



Reliance Home Inspection

"Rely On Us 24/7"

220 Karls Dell Scotts Valley, CA 95066

OFFICE 831-440-1100 * RelianceInspection.com * FAX 831-440-1105



**THANK YOU FOR CHOOSING
*RELIANCE HOME INSPECTION***



**YOU CAN
*"RELY ON US TWENTY-FOUR SEVEN"***



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Inspection Report Summary

Address: 456 Santa Cruz Dr.

Date: 06/17/2005

The below listed items were observed as not in proper working condition, and in need of repair or replacement. **Some comment items have supporting photographs imported into the Detailed Report for your review.** The report summary page is provided as a courtesy for quicker access to the information within the inspection report. It is not intended as a substitute for reading the detailed inspection report. The report reflects the condition of the property on the day of the inspection only.

It is recommended that any deficiencies and components/systems related to these deficiencies noted in the report be evaluated/inspected and repaired as needed by licensed contractors/professionals prior to the close of escrow. Further evaluation prior to the close of escrow is recommended so a properly licensed professional can evaluate our concerns further and inspect the remainder of the system or component for additional concerns that may be outside of the scope of our inspection. Please call our office for any clarifications or further questions.

This property inspection report is not valid without a signed inspection agreement by both parties. Both parties being buyer/seller and home inspector.

SAFETY / HEALTH DEFICIENT ITEMS:

Each of the following items require immediate evaluation and repair by qualified tradespeople.

GROUPS

SIDEWALKS:

CONDITION:

General condition appears serviceable with the exception of the following item(s) listed below. Typical cracks were noted to the sidewalk(s). **Surface raised/settled, tripping hazards. This is a safety / liability issue.** Correction is recommended.

PATIO:

CONDITION:

Surface raised/settled, tripping hazard. This is a safety / liability issue. Correction is recommended. The wooden slat(s) require repair/replacement.

EXTERIOR

CHIMNEY 1:

CONDITION:

A spark screen was installed Unable to open ash door due to grade = lower grade. Due to the limited view we recommend further evaluation by a Qualified Licensed Chimney sweep and possible a level 2 inspection before the unit is used and before the close of escrow on the home. Unable to determine if chimney crown is cracked or not due to recent painting.

GARAGE - CARPORT

VEHICLE DOOR(S):

CONDITION:

Automatic door opener(s)- operational. We do recommend the installation of electronic eye



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sensors for the safety reverse on garage doors for families with small children for a safety upgrade. The auto reverse did not respond when tested, This is a safety hazard and repair is recommended as soon as possible. The plastic trim noted to be warped.

DOOR TO LIVING SPACE:

CONDITION:

Appears serviceable and is a solid core or metal type door. Self closer is functioning properly. **Self closer on the door did not function properly. This is a safety hazard.** Correction is recommended.

BATH

LEFT REAR BATHROOM:

SHOWER CONDITION:

We are unable to determine if the window in the shower area was tempered. This is a potential safety hazard. We recommend verifying if the window is tempered or not.

INTERIOR

WINDOWS:

CONDITION:

A representative sampling was taken. Windows as a grouping are generally operational. Kitchen window jammed unable to open = repairs needed. Large window in the right front bedroom Not safety glass = consideration should be given to repair/replacement because of children and the seating area located under the window.

ATTIC

ATTIC AND INSULATION:

ATTIC NOTES

Combustion ventilation ducting noted to be in contact with combustible material(s). The bath room fans need to be extended properly and vented to the exterior so the moisture does not enter the attic area. The ventilation for the 2nd kitchen and the bathroom for the left side of the home need to be installed correctly and connected. In general Further Evaluation of all of the ducting and ventilation by a Qualified Licensed Contractor is Recommended.

PLUMBING

WATER HEATER 1:

LOCATION:

Interior closet. Current safety standards prohibit the installation of gas burning appliances in interior closets. We recommend having the closet further evaluated for the sufficient seal at the bottom of the closet doors to prevent combustion gases from entering the home and for sufficient combustion air for the appliances within this area including the furnace. The other option would be to relocate all gas appliances to a safer location. There is a vent in the ceiling, but it appeared to be blocked.

CONDITION:

The general condition appears serviceable with the exception of the following item(s) listed below. **Water heater was not strapped to current standards. This is a safety hazard.** Sellers are obligated to strap water heaters to current standards. The most common standard calls for two 16 gauge straps, one at the top 1/3 and the other at the bottom 1/3. Both straps must be secured with 3"X1/4" lag bolts. Check with local building department for any additional conditions that may be required in this city. Inside closet. Rust noted on the combustion cover, We recommend further evaluation and repairs by a licensed plumber.

PLUMBING:

Corrosion is noted on the plumbing above the water heater. Flexible pipe was used at the drain pipe for the TPR valve the routing is also up hill which can cause it not to drain which in turn can cause corrosion and the valve Not to operate. This is not an approved for this use. We recommend upgrading to appropriate hard plumbing for safety enhancement. Corrosion was



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noted on supply valve(s) above the water heater and on the top of the tank. This may be an indication that the valve(s) have leaked in the past. We recommend attention, repair or monitoring. We recommend repair or replacement.

VENTING:

Asbestos like wrap was noted at the seams of the vent pipe for the water heater. Asbestos is known to cause cancer. Determining whether the wrap is asbestos is beyond the scope of our inspection. We recommend testing and evaluation by an abatement contractor. The venting does Not appear to be sealed properly and the draft diverter on the top of the water heater is Not seated correctly = should be further evaluated and repaired.

HEATING - AIR CONDITIONING

HEATING SYSTEM #1 DESCRIPTION:

LOCATION:

Interior closet. Current safety standards prohibit the installation of gas burning appliances in interior closets. We recommend having the closet further evaluated for the sufficient seal at the bottom of the closet doors to prevent combustion gases from entering the home and for sufficient combustion air for the appliances within this area including the furnace. The other option would be to relocate all gas appliances to a safer location.

HEATING SYSTEM #1:

CONDITION:

The general condition appears serviceable with the exception of the following item(s) listed below. The unit did not appear to have been cleaned or serviced recently. We recommend cleaning and servicing by a licensed heating contractor. The furnace was very close to the walls of the closet or compartment. It may not meet the manufacturers minimum installation set backs. We recommend reviewing the manufacturers installation instructions to determine if the unit has the proper setbacks. The gas flex line is routed through the housing, this is a safety item and should be corrected to a solid pipe. In the case of seismic activity the flex line can rupture. This is an older furnace and does Not have a safety cut-off switch for the removal of the housing panels = installation recommended and caution needed when opening to change the filter or for any other reason make sure furnace is turned OFF.

VENTING:

Asbestos like wrap was noted on seam(s) of the vent pipe. This is a potential health hazard. We recommend testing of the wrap to determine if it contains asbestos. If the wrap does contain asbestos, we recommend removal by an abatement contractor. Not sealed properly.

ELECTRICAL SYSTEM

SERVICE:

TYPE AND CONDITION:

Overhead. 110/220 Volt. Circuit breakers. Appears serviceable. The incoming electrical service line was low over the roof. Current requirements require an incoming line to be at least eight feet above a roof with a pitch which is less than 4:12. This is a safety hazard and correction is recommended. Insulation noted to be cracked on the service entry conductors at the weatherhead from the utility company = repairs by utility company needed.

ELECTRICAL MAIN PANEL:

MAIN PANEL CONDITIONS:

The general condition appears serviceable with the exception of the following item(s) listed below. Cover loose repair. The ground was noted to be connected only to the water supply plumbing, this is no longer accepted as a stand alone ground = installation of a proper ground system such as an approved rod is recommended by a Qualified Licensed Electrical Contractor.

INTERIOR WIRING:

GFCI OUTLETS:



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GFCI outlet(s) should be installed as a safety upgrade at the following location(s): Exterior, garage, kitchen counter(s), bathroom(s). The GFCI outlet(s) in the left front bathroom are panted and do Not trip correctly, this is a safety hazard = replacement recommended.

GARAGE WIRING NOTES:

Outlet(s) on the left wall of the garage tested ungrounded = repair and or replace with the proper two prong outlet(s). This is a potential safety hazard. Correction is recommended. No grounded outlet for the washing machine, an adapter is being used; certain electrical appliance(s) required a grounded outlet for proper protection and can be damaged with out the proper wiring = repairs needed.

JUNCTION BOXES:

Junction box(s) missing covers in the attic. This is a potential fire/safety hazard. Correction is recommended.

EXPOSED SPLICES:

Exposed splice(s) were noted in the attic. Current standards call for all splices to be made inside a closed junction box. This is a safety hazard. We recommend the installation of junction boxes for these splices.

EXTERIOR WIRING:

CONDITION:

A representative sampling of switches, outlets and lights were tested. As a whole they appeared to be in serviceable condition. There are no GFCI outlets installed at the exterior. This is a safety hazard. This type of outlet has a circuit breaker which will shut off the flow of electricity in the event of a ground fault. This means they shut off if you get shocked. Although GFCI outlets may not have been a requirement when this house was built, we recommend upgrading for safety enhancement. A spotlight located at the front of the home is disconnected.

END SUMMARY

SUMMARY

ELECTRICAL CONDITION:

Inspector was told that when there is a heavy rain the electrical shorts out in the 2 front bedrooms; inspector did Not find the reason for this and recommends that an electrician perform a full evaluation of the wiring for the home as a safety precaution.

HABITABILITY / SECURITY DEFICIENT ITEMS:

Each of the following items are in need of repair or replacement for everyday normal use.

ROOF SYSTEM

EXPOSED FLASHINGS:

TYPE AND CONDITION:

Metal. The general condition appears serviceable with the exception of the following item(s) listed below. Chimney, eave, transition flashing(s) inadequate exposed area(s) for possible moisture intrusion = repairs needed. A proper kickout flashing at the roof to wall connection is not visible. This can lead to water intrusion. We recommend having kick out flashings installed.

GARAGE - CARPORT

FLOOR:

CONDITION:

Floor is not fully visible, due to stored items. Crack(s) were noted on the floor of the garage. Repairs may be necessary. We recommend further evaluation and repair if necessary by a licensed contractor.

BATH

HALLWAY BATHROOM:



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CONDITION OF TOILET:

The general condition appears serviceable with the exception of the following item(s) listed below. Corrosion noted on the valve and an active leak noted = We recommend further evaluation and repair by a licensed plumber.

TUB/SHOWER PLUMBING FIXTURES:

Corrosion noted on the plumbing fixture(s) and the fixture(s) leak = repairs needed.

BATHROOM MAINTENANCE:

Caulking is recommended at the tub to edge connection, shower walls and tub/ shower floor. Secure loose tile(s) and re-grout as needed. Bio-organic growth was noted in and around the caulking at the shower/tub. Some types of bio-organic growth can be hazardous to the health of certain people. You may wish to have an air quality test performed to determine if a hazardous condition exists as this is outside of the scope of our inspection. We recommend removal and installation of mildew resistant caulking. Damage/lifting noted to the flooring.

MASTER BATHROOM:

CONDITION OF TOILET:

The general condition appears serviceable with the exception of the following item(s) listed below. The toilet was loose at the floor = repair(s) needed. There appears to be a leak and or overflow at the toilet tank resulting in a build-up of material at the top of the tank and lid = correction needed. Unable to determine level of damage to the flooring, this can only be discovered by intrusive means and is beyond the scope of this inspection. There was a leak at the supply line. We recommend repair. Moisture stains were noted around the toilet in the flooring. Further Evaluation by a Qualified Licensed Contractor is Recommended.

SHOWER CONDITION:

Deteriorated caulking noted at base of shower stall = repair/replace. Shower door unable to close = adjustment/repair needed. Corrosion noted on the shower enclosure.

LEFT FRONT BATHROOM:

CONDITION OF SINK:

The drain stopper did not operate properly. We recommend repair. unable to fully evaluate sink and plumbing the stopper being inoperable is not letting the sink drain properly and the water needed to be shut off before hot water was noted. Faucet corrosion noted.

Corrosion noted on the supply plumbing below the sink. An improper S trap is used below the sink. This has the potential to siphon the trap water out and release sewer gas. We recommend further evaluation and repair by a licensed plumber.

CONDITION OF TOILET:

We are unable to determine if the toilet is low flow. The toilet was slightly loose at the floor. We recommend tightening the bolts on either side of the toilet.

INTERIOR

VINYL FLOORING:

CONDITION:

Damage/stain(s) or deterioration was noted to the vinyl type flooring in the following area(s): Master and hallway bathrooms. Most likely cause from the toilet(s) = repairs needed.

ATTIC

ATTIC AND INSULATION:

ACCESSIBILITY AND CONDITION:

Full size attic. The inspection of the attic was limited because insulation covered the joist and limited because small size of the attic in areas. The attic appears serviceable. An asbestos like vent pipe(s) were noted in the attic. Asbestos is a potential health hazard. We recommend testing to determine if the vent pipe is asbestos. We recommend consulting an abatement contractor for options. Signs of past/present leakage noted in various areas. A licensed roofing contractor should be called to make further evaluation and repairs as needed. The



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chimney(s) have no fire blocking around them = repairs needed. Evidence of rodents noted in attic area = poison trays noted.

CRAWLSPACE - FOUNDATION - BASEMENT:

FOUNDATION/CRAWL SPACE:

CRAWL SPACE CONDITION:

Appears serviceable. The floor of the crawlspace was dry at the time of our inspection. The floor of the crawlspace was dry at the time of our inspection. The general condition appears serviceable with the exception of the following item(s) listed below. Efflorescence and some erosion noted on the foundation at the right front area of the home; this is most likely being caused by the planter at the front of the home = recommend moisture barrier between the foundation and the planter.. This is a white substance which forms on some foundations but causes no damage. Some piers and posts are out of plumb. Moisture noted on the outside wall(s), most likely from the high grade level = lower grade and monitor.

FOUNDATION - TYPE:

Poured concrete perimeter. Pier and post.

SUB-FLOOR CONDITION:

Moisture stains and or corrosion noted to the plumbing were noted in the sub-floor below the hallway bathroom, master bath and laundry drain areas. Wood which is exposed to water will typically attract pests or rot. Correction of the moisture cause is needed. We recommend further evaluation and repairs by a licensed contractor.

PLUMBING

SUPPLY PLUMBING:

CONDITION:

The general condition appears serviceable with the exception of the following item(s) listed below. Moderate corrosion was noted on plumbing. No leakage is noted, repair(s) recommended and monitor in the future. We recommend further evaluation and repairs by a licensed plumber.

WASTE PLUMBING:

CONDITION:

The general condition appears serviceable with the exception of the following item(s) listed below. Moderate corrosion was noted on plumbing. We recommend further evaluation and repairs by a licensed plumber. The ventilation plumbing was not fully visible.

HEATING - AIR CONDITIONING

HEATING SYSTEM #1:

HEATING NOTES:

Flex through housing An opening was noted around plumbing penetrations in the floor. This can be an entry point for rodents. We recommend sealing around the plumbing.

OTHER MINOR DEFICIENT ITEMS:

The following items are noted in the report and should receive eventual attention. The majority of these deficiencies are the result of normal wear and tear, or lack of regular preventative maintenance.

GROUNDS

GRADING & DRAINAGE:

SITE:

Flat site. Flat to negative grade around the home, we recommend regrading so that the soil slopes away from the home. Rock(s) and or soil appear(s) to have been added to the site raising the grade level; monitor during rains and correct as needed. We recommend extending and routing the gutter downspout terminations away from the home for proper drainage. Plants / trees touch the house. We recommend trimming to prevent damage.



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DRIVEWAY:

CONDITION:

General condition appears serviceable with the exception of the following item(s) listed below. Common cracks were noted on the driveway surface. We recommend sealing to prevent erosion.

EXTERIOR

EXTERIOR SIDING:

CONDITION:

General condition appears serviceable with the exception of the following item(s) listed below. Peeling paint noted at the front of the home by the garage. The siding was not fully visible due to vegetation and stored items. We recommend trimming vegetation back away from the home; approximately an eighteen inch clearance is desirable. Cracks are noted in the stucco/siding. These appear to be common cracks. We recommend sealing the cracks with painters calking to prevent water intrusion. Earth contact was noted with the stucco; this is common with older homes = monitor. Earth contact was noted at the front of the home where the fence post is in contact with the siding. We recommend installing a flashing between the post and the siding to prevent damage or unwanted pests. Seams in the siding need to be sealed. Opening(s) were visible around plumbing at various areas of the home. We recommend sealing around the pipes to prevent unwanted pests from entering. Gap noted between the brick and the stucco on the right side of the home = seal to help prevent moisture intrusion. Planter located at the front of the home hold moisture against foundation and siding = installation of moisture barrier and minimal watering.

TRIM:

WINDOW, DOOR & WALL TRIM CONDITION:

General condition appears serviceable with the exception of the following item(s) listed below. No flashings were visible above the window and door trim. This is typical on older homes. They rely on caulking to prevent intrusion. We recommend monitoring the caulking at the trim to wall connection and re-caulking when necessary. Loose trim was noted at the front of the home. We recommend repair. We recommend repair.

EAVE CONDITION:

The eaves, soffits & trim generally appear serviceable. The decorative area above the garage should be screened off to prevent birds from nesting.

ROOF SYSTEM

ROOF:

ROOF COVERING STATUS:

Owner informed the inspector that the roof covering is approximately 15 years old. Shingle(s) noted to be cracked/broken and or curling and or misaligned. There is moss growing on the roofing material. We recommend removal to prevent damage to the shingles/shakes. Prior repairs are noted to areas of the roofing material. We recommend trimming the tree or vines at the rear of the home up off the roofing material to prevent damage. Possible evidence of wood destroying organisms, refer to qualified termite report. Due to the item(s) noted above we recommend Further Evaluation by a Qualified Licensed Roofing Contractor familiar with this type of roofing system. The life of this roof may be extended with the proper maintenance. A cinder block was noted to be on the roof = inquire with current owner as to the reason.

GUTTERS:

TYPE & CONDITION:

Full. The general condition appears serviceable with the exception of the following item(s) listed below. The front gutter above the entryway has no downspout and is draining on the fascia and roof area = recommend re-routing drainage.

DOWNSPOUTS:



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The general condition appears serviceable with the exception of the following item(s) listed below. We recommend extending the downspout terminations away from the building for proper drainage. We recommend adding a downspout to the front gutter = further evaluation and repair(s) recommended.

GARAGE - CARPORT

VENTILATION:

CONDITION:

The general condition appears serviceable with the exception of the following item(s) listed below. The vent(s) in the garage were covered. We recommend removal of the cover to allow for proper ventilation of the garage. Unable to evaluate due to storage of personal items.

KITCHEN - APPLIANCES #2

KITCHEN SINK:

CONDITION:

Corrosion noted on the pipes below the sink. Improper drain no p trap, fixture is mounted sideways. Corrosion noted on the faucet. We recommend repair or replacement.

COUNTERS & CABINETS

CONDITION:

Moisture stains were noted below the kitchen sink. We recommend monitoring in the future. Storage of items. Hole(s) noted in wall under sink area = recommend sealing to keep out vermin.

BATH

HALLWAY BATHROOM:

CONDITION OF SINK:

Caulking is recommended for the sink to counter connection. The drain stopper did not operate properly. We recommend repair. Corrosion noted on the supply plumbing below the sink. There is a plastic margarine bowl tied up under the sink drain = repairs needed.

CABINET- MIRROR- DRAWER CONDITION:

Damage was noted to the cabinet below the sink.

MASTER BATHROOM:

CONDITION OF SINK:

The general condition appears serviceable with the exception of the following item(s) listed below. Caulking is recommended for the sink to counter connection. Moisture stains noted in the cabinet below the sink. We recommend monitoring in the future. Corrosion noted on the supply plumbing below the sink. We recommend repair/replace. Corrosion noted on the faucet.

TUB/SHOWER PLUMBING FIXTURES:

Condition of showerhead: Shower head leaks. Unable to fully test the shower plumbing and drain due to as soon as the inspector turned on the shower water sprayed up and out of the stall = turned off immediately = repairs needed.

INACCESSIBLE AREAS:

The left front bedroom door was locked at the time of our inspection, but was open for a quick look due to your mother said to just take a quick look due to your grandmother not wanting the inspector in there. We were unable fully inspect this area. You may wish to have this room inspected prior to close of escrow.

INTERIOR WALLS:

MATERIAL & CONDITION:

Drywall. The general condition appears serviceable with the exception of the following item(s) listed below. Damage was noted to the wall in the living room. We recommend repair. Peeling wallpaper in the hallway and master bathroom noted.

FIREPLACE/WOOD BURNING DEVICE #1:



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CONDITION:

Unable to evaluate to due storage of items and furniture = inspector not allowed to move such items. We recommend cleaning and inspection by a qualified fireplace contractor before use due to inability to view fire box and limited view caused by chimney cap and screen above.

FIREPLACE/WOOD BURNING DEVICE #2:

CONDITION:

Damper is operational. Cracked/Loose/Damaged Fire Brick. Items evaluation. We recommend cleaning and inspection by a qualified fireplace contractor before use. Limited view due items in fireplace.

CEILING FAN:

CONDITION:

The fan in the kitchen and the dining room wobbled. This is an indication that the fan is out of balance. We recommend further evaluation and repair by a qualified technician.

ATTIC

ATTIC AND INSULATION:

VENTILATION:

There appears to be minimal ventilation in the attic. The installation of additional vents is recommended. The screen for the gable end ventilation is deteriorated and screen(s) damaged = repair/replacement to help keep vermin out.

INSULATION DEPTH:

Insulation has been disturbed and good coverage is no longer present. We recommend re-distributing or adding additional insulation.

CRAWLSPACE - FOUNDATION - BASEMENT:

FOUNDATION/CRAWL SPACE:

ACCESSIBILITY & LOCATION:

Crawl space is fully accessible. The door to the crawlspace was located on the exterior right side of the home. Deterioration was noted to the crawlspace door. We recommend repair.

VENTILATION:

General condition appears serviceable with the exception of the following item(s) listed below. Screen(s) were covered or blocked off. We recommend removal of the obstructions and re-screening if necessary to allow for proper air flow.

PLUMBING

MAIN LINE AND SHUT OFF LOCATION:

WATER PRESSURE:

55PSI. This is within the normal range of between 40 and 80 PSI. Client mentioned water flow Not to their liking, there is a Culligan tank in the left side yard they might be restricting some of the flow to the home, this tank is not secured = safety hazard. The Culligan tank is beyond the scope of this inspection.

ELECTRICAL SYSTEM

INTERIOR WIRING:

OUTLETS:

A representative number was tested and the outlets generally appeared serviceable. The wiring in the home doe Not appear to have the required grounding conductor needed for certain appliances such as computer, washing machines refrigerators, etc. evaluation and consideration of upgrading may be needed. A loose outlet was noted in the family room. Correction is recommended.



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INSPECTION REPORT



This report is for your exclusive use in determining the physical condition of the property inspected. Although a thorough visual inspection of the property was made, we wish to CAUTION you that conditions may change and equipment may become defective. The report should not be construed as a guarantee or warranty of the premises or equipment, or future uses thereof (Home Warranty plans are available). Our CONTRACT FOR SERVICES or SERVICE AGREEMENT provides additional details: **PLEASE READ IT CAREFULLY.**

The inspection, by definition, deals with an existing structure which may have older types of plumbing or wiring. It is very probable these systems would not meet present standards, although the system did meet requirements at the time it was installed.

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PLEASE NOTE: Anytime in this report when reported defects and or recommendations are made such as, but NOT limited to, Further Evaluation, Servicing, Removal and or Repair, it is our intention and recommendation that Any and All of these tasks be Performed **ONLY BY AN APPROPRIATE QUALIFIED LICENSED CONTRACTOR**. Additionally, when the afore stated recommendations are made for Further Evaluation, Servicing, Removal and or Repair, they are to be performed on the **ENTIRE** system structure stated in the report and any and all components that make up the system stated **NOT** just the particular system component mentioned in the report. Additionally, any and all Recommendations such as, but not limited to: further



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evaluation, Servicing, Removal, and or Repair should be Considered, Performed and Completed **Before the Close of Escrow** on the home.

The inspector for Reliance Home Inspection is considered a generalist and is acting as such and in no way should be considered as an expert in the evaluation of the components and or systems pertaining to the inspection of the home. When irregularities, damages and or areas of concern are found during the home inspection it is the inspectors role to recommended further evaluations, repairs and or actions that in the inspectors professional opinion should be performed. It is the sole responsibility and or decision of the recipient(s) of this report, actual and or intended buyer(s), seller(s), owner(s) and or responsible parties in association with the inspected property to ensure the recommended actions are completed as intended; Reliance Home Inspection and or any of its agents do Not have any obligation, responsibility and or liability legal or otherwise to ensure that said actions are performed and or properly performed.

CLIENT & SITE INFORMATION:

ADDRESS:



456 Santa Cruz Dr.

REPORT #:

0000332.

DATE OF INSPECTION:

06/22/2005.

TIME OF INSPECTION:

9:00 AM.

CLIENT NAME:

Mr. & Mrs. Client.

PRESENT DURING THE INSPECTION:

Owner, owner's mother, buyer. buyer's daughter, and painters.

CLIMATIC CONDITIONS:

WEATHER:

Clear.

SOIL CONDITIONS:

Dry.

TEMPERATURE:

60 degrees.



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BUILDING CHARACTERISTICS:

MAIN ENTRY FACES: West.

ESTIMATED AGE OF HOUSE: 40 years.

BUILDING TYPE: 1 family.

STORIES: 1.

SPACE BELOW GRADE: Crawl space.

UTILITY SERVICES:

WATER SOURCE: Public.

SEWAGE DISPOSAL: Public.

UTILITIES STATUS: All utilities on.

OTHER INFORMATION:

COMMENTS: In the report the location of items will be referred to as being located on the front, right, left and rear of the home. Our perspective is from the exterior of the home looking at the front door.

PAYMENT INFORMATION:

TOTAL FEE: 475.

PAID BY: Check. Thank You.

REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. Determining whether items have been recalled by the manufacturer is beyond the scope of our inspection.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general



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estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to Construction Arbitration Services Inc. in accordance with the Rules and Procedures of the Expedited Arbitration of Home Inspection, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow Reliance Home Inspection and their insurance carrier 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.

GROUND

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, structural repairs or alterations. Our inspection of the driveway is limited to within 100 feet of the residence.

GRADING & DRAINAGE:

SITE: Flat site. Flat to negative grade around the home, we recommend regrading so that the soil slopes away from the home. Rock(s) and or soil appear(s) to have been added to the site raising the grade level; monitor during rains and correct as needed. We recommend extending and routing the gutter downspout terminations away from the home for proper drainage. Plants / trees touch the house. We recommend trimming to prevent damage.

TREES & FOLIAGE We recommend maintaining a clearance of 18" for any and all foliage from the home. There is always the potential for trees to affect the property in a manner(s) that is not visible at the time of inspection. Issues can be, but are not limited to uplifting, breaking through, and blocking such components as the foundation, walkways/patios, and sewage drain lines. If you have any present or future concerns/suspect any of the afore mentioned items, consult a Qualified Licensed Arborist for further evaluation. The evaluation of trees is beyond the scope of this inspection.

DRIVEWAY:

TYPE: Concrete.

CONDITION: General condition appears serviceable with the exception of the following item(s) listed below. Common cracks were noted on the driveway surface. We recommend sealing to prevent erosion.

REMARKS Various tripping hazards noted around the outside of the home = use caution and correction is recommended.



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SIDEWALKS:

TYPE: Concrete.

CONDITION: General condition appears serviceable with the exception of the following item(s) listed below. Typical cracks were noted to the sidewalk(s). **Surface raised/settled, tripping hazards. This is a safety / liability issue.** Correction is recommended.

FENCES:

TYPE: Wood.

CONDITION: There is no fence(s) installed around the hot tub or the pond area(s) this is a safety hazard = safety precautions and or fencing for these areas is recommended. General condition appears serviceable with the exception of the following item(s) listed below. Right side fencing doe Not have flashing in between the post and the home = repair and monitor. Unable to fully inspect due to plants/stored items.

PATIO:

TYPE: Concrete with wood slats.

LOCATION(S): Left.

CONDITION: **Surface raised/settled, tripping hazard. This is a safety / liability issue.** Correction is recommended. The wooden slat(s) require repair/replacement.



EXTERIOR

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.

EXTERIOR SIDING:

MATERIAL: Wood siding. Stucco. Brick.



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CONDITION:

General condition appears serviceable with the exception of the following item(s) listed below. Peeling paint noted at the front of the home by the garage. The siding was not fully visible due to vegetation and stored items. We recommend trimming vegetation back away from the home; approximately an eighteen inch clearance is desirable. Cracks are noted in the stucco/siding. These appear to be common cracks. We recommend sealing the cracks with painters calking to prevent water intrusion. Earth contact was noted with the stucco; this is common with older homes = monitor. Earth contact was noted at the front of the home where the fence post is in contact with the siding. We recommend installing a flashing between the post and the siding to prevent damage or unwanted pests. Seams in the siding need to be sealed. Opening(s) were visible around plumbing at various areas of the home. We recommend sealing around the pipes to prevent unwanted pests from entering. Gap noted between the brick and the stucco on the right side of the home = seal to help prevent moisture intrusion. Planter located at the front of the home hold moisture against foundation and siding = installation of moisture barrier and minimal watering.



TRIM:

MATERIAL:

Wood.

WINDOW, DOOR & WALL TRIM CONDITION:

General condition appears serviceable with the exception of the following item(s) listed below. No flashings were visible above the window and door trim. This is typical on older homes. They rely on caulking to prevent intrusion. We recommend monitoring the caulking at the trim to wall connection and re-caulking when necessary. Loose trim was noted at the front of the home. We recommend repair. We recommend repair.



EAVE CONDITION:

The eaves, soffits & trim generally appear serviceable. The decorative area above the garage should be screened off to prevent birds from nesting.





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FACIA CONDITION:

General condition appears serviceable with the exception of the following item(s) listed below. Fascia noted to be separating from the eave(s) in a few areas = repairs needed.



STAIRS:

TYPE:

Concrete.

CONDITION:

Appears serviceable. There is a separation crack between the step(s) and the walkways = recommend sealing to prevent moisture intrusion.

CHIMNEY 1:

LOCATION:

Left.

MATERIAL:

Brick.

CONDITION:

A spark screen was installed Unable to open ash door due to grade = lower grade. Due to the limited view we recommend further evaluation by a Qualified Licensed Chimney sweep and possible a level 2 inspection before the unit is used and before the close of escrow on the home. Unable to determine if chimney crown is cracked or not due to recent painting.



CHIMNEY 2:

LOCATION:

Middle.

MATERIAL:

Brick.

CONDITION:

A spark screen was installed, Due to the limited view we recommend further evaluation by a Qualified Licensed Chimney sweep and possible a level 2 inspection before the unit is used and before the close of escrow on the home. Unable to determine if chimney crown is cracked or not due to recent painting.



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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, skylights, or flashings leak 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, skylights, and flashings are absolutely water tight is to observe them during a prolonged rainfall. Many times, this situation is not present during the inspection. The interior of the chimney flue was not inspected at this time. We recommend that you retain a qualified chimney sweep to clean and evaluate the flue. Gutters and sub surface drains are not water tested for leakage or blockage. Regular maintenance of drainage systems is required to avoid water problems at the roof and foundation.

ROOF:

STYLE: Gable.

TYPE: Wood Shake. Wood shake is typically less fire resistant than other materials such as composition or metal. Consider upgrading for safety enhancement.

HOW INSPECTION WAS PERFORMED: Walked on roof.

NUMBER OF LAYERS: One layer of roofing.

ROOF COVERING STATUS: Owner informed the inspector that the roof covering in approximately 15 years old. Shingle(s) noted to be cracked/broken and or curling and or misaligned. There is moss growing on the roofing material. We recommend removal to prevent damage to the shingles/shakes. Prior repairs are noted to areas of the roofing material. We recommend trimming the tree or vines at the rear of the home up off the roofing material to prevent damage. Possible evidence of wood destroying organisms, refer to qualified termite report. Due to the item(s) noted above we recommend Further Evaluation by a Qualified Licensed Roofing Contractor familiar with this type of roofing system. The life of this roof may be extended with the proper maintenance. A cinder block was noted to be un the roof = inquire with current owner as to the reason.



Areas of transition of upper and lower roof(s) and fascia need flashing and or repair.





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EXPOSED FLASHINGS:

TYPE AND CONDITION:

Metal. The general condition appears serviceable with the exception of the following item(s) listed below. Chimney, eave, transition flashing(s) inadequate exposed area(s) for possible moisture intrusion = repairs needed. A proper kickout flashing at the roof to wall connection is not visible. This can lead to water intrusion. We recommend having kick out flashings installed.



VENT CAPS:

CONDITION:

Appear serviceable.

GUTTERS:

TYPE & CONDITION:

Full. The general condition appears serviceable with the exception of the following item(s) listed below. The front gutter above the entryway has no downspout and is draining on the fascia and roof area = recommend re-routing drainage.

DOWNSPOUTS:

The general condition appears serviceable with the exception of the following item(s) listed below. We recommend extending the downspout terminations away from the building for proper drainage. We recommend adding a downspout to the front gutter = further evaluation and repair(s) recommended.

GARAGE - CARPORT

Notice: Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas.

TYPE:

LOCATION:

Attached. Two car.

FLOOR:

CONDITION:

Floor is not fully visible, due to stored items. Crack(s) were noted on the floor of the garage. Repairs may be necessary. We recommend further evaluation and repair if necessary by a licensed contractor.

WALLS/CEILING:

CONDITION:

The general condition appears serviceable with the exception of the following item(s) listed below. Walls of the garage were not fully visible due to stored items. The vent(s) in the garage were covered. We recommend removal of the cover to allow for proper ventilation of the garage. Unable to view firewall due to laundry fixture(s) and stored items.



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VISIBLE FRAMING:

CONDITION:

Appears serviceable. The framing members of the garage were not fully visible due to stored items. Item(s) stored in the rafter system of the garage, this area is Not designed to support this type of added weight = recommend removal.

VEHICLE DOOR(S):

CONDITION:

Automatic door opener(s)- operational. We do recommend the installation of electronic eye sensors for the safety reverse on garage doors for families with small children for a safety upgrade. The auto reverse did not respond when tested, This is a safety hazard and repair is recommended as soon as possible. The plastic trim noted to be warped.

DOOR TO LIVING SPACE:

CONDITION:

Appears serviceable and is a solid core or metal type door. Self closer is functioning properly. **Self closer on the door did not function properly. This is a safety hazard.** Correction is recommended.

EXTERIOR DOOR:

CONDITION:

The general condition appears serviceable with the exception of the following item(s) listed below. Window not safety glass and the door was noted to be damaged/cracked..

GARAGE EXTERIOR:

CONDITION:

The general condition appears serviceable.

WINDOWS:

CONDITION:

Unable to fully evaluate due to storage of items.

VENTILATION:

CONDITION:

The general condition appears serviceable with the exception of the following item(s) listed below. The vent(s) in the garage were covered. We recommend removal of the cover to allow for proper ventilation of the garage. Unable to evaluate due to storage of personal items.



GARAGE STAIRS:

CONDITION:

Garage steps appear serviceable.



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KITCHEN - APPLIANCES

Inspection of refrigerators, 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:

CONDITION:

Faucet is serviceable. The general condition appears serviceable with the exception of the following item(s) listed below. Corrosion noted on the pipes below the sink. Typical marring noted from usage. Caulking recommended for the sink to counter connection.



COUNTERS & CABINETS

CONDITION:

The general condition appears serviceable with the exception of the following item(s) listed below. Viewing below the sink and other areas is restricted by stored items. Stain(s) noted on wall under sink area. An installed blender motor was noted unable to remove cover = repairs needed.

RANGE/COOK TOP AND OVEN:

TYPE:

Electric.

**RANGE/COOKTOP
CONDITION:**

Appears serviceable.

OVEN CONDITION:

Appears serviceable. The oven responded properly to normal controls.

VENTILATION:

TYPE AND CONDITION:

External (vented to the exterior). Fan/Hood is operational. Knob missing.

DISHWASHER:

CONDITION:

owner informed inspector that the dishwasher has been broken and not used for year(s).

GARBAGE DISPOSAL:

CONDITION:

None installed. Had been removed, there is a switch in place.



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KITCHEN - APPLIANCES #2

Inspection of refrigerators, 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:

CONDITION:

Corrosion noted on the pipes below the sink. Improper drain no p trap, fixture is mounted sideways. Corrosion noted on the faucet. We recommend repair or replacement.



COUNTERS & CABINETS

CONDITION:

Moisture stains were noted below the kitchen sink. We recommend monitoring in the future. Storage of items. Hole(s) noted in wall under sink area = recommend sealing to keep out vermin.



VENTILATION:

TYPE AND CONDITION:

External (vented to the exterior). ? ?

LAUNDRY

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. We highly recommend removal and cleaning of the dryer vent line at least once a year. The build up of lint in these lines is the cause of hundreds of house fires per year. Cleaning the vent pipe can significantly reduce the risk of a fire.



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LAUNDRY:

LOCATION: Garage.

WIRING: Electrical outlet is grounded. 220 Service-operational.

PLUMBING: Corrosion is noted on the laundry valves. We recommend monitoring.



VENTING: Dryer venting is provided. The general condition appears serviceable with the exception of the following item(s) listed below. The ducting louver stays open = repair/replace. There is a second exhaust duct termination on the left side of the home that is open to vermin entry = repair.



SINK: The general condition appears serviceable with the exception of the following item(s) listed below. Evidence of Pas/present leak(s) noted on drain. Sink not attached to wall = recommend securing properly.

EXHAUST VENT: No exhaust fan installed = recommend installation to remove moisture from area.

BATH

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.

HALLWAY BATHROOM:

CONDITION OF SINK: Caulking is recommended for the sink to counter connection. The drain stopper did not operate properly. We recommend repair. Corrosion noted on the supply plumbing below the sink. There is a plastic margarine bowl tied up under the sink drain = repairs needed.





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CABINET- MIRROR- DRAWER CONDITION:

Damage was noted to the cabinet below the sink.



CONDITION OF TOILET:

The general condition appears serviceable with the exception of the following item(s) listed below. Corrosion noted on the valve and an active leak noted = We recommend further evaluation and repair by a licensed plumber.

TUB/SHOWER PLUMBING FIXTURES:

Corrosion noted on the plumbing fixture(s) and the fixture(s) leak = repairs needed.



TUB CONDITION:

Bio-organic growth was noted in and around the caulking at the shower/tub. Some types of bio-organic growth can be hazardous to the health of certain people. You may wish to have an air quality test performed to determine if a hazardous condition exists as this is outside of the scope of our inspection. We recommend removal and installation of mildew resistant caulking.

SHOWER CONDITION:

Bio-organic growth was noted on the shower area. Some types of bio-organic growth can adversely effect health. You may wish to have an air quality test performed to determine if a hazardous condition exists = removal recommended. Loose tile noted on the shower surround.

BATHROOM MAINTENANCE:

Caulking is recommended at the tub to edge connection, shower walls and tub/ shower floor. Secure loose tile(s) and re-grout as needed. Bio-organic growth was noted in and around the caulking at the shower/tub. Some types of bio-organic growth can be hazardous to the health of certain people. You may wish to have an air quality test performed to determine if a hazardous condition exists as this is outside of the scope of our inspection. We recommend removal and installation of mildew resistant caulking. Damage/lifting noted to the flooring.

MASTER BATHROOM:

CONDITION OF SINK:

The general condition appears serviceable with the exception of the following item(s) listed below. Caulking is recommended for the sink to counter connection. Moisture stains noted in the cabinet below the sink. We recommend monitoring in the future. Corrosion noted on the supply plumbing below the sink. We recommend repair/replace. Corrosion noted on the faucet.



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CABINET- MIRROR- DRAWER CONDITION:

Appears serviceable. Storage of items prevent full evaluation.

CONDITION OF TOILET:

The general condition appears serviceable with the exception of the following item(s) listed below. The toilet was loose at the floor = repair(s) needed. There appears to be a leak and or overflow at the toilet tank resulting in a build-up of material at the top of the tank and lid = correction needed. Unable to determine level of damage to the flooring, this can only be discovered by intrusive means and is beyond the scope of this inspection. There was a leak at the supply line. We recommend repair. Moisture stains were noted around the toilet in the flooring. Further Evaluation by a Qualified Licensed Contractor is Recommended.



TUB/SHOWER PLUMBING FIXTURES:

Condition of showerhead: Shower head leaks. Unable to fully test the shower plumbing and drain due to as soon as the inspector turned on the shower water sprayed up and out of the stall = turned off immediately = repairs needed.

SHOWER CONDITION:

Deteriorated caulking noted at base of shower stall = repair/replace. Shower door unable to close = adjustment/repair needed. Corrosion noted on the shower enclosure.

BATHROOM MAINTENANCE:

We recommend caulking the shower at the wall(s) and floor connection.

VENTILATION:

Appears serviceable.

LEFT FRONT BATHROOM:

CONDITION OF SINK:

The drain stopper did not operate properly. We recommend repair. unable to fully evaluate sink and plumbing the stopper being inoperable is not letting the sink drain properly and the water needed to be shut off before hot water was noted. Faucet corrosion noted. Corrosion noted on the supply plumbing below the sink. An improper S trap is used below the sink. This has the potential to siphon the trap water out and release sewer gas. We recommend further evaluation and repair by a licensed plumber.

CABINET- MIRROR- DRAWER CONDITION:

Appears serviceable.

CONDITION OF TOILET:

We are unable to determine if the toilet is low flow. The toilet was slightly loose at the floor. We recommend tightening the bolts on either side of the toilet.

SHOWER CONDITION:

The shower appears serviceable. Shower walls appear serviceable. Bio-organic growth was noted on the shower wall. Some types of bio-organic growth can adversely effect health. You may wish to have an air quality test performed to determine if a hazardous condition exists.

BATHROOM MAINTENANCE:

Caulking is recommended at the shower walls. Caulking is recommended at the shower floor to wall connection.

VENTILATION:

The window in the bathroom appeared to be operational.



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LEFT REAR BATHROOM:

CONDITION OF TOILET: Corrosion valve.

SHOWER CONDITION: We are unable to determine if the window in the shower area was tempered. This is a potential safety hazard. We recommend verifying if the window is tempered or not.

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. The paint on the walls is not tested for the presence of lead based paint. 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. Window flashings are not usually visible, therefore their condition cannot be reported on. 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. The weather stripping appears serviceable. The hardware appears serviceable.

SLIDING GLASS DOORS: The glass in the sliding glass door(s) appear to be tempered. The sliding glass door in the left side of the home the lock hard is very hard to operate = adjustment needed. Screen door(s) damaged = repair/replace.

INTERIOR DOORS: The general condition appears serviceable. Hardware operational. Door to the family or second living area has a barn style door and is a pinching hazard especially for children = caution needed or replace.

CLOSET DOORS: The general condition appears serviceable. Hardware operational.

INACCESSIBLE AREAS: The left front bedroom door was locked at the time of our inspection, but was open for a quick look due to your mother said to just take a quick look due to your grandmother not wanting the inspector in there. We were unable fully inspect this area. You may wish to have this room inspected prior to close of escrow.

WINDOWS:

TYPE: Aluminum. Vinyl. Sliding. Single pane.

CONDITION: A representative sampling was taken. Windows as a grouping are generally operational. Kitchen window jammed unable to open = repairs needed. Large window in the right front bedroom Not safety glass = consideration should be given to repair/replacement because of children and the seating area located under the window.

WINDOW LOCKS: The general condition appears serviceable with the exception of the following item(s) listed below. The locks were missing or did not function properly at the following window(s): Master bathroom.

WINDOW SILLS/CASINGS: The general condition appears serviceable with the exception of the following item(s) listed below. Moisture stains/damage were noted at at the following window sill(s): Master



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bedroom.

WINDOW MAINTENANCE

We recommend caulking the exterior trim and any gaps between the window(s) and the stucco to help prevent moisture intrusion; monitor and reapply as needed.

INTERIOR WALLS:

MATERIAL & CONDITION: Drywall. The general condition appears serviceable with the exception of the following item(s) listed below. Damage was noted to the wall in the living room. We recommend repair. Peeling wallpaper in the hallway and master bathroom noted.



CEILINGS:

TYPE & CONDITION: Seams visible right front bdrm and Family room. General condition appears serviceable.



FLOORS:

TYPE & CONDITION: Carpet. Wood. General condition appears serviceable. The general condition appears serviceable with the exception of the following item(s) listed below. Stored items or furnishings prevent full inspection. Rugs and floor coverings prevent viewing of primary floor materials. We recommend repair or replacement.

VINYL FLOORING:

CONDITION: Damage/stain(s) or deterioration was noted to the vinyl type flooring in the following area(s): Master and hallway bathrooms. Most likely cause from the toilet(s) = repairs needed.



TILE FLOORING:

CONDITION: General condition appears serviceable.



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CARPET:

CONDITION: General condition appears serviceable.

WOOD FLOORING:

CONDITION: Unable to fully evaluate due to stored items.

SMOKE / FIRE DETECTORS:

COMMENTS: Smoke alarm(s) were installed in appropriate locations and responded to test button operation. Although it may not have been a requirement when the home was built, we recommend installing smoke detectors just inside the doors of each bedroom.

CARBON MONOXIDE DETECTORS

We recommend the installation of CO detectors in homes that utilize gas appliances.

FIREPLACE/WOOD BURNING DEVICE #1:

LOCATION: Family room.



CONDITION: Unable to evaluate to due storage of items and furniture = inspector not allowed to move such items. We recommend cleaning and inspection by a qualified fireplace contractor before use due to inability to view fire box and limited view caused by chimney cap and screen above.

FIREPLACE/WOOD BURNING DEVICE #2:

LOCATION: Living room.

TYPE: Masonry.

CONDITION: Damper is operational. Cracked/Loose/Damaged Fire Brick. Items evaluation. We recommend cleaning and inspection by a qualified fireplace contractor before use. Limited view due items in fireplace.





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CEILING FAN:

CONDITION:

The fan in the kitchen and the dining room wobbled. This is an indication that the fan is out of balance. We recommend further evaluation and repair by a qualified technician.

CARBON MONOXIDE DETECTOR:

CONDITION:

There did not appear to be a carbon monoxide detector installed. We recommend the installation of a carbon monoxide detector for safety enhancement.

BASEBOARD TRIM:

CONDITION:

Contractors painting and replacing at time of inspection.

DOOR TRIM:

CONDITION:

The trim appears serviceable.

ATTIC

ATTIC AND INSULATION:

ACCESSIBILITY AND CONDITION:

Full size attic. The inspection of the attic was limited because insulation covered the joist and limited because small size of the attic in areas. The attic appears serviceable. An asbestos like vent pipe(s) were noted in the attic. Asbestos is a potential health hazard. We recommend testing to determine if the vent pipe is asbestos. We recommend consulting an abatement contractor for options. Signs of past/present leakage noted in various areas. A licensed roofing contractor should be called to make further evaluation and repairs as needed. The chimney(s) have no fire blocking around them = repairs needed. Evidence of rodents noted in attic area = poison trays noted.



FRAMING TYPE & SIZE:

2X4 2X6 Attic framing appeared serviceable.

VENTILATION:

There appears to be minimal ventilation in the attic. The installation of additional vents is recommended. The screen for the gable end ventilation is deteriorated and screen(s) damaged = repair/replacement to help keep vermin out.



INSULATION TYPE AND CONDITION:

Blown in fiberglass. Insulation should be moved away from combustion ducting and any other heat sources.



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INSULATION DEPTH:

Insulation has been disturbed and good coverage is no longer present. We recommend re-distributing or adding additional insulation.

ATTIC NOTES

Combustion ventilation ducting noted to be in contact with combustible material(s). The bath room fans need to be extended properly and vented to the exterior so the moisture does not enter the attic area. The ventilation for the 2nd kitchen and the bathroom for the left side of the home need to be installed correctly and connected. In general Further Evaluation of all of the ducting and ventilation by a Qualified Licensed Contractor is Recommended.



CRAWLSPACE - FOUNDATION - BASEMENT:

FOUNDATION/CRAWL SPACE:

ACCESSIBILITY & LOCATION:

Crawl space is fully accessible. The door to the crawlspace was located on the exterior right side of the home. Deterioration was noted to the crawlspace door. We recommend repair.



CRAWL SPACE CONDITION:

Appears serviceable. The floor of the crawlspace was dry at the time of our inspection. The floor of the crawlspace was dry at the time of our inspection. The general condition appears serviceable with the exception of the following item(s) listed below. Efflorescence and some erosion noted on the foundation at the right front area of the home; this is most likely being caused by the planter at the front of the home = recommend moisture barrier between the foundation and the planter.. This is a white substance which forms on some foundations but causes no damage. Some piers and posts are out of plumb. Moisture noted on the outside wall(s), most likely from the high grade level = lower grade and monitor.



FOUNDATION - TYPE:

Poured concrete perimeter. Pier and post.

FOUNDATION CONDITION: Appears serviceable. Anchor bolts installed. Crack(s) noted.



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SUB-FLOOR CONDITION: Moisture stains and or corrosion noted to the plumbing were noted in the sub-floor below the hallway bathroom, master bath and laundry drain areas. Wood which is exposed to water will typically attract pests or rot. Correction of the moisture cause is needed. We recommend further evaluation and repairs by a licensed contractor.



FLOOR JOISTS CONDITION:

The general condition appears serviceable with the exception of the following item(s) listed below. Moisture stain(s) noted to the rim joist which is the outer most floor joist these areas appear to be affected by the waste plumbing like the laundry drain etc. We recommend further evaluation and repairs by a licensed contractor.



MUD SILL CONDITION:

Appears serviceable.

PIERS CONDITION:

The general condition appears serviceable with the exception of the following item(s) listed below. Some piers noted to be out of plumb. Pier(s) noted Not to be nailed, We recommend further evaluation and repairs by a licensed contractor.



VENTILATION:

General condition appears serviceable with the exception of the following item(s) listed below. Screen(s) were covered or blocked off. We recommend removal of the obstructions and re-screening if necessary to allow for proper air flow.

OTHER OBSERVATIONS: Insulation hanging off of the HVAC ducting = repair/replace.





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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. City sewer service, septic systems and all underground pipes are not part of 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 AND SHUT OFF LOCATION:

LOCATION-SIZE-MATERIAL:

Front of home. 3/4 inch.

CONDITION:

Water meter is located, at the front side of the house. Valve not tested.

WATER PRESSURE:

55PSI. This is within the normal range of between 40 and 80 PSI. Client mentioned water flow Not to their liking, there is a Culligan tank in the left side yard they might be restricting some of the flow to the home, this tank is not secured = safety hazard. The Culligan tank is beyond the scope of this inspection.



SUPPLY PLUMBING:

MATERIAL:

Combination of materials. Copper. Galvanized. Plastic.

CONDITION:

The general condition appears serviceable with the exception of the following item(s) listed below. Moderate corrosion was noted on plumbing. No leakage is noted, repair(s) recommended and monitor in the future. We recommend further evaluation and repairs by a licensed plumber.



WASTE PLUMBING:

MATERIAL:

Plastic. Cast Iron.



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CONDITION:

The general condition appears serviceable with the exception of the following item(s) listed below. Moderate corrosion was noted on plumbing. We recommend further evaluation and repairs by a licensed plumber. The ventilation plumbing was not fully visible.



LOW FLOW TOILETS

Some toilet(s) noted Not to be low flow in the home, some areas required there to be all low flow toilets installed in the home when home is sold.

HOSE FAUCETS:

CONDITION:

Sample operated, appeared serviceable. No anti-siphon valves installed. These protect the potable water supply with a vacuum breaker. Although these may not have been required at the time the home was built, we recommend upgrading. Leak noted at the faucet at the front of the home. We recommend repair or replacement.

FUEL SYSTEM & SHUT OFF LOCATION:

TYPE-LOCATION- CONDITION:

Gas meter is located on right side of the home. System appears serviceable.

WATER HEATER 1:

LOCATION:

Interior closet. Current safety standards prohibit the installation of gas burning appliances in interior closets. We recommend having the closet further evaluated for the sufficient seal at the bottom of the closet doors to prevent combustion gases from entering the home and for sufficient combustion air for the appliances within this area including the furnace. The other option would be to relocate all gas appliances to a safer location. There is a vent in the ceiling, but it appeared to be blocked.



TYPE:

Gas.

SIZE:

40 Gallons.

CONDITION:

The general condition appears serviceable with the exception of the following item(s) listed below. **Water heater was not strapped to current standards. This is a safety hazard.** Sellers are obligated to strap water heaters to current standards. The most common



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standard calls for two 16 gauge straps, one at the top 1/3 and the other at the bottom 1/3. Both straps must be secured with 3"x1/4" lag bolts. Check with local building department for any additional conditions that may be required in this city. Inside closet. Rust noted on the combustion cover, We recommend further evaluation and repairs by a licensed plumber.

PLUMBING:

Corrosion is noted on the plumbing above the water heater. Flexible pipe was used at the drain pipe for the TPR valve the routing is also up hill which can cause it not to drain which in turn can cause corrosion and the valve Not to operate. This is not an approved for this use. We recommend upgrading to appropriate hard plumbing for safety enhancement. Corrosion was noted on supply valve(s) above the water heater and on the top of the tank. This may be an indication that the valve(s) have leaked in the past. We recommend attention, repair or monitoring. We recommend repair or replacement.



VENTING:

Asbestos like wrap was noted at the seams of the vent pipe for the water heater. Asbestos is known to cause cancer. Determining whether the wrap is asbestos is beyond the scope of our inspection. We recommend testing and evaluation by an abatement contractor. The venting does Not appear to be sealed properly and the draft diverter on the top of the water heater is Not seated correctly = should be further evaluated and repaired.

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. It is suggested that all homes with fuel burning systems have a carbon monoxide detector installed for added safety.

HEATING SYSTEM #1 DESCRIPTION:

LOCATION:

Interior closet. Current safety standards prohibit the installation of gas burning appliances in interior closets. We recommend having the closet further evaluated for the sufficient seal at the bottom of the closet doors to prevent combustion gases from entering the home and for sufficient combustion air for the appliances within this area including the furnace. The other option would be to relocate all gas appliances to a safer location.

SYSTEM TYPE:

Forced air furnace.

FUEL TYPE AND NOTES:

Natural Gas.



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CAPACITY OF UNIT: 100,000 BTU's.

HEATING SYSTEM #1:

CONDITION:

The general condition appears serviceable with the exception of the following item(s) listed below. The unit did not appear to have been cleaned or serviced recently. We recommend cleaning and servicing by a licensed heating contractor. The furnace was very close to the walls of the closet or compartment. It may not meet the manufacturers minimum installation set backs. We recommend reviewing the manufacturers installation instructions to determine if the unit has the proper setbacks. The gas flex line is routed through the housing, this is a safety item and should be corrected to a solid pipe. In the case of seismic activity the flex line can rupture. This is an older furnace and does Not have a safety cut-off switch for the removal of the housing panels = installation recommended and caution needed when opening to change the filter or for any other reason make sure furnace is turned OFF.



In the case of seismic activity the flex line can rupture. This is an older furnace and does Not have a safety cut-off switch for the removal of the housing panels = installation recommended and caution needed when opening to change the filter or for any other reason make sure furnace is turned OFF.

BURNERS:

A build up of materials noted at and around burners = further evaluation recommended.

COMBUSTION AIR:

Appears to be blocked. Further evaluation needed.



VENTING:

Asbestos like wrap was noted on seam(s) of the vent pipe. This is a potential health hazard. We recommend testing of the wrap to determine if it contains asbestos. If the wrap does contain asbestos, we recommend removal by an abatement contractor. Not sealed properly.



AIR FILTERS:

Not viewed.

NORMAL CONTROLS:

Appear serviceable.

HEATING NOTES:

Flex through housing An opening was noted around plumbing penetrations in the floor. This can be an entry point for rodents. We recommend sealing around the plumbing.

DISTRIBUTION TYPE:

Ducts and registers.

CONDITION OF DUCTS:

The general condition appears serviceable with the exception of the following item(s) listed below .Insulation hanging off = repair/replace.



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CONDITION OF REGISTERS:

Appears serviceable. Unable to locate register in the master bedroom and front left bedroom.

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:

Overhead. 110/220 Volt. Circuit breakers. Appears serviceable. The incoming electrical service line was low over the roof. Current requirements require an incoming line to be at least eight feet above a roof with a pitch which is less than 4:12. This is a safety hazard and correction is recommended. Insulation noted to be cracked on the service entry conductors at the weatherhead from the utility company = repairs by utility company needed.

AMPS:

100.

RATING AT MAIN PANEL:

100 amps.

ELECTRICAL BONDING

No electrical bonding system present. At the time this home was constructed electrical equipment bonding was not required: installation of bonding system is recommended as a safety upgrade. This type of system help to prevent pipes and other metal housing(s) from becoming energized with stray electricity.

CONDUCTORS:

ENTRANCE CABLE TYPE: Copper.

BRANCH WIRING TYPE: Copper.

ELECTRICAL MAIN PANEL:

MAIN PANEL & SHUT OFF LOCATION:

Located at the exterior rear of the home.





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MAIN PANEL CONDITIONS:

The general condition appears serviceable with the exception of the following item(s) listed below. Cover loose repair. The ground was noted to be connected only to the water supply plumbing, this is no longer accepted as a stand alone ground = installation of a proper ground system such as an approved rod is recommended by a Qualified Licensed Electrical Contractor.



INTERIOR WIRING:

OUTLETS:

A representative number was tested and the outlets generally appeared serviceable. The wiring in the home does not appear to have the required grounding conductor needed for certain appliances such as computer, washing machines refrigerators, etc. evaluation and consideration of upgrading may be needed. A loose outlet was noted in the family room. Correction is recommended.

GFCI OUTLETS:

GFCI outlet(s) should be installed as a safety upgrade at the following location(s): Exterior, garage, kitchen counter(s), bathroom(s). The GFCI outlet(s) in the left front bathroom are painted and do not trip correctly, this is a safety hazard = replacement recommended.

OUTLET COVERS:

Missing outlet and switch cover(s) in the family room at the left side of the home.

LIGHTS AND SWITCHES:

A representative sampling of switches and lights were tested. As a whole, the switches and lights throughout the house are in serviceable condition. 2 lights did not respond in the left front bathroom, possibly the bulbs are burned out.

GARAGE WIRING NOTES:

Outlet(s) on the left wall of the garage tested ungrounded = repair and or replace with the proper two prong outlet(s). This is a potential safety hazard. Correction is recommended. No grounded outlet for the washing machine, an adapter is being used; certain electrical appliance(s) required a grounded outlet for proper protection and can be damaged without the proper wiring = repairs needed.

JUNCTION BOXES:

Junction box(s) missing covers in the attic. This is a potential fire/safety hazard. Correction is recommended.



EXPOSED SPLICES:

Exposed splice(s) were noted in the attic. Current standards call for all splices to be made inside a closed junction box. This is a safety hazard. We recommend the installation of junction boxes for these splices.





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EXTERIOR WIRING:

CONDITION:

A representative sampling of switches, outlets and lights were tested. As a whole they appeared to be in serviceable condition. **There are no GFCI outlets installed at the exterior. This is a safety hazard.** This type of outlet has a circuit breaker which will shut off the flow of electricity in the event of a ground fault. This means they shut off if you get shocked. Although GFCI outlets may not have been a requirement when this house was built, we recommend upgrading for safety enhancement. A spotlight located at the front of the home is disconnected .



END SUMMARY

SUMMARY

ROOF CONDITION:

Further evaluation/repair is recommended by a Qualified Licensed Roofing Contractor Before the Close of Escrow on the Home = Please see the Roofing section of the report.

ELECTRICAL CONDITION:

Inspector was told that when there is a heavy rain the electrical shorts out in the 2 front bedrooms; inspector did Not find the reason for this and recommends that an electrician perform a full evaluation of the wiring for the home as a safety precaution.

HEATING CONDITION:

Further evaluation/repair is recommended by a Qualified Licensed HVAC CONTRACTOR BEFORE the Close of Escrow on the Home = Please see the Heating section of the report.

PLUMBING CONDITION:

There are some needed repairs = Please review the plumbing areas of this report and have a Qualified Licensed Plumbing Contractor evaluate/repair as needed Before the Close of Escrow on the Home.

WINDOWS/SLIDING

GLASS DOOR CONDITION:

All wood, siding and trim joints should be well sealed to prevent moisture intrusion and damage. Wood-to-wood and Glass-to-Wood joints at the windows and trim areas should also be monitored and sealed as necessary. Monitor and maintain areas for proper caulk coverage. Periodically re-caulk as necessary.

HEALTH & SAFETY ITEMS:

We recommend the safety upgrade of working smoke detectors inside noted sleeping room.

GAS APPLIANCE WARNING:

We recommend the installation of Carbon Monoxide Detectors in homes that have gas burning appliances. We recommend before closing on the home that, for your safety, a maintenance inspection be performed on all gas appliances by the Utility Company. This is usually a free service and should be performed the week before the home's closing.

INSPECTION LIMITATIONS:

The exterior and interior views were limited by foliage and personal items as well as fresh paint may be concealing other component(s) that may need repair. The exterior shed, hot



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tub, pond area and water conditioning tank are all beyond the scope of this inspection. There may be other items not listed in the text of this report that are included in the inspection limitations and beyond the scope of this inspection; these items are listed in the text of the service agreement signed by you prior to the release of this report. Additionally, there maybe items listed in the CREIA, (California Real Estate Inspectors Association) "Residential Standards of Practice", to which this report is performed, that unless otherwise agreed upon in writing by a representative of Reliance Home Inspection and the legal client and recipient of this report are included in the report limitations and are beyond the scope of this inspection. A copy of the CREIA "Standards of Practice" and "Code of Ethics" can be obtained from Reliance Home Inspection upon request.

REPAIR BIDS:

It is our strict policy **NOT** to provide repair bids. It is our recommendation that licensed tradespeople be called upon to provide you accurate written estimates that you can hold them to when the work is performed. We feel that it would be a great disservice to our Clients to provide arbitrary **Guesstimates** and way beyond the scope of our Inspection services. Guessing does not provide you with reliable financial numbers to base your investment upon.

PLEASE REMEMBER: Our service is established to help you identify and document most of the conditions of the property. The inspection report is not intended to be an "all inclusive" list of every condition, but rather, to identify the major challenges that were visible on the day of the inspection. If you notice other major items that are not included in this report that you would like included, please notify us and we will make an addendum to the inspection report to reflect these items. Please remember that cosmetic items are subjective and beyond the scope of our evaluations.

This report is intended as a list of pertinent issues regarding the conditions of the items included in the report. All evaluations have been factored by the age of the property and other relevant conditions, such as weather, on the date of the inspection. The report findings are only valid on the day of the inspection and could change at any time after we have left the property.

Our service is **NOT** a warranty of the integrity of the systems of the property. No maintenance services, removal of cowlings, or destructive discovery have been performed. Our liability is limited by the terms in our service agreement.. Thank you for selecting our firm to complete your property inspection.

REPORT PREPARED BY: Karl Ledig.

PREPARATION DATE: 06/24/2005.

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