

Swift Inspection

Inspection and Consulting Services

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CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

Gene & Laura Tivianni

INSPECTION ADDRESS

10865 Tribue St., Northridge, CA. 91326

INSPECTION DATE

05/03/2002 12:15pm to 3:45pm

REPRESENTED BY:

Allen Whitestar



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GENERAL INFORMATION

Inspection Address: 10865 Tribue St., Northridge,CA. 91326
Inspection Date - Time: 05/03/2002 12:15pm to 3:45pm
Weather: 1 - Temperature at time of inspection: 70 Degrees

Inspected by: Keith Swift

Client Information: Gene & Laura Tivianni
85 N. La Verne St., Los Angeles,CA. 92436
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Buyers Agent: Allen Whitestar
3434 Dover Street, Northridge,CA. 93939
Whitestar Properties
Phone: (310) 623-9223
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Sellers Agent: Gerry Staples
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Whitehouse Properties
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Residence Type: Wood Framed
Furnished: Yes
Number of Stories: Two

Approximate Year Built: 1977
Unofficial Sq.Ft.: 2500

People on Site At Time of Inspection: Buyers
Sellers
Buyers Agent

DESCRIPTION OF SERVICE

You have contracted for us to perform a general inspection in accordance with industry standards. It is distinct from a specialist inspection, which can be costly, take several days to complete, involve the use of specialized instruments, the dismantling of equipment, video-scanning, destructive testing, and laboratory analysis. By contrast, the general inspection is completed on-site, at a fraction of the cost and within a few hours. Consequently, the general inspection and its report will not be as comprehensive as that generated by specialists and it is not intended to be. Our purpose is to identify defects or adverse conditions that could result in injury or lead to costs that would significantly affect your evaluation of the property, and to alert you to the need for a specialist evaluation. We will evaluate conditions, systems, or components as being acceptable or not acceptable, which does not mean that they are perfect but that they are functional and met the standards of a given point in time. Similarly, we take into consideration when a house was built and allow for the predictable deterioration that would occur through time, such as the cracks that appear in concrete and in the plaster around windows and doors, scuffed walls or woodwork, worn or squeaky floors, and stiff or stuck windows. Therefore, we tend to ignore insignificant and predictable defects, and do not annotate them, and particularly those that would be apparent to the average person, or to someone without any construction experience, but some minor defects could be included in our report. We are not authorized, and do not have the expertise, to comment on termite, dry rot, or fungus damage, but may alert you to it. Regardless, you should schedule any such specialized inspection, such as that for the presence of mold, with the appropriate specialist before the close of escrow. A house and its components are complicated, and because of this and the limitations of an on-site report, we offer unlimited consultation and encourage you to ask questions. In fact, we encourage candid and forthright communication between all parties, because we believe that it is the only way to avoid stressful disputes and costly litigation. Remember, we only summarized the report on-site and it is essential that you read all of it, and that any recommendations that we make for service or evaluation by specialists should be completed and documented well before the close of escrow, because additional defects could be revealed by a specialist, or some upgrades recommended that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

Foundation

Foundations are not uniform, and will meet the structural standards of the year in which they were built. In accordance with industry standards, we describe and identify the type of the foundation and look for any evidence of structural failure. However, we are generalists and not specialists. Therefore, in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

Raised

General Raised Foundation Comments

This residence has a raised foundation. Such foundations permit access, and provide a convenient area for the distribution of water pipes, drain pipes, vent pipes, electrical conduits, and ducts. However, although raised foundations are far from uniform, most include concrete footings and stem walls that extend above the ground with anchor bolts that hold the house onto the foundation, but the size and spacing of the bolts vary. In the absence of major defects, most structural engineers agree that the one critical issue with raised foundations is that they should be bolted. Our inspection of these foundations conforms to industry standards, which is that of a generalist and not a specialist, and do not use any specialized instruments to establish that they are still level. We typically enter all accessible areas, to confirm that the foundation is bolted and to look for any evidence of structural deformation, but we may not comment on minor deficiencies, such as on commonplace vertical cracks in the stem walls and slight deviations from plumb and level in the intermediate floor framing, which have little structural significance. Interestingly, there is no absolute standard for evaluating cracks, but those that are less than ¼" and which do not exhibit any vertical or horizontal displacement are generally not regarded as being structurally relevant. Nevertheless, all others should be evaluated by a specialist. However, in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

Raised Foundation

Informational Conditions

The residence has a raised and bolted foundation with no visible structural abnormalities.

With Slab Sections

Informational Conditions

The residence has slab sections with no visible structural abnormalities. Slab foundations are the most modern, but they can vary considerably from older ones that have no moisture barrier beneath them and no reinforcing steel within them to newer ones that have moisture barriers beneath them and adjustable reinforcing steel within them. Many slabs are found to contain cracks when the carpet and padding is removed, which could permit moisture to enter if they are not sealed, but which are hardly ever structurally threatening.

Foundation Crawlspace

Informational Conditions

The crawlspace is accessible and in acceptable condition.

Components and Conditions Needing Service

The soils in the crawlspace are moist or desiccated, which could indicate a chronic drainage problem that should be evaluated by a specialist.

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Ventilation

Informational Conditions

Typically there are cross-ventilation ports to ensure adequate air circulation in the crawlspace area. There are vent screens at the rear and right side of the residence only. You may wish to contact a specialist to further evaluate and comment.

Intermediate Floor Framing

Informational Conditions

The intermediate floor framing is in acceptable condition. There may be some deviations from plumb, level, etc, but none that has any serious structural significance.

Floor Insulation

Informational Conditions

The floor insulation is in acceptable condition with just a few pieces beginning to sag. You may wish to repair these pieces.

Exterior

Our evaluation of the exterior of a property conforms to the standards of the industry, and includes an evaluation of common components, such as driveways, walkways, fences, gates, handrails, guardrails, yard walls, carports, patio covers, decks, building walls, fascia and trim, balconies, doors, windows, lights, and outlets. However, we do not evaluate any detached structures, such as storage sheds and stables, and we do not water test or evaluate subterranean drainage systems or any mechanical or remotely controlled components, such as driveway gates. Also, we do not evaluate any landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and ornamental or decorative lighting. Similarly, we do not comment on coatings or cosmetic deficiencies and the wear and tear associated with usage and the passage of time that would be apparent to the average person.

Grading and Drainage

General Grading Comments

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that might appear to be firm and solid can liquefy and become unstable during seismic activity. Also, there are soils that can expand to twice their volume with the influx of water and move structures with relative ease, raising and lowering them and fracturing slabs and other hard surfaces. In fact, expansive soils have accounted for more structural damage than most natural disasters. Water can be equally destructive, and can foster conditions that are deleterious to health. For this reason the ideal property will have soils that slope away from the residence, and the interior floors will be several inches higher than the exterior grade. Also, the residence will have roof gutters and downspouts that discharge into area drains with catch basins that carry water away to hard surfaces. If a property does not meet this ideal, or if any portion of the interior floor is below the exterior grade, we cannot endorse it and recommend that you consult with a grading and drainage contractor, even though there may not be any evidence of moisture intrusion. We have confirmed moisture intrusion in residences when it was raining that would not have been apparent otherwise. Also, in conjunction with the cellulose material found in most modern homes, moisture can facilitate the growth of fungi that can compromise wood framing or produce toxic molds that can contribute to serious health problems.

Flat and Level Pad

Informational Conditions

The residence is situated on a flat level pad that would not necessarily need a geological evaluation. However, it is surcharged by a slope that directs water toward the residence. Subsurface drainage may have been installed when

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the site was graded, but we have no knowledge of this. Therefore, it will be important to maintain the slope, and any area drainage system. Soil erosion can result in slippage, which can impede drainage and result in crawlspace moisture intrusion.

Interior-Exterior Elevations

Components and Conditions Needing Service

Grading is either negative or neutral adjacent to the residence, and moisture intrusion will remain a possibility. The soil should slope away from the residence to a distance of at least five feet, to keep moisture away from the footings. We can elaborate on this issue, but you should seek a second opinion from a grading and drainage contractor.

Exterior Components

Driveway

Informational Conditions

The driveway is in acceptable condition.

There are predictable cracks in the garage entry driveway that would not necessarily need to be serviced.

Walkways

Informational Conditions

The walkways are in acceptable condition.

Fences and Gates

Informational Conditions

The fences and gates are in acceptable condition.

House Walls or Siding

Informational Conditions

The stuccoed house walls or siding are in acceptable condition.

Fascia and Trim

Informational Conditions

The fascia board and trim are in acceptable condition.

Doors

Informational Conditions

The exterior doors are in acceptable condition.

Windows

Informational Conditions

The windows are in acceptable condition. However, in accordance with industry standards, we do not test every window in the house, and particularly if it is furnished. We do test every unobstructed window in every bedroom to ensure that at least one provides an emergency exit.

Screens

Informational Conditions

A few of the window screens are missing. Screens are often removed for aesthetic reasons, but you may wish to have them installed.

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The slider screen door to the left of the front entrance is damaged and does not easily engage, and you may wish to have it repaired.

Lights

Informational Conditions

The lights on the walls of the residence are functional. However, we do not inspect or evaluate decorative lights, including low-voltage ones.

Components and Conditions Needing Service

Some of the yards lights are functional, but they are not wired to national electrical standards and should be evaluated by a qualified and licensed electrician. The security light located at the front right of the garage is wired with unprotected Romex cable and shows evidence of damage to the insulation. Recommend that the light be wired using conduit and the appropriate wire.

Outlets

Informational Conditions

All of the outlets should be upgraded to have ground fault protection (GFCI outlets).

Roof

There are many different roof types, and every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or to other prevalent weather conditions, and its maintenance. However, regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material, and this is equally true of almost all roofs. In fact, the material on most pitched roofs is not designed to be waterproof only water-resistant.

There are two basic roof types, pitched and flat. Pitched roofs are the most common, and the most dependable. They are variously pitched, and typically finished with composition shingles that have a design life of twenty to twenty-five years, or concrete, composite, Spanish, or metal tiles that have a design-life of forty to fifty years, and gravel roofs that have a lesser pitch and a shorter design-life of ten to fifteen years. These roofs may be layered, or have one roof installed over another, which is a common practice but one that is never recommended because it reduces the design-life of the new roof by several years and requires a periodical service of the flashings. These are serviced with mastic, which eventually shrinks and cracks and provides a common point of leakage. However, among the pitched roofs, gravel ones are the least dependable, because the low pitch and the gravel prevent them from draining as readily as other roofs. For this reason, they must be conscientiously maintained. In this respect, the least dependable of all roofs are the flat ones, which are also called built-up ones. Some flat roofs are adequately sloped toward drains but many are not, and water simply ponds and will only be dispersed by evaporation. However, the most common cause of leakage results when roofs are not serviced or kept clean, and foliage and other debris blocks the drainage channels.

What remains true of all roofs is that, whereas their condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings, or on the framing within attics, will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only the installer can credibly guarantee that a roof will not leak, and they do. We cannot, and do not give any such guarantees. We will examine every roof, evaluate it, and even attempt to approximate its age, but we will not predict its remaining life expectancy, nor guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that

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you obtain a roof certification from an established local roofing company.

Spanish Tile

General Spanish Tile Comments

There are several types of authentic Spanish tile, and all are made of clay and are easily broken. Like most inspectors, we elect not to walk on them but view them instead from a variety of vantage points using a ladder and binoculars. They can be installed in different ways, using various fasteners and mortar, over one or more waterproof membranes of varying weights. Sometimes the tiles appear to be careless installed, or randomly layered and irregularly placed, but this is characteristic of a classic Spanish tile roof. As with other pitched roofs, they are not designed to be waterproof only water-resistant, and are dependant on the integrity of the membrane beneath them, which is concealed, but which can be split by movement, or deteriorated through time and ultra-violet contamination. These roofs can leak, and sometimes without there being any obvious damage to the tiles, and particularly if damaged tiles have been replaced over a deteriorated membrane. However, the most common form of leakage occurs when the valleys or other drainage channels become blocked by debris, which causes water to back up and be diverted around the flashing. Therefore, it is important to inspect these roofs annually and to have them cleaned. This is important, because our inspection service does not include any guarantee against leaks. For such a guarantee, you would need to have a roofing company water-test the roof and issue a roof-certification. However, the sellers or the occupants will generally have the most intimate knowledge of the roof, and you should ask them about its history, and then schedule a regular maintenance service.

Age and General Evaluation

Informational Conditions

Due to the nature of Spanish tile, we cannot determine the age of this roof and would assume it to be the same age as the house. However, it appears to be reasonably clean and newer, and in acceptable condition. You may want to check with the seller on the history of the roof.

Flashings

Informational Conditions

The roof flashing are in acceptable condition

With Damaged Tiles

Components and Conditions Needing Service

There is a ridge cap tile located at the front right corner of the garage that has slipped out of position and is no longer over-lapped by the adjacent ridge cap tile. Recommend repositioning and securing the ridge cap tile prior to the close of escrow.

Gutters and Drainage

Functional Components and Conditions

The downspout located at the front left side of the garage presently directs water into a catch basin. Once the catch basin overflows, the water runs towards the left rollup garage door. Recommend reconfiguring the downspout to effectively direct water away from the residence.

Informational Conditions

The roof does not have a complete system of gutters and downspouts, which are recommended to help divert water away from the perimeter of the residence.

Attic

There is no recommended service

Functional Components and Conditions

We have evaluated the attic in compliance with industry standards, and found it to be in acceptable condition.

Framing

Informational Conditions

The visible portions of the framing are in acceptable condition, and would conform to the standards of the year in which they were constructed.

Ventilation

Informational Conditions

Ventilation within the attic is provided by a combination of eave, dormer, turbine, and gable vents, and appears to be adequate.

Blown-In Cellulose Insulation

Informational Conditions

The attic is insulated, with approximately six-inches of blown-in cellulose, but current standards call for nine and even twelve inches. Some types of this insulation, which were manufactured and installed prior to 1979, consist of shredded paper and are flammable. However, we do not categorically recommend removing and replacing the insulation, because this is a personal decision that is best made by the owners or the occupants.

Additional insulation is recommended to improve both the energy efficiency of the house and to improve the habitable comfort level.

Plumbing

Plumbing systems have common components but they are not uniform. In addition to fixtures, these components typically consist of gas pipes, potable water pipes, shut-off valves that we do not test, pressure regulators, pressure relief valves, water-heating devices, waste pipes and vents. The best and most dependable water pipes are copper, because they are not subject to the build-up of minerals that bond to the inside of galvanized pipes and gradually restrict the volume of water. A water softener will remove most of these minerals, but not once they have become bonded within the pipes, for which there is no remedy other than a copper re-pipe. The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. In fact, whenever the street pressure exceeds eighty pounds per square inch a regulator is recommended, which comes factory preset between forty-five and sixty-five pounds per square inch. However, regardless of the pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, and commonly when the regulator fails and high pressure begins to stress the washers and diaphragms within the various components. Waste pipes are equally varied and are comprised of older ones, such as those made of clay, or others that are made of a material like cardboard coated with tar, and modern plastic ones referred to as ABS. Typically, the condition of these pipes is directly related to their age. ABS pipes, for instance, are virtually impervious to deterioration. However, inasmuch as most drain pipes are concealed, we can only infer their condition by observing the draw at sinks and drains. Regardless, blockages will occur at some point in the life of any system, but blockages in the main waste line can be costly, and it would be prudent to have it video scanned. This would also confirm that the house is connected to the public sewer system, which is important because they must be evaluated by a specialist.

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Water

Water Main Location

The main water shut-off valve is located adjacent to the garage.

Copper Water Pipes

Informational Conditions

The potable water pipes are copper and in acceptable condition.

Water Heaters

General Electric Water Heater Comments

There are a wide variety of residential electric water heaters that range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many of them eventually leak. So it is wise to have them installed over a drain pan, and preferably with a discharge pipe to the exterior. Also, they can be dangerous if they are not seismically secured and equipped with a pressure/temperature relief valve and discharge pipe plumbed to the exterior.

Age Capacity and Location

Hot water is provided by a 13 year old, 50 gallon gas water heater that is located in the garage.

Electrical Connections

Informational Conditions

The electrical connection to the water heater is functional.

Drain Valve

Informational Conditions

The drain valve of the gas water heater is in place and presumed to be functional.

Pressure Release Valve and Discharge Pipe

Functional Components and Conditions

The water heater is equipped with a mandated pressure/temperature relief valve.

Seismic Straps

Informational Conditions

The water heater is seismically secured.

Electrical

There are a wide variety of electrical systems with an equally wide variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. Also, we are not specialists and, in compliance with industry standards, we only test a representative number of switches and outlets, and do not perform load-calculations to determine if the supply meets the demand of the household. Therefore, it is essential that any service recommendations or upgrades that we may make should be completed well before the close of escrow, because a specialist could reveal additional deficiencies or recommend further upgrades.

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Main Panel

General Main Panel Comments

Common safety standards require that an electrical panel should be weatherproof, readily accessible, and have a minimum of thirty-six inches of clear space in front of it for service. Also, it should have a main disconnect, and each circuit within the panel should be clearly labeled.

Size and Location

The residence is served by a ____ amp panel, located in the garage side yard.

Main Panel

Informational Conditions

The main panel and its components have no visible deficiencies.

Exterior Cover Panel

Informational Conditions

The exterior cover for the main electrical panel is in acceptable condition.

Interior Cover Panel

Informational Conditions

The interior cover for the main electrical panel is in acceptable condition.

Wiring

Informational Conditions

The wiring in the main electrical panel has no visible deficiencies.

Circuit Breakers

Informational Conditions

There are no visible deficiencies with the circuit breakers in the main electrical panel.

Grounding

Informational Conditions

The main electrical panel is grounded to a water pipe. Current standards require the panel to be double-grounded, and you may wish to consider having this done as a safety upgrade. However, such an upgrade is not currently mandated.

Sub Panels

The sub panel is part of the main electrical panel located in the garage side yard.

Sub Panel

Informational Conditions

The electrical sub panel has no visible deficiencies.

Circuit Breakers

Informational Conditions

The circuit breakers within the sub panel have no visible deficiencies.

Heat & A/C

There are a wide variety of heating and air-conditioning systems, which range from newer high-efficiency ones to older low efficiency ones. Also, there are an equally wide variety of factors besides the climate that can affect their performance, ranging from the size of the house, the number of its stories, its orientation to the sun, the type of its roofing material, its ventilation system, and the thermal value of its insulation and window glazing. This is why our contract specifically disclaims the responsibility of evaluating the overall efficiency of any system, because only a specialist can credibly do so. You should also be aware that we do not evaluate or endorse any heating device that utilizes fossil fuels and is not vented. The presence and use of these within a residence commonly indicates the inadequacy of the primary heating system or its distribution. However, these and every other fuel burning device that is not vented are potentially hazardous. Such appliances include open flames or heated elements, which are capable of igniting any of the myriad flammable materials found in the average home. Also, even the most modern of these units can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injuries, and even death.

We attempt to identify and test every component, but we do not attempt to determine tonnage or dismantle any portion of a system, and we do not evaluate the following concealed components: the heat exchanger, or firebox, electronic air-cleaners, humidifiers, and in-line duct motors or dampers. Similarly, we do not check every register, at which the airflow may well be uneven and which will decrease proportionate to its distance from the blower fan on the furnace. However, the airflow and the efficiency of any system can be compromised by poor maintenance, such as by the filters not being changed regularly, which will contaminate components within the systems. Regardless, the sellers or the occupants of a property are often the best judges of how well a system works, and it is always a good idea to ask them about its maintenance history and if they have been satisfied with its performance, or you may wish to have a comprehensive evaluation by a specialist. Most systems have a design life of twenty years, but if any system is more than ten years old, or if poor maintenance is suspected, it would be wise to schedule a comprehensive service that includes cleaning motors, fans, ducts, and coils. Then, change the filters every two to three months, and schedule biannual maintenance service.

We perform a conscientious evaluation of heating and air-conditioning components, but we are not specialists. Therefore, it is imperative that any recommendation that we may make for service or a second opinion be completed well before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

System 1

Package System General Evaluation

Informational Conditions

The heat and air-conditioning package-system is newer and functional. Such systems are designed to last approximately twenty years, but they should be serviced bi-annually and have their filters changed every two to three months.

Heat Pump and Air-Handler

Informational Conditions

The heat pump is not original, and you should request documentation from the sellers that could include a transferable warranty or guarantee.

Furnace

Informational Conditions

The furnace is functional.

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Condensing Coil

Informational Conditions

The condensing coil responded to the thermostat and is functional.

Refrigerant Lines

Informational Conditions

The refrigerant lines are in acceptable condition.

Electrical Disconnect at the Condensing Coil

Informational Conditions

The electrical disconnect at the condensing coil is functional.

Metal Ducts with Fiberglass Blanket Insulation

Informational Conditions

The supply ducts are an older, slip-fitted, metal type that are wrapped in a fiberglass-insulating blanket, and are in acceptable condition.

Chimney

There are a wide variety of chimneys, which represent an even wider variety of interrelated components that comprise a chimney. However, there are three basic types, single-walled metal, masonry, and pre-fabricated metal ones that are commonly referred to as factory-built ones. Single-walled metal ones should not be confused with factory-built metal ones, and are rarely found in residential use, but masonry and factory-built ones are a commonplace. Our inspection of them is that of a generalist not a specialist, and meets industry standards. However, significant areas of chimney flues cannot be adequately viewed during a field inspection, as has been documented by the Chimney Safety Institute of America, which reported in 1992: "The inner reaches of a flue are relatively inaccessible, and it should not be expected that the distant oblique view from the top or bottom is adequate to fully document damage even with a strong light." Therefore, because our inspection of chimneys is limited to those areas that can be viewed without dismantling any portion of them, and does not include the use of specialized equipment, we will not guarantee their integrity and recommend that they be video-scanned before the close of escrow.

Chimney 1

General Lined Masonry Chimney Comments

The chimney is a lined masonry type, which is the most dependable, because the flue liner not only provides a smooth transition for the bi-products of combustion to be vented beyond the residence but provides an approved thermal barrier as well.

Two-Story Lined Exterior

Informational Conditions

This chimney appears to be the same age as the house. It is a two-story, lined, masonry type built on an exterior wall, which means that it is more seismically vulnerable than an interior type. It projects sufficiently above the roof line to draft well. However, significant portions of its flue cannot be viewed or guaranteed without a video-scan.

Chimney Wall

Informational Conditions

The chimney walls appear to be in acceptable condition.

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Flashings

Informational Conditions

The wall flashings of the chimney are in acceptable condition.

Crown

Components and Conditions Needing Service

The chimney mortar crown, which is designed to seal the chimney wall and shed rainwater, is cracked and should be sealed.

Weather Cap

Informational Conditions

The weather cap on the chimney is in acceptable condition.

Spark Arrestor

Informational Conditions

A spark arrestor is in place on the chimney.

Living

In accordance with industry standards, our inspection of the living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. However, we do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a geologist or a structural engineer. Similarly, there are a number of environmental pollutants that can contaminate a home, such as asbestos, carbon monoxide, radon, and a variety of molds and fungi that require specialized testing equipment, which is beyond our expertise and the scope of our service. There are also lesser contaminants, such as musty odors, which are typically caused by moisture penetrating slabs that are concealed by carpets and padding, or those caused by household pets and, inasmuch as the sensitivity to such odors is not uniform, we recommend that you make this determination for yourself, and particularly if domestic pets are occupying the premises, and then schedule whatever service may be deemed appropriate before the close of escrow.

Entry

There is no recommended service

Informational Conditions

We have evaluated the entry in compliance with industry standards, and found it to be in acceptable condition.

Front Door

Components and Conditions Needing Service

The interior veneer (skin) of the front door is peeling (at the top left corner), and should be repaired or replaced.

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Living

There is no recommended service

Informational Conditions

We have evaluated the living room in compliance with industry standards, and found it to be in acceptable condition.

Dining

There is no recommended service

Informational Conditions

We have evaluated the dining room in compliance with industry standards, and found it to be in acceptable condition.

Family

There is no recommended service

Informational Conditions

We have evaluated the family room in compliance with industry standards, and found it to be in acceptable condition.

Fireplace

Functional Components and Conditions

The fireplace in the family room is functional.

Glass Doors

Functional Components and Conditions

The glass doors at the family room fireplace are functional.

Hearth

Functional Components and Conditions

The hearth in the family room is functional.

Mantle

Functional Components and Conditions

The mantle in the family room is functional.

Den

Walls and Ceiling

Informational Conditions

The ceiling in the office/den room adjacent to the laundry area has a small patched area (garage wall side). You may want to contact the sellers about this repair.

Bedrooms

Please be aware that we do not evaluate window treatments, and that we may not comment on cosmetic deficiencies, such as that on ceilings, walls, and floors, or on the cracks that are commonly found around windows and doors.

Inspection Address: 10865 Tribue St., Northridge CA. 91326

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Master

The master bedroom is located upstairs at the end of the hallway.

There is no recommended service

Informational Conditions

We have evaluated the bedroom in compliance with industry standards, and found it to be in acceptable condition.

Smoke Detectors

Components and Conditions Needing Service

There is no smoke detector in the bedroom, and one may not be required by local ordinances, but this should be verified before the close of escrow.

Bedroom 2

The second bedroom is located adjacent to the Master Bathroom

There is no recommended service

Informational Conditions

We have evaluated the bedroom in compliance with industry standards, and found it to be in acceptable condition.

Doors

Components and Conditions Needing Service

The entry door needs to have its striker plate adjusted, so that the striker pin on the handle can engage and lock the door.

Smoke Detectors

Components and Conditions Needing Service

There is no smoke detector in the bedroom, and one may not be required by local ordinances, but this should be verified before the close of escrow.

Bedroom 3

The third bedroom is located to the right at the top of the stairs.

There is no recommended service

Informational Conditions

We have evaluated the bedroom in compliance with industry standards, and found it to be in acceptable condition.

Closets

Components and Conditions Needing Service

The bedroom closet/attic access area employs an incandescent light bulb that should have a cover.

Smoke Detectors

Components and Conditions Needing Service

There is no smoke detector in the bedroom, and one may not be required by local ordinances, but this should be verified before the close of escrow.

Bedroom 4

The fourth bedroom is located to the left of the top of the stairs.

Doors

Components and Conditions Needing Service

The entry door needs to have its striker plate adjusted, so that the striker pin on the handle can engage and lock the door.

Floor

Informational Conditions

The bedroom floor is carpeted and has no significant defects.

Walls & Ceiling

Informational Conditions

The walls and ceiling in the bedroom are in acceptable condition.

Dual-Glazed Windows

Components and Conditions Needing Service

A dual-glazed bedroom window has a pane with a broken hermetic seal (fogged pane), which should be replaced.

Outlets

Functional Components and Conditions

The bedroom outlets that were able to be tested are functional.

Smoke Detectors

Components and Conditions Needing Service

There is no smoke detector in the bedroom, and one may not be required by local ordinances, but this should be verified before the close of escrow.

Bathrooms

Please be aware that we do not comment on cosmetic deficiencies, and that our service does not include an evaluation of window treatments, steam showers and saunas, nor do we leak-test shower pans, which is the responsibility of the termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners.

Master

Size and Location

The master bathroom is a three-quarter, and is located off of the Master Bedroom.

Doors

Functional Components and Conditions

The bathroom door is functional.

Floor

Informational Conditions

The bathroom floor is vinyl and has no significant defects.

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Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

Functional Components and Conditions

The dual-glazed window in the bathroom is functional.

Cabinets

Functional Components and Conditions

The bathroom cabinets are functional.

Sink Countertop

Functional Components and Conditions

The bathroom sink countertop is functional.

Sink Faucet Valves & Connectors Trap & Drain

Informational Conditions

The bathroom sink is cracked but not leaking, but will obviously be susceptible to leaks.

Stall Shower

Functional Components and Conditions

The stall shower is functional.

Toilet

Components and Conditions Needing Service

The toilet is loose, and should be secured prior to the close of escrow.

Lights

Functional Components and Conditions

The bathroom lights are functional.

Outlets

Informational Conditions

The bathroom sink outlets should be upgraded to have ground-fault protection.

Powder

Size and Location

The powder room is a half bathroom and is located adjacent to the entry area.

There is no recommended service

Informational Conditions

We have evaluated the powder room in compliance with industry standards, and found it to be in acceptable condition.

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Hallway

Size and Location

The hallway bathroom is a three-quarter bathroom, and is located upstairs off the bedroom hallway.

Doors

Components and Conditions Needing Service

There is no door stop installed for the entry door that would prevent wall damage by the door knob.

Floor

Informational Conditions

The bathroom floor is vinyl and has no significant defects.

Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

Functional Components and Conditions

The dual-glazed window in the bathroom is functional.

Cabinets

Functional Components and Conditions

The bathroom cabinets are functional.

Sink Countertop

Functional Components and Conditions

The bathroom sink countertop is functional.

Sink Faucet Valves & Connectors Trap & Drain

Functional Components and Conditions

The bathroom sink and its components are functional.

Tub-Shower

Functional Components and Conditions

The tub/shower is functional.

Components and Conditions Needing Service

There are open grout-joints in the tiles around the tub area of the hallway bathroom that should be sealed to prevent moisture damage.

Toilet

Functional Components and Conditions

The toilet is functional.

Lights

Functional Components and Conditions

The bathroom lights are functional.

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Outlets

Informational Conditions

The bathroom sink outlets should be upgraded to have ground-fault protection.

Common

Our inspection of the interior common space is the same as that of the living space, the extent of which has already been described, and includes the visibly accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not comment on cosmetic deficiencies, or the normal wear and tear that is associated with usage and the passage of time. However, we may comment on cracks that commonly result from movement, and which you should have a specialist evaluate.

Kitchen

General Kitchen Comments

We test kitchen appliances for their functionality, and cannot evaluate them for their performance nor for the variety of their settings or cycles. However, if they are older than ten years, they may well exhibit decreased efficiency. Regardless, we do not inspect the following items: free-standing appliances, refrigerators, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills, or rotisseries, timers, clocks, thermostats, the self-cleaning capacity of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and powered by ungrounded conduits or extension cords.

Floor

Informational Conditions

The floor in the kitchen is hardwood and has no significant defects.

Walls and Ceiling

Functional Components and Conditions

The walls and ceiling in the kitchen are acceptable.

Dual-Glazed Windows

Functional Components and Conditions

The dual-glazed windows in the kitchen is functional.

Cabinets

Functional Components and Conditions

The kitchen cabinets are functional, and do not have any significant damage.

Counter Top

Functional Components and Conditions

The kitchen counter top is functional.

Sink

Functional Components and Conditions

The kitchen sink is functional.

Faucet

Functional Components and Conditions

The kitchen sink faucet is functional.

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Valves and Connectors

Functional Components and Conditions

The valves and connectors below the kitchen sink are functional. However, they are not in daily use and will inevitably become stiff or frozen.

Trap and Drain

Functional Components and Conditions

The trap and drain at the kitchen sink are functional.

Garbage Disposal

Functional Components and Conditions

The garbage disposal is functional.

Electrical Range

Functional Components and Conditions

The electrical range is functional, but was neither calibrated nor tested for its performance.

Dishwasher

Functional Components and Conditions

The dishwasher is functional.

Exhaust Fan or Downdraft

Components and Conditions Needing Service

The kitchen exhaust fan (integrated in the microwave oven) is functional but does not have a strong draw. Cleaning it could make some improvement, but not necessarily. It was noted that there is little air flow at the exterior wall vent behind the microwave oven. It was observed that there is a wasp nest in the exterior vent cover. It was also observed that the exhaust air from the exhaust fan is venting out the top grill of the microwave oven into the kitchen area.

Built-in Microwave

Functional Components and Conditions

The built-in microwave is functional but we did not test it for leakage, which would require a specialized instrument.

Lights

Functional Components and Conditions

The lights in the kitchen are functional.

Outlets

Informational Conditions

All of the countertop outlets in the kitchen should be upgraded to have ground fault protection, which is mandated by current standards and is an important safety feature.

Stairs

There is no recommended service

Informational Conditions

We have evaluated the stairs and landing in compliance with industry standards, and found them to be in acceptable condition.

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Restricted Clearances

Informational Conditions

The head height clearance at the stairs is restricted. Every stairwell should afford a minimum of six-feet eight inches, which could indicate that the stairs were installed without the benefit of a permit.

Laundry

General Laundry Room Comments

In accordance with industry standards, we did not test the washer, the dryer, the water connectors, or the drain line. However, you should be aware that many modern washing machines discharge a greater volume of water than some older drain lines can handle, and that water may back up and overflow.

Exhaust Fan

Components and Conditions Needing Service

The exhaust fan in the laundry room does not respond, and should be serviced.

Dryer Vent

Informational Conditions

The dryer vent is a flexible plastic type that traps lint more easily than a smooth metal type, which can compromise the performance of the dryer and can facilitate a fire, and you may wish to consider replacing it.

The dryer vent is separated within the foundation crawlspace and should be repaired.

Garage

Slab

Informational Conditions

The garage slab is cracked, but not load-bearing. Such cracks are common and result as a consequence of the curing process, seismic activity, ordinary settling, or the presence of expansive soils, but are not structurally threatening. We can elaborate, but you may wish to have a structural engineer confirm this.

Walls and Ceiling

Informational Conditions

The walls in the garage are sheathed and in acceptable condition.

Firewall

Functional Components and Conditions

The firewall in the garage is functional.

Garage Side Door

Functional Components and Conditions

The garage side door is functional.

Garage Door and Hardware

Functional Components and Conditions

The main garage door(s) is/are functional.

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Automatic Opener

Informational Conditions

The left side garage door opener is functional, but it does not auto-reverse or may need to be adjusted or replaced.

The openers are functional, but one does not auto-reverse or may need to be adjusted.

The garage door opener(s) is/are powered by an extension cord, which will nullify any warranty. Some jurisdictions require that the opener be plugged into an electrical outlet not more than 6 feet from the opener. Recommend checking with the local building officials for comment.

Lights

Functional Components and Conditions

The lights in the garage are functional, and do not need service at this time.

Outlets

Informational Conditions

The outlets in the garage should be upgraded to have ground fault protection, which is mandated by current standards and is an important safety feature.

Report Conclusion

Congratulations on the purchase of your new home. Inasmuch as we never know who will be occupying or visiting a property, whether it be children or the elderly, we ask you to consider following these general safety recommendations: install smoke and carbon monoxide detectors; identifying all escape and rescue ports; rehearse an emergency evacuation of the home; upgrade older electrical systems by at least adding ground-fault outlets; never service any electrical equipment without first disconnecting its power source; safety-film all non-tempered glass; ensure that every elevated window and the railings of stairs, landings, balconies, and decks are child-safe, meaning that barriers are in place or that the distance between the rails is not wider than three inches; regulate the temperature of water heaters to prevent scalding; make sure that goods that contain caustic or poisonous compounds, such as bleach, drain cleaners, and nail polish removers be stored where small children cannot reach them; ensure that all garage doors are well balanced and have a safety device, particularly if they are the heavy wooden type; remove any double-cylinder deadbolts from exterior doors; and consider installing child-safe locks or alarms on the exterior doors of all pool or spa properties.

We are proud of our service, and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, and opened every window and door, or identified every minor defect. Also because we are not specialists or because our inspection is essentially visual, latent defects could exist. Therefore, you should not regard our inspection as conferring a guarantee or warranty. It does not. It is simply a report on the general condition of a particular property at a given point in time. Furthermore, as a homeowner, you should expect problems to occur. Roofs will leak, drain lines will become blocked, and components and systems will fail without warning. For these reasons, you should take into consideration the age of the house and its components and keep a comprehensive insurance policy current. If you have been provided with a home protection policy, read it carefully. Such policies may only cover insignificant costs, such as that of roofer service, and the representatives of some insurance companies may deny coverage on the grounds that a given condition was preexisting or not covered because of a code violation or manufacture's defect. Therefore, you should read such policies very carefully, and depend upon our company for any consultation that you may need.

Thank you for taking the time to read this report, and call us if you have any questions or observations whatsoever. We are always attempting to improve the quality of our service and our report, and we will continue to adhere to the highest standards of the industry and to treat everyone with kindness, courtesy, and respect.