair	Poor	N/A	None
	X			



Garage Garage Opener Status



Garage Garage Opener Status

## 14. Garage Door's Reverse Status

Good	Fair	Poor	N/A	None
X				

Observations:

- Garage vehicle door auto-reverse is inoperable.

## 15. Ventilation

Good	Fair	Poor	N/A	None
X				

## 16. Vent Screens

Good	Fair	Poor	N/A	None
X				

## 17. Cabinets

Good	Fair	Poor	N/A	None
		X		

## 18. Counters

Good	Fair	Poor	N/A	None
	X			

19. Wash Basin

Good	Fair	Poor	N/A	None
				X

## Electrical

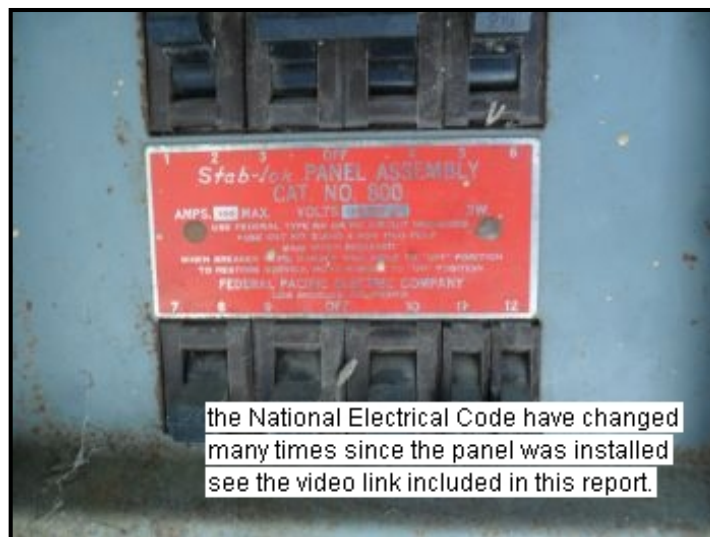
## 1. Electrical Panel

Good	Fair	Poor	N/A	None
	X			

Location: Main Location: • Rear of structure.

Observations:

• There is a Federal Pacific Electric service panel in the house. There are studies that show that some FPE circuit breakers are prone to problems that can lead to failures, lack of proper protection of circuits and other serious issues, including fire and electrocution. Although the Consumer Products Safety Commission has not issued a formal product recall, the panel is old and the company is now out of business. We cannot definitively call this panel defective, but recommend, for your peace of mind, to consult a qualified electrical contractor to get their opinion on this matter.  
<http://www.youtube.com/watch?v=PIgB3FrKzHA>



Electrical Electrical Panel

## 2. Main Amp Breaker

Good	Fair	Poor	N/A	None
	X			

Observations:

• unknown

## 3. Breakers in off position

Good	Fair	Poor	N/A	None
X				

Observations:

• 0

## 4. Cable Feeds

Good	Fair	Poor	N/A	None
X				

Observations:

• There is an overhead service drop noted.

## 5. Breakers

Good	Fair	Poor	N/A	None
X				

Materials: Copper non-metallic sheathed cable noted.

Observations:

• There is a Federal Pacific Electric service panel in the house. There are studies that show that some FPE circuit breakers are prone to problems that can lead to failures, lack of proper protection of circuits and other serious issues, including fire and electrocution. Although the Consumer Products Safety Commission has not issued a formal product recall, the panel is old and the company is now out of business. We cannot definitively call this panel defective, but recommend, for your peace of mind, to consult a qualified electrical contractor to get their opinion on this matter. You can learn more about this issue at:  
<http://www.youtube.com/watch?v=PIgB3FrKzHA>

## 6. Fuses

Good	Fair	Poor	N/A	None
			X	X



## Roof

## 1. Roof Condition

Good	Fair	Poor	N/A	None
X				

Materials: Roofing is the same as main structure. • Inspected from ladder.  
Materials: Asphalt shingles noted.

Observations:

- No major system safety or function concerns noted at time of inspection.



Roof Roof Condition

## 2. Flashing

Good	Fair	Poor	N/A	None
X				

## 3. Chimney

Good	Fair	Poor	N/A	None
	X			

Observations:

- No "Cricket" (a small ridged roof section just above the chimney to shed water off to the sides) is installed above the (wider than 2') chimney. Keep clean of any accumulated debris which may cause leaks. No Spark Arrestor installed.



Roof Chimney



Roof Chimney

## 4. Sky Lights

Good	Fair	Poor	N/A	None
				X

## 5. Spark Arrestor

Good	Fair	Poor	N/A	None
				X

## Observations:

- No chimney rain cap observed, suggest installing a chimney raincap to prevent the entrance of the elements and local wildlife and to preserve the life of the chimney as well as minimize maintenance.
- Spark arrestor and rain cap suggested.

## 6. Vent Caps

Good	Fair	Poor	N/A	None
	X			

## 7. Gutter

Good	Fair	Poor	N/A	None
				X

## Observations:

- No gutters or downspouts. Full installation recommended to keep water away from structure. Water can weaken the foundation and deteriorate the siding. Be sure to install splashblocks or extensions to carry water away, and keep water from areas such as driveways or walks where it can be an ice hazard in winter.



## Attic

## 1. Access

Good	Fair	Poor	N/A	None
X				

## Observations:

- Pull Down Ladder located in:
- Hallway closet.

## 2. Structure

Good	Fair	Poor	N/A	None
X				

## 3. Ventilation

Good	Fair	Poor	N/A	None
X				

## 4. Vent Screens

Good	Fair	Poor	N/A	None
X				

## 5. Duct Work

Good	Fair	Poor	N/A	None
	X			

## Observations:

- Possible asbestos materials observed. The materials were torn, ripped, or damaged at the time of inspection. This is a possible safety hazard. Suggest further review by a licensed asbestos testing lab be performed prior to closing for repairs/replacement needed to ensure safety.



Attic Duct Work

## 6. Electrical

Good	Fair	Poor	N/A	None
	X			

## Observations:

- Most areas not accessible due to insulation.

## 7. Attic Plumbing

Good	Fair	Poor	N/A	None
X				

**8. Insulation Condition**

Good	Fair	Poor	N/A	None
	X			

Materials: Blown in fiberglass insulation noted.

Depth: Insulation averages about 8 inches in depth

**9. Chimney**

Good	Fair	Poor	N/A	None
X				

**10. Exhaust Vent**

Good	Fair	Poor	N/A	None
X				

## Exterior Areas

## 1. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- Appeared in functional and in satisfactory condition, at time of inspection.

## 2. Window Condition

Good	Fair	Poor	N/A	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection.

## 3. Siding Condition

Good	Fair	Poor	N/A	None
X				

Materials: Traditional Spanish Stucco.

Observations:

- Trim areas need minor prep, priming and painting

## 4. Eaves &amp; Facia

Good	Fair	Poor	N/A	None
	X			

Observations:

- Needs to be examined by a termite professional for termite repair and control.

## 5. Exterior Paint

Good	Fair	Poor	N/A	None
	X			

## 6. Stucco

Good	Fair	Poor	N/A	None
X				

## Foundation

## 1. Slab Foundation

Good	Fair	Poor	N/A	None
			X	

Observations:

- The foundation is raised foundation (stem Wall)

## 2. Foundation Perimeter

Good	Fair	Poor	N/A	None
X				

Observations:

- No deficiencies were observed at the visible portions of the structural components of the home.

## 3. Foundation Walls

Good	Fair	Poor	N/A	None
X				

Observations:

- Normal settlement.

## 4. Cripple Walls

Good	Fair	Poor	N/A	None
			X	X

## 5. Ventilation

Good	Fair	Poor	N/A	None
X				

## 6. Vent Screens

Good	Fair	Poor	N/A	None
X				

## 7. Access Panel

Good	Fair	Poor	N/A	None
X				

## 8. Post and Girders

Good	Fair	Poor	N/A	None
X				

## 9. Sub Flooring

Good	Fair	Poor	N/A	None
X				

Observations:

- **\*\*DECKING\*\***
- Diagonal plank subfloor noted.
- **\*\*FRAMING\*\***
- Dimensional lumber wood Joists

## 10. Anchor Bolts

Good	Fair	Poor	N/A	None
X				

Observations:

- The anchor bolte were inspected and appear to be serviceable.

## 11. Foundation Electrical

Good	Fair	Poor	N/A	None
X				

**12. Foundation Plumbing**

Good	Fair	Poor	N/A	None
	X			

**Observations:**

- **\*\*SUPPLY\*\***
- 3/4 inch Galvanized
- Galvanized supply pipe noted.
- **\*\*DRAIN, WASTE, VENT\*\***
- Acrylonitrile-Butadiene-Styrene "ABS" waste and vent pipes noted.
- Cast iron waste and vent pipe noted.
- **\*\*OBSERVATIONS\*\***
- Appears Functional at time of inspection.
- Galvanized pipes present and has an average service life of 30 years. Pipes rust from the inside reducing the diameter and causing loss of pressure and rust in water. Recommend budgeting for replacement of galvanized piping in the near future.

**13. Sump Pump**

Good	Fair	Poor	N/A	None
				X

**14. Ducting**

Good	Fair	Poor	N/A	None
				X

## Grounds

### 1. Driveway and Walkway Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Concrete driveway noted.

Observations:

- Driveway in fair shape. Recommend sealing to extend life. It is the drive with some repairs.

### 2. Grading

Good	Fair	Poor	N/A	None
	X			

Observations:

- Lot grading and drainage have a significant impact on the building, simply because of the direct and indirect damage that moisture can have on the foundation. It is very important, therefore, that surface runoff water be adequately diverted away from the home. Lot grading should slope away and fall a minimum of one (1) inch every foot for a distance of six (6) feet around the perimeter of the building.

### 3. Vegetation Observations

Good	Fair	Poor	N/A	None
X				

Observations:

- No major system safety or functional concerns noted at time of inspection.

### 4. Gate Condition

Good	Fair	Poor	N/A	None
X				

Materials: Wood

Observations:

- Gate hardware missing or damaged; gate will not secure.



Grounds Gate Condition

### 5. Patio and Porch Deck

Good	Fair	Poor	N/A	None
			X	X



Grounds Patio and Porch Deck

## 6. Stairs &amp; Handrail

Good	Fair	Poor	N/A	None
				X

Observations:

- There were no railing installed at the steps. Location: Front Entryway

## 7. Grounds Electrical

Good	Fair	Poor	N/A	None
				X

## 8. GFCI

Good	Fair	Poor	N/A	None
				X

Observations:

- No Ground Fault Circuit Interrupter (GFCI) protection of home electrical outlets was provided in the home at the time of inspection. Although GFCI protection may not have been required at the time the home was built, for safety reasons, consider upgrading the electrical system to include GFCI protection at the following locations:
  - Bathrooms
  - Outside
  - Garages
  - Crawlspace (at or below grade)
  - Unfinished basements
  - Kitchens
  - Laundry rooms
  - Within 6 feet of all plumbing fixtures
  - Boathouses

## 9. Main Gas Valve Condition

Good	Fair	Poor	N/A	None
X				

Materials: Exterior of structure.



Grounds Main Gas Valve Condition

## 10. Plumbing

Good	Fair	Poor	N/A	None
	X			

Materials: Copper piping noted. • Galvanized piping noted.

Observations:

- Rust is noted. Consult with a licensed plumbing contractor to determine and correct the cause of the issue.

## 11. Water Pressure

Good	Fair	Poor	N/A	None
	X			

Observations:

- recommend 80 psi
- 60 PSI fair water pressure

## 12. Pressure Regulator

Good	Fair	Poor	N/A	None
				X

## 13. Exterior Faucet Condition

Good	Fair	Poor	N/A	None
X				

Location: Front of structure.

## 14. Balcony

Good	Fair	Poor	N/A	None
				X

Observations:

- No balcony

## 15. Patio Enclosure

Good	Fair	Poor	N/A	None
	X			

Observations:

- The patio area does not have a enclosure, and the concrete decking is heaving with large cracks.

## 16. Patio and Porch Condition

Good	Fair	Poor	N/A	None
X				

Materials: The patio/porch roof is the same as main structure.

Observations:

- No major system safety or function concerns noted at time of inspection.
- The steps needs a rail for egress.





Grounds Patio and Porch Condition

**17. Fence Condition**

Good	Fair	Poor	N/A	None
	X			

Materials: Wood • Chainlink • Block

**18. Sprinklers**

Good	Fair	Poor	N/A	None
				X

Observations:

- No sprinkler system.

# Basement/Crawlspace

## 1. Walls

Good	Fair	Poor	N/A	None
X				

Materials: **\*\*CRAWLSPACE\*\*** • Crawlspace noted.

Observations:

- No deficiencies were observed at the visible portions of the structural components of the home.
- No leaks were observed at the time of the inspection.
- No stains or evidence of moisture penetration observed.
- Visible portions of foundation wall were dry at the time of the inspection.

## 2. Insulation

Good	Fair	Poor	N/A	None
				X

Observations:

- Recommend adding insulation to perimeter of structure to enhance the homes heating efficiency.

## 3. Windows

Good	Fair	Poor	N/A	None
			X	X

## 4. Plumbing Materials

Good	Fair	Poor	N/A	None
X				

Materials: **\*\*WASTE\*\*** • Appears Functional. • **\*\*SUPPLY\*\*** • Appears Functional. • Galvanized water lines rust from the inside out and can become restricted over time. When low water flow is observed at plumbing fixtures, some restriction may have occurred. We suggest further review by a licensed plumbing contractor prior to closing for repairs/replacement as needed to ensure proper water flow.

Observations:

- ABS
- Cast Iron
- Galvanized

## 5. Basement Electric

Good	Fair	Poor	N/A	None
X				

Observations:

- 2-prong outlets -

The home contained outdated, ungrounded 2-prong electrical outlets. Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider updating the existing condition to meet generally-accepted current standards.

## 6. GFCI

Good	Fair	Poor	N/A	None

## 7. Access

Good	Fair	Poor	N/A	None
X				

Materials: Exterior hatch door.

## 8. Stairs

Good	Fair	Poor	N/A	None
			X	X

## 9. Railings

Good	Fair	Poor	N/A	None
			X	

## 10. Slab Floor

Good	Fair	Poor	N/A	None
				X

## 11. Finished Floor

Good	Fair	Poor	N/A	None
			X	

## 12. Drainage

Good	Fair	Poor	N/A	None
X				

## 13. Sump Pump

Good	Fair	Poor	N/A	None
				X

## 14. Framing

Good	Fair	Poor	N/A	None
X				

Observations:

- \*\*JOISTS\*\*
- Appears Functional.

## 15. Subfloor

Good	Fair	Poor	N/A	None
X				

## 16. Columns

Good	Fair	Poor	N/A	None
X				

Observations:

- No deficiencies were observed at the visible portions of the structural components of the home.

## 17. Piers

Good	Fair	Poor	N/A	None
X				

Observations:

- No deficiencies were observed at the visible portions of the structural components of the home.

## 18. Basement/Crawlspace Ductwork

Good	Fair	Poor	N/A	None
				X

## Residential Earthquake Hazards Report

Yes	No	N/A	Don't Know	
X				1. Is the water heater braced, strapped, or anchored to resist falling during an earthquake?
X				2. Is the house anchored or bolted to the foundation?
		X		3. If the house has cripple walls: a. Are the exterior cripple walls braced?
		X		b. If the exterior foundation consists of unconnected concrete piers and posts, have they been strengthened?
		X		4. If the exterior foundation, or part of it, is made of unreinforced masonry, has it been strengthened?
		X		5. If the house is built on a hillside: a. Are the exterior tall foundation walls braced?
		X		b. Were the tall posts or columns either built to resist earthquakes or have they been strengthened?
		X		6. If the exterior walls of the house, or part of them, are made of unreinforced masonry, have they been strengthened?
		X		7. If the house has a living area over the garage, was the wall around the garage dooropening either built to resist earthquakes or has it been strengthened?
	X			8. Is the house outside an Alquist-Priolo Earthquake Fault Zone (zones immediately surrounding known earthquake faults)?
	X			9. Is the house outside a Seismic Hazard Zone (zone identified as susceptible to liquefaction or landsliding)?

EXECUTED BY:

(Seller) \_\_\_\_\_

(Seller) \_\_\_\_\_

Date \_\_\_\_\_

I acknowledge receipt of this form, completed and signed by the seller. I understand that if the seller has answered "No" to one or more questions, or if seller has indicated a lack of knowledge, there may be one or more earthquake weaknesses in this house.

(Buyer) \_\_\_\_\_

(Buyer) \_\_\_\_\_

Date \_\_\_\_\_