

The Uniform Building Inspection Report™



Single Family Residence:

817 Via Gaviota, Aptos, Ca. 95003

Prepared Exclusively for:
Dan Jensen

Inspection Date:
4/16/08, 1:00:00 PM

Report Number:
20080416p

Inspection Company:
Lawrence Real Estate Inspections
Larry Keefauver
P.O Box 66657,
Scotts Valley, CA 95066
831-438-2609

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Commercial and Residential Building Analysis
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Lawrence Real Estate Inspections

P.O Box 66657, Scotts Valley, CA 95066
Phone: 831-438-2609 Fax: 831-440-1112

Commercial and Residential Building Analysis

Address of inspection: 817 Via Gaviota, Aptos, Ca. 95003

Client: Dan Jensen

Date: 4/16/08

Address:

Phone:

City:

State/Prov.:

Zip:

GENERAL INFORMATION

Selling Agent:
Company:
Phone / Cell: /
E-Mail:
Present at Inspection: N/A

Listing Agent:
Company:
Phone / Cell: /
E-Mail:
Present at Inspection: N/A

Client E-Mail: djensen2@charter.net
Client Present: 100%

Structure Type: Single Family Residence
Occupancy Status: Furnished/occupied
Approx. Sq. Ft.: 2700
Approx. Year Built: 1971
Weather Conditions: Clear
Approx. Temp.: Outside temp. = Not taken
Time Insp. Began: 1:00:00 PM

Inspector: Larry Keefauver

INVOICE

Report Number: 20080416p
Inspection Type: Visual

Inspection Base Fee: \$400.00
over 1500sf-3200sf
Commercial per 1000 sq. ft.:

Pool:
Spa:

Escrow Charge :
Underfloor Crawl:

Condo:
Apts.:

Intrest finance charge 1/12% :
Return check fee \$30.00:

Pest inspection: \$150.00

Total: \$550.00

Paid by: _____

NOTICE: The written report, and all information gathered during the inspection, is not considered transferable to third parties. The inspection results are intended for the exclusive use of the client.

NOTICE: Client is responsible for payment at the time services are rendered. Any account 30 DAYS or more PAST DUE is subject to finance charges and/or collection proceedings. Escrow/attorney billing is available for an additional fee but does not relieve the client's responsibility for payment should the property fail to close.

Lawrence Real Estate Inspections Inspection Agreement

THIS IS A LEGALLY BINDING CONTRACT - PLEASE READ IT CAREFULLY

Address: 817 Via Gaviota, Aptos, Ca. 95003

Report Number: 20080416p

1. The Client understands and agrees that this Agreement is a part of the Inspection Report and acceptance of or payment for the Inspection Report by the Client will confirm this agreement, even if Client was not present at the inspection and/or has not signed this agreement.
2. The Client understands that this report and any information therein is intended for the sole use of the Client and shall not substitute for, replace or be used in lieu of any required Transfer Disclosure Statements and shall not be disclosed to any person or persons other than the parties to the transaction for which this Inspection report was ordered.
3. Nothing in the Inspection Report, and no opinion of the Inspector, shall be construed as advice to the Client to purchase, or not to purchase, the property.

VISUAL INSPECTION DEFINITIONS AND LIMITATIONS:

4. The Visual Inspection Service is performed in accordance with the *Standards of Practice* as published by the National Association of Certified Home Inspectors (NACHI) and according to these standards, is intended to provide the Client with information regarding the condition of the systems and components of the home as inspected at the time of the home inspection. The specific systems and components of a building to be inspected are listed in these Standards of Practice

5. Any area which is not exposed to view, is concealed, or is inaccessible because of soil, walls or wall coverings, floors or floor coverings, ceilings, furnishings or any other thing, is NOT included in this inspection.

6. Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection.

7. The following are NOT included in the inspection:

- Recalls or Callbacks of any kind and from any source
- Latent or concealed defects
- Environmental hazards or conditions, including, but not limited to, toxic, reactive, combustible, or corrosive contaminants, wildfire, odors, noise, flood potential, electromagnetic fields, underground storage tanks, asbestos, radon gas, lead paint, urea formaldehyde, PCB's, water or air quality, the proximity to toxic waste sites, or other environmental or health hazards
- Structural, geological, soil or hydrological stability, survey, engineering, analysis or testing
- Permit research or validation, code, installation or zoning violations
- The examination of conditions related to animals, rodents, insects, wood destroying insects, organisms, mold and mildew, or the damage caused thereby
- Radio controlled devices or low-voltage systems or relays
- Security or intercom systems, elevators, lifts or dumbwaiters
- Thermostatic, time clock or photoelectric controls
- Water softener or purifier systems
- Furnace heat exchangers, solar heating systems and freestanding appliances
- Window coverings
- The examination or operation of any sewage disposal system or component including, but not limited to, septic tanks, cesspools, or any underground system or portion thereof, or ejector pumps for rain or waste
- Landscape or farm irrigation systems
- The condition and/or irrigation of trees, shrubs or vegetation of any kind
- Any item which is hidden from view or impractical to test
- Any system or component not listed in the *Standards of Practice* as published by the National Association of Certified Home Inspectors
- Any system or component, condition, or application noted in the report as not inspected, not determined, or not reported on

8. The Uniform Building Inspection Report utilizes referenced narratives corresponding to items listed on computer generated findings pages. You must read the narratives in the accompanying manual corresponding to each item on the findings pages to have read the entire report. The Client agrees to read the entire report. The Client agrees to immediately contact the Inspection Company for copies of any pages found to be missing from any part of the report.

9. The report, including the use of signifying letter codes, is the professional opinion of the Inspector, based on the accessibility of the certain fixed components surveyed. Without dismantling parts of the building and/or its components, and without full use of all utilities, the Inspector may extrapolate conclusions which cannot be confirmed during the inspection.

10. The Inspection Company does not offer any warranty or insurance for the Client or any other person in connection with the Inspection Report. **THERE IS NO WARRANTY, EXPRESSED OR IMPLIED, OF THE INSPECTION SERVICE OR INSPECTION REPORT.**

11. The Client agrees to submit to the Inspection Company, in written form, any claims or complaints prior to taking any action thereupon. Any legal action or proceeding of any kind, whether sounding in tort or contract, against the Inspector/Inspection Company or its officers, agents, or employees, must be brought within one (1) year from the date of the inspection or will be deemed waived and forever barred.

12. Any dispute, controversy, interpretation or claim including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation arising out of, from or related to, this contract or arising out of, from or related to the inspection or inspection report shall be submitted to final and binding arbitration under the Rules and Procedures of the Expedited Arbitration of Home Inspection Disputes of Construction Arbitration Services, Inc. The decision of the Arbitrator appointed thereunder shall be final and binding and judgement of the Award may be entered in any Court of competent jurisdiction.

13. To the extent allowed by law, it is understood and agreed by and between the parties hereto that the Inspector/Inspection Company is not an insurer, that the payment for the subject inspection is based solely on the value of the service provided by the Inspector/Inspection Company in the performance of its limited visual inspection and production of a written inspection report as described herein, that it is impracticable and extremely difficult to fix the actual damages, if any, which may result from a failure to perform such services, and a resulting loss that the Inspector/Inspection Company's and its officers, agents, or employees' liability hereunder shall be limited and fixed in an amount equal to one hundred fifty percent (150%) of the inspection fee, as liquidated damages, and not as penalty, and this liability shall be exclusive.

The Fee for the Visual Inspection and Report is: \$550.00

CLIENT: Dan Jensen (sign) _____ Date: _____

INSPECTION COMPANY: Lawrence Real Estate Inspections, Owner Operated

INSPECTOR: Larry Keefauver (sign) _____ Date: Page 3 of 39

This Report Has Been Prepared Exclusively For: Dan Jensen

Property Address: 817 Via Gaviota, Aptos, Ca. 95003
Date of Inspection: 4/16/08 Start Time: 1:00:00 PM Report Number: 20080416p

Letter Code Definitions:

The letter code definitions provide the inspector's professional opinion regarding the finding significance, severity, ramifications, course of action, or path of resolution recommended. If further clarification is desired please contact your inspector.

- (+) The plus sign indicates a plus for the property.
- (A) APPEARANCE Repair or alteration usually improves component appearance and should decrease deterioration.
- (B) BUILDING STANDARDS The finding does not conform to building standards and practices in effect at the time of construction or installation. Further study and corrections as needed are advised.
- (C) CAUTION Caution advised. The situation or problem could be, or could become, hazardous under certain circumstances.
- (D) DAMAGED and/or DAMAGING Significant component damage and/or ongoing damage apparent. Corrections advised.
- (E) EFFICIENCY Repair, alteration or replacement usually improves the efficiency of the component or system.
- (F) FAILURE Failure of a system or component. The system or component fails to operate or to operate properly.
- (H) HAZARD The situation, problem or defect should be considered hazardous. Correction by a qualified licensed contractor is advised.
- (M) MONITOR Monitor the situation on a regular basis. Corrections by a qualified licensed contractor, if and when necessary, are recommended.
- (N) NOTICE Discretion advised. The significance of the situation, problem or defect is uncertain. Further study is advised.
- (P) PREVENTIVE MAINTENANCE Correction or modification decreases the probability of excessive deterioration.
- (R) REVIEW BY SPECIALIST It is recommended that the finding and all associated components be reviewed and corrected as needed, by a qualified licensed contractor.
- (T) TYPICAL/COMMON Although typical or common for the age of the structure or component, modifications may be in order.
- (U) UPGRADE RECOMMENDED Modification or addition is generally considered an upgrade which may improve safety or efficiency.

IMPORTANT: Findings, Components & Applications Listings:

Each section includes a list of Findings, if any, and a list of Components and applications noted during the inspection. Please note that some components and some applications require additional maintenance and consideration and that the survey of some components is limited. Some component information contains disclosures. Some Findings information may be far-reaching. **To obtain this information you are advised to read all narratives in the Uniform Building Inspection Report™ Reference Manual, referenced by item number, before purchasing the property.**

This Report Has Been Prepared Exclusively For: Dan Jensen

Property Address: 817 Via Gaviota, Aptos, Ca. 95003
Date of Inspection: 4/16/08 Start Time: 1:00:00 PM Report Number: 20080416p

Grounds Survey Findings:

If present, vegetation, grading, drainage, driveways, patio ground surfaces, walkways and retaining walls, stoops, steps, non-abutting decks, visible components of grounds electrical systems and watering systems, and other general conditions were observed. The inspector is not required to test grounds lighting systems or watering systems.

Significant visible deficiencies or potential concerns, if any, are reported below.

Grounds systems or components are indicated by type or described in the components section.

The condition of exterior faucets is addressed in this section, though any observed leaks may be reported in the Plumbing Section.

[N] 0100: Review by Geologist or Soils Engineer advised. Due to the nature of the grounds this review is recommended. Noted at the rear of the structure. Discretion advised. The significance of the finding is uncertain. Further study by a qualified licensed contractor is advised.

See photo(s): 0100

[U] 0290.11: Patio/deck guardrail improper. The balusters exceed 4 inches on center. This can be considered hazardous if small children or animals are using the deck. Noted at the rear of the structure. Modification or addition is generally considered an upgrade which should improve safety or efficiency. The opinion of a qualified licensed contractor is recommended.

See photo(s): 0290.11

[U] 0290.11: Patio/deck guardrail improper. The balusters exceed 4 inches on center. This can be considered hazardous if small children or animals are using the deck. Noted on the front balcony. Modification or addition is generally considered an upgrade which should improve safety or efficiency. The opinion of a qualified licensed contractor is recommended.

See photo(s): 0290.11

[Note] 0900: Access impaired. Inspection of a particular area was limited or not possible. The rear exterior shower was not tested due to stored items in the shower.

See photo(s): 0900

[E] 0960: Finding not covered in the narratives. The wood framing for the gate on the left side of the house is damaged by wood rot. Repair, alteration or replacement

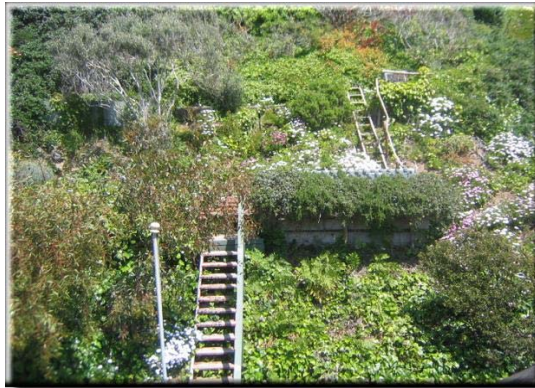


Photo: 0100 (1)

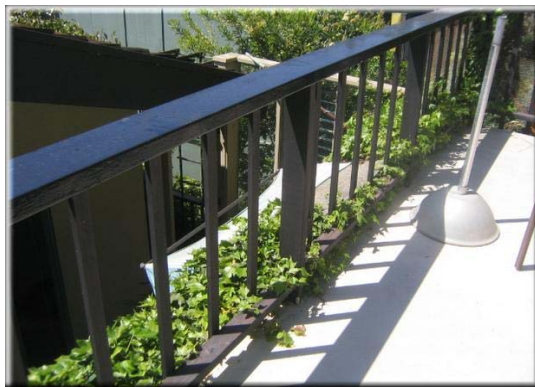


Photo: 0290.11 (1)



Photo: 0290.11 (2)

This Report Has Been Prepared Exclusively For: Dan Jensen

Property Address: 817 Via Gaviota, Aptos, Ca. 95003
Date of Inspection: 4/16/08 Start Time: 1:00:00 PM Report Number: 20080416p

usually improves the efficiency of the component or system.
See photo(s): 0960

Grounds Components & Applications:

The following is a list of components and applications noted during the inspection. Please note that some components and some applications require additional maintenance and consideration. The survey of some components is limited. Some component information contains disclosures.

Where the general condition of a component or system is indicated, reference is to the visible and/or active components only.

Read all narratives in the Uniform Building Inspection Report™ Reference Manual, referenced by item number, before purchasing the property.

IRRIGATION (sprinklers):

The irrigation and/or sprinkler system(s) were not inspected
00a(1) All or part of the irrigation or sprinkler system is automatically activated. Be aware that the inspector does not inspect or review the operational characteristics of irrigation or sprinkler systems.

SITE ELEMENTS, GRADING, DRAINAGE:

- 01d(1) Above grade (with respect to roadway)
- 01e(2) Moderate to steep slope
- 01g Rocky soil
- 01h Sandy soil
- 01k Expansive/clay type soil

RETAINING WALLS:

- 03a Concrete/masonry
- 03c Wood

FENCES & GATES:

- 04c(1) Wood

WALKS, DRIVES, & PARKING:

- 05b(1) Cement concrete walks/drives
- 05b(3) Brick, block or stone walks/drives

ATTACHED AND DETACHED UNCOVERED EXTERIOR DECKS / BALCONIES / PATIOS:

- 05a(6) Vinyl deck

ATTACHED AND DETACHED EXTERIOR STEPS AND STAIRWAYS:

- 05e(1) Wood stairway / steps
- 05e(4) Cement concrete stairway / steps
- 05e(5) Handrails / guardrails

GROUNDS/PARKING LIGHTING:

- 06c 110/120 volt lighting/outlets



Photo: 0900 (1)



Photo: 0960 (1)

This Report Has Been Prepared Exclusively For: Dan Jensen

Property Address: 817 Via Gaviota, Aptos, Ca. 95003
Date of Inspection: 4/16/08 Start Time: 1:00:00 PM Report Number: 20080416p

06d Post lights

MISC. GROUNDS DEVICES & OUTBUILDINGS:

No misc. grounds devices noted

No outbuildings noted

This Report Has Been Prepared Exclusively For: Dan Jensen

Property Address: 817 Via Gaviota, Aptos, Ca. 95003
Date of Inspection: 4/16/08 Start Time: 1:00:00 PM Report Number: 20080416p

Exterior / Roof Survey Findings:

The roof, roof drainage systems, jacks, flashings, skylights, chimneys, other roof penetrations were observed within the limits of accessibility. The method of observation, which is suggestive of the extent to which the roof and related components were observed, is set forth in the components section.

Wall cladding, flashing, trim, eaves and rake fascias (barge rafters), all doors, a representative number of windows, and all garage doors were observed if present. Any garage door operators were tested for the ability to stop or reverse when meeting normal hand resistance.

If bedroom windows have security bars, they may be required to have release mechanisms. The release mechanisms are not tested by the inspection company. It is strongly recommended that you have the owner or agent demonstrate the release mechanism on each window.

Significant visible deficiencies or potential concerns, if any, are reported below.

Any visible deficiencies in abutting or attached decks may be reported in the STRUCTURE section rather than here.

Visible signs of leaks or abnormal condensation (if any) on surfaces are reported in this, and/or other pertinent, sections. Exterior systems or components are indicated by type or described in the components section.

[E] 1280.11: Downspout damaged.

Repair, alteration or replacement usually improves the efficiency of the component or system.

See photo(s): 1280.11

[E] 1310.04: Siding damaged.

Repair, alteration or replacement usually improves the efficiency of the component or system.

See photo(s): 1310.04

[P] 1420: Stucco weep screed blocked with dirt or concrete.

Remove dirt as soon as possible to provide at least 4" of clearance. Correction or modification decreases the probability of continued and excessive deterioration.

See photo(s): 1420

[N] 1940: Unexpected repairs and maintenance.

The front upper balcony deck has an Elastomeric coating installed. Be aware that the inspector cannot ascertain with any degree of accuracy whether this type of deck coating leaks or was properly installed. Discretion advised. The significance of the finding is uncertain. Further study by a qualified licensed contractor is advised.

See photo(s): 1940



Photo: 1280.11 (1)



Photo: 1310.04 (1)

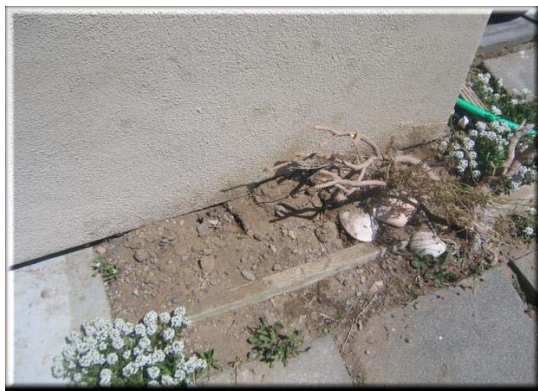


Photo: 1420 (1)

This Report Has Been Prepared Exclusively For: Dan Jensen

Property Address: 817 Via Gaviota, Aptos, Ca. 95003
Date of Inspection: 4/16/08 Start Time: 1:00:00 PM Report Number: 20080416p

[M] 1950: Finding not covered in narratives.
The vehicle door opener responded to controls and appeared to function as intended when tested. This type of door has an electronic sensor beam to detect items and persons in the path of the closing vehicle door. Testing of the auto reverse feature of the vehicle door should be undertaken regularly. Monitor the situation on a regular basis. Corrections by a qualified licensed contractor, if and when necessary, are recommended.
See photo(s): 1950



Photo: 1940 (1)

[P] 1950: Finding not covered in narratives.
The exterior stucco walls extend past the foundation into the soil. This can be an entry point for termite infestation and wicking of moisture into the wall/floor framing. Correction or modification decreases the probability of continued and excessive deterioration.
See photo(s): 1950

[M] 1950: Finding not covered in narratives.
The wood shake roof cover appeared to be in generally good condition at this date. Monitor the situation on a regular basis. Corrections by a qualified licensed contractor, if and when necessary, are recommended.
See photo(s): 1950



Photo: 1950 (1)

Exterior Components & Applications:

The following is a list of components and applications noted during the inspection. Please note that some components and some applications require additional maintenance and consideration. The survey of some components is limited. Some component information contains disclosures.

Where the general condition of a component or system is indicated, reference is to the visible and/or active components only.

Read all narratives in the Uniform Building Inspection Report™ Reference Manual, referenced by item number, before purchasing the property.

ROOF REVIEW METHOD:

17b The roof was partially viewed due the various reasons. Roof penetrations were not fully observed.
17g Partially traversed

ROOF / DECK STYLES:

13a Gable
13s Up to 3/12 pitch

ROOF/DECKFLOOR WATERPROOFING MATERIALS:

15a(1) Wood shake
15i The roof appears to have been coated. This may or



Photo: 1950 (2)

This Report Has Been Prepared Exclusively For: Dan Jensen

Property Address: 817 Via Gaviota, Aptos, Ca. 95003
Date of Inspection: 4/16/08 Start Time: 1:00:00 PM Report Number: 20080416p

may not be a true elastomeric / acrylic roof coating.

ROOF FLASHING AND PENETRATIONS:

15p Metal flashing

GUTTERS / ROOF DRAINS:

11a Metal gutters

11c(2) Built-in gutters

WALL CLADDING MATERIALS (Siding), FLASHING & TRIM:

16b Wood siding (all types)

16h(1) Stucco (all applications)

16q(3) Wall flashing not visible

16r Exterior trims (all types)

EAVES, SOFFITS, FASCIA, PORCHES & RAILINGS

16s(1) Eaves with covered soffit(s)

16s(6) Visible fascias

WINDOWS AS VIEWED FROM EXTERIOR (see Interior Section also):

10b Single glaze

10c(1) Metal sash

10k Double hung sash

10n Picture window(s)

10p Jalousie window

10t Garden window

ENTRY DOORS:

12b Solid core

12c(1) Glass (large pane(s))

12c(2) Glass (small pane(s))

VEHICLE DOORS and SAFETY REVERSE DEVICES:

14a(1) Automatic opener

14a(2) Obstruction sensor

One or more garage door operators is/are equipped with an obstruction sensor safety reverse device(s). Test the operation on a regular basis.

14b(1) Sectional

14f Wood (frame/skin)



Photo: 1950 (3)

This Report Has Been Prepared Exclusively For: Dan Jensen

Property Address: 817 Via Gaviota, Aptos, Ca. 95003
Date of Inspection: 4/16/08 Start Time: 1:00:00 PM Report Number: 20080416p

HVAC Survey Findings:

(Includes Air Conditioning / Fireplace(s) / Stove(s) and Chimney(s), if present)

Within the limits of visibility, heating equipment, normal operating controls, automatic safety controls, related chimneys, flues, & vents were observed. If present and visible, fans, pumps, piping, supports, dampers, related insulation, registers, radiators, fan coil units or convectors were observed. The inspector looked for the presence of installed heat and cooling sources for each room. If installed, the fireplace(s) and parts of any chimney(s) were observed.

Significant visible deficiencies or potential concerns, if any, are reported below.

Heating/air conditioning/fireplace systems or components, if present, are indicated by type or described in the components section.

[U] 2200.07: Duct cleaning recommended.

Some ducting regardless of age may need to be cleaned due to various reasons. These may include damaged ducting, animal or rodent intrusion, persons that may have allergies to dust and animal dander, mold and other conditions not listed in this narrative. Suggest contacting a qualified duct cleaning firm for further assistance.

Modification or addition is generally considered an upgrade which should improve safety or efficiency. The opinion of a qualified licensed contractor is recommended.

[Note] 2830: Unexpected repairs and maintenance.

It is suggested that all fireplace and chimneys be reviewed, cleaned or corrected if needed before use.

See photo(s): 2830



Photo: 2830 (1)



Photo: 2850 (1)

[U] 2850: Finding not covered in narratives.

The heating system is in generally good condition, when compared to systems of a similar age and configuration. Heat distribution within the home appears adequate.

Cleaning and servicing is recommended. Modification or addition is generally considered an upgrade which should improve safety or efficiency. The opinion of a qualified licensed contractor is recommended.

See photo(s): 2850

HVAC / Fireplace / Stove Components:

The following is a list of components and applications noted during the inspection. Please note that some components and some applications require additional maintenance and consideration. The survey of some components is limited. Some

This Report Has Been Prepared Exclusively For: Dan Jensen

Property Address: 817 Via Gaviota, Aptos, Ca. 95003
Date of Inspection: 4/16/08 Start Time: 1:00:00 PM Report Number: 20080416p

component information contains disclosures.
Where the general condition of a component or system is indicated, reference is to the visible and/or active components only.

Read all narratives in the Uniform Building Inspection Report™ Reference Manual, referenced by item number, before purchasing the property.

HEATING EQUIPMENT LOCATION(S):
Heating equipment #1 is located in the laundry room.

HEATING SYSTEM(S):
21a(1) Natural gas heating: If not presently installed, the installation of a carbon monoxide (CO) detector in each sleeping room is highly recommended.
21e Forced air heat
21m(1) Self igniting pilot light
21m(3) Automatic safety controls. This includes pilot lights, thermocouples, limit switches, safety disconnects, panel switches, etc.
21n Visually restricted heat exchanger

HEATING EQUIPMENT THERMOSTATS / OPERATING CONTROLS / ZONING

22a Set-back thermostat(s)
24b Disposable or washable filters

25a Heat Distribution Methods
25a(2) Ducting (forced air)

APPROXIMATE AMBIENT TEMPERATURE AND TEMPERATURE DIFFERENTIAL TEST RESULTS, IF TAKEN:

Outside temp. = Not taken
Temperature differential not taken

COOLING / VENTILATION SYSTEM(S):
No cooling system noted

FIREPLACE(S), STOVE(S):
23e Insert

CHIMNEY, VENT SYSTEM(S):
23j (2) Metal chimney

CHIMNEY INTERIOR REVIEW METHOD(S):
23k(2) Partially reviewed
23k(3) From atop roof
23k(4) From inside firebox.

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Property Address: 817 Via Gaviota, Aptos, Ca. 95003
Date of Inspection: 4/16/08 Start Time: 1:00:00 PM Report Number: 20080416p

Plumbing Survey Findings:

The hot water systems, visible sections of interior water supply and distribution systems, including pipes, supports, and insulation, and functional flow (if water was on) were observed. All water handling fixtures, faucets & valves, interior drain systems including waste & vent systems, functional drainage (if water was on) and sump pumps (if installed) were observed. (Drains to clothes washers, roofs, floors, and decks were not tested.)

If present, interior and exterior fuel storage & distribution systems were observed.

The inspector did inspect for visible evidence of leaks and cross connections.

The clothes dryer venting system was also visibly examined, if accessible, though not tested (unless so stated).

Significant visible deficiencies or potential concerns, if any, are reported below.

Visible plumbing systems or components are indicated by type or described in the components section.

[R] 4070.01: Water heater burner access cover missing. It is recommended that the finding be reviewed, and corrected as needed, by a qualified licensed contractor before purchasing the property. See photo(s): 4070.01

[M] 4960: Unexpected repairs and maintenance. Galvanized plumbing is in use in this building. Galvanized steel pipe is steel plumbing pipe which has been dipped in a galvanizing solution to coat it inside and out for better protection against corrosion. Galvanized pipe has a tendency to wear or corrode from the inside out and gives very few clues to its impending failure. Generally you can expect to replace some or all of the galvanized water lines after about 30 years. Monitor the situation on a regular basis. Corrections by a qualified licensed contractor, if and when necessary, are recommended. See photo(s): 4960

[Note] 4980: Finding not covered in narratives. The clothes washer and dryer were not tested as they may not be included in the transfer of the property. Every washer and dryer may differ in its effectiveness. The hot and cold hookups appeared adequate. The drain line appeared adequate. See photo(s): 4980

[Note] 4980: Finding not covered in narratives. The seismic strapping system provided on this water heater has been adequately installed and meets current strapping requirements. The metal exhaust vent pipe appears to be in



Photo: 4070.01 (1)



Photo: 4960 (1)



Photo: 4980 (1)

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Property Address: 817 Via Gaviota, Aptos, Ca. 95003
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serviceable condition and vented to the exterior. Be aware that the inspector does not warranty the water heater or any devices or connections express or implied. Suggest purchasing an appliance warranty.

See photo(s): 4980

[N] 4980: Finding not covered in narratives. Due to the limited access below the building and other concealed areas the supply and waste piping was inspected on a limited basis. The view was restricted to viewing the piping mainly under each sink location. Further evaluation is recommended.

Discretion advised. The significance of the finding is uncertain. Further study by a qualified licensed contractor is advised.

[U] 4980: Finding not covered in narratives. A wrench for the gas meter shutoff valve was not located in the vicinity of the gas meter as recommended in seismically active zones. Securing a properly sized wrench to the gas meter or nearby piping to provide a convenient means of shutoff in an emergency is suggested. Modification or addition is generally considered an upgrade which should improve safety or efficiency. The opinion of a qualified licensed contractor is recommended.
See photo(s): 4980

Plumbing Components & Applications:

The following is a list of components and applications noted during the inspection. Please note that some components and some applications require additional maintenance and consideration. The survey of some components is limited. Some component information contains disclosures.

Where the general condition of a component or system is indicated, reference is to the visible and/or active components only.

Read all narratives in the Uniform Building Inspection Report™ Reference Manual, referenced by item number, before purchasing the property.

MAIN WATER SOURCE, SHUTOFF LOCATION, VACUUM BREAKERS AND ANTI-SIPHON DEVICES:

- 45a Main water valve located at the left side of the building.
- 45f Water supply approximate size: 3/4"
- 42a Municipal water supply indicated
- 45d Handle type main water valve installed

FUNCTIONAL FLOW AND FUNCTIONAL DRAINAGE:

PRIMARY INTERIOR HEATING ENERGY SOURCE AND



Photo: 4980 (2)



Photo: 4980 (3)

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SHUTOFF LOCATION:

44a Natural gas
Gas shutoff valve located at the left side of the garage.

WATER HEATER(S):

43a(1) Natural gas water heater(s)

WATER HEATER AUTOMATIC SAFETY CONTROL DEVICE(S) OBSERVED:

43k Temperature, pressure relief valve
43n Thermocouples, other safety control devices

WATER HEATER LOCATION(S), APPROXIMATE AGE(S) AND SIZE(S):

Water Heater #1 is located in the laundry room.
The approximate age of this water heater is 15 to 20 years.
Its approximate size is 50 gals.

APPLIANCE VENT TYPES AND CONDITION:

41b "Transite" vents visible

LAUNDRY FACILITIES AND VENTING:

40a Washer connections
40b Electric dryer connections
40d Laundry sink
40g Laundry chute
40k Dryer vent terminates at vertical exterior wall

INTERIOR WATER SUPPLY AND DISTRIBUTION PIPING:

41c Copper/brass water lines visible
41d Galvanized water lines visible

FUEL DISTRIBUTION PIPING AND SUPPORTS:

41g Steel gas/oil lines visible
41j Flex gas/oil connectors visible
41k Galv. gas/oil lines/fittings visible

WASTE AND VENT PIPING SYSTEM:

41n Cast iron drain lines visible

SEWAGE DISPOSAL:

46a It is believed the sewer is connected to municipal lines. This is not verified by the inspector. You are advised to verify the connection with the proper authorities.

This Report Has Been Prepared Exclusively For: Dan Jensen

Property Address: 817 Via Gaviota, Aptos, Ca. 95003
Date of Inspection: 4/16/08 Start Time: 1:00:00 PM Report Number: 20080416p

Electrical Survey Findings:

Where visible and if installed, the service entrance conductors, service equipment, main over-current device, main & distribution panels, grounding equipment, amperage and voltage ratings, branch circuit conductors, including the presence of aluminum conductors, their overcurrent devices, and the compatibility of the ampacities and voltages were observed.

A representative number of lighting fixtures, switches, and receptacles (if power was on) were observed with respect to their operation, polarity and grounding, on the interior, within 6 feet of plumbing fixtures, in attached garages, carports, and on the exterior.

All accessible ground fault circuit interrupters and arc fault circuit interrupters (if power was on) were tested with the installed test button.

Significant visible deficiencies or potential concerns, if any, are reported below.

Visible electrical systems or components are indicated by type, or described, in the Components Section.



Photo: 5110.03 (1)

[R] 5110.03: Main panel adjacent wall covering faulty. (Affects front cover operation).

Vegetation is blocking the operation of the main panel cover. It is recommended that the finding be reviewed, and corrected as needed, by a qualified licensed contractor before purchasing the property. See photo(s): 5110.03

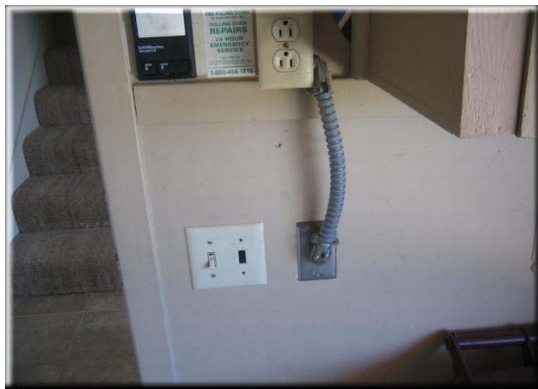


Photo: 5470 (1)

[N] 5470: Electrical additions/modifications noted.

The visual inspection is not a code compliance inspection and connections made to an electrical system are covered by stringent code requirements. Check for permits and municipal inspection records. It is recommended that you contact an Electrical Contractor for additional information and an additional opinion. Noted at various locations. Discretion advised. The significance of the finding is uncertain. Further study by a qualified licensed contractor is advised.

See photo(s): 5470



Photo: 5890 (1)

[N] 5890: Unexpected repairs and maintenance.

The electrical panel is a Federal Pacific Electric "Stab-Loc" single and two pole, 240-volt breaker disconnect. This electrical distribution panel has been known to present a hazard by failing to trip under load causing arcing that could result in a electrical fire. Discretion advised. The significance of the finding is uncertain. Further study by a qualified licensed contractor is advised.

See photo(s): 5890

[N] 5910: Finding not covered in narratives.

This Report Has Been Prepared Exclusively For: Dan Jensen

Property Address: 817 Via Gaviota, Aptos, Ca. 95003
Date of Inspection: 4/16/08 Start Time: 1:00:00 PM Report Number: 20080416p

A back up generator is in place. All visible electrical components for the generator and related equipment appeared to be properly installed and in good condition. An interior investigation of the generator isolation panel was beyond the scope of this inspection and was not thoroughly evaluated. Refer to the manufacturers recommendation for inspection and maintenance of the panel. The permit for this equipment should be checked for code compliance. Discretion advised. The significance of the finding is uncertain. Further study by a qualified licensed contractor is advised.

See photo(s): 5910



Photo: 5910 (1)

Electrical Components & Applications:

The following is a list of components and applications noted during the inspection. Please note that some components and some applications require additional maintenance and consideration. The survey of some components is limited. Some component information contains disclosures.

Where the general condition of a component or system is indicated, reference is to the visible and/or active components only.

Read all narratives in the Uniform Building Inspection Report™ Reference Manual, referenced by item number, before purchasing the property.

MAIN / SUB-PANEL LOCATION(S):

Main service panel located on the left side of the building.

Sub-panel #1 located in the shop.

Sub-panel #2 located in the shop.

Sub-panel #3 located

SERVICE DROP/SERVICE LATERAL & SERVICE PANEL:

51a Underground service lateral

51j Aluminum entrance conductors

51c Private generator

51e Exterior main service panel

51g Single disconnect

51h Multiple disconnects

SERVICE AMPERAGE / VOLTAGE, ETC:

52b 110/120 volt service

52d Single phase

52g 100 to 200 amp service

52j The service amperage rating is 100 amps. (This was determined by the amperage rating of the main disconnect)

DISTRIBUTION SYSTEMS:

53a Sub-panel(s)

53b Circuit breakers

Questions or concerns? Please call 831-438-2609

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Page 17 of 39

This Report Has Been Prepared Exclusively For: Dan Jensen

Property Address: 817 Via Gaviota, Aptos, Ca. 95003
Date of Inspection: 4/16/08 Start Time: 1:00:00 PM Report Number: 20080416p

53f Nonmetallic sheathed cable ("Romex")
53j Copper wires
53n Armored cable (commonly called "BX")
53k(1) Stranded aluminum wire noted in single branch circuit(s).
Stranded aluminum wire is acceptable in single branch circuits. This would include circuits for dryers, ovens, ranges, AC units, etc.

A Representative Number of Lights and Switches were Tested.

A Representative Number of Receptacles were Tested.

GROUNDING METHOD, ETC.:

54 Grounding method not ascertained
54d Bonded service panel

This Report Has Been Prepared Exclusively For: Dan Jensen

Property Address: 817 Via Gaviota, Aptos, Ca. 95003
Date of Inspection: 4/16/08 Start Time: 1:00:00 PM Report Number: 20080416p

Bathroom Survey Findings:

Bathroom electrical systems, including any venting systems (if present) were observed (and tested if power was on). If any deficiencies or concerns were observed, they may be reported under the ELECTRICAL section.

Unless access was impaired, all water handling fixtures were observed (and tested if water was on). Bathroom walls, ceilings, floors, counters, a representative number of cabinets, and windows were observed.

Significant visible deficiencies or potential concerns, if any, are reported below (window deficiencies may also be reported under the EXTERIOR or INTERIOR sections). (Some bathroom plumbing or fixture deficiencies, if any, might be reported under the PLUMBING section.)

Visible bathroom specific systems or components are indicated by type or described in the components section.



Photo: 6060.10 (1)

[E] 6060.10: Shower door removed.
Repair, alteration or replacement usually improves the efficiency of the component or system.
See photo(s): 6060.10

[Note] 6880: Finding not covered in narratives.
The bathroom counter tops and cabinets appeared to be in generally good condition at this inspection date. The sinks and plumbing unless otherwise mentioned appeared to function as intended and were in generally good condition.
Noted in all baths.
See photo(s): 6880



Photo: 6880 (1)

[U] 6880: Finding not covered in narratives.
The toilet in the lower bathroom does not appear to be a low flow toilet. Modification or addition is generally considered an upgrade which should improve safety or efficiency. The opinion of a qualified licensed contractor is recommended.
See photo(s): 6880

[Note] 6880: Finding not covered in narratives.
The second floor stall shower was inspected but not flood tested. There was no outward evidence of leakage or stains on the ceiling below this area. Periodic inspection is advised. A flood test can be performed if requested in writing at an additional cost.
See photo(s): 6880



Photo: 6880 (2)

Bath Components & Applications:

The following is a list of components and applications noted during the inspection. Please note that some components and some applications require additional maintenance and

This Report Has Been Prepared Exclusively For: Dan Jensen

Property Address: 817 Via Gaviota, Aptos, Ca. 95003
Date of Inspection: 4/16/08 Start Time: 1:00:00 PM Report Number: 20080416p

consideration. The survey of some components is limited. Some component information contains disclosures. Where the general condition of a component or system is indicated, reference is to the visible and/or active components only.

Read all narratives in the Uniform Building Inspection Report™ Reference Manual, referenced by item number, before purchasing the property.

BATHTUB TYPE(S):

60a(1) Cast iron bathtub(s)

SHOWER FLOOR TYPE(S):

60a(2) Tub/shower combination
60d Fiberglass pan insert

TUB/SHOWER WALLS:

62e Fiberglass or plastics walls
62j The tub and/or shower was/were enclosed with a curtain

WASH BASIN(S):

64a Cast iron wash basin(s)
64g(2) The wash basin(s) is/are installed in or under the countertop material(s)

COUNTERTOP MATERIALS:

65a Floated tile countertop(s)

WATER CLOSET(S):

63a(1) Down-flush toilet

PLUMBING AND ACCESSORIES:

61b Washer type faucet(s)
61c Diverter valve(s)
61d Pop-up stopper(s)
64n Under-sink valves

VENTILATION, SUPPLEMENTAL HEATING AND ELECTRICAL:

No supplemental bathroom heating noted
66a(1) Openable window(s)
66b Exhaust fan(s)

FLOOR(S):

67b(1) Tile floor(s)
67c Vinyl floor(s)
67f Wood subfloor



Photo: 6880 (3)

This Report Has Been Prepared Exclusively For: Dan Jensen

Property Address: 817 Via Gaviota, Aptos, Ca. 95003
Date of Inspection: 4/16/08 Start Time: 1:00:00 PM Report Number: 20080416p

Interior Survey Findings:

Wall, ceiling, and floor surfaces were observed. If present, interior steps, stairways, balconies, railings, counters, and a representative number of cabinets & doors were observed. A representative number of windows (in terms of opening & locking mechanisms, and operation) were observed.

If present, fire separation walls, ceilings, & doors between the attached garage and living space or other dwellings were observed.

Smoke alarms (if present) were examined for visible condition and location placement (in most cases there is no requirement for the inspector to test these).

Ceiling fans and central vacuuming (if present) were observed (and tested if electricity was on, and non-remote control switches were present).

Laundry room venting system, if installed, was observed (and tested if electricity was on). For limits of inspection of central vacuuming (if present), see inspection agreement.

Intruder alarms and internal communication systems (if present) were not checked by the inspector.

Significant visible deficiencies or potential concerns, if any, are reported below (however, any deficiencies in bathroom walls, ceilings, floors, or cabinets may be addressed under the BATHROOM section, and kitchen cabinets may be addressed under the KITCHEN section).

Visible interior systems or components are indicated by type or described in the components section.

The following is a message regarding mold from the United States Environmental Protection Agency.

Molds produce tiny spores to reproduce. Mold spores waft through the indoor and outdoor air continually. When mold spores land on a damp spot indoors, they may begin growing and digesting whatever they are growing on in order to survive. There are molds that can grow on wood, paper, carpet, and foods.

When excessive moisture or water accumulates indoors, mold growth will often occur, particularly if the moisture problem remains undiscovered or un-addressed. There is no practical way to eliminate all mold and mold spores in the indoor environment; the way to control indoor mold growth is to control moisture. <http://www.epa.gov/mold/>

The client is advised to consider all findings associated with moisture, such as, but not limited to, stains, leaks, vapor barrier defects, exhaust fan failures, etc., as conditions conducive to the growth of molds and other fungi, whether direct information regarding mold is provided by the inspector or not.

[N] 7010: Water intrusion evidence or water damage noted. Stained or water damaged ceilings or walls can be positive indicators of ongoing roof, plumbing, or other leaks. The inspector will not always be able to ascertain whether the water intrusion is ongoing or has been repaired. Noted in the garage. Discretion advised. The significance of the finding is uncertain. Further study by a qualified licensed



Photo: 7010 (1)



Photo: 7210 (1)



Photo: 7530 (1)

This Report Has Been Prepared Exclusively For: Dan Jensen

Property Address: 817 Via Gaviota, Aptos, Ca. 95003
Date of Inspection: 4/16/08 Start Time: 1:00:00 PM Report Number: 20080416p

contractor is advised.
See photo(s): 7010

[A] 7210: Carpet soiled / worn / damaged / loose / amiss.
Maintenance, alteration or repair could be expected to
improve component appearance and may decrease
deterioration.
See photo(s): 7210

[H] 7530: Quick release not installed on bedroom window
bars (no other exit directly to exterior).
The finding should be considered hazardous. Corrections
by a qualified licensed contractor, before purchasing the
property, are advised.
See photo(s): 7530

[U] 7760.10: Guardrail missing.
Modification or addition is generally considered an upgrade
which should improve safety or efficiency. The opinion of a
qualified licensed contractor is recommended.
See photo(s): 7760.10

[U] 7820.01: Carbon monoxide alarm not installed.
Carbon monoxide alarms should be installed at all bedroom
entrance areas. Modification or addition is generally
considered an upgrade which should improve safety or
efficiency. The opinion of a qualified licensed contractor is
recommended.

[Note] 7930: Unexpected repairs and maintenance.
The inspection represents the visual condition of the home
on the date of the inspection. Problems may and do
sometimes occur between the date of the inspection and the
occupancy of the home. A thorough walk thru prior to title
transfer is your best protection to unexpected surprises.
The purchase of a home warranty is also recommended.

[U] 7930: Unexpected repairs and maintenance.
Alarm operation is generally not tested by the inspector.
Operation today does not guarantee operation tomorrow
and it is extremely important that the smoke alarm and/or
CO alarm properly operate at ALL times. You are advised to
test the alarm immediately upon taking possession of the
property and on a regular basis thereafter to ensure it
operation. Modification or addition is generally considered
an upgrade which should improve safety or efficiency. The
opinion of a qualified licensed contractor is recommended.
See photo(s): 7930



Photo: 7760.10 (1)



Photo: 7930 (1)



Photo: 7950 (1)

This Report Has Been Prepared Exclusively For: Dan Jensen

Property Address: 817 Via Gaviota, Aptos, Ca. 95003
Date of Inspection: 4/16/08 Start Time: 1:00:00 PM Report Number: 20080416p

[N] 7950: Finding not covered in narratives.
Acoustic ceilings are present in this building. Be aware that some acoustic ceiling materials contain asbestos fibers, depending on the age of the material. Any heavy alteration of this type of ceiling is not recommended until laboratory tests confirm the lack of asbestos content. The Visual Inspection Service does not include such testing. Discretion advised. The significance of the finding is uncertain. Further study by a qualified licensed contractor is advised. See photo(s): 7950



Photo: 7950 (2)

[N] 7950: Finding not covered in narratives.
Elevators are not inspected or operated by this firm. Discretion advised. The significance of the finding is uncertain. Further study by a qualified licensed contractor is advised. See photo(s): 7950

Interior Components & Applications:

The following is a list of components and applications noted during the inspection. Please note that some components and some applications require additional maintenance and consideration. The survey of some components is limited. Some component information contains disclosures.

Where the general condition of a component or system is indicated, reference is to the visible and/or active components only.

Read all narratives in the Uniform Building Inspection Report™ Reference Manual, referenced by item number, before purchasing the property.

WALLS AND CEILINGS:

- 70b Drywall
- 70d(1) Paneling
- 70d(4) Wallpaper
- 70h Ceiling tiles or panels
- 70j Sprayed acoustical ceilings

FIRE SEPARATION WALLS AND CEILINGS

- 70q Fire separation walls and ceilings were observed

FIRE SEPARATION DOOR(S)

EXTERIOR AND INTERIOR DOOR SYSTEMS:

- 71a Bi-fold door(s)
 - 71b Bypass door(s)
 - 71e Hinged door(s)
 - 71f Sliding glass door(s)
 - 71g(3) Wood product door(s) (may be solid wood, pressed wood or simulated wood)
-

This Report Has Been Prepared Exclusively For: Dan Jensen

Property Address: 817 Via Gaviota, Aptos, Ca. 95003
Date of Inspection: 4/16/08 Start Time: 1:00:00 PM Report Number: 20080416p

71h Dead bolt(s)
71m Weather stripped

WINDOWS

INTERIOR STYLES, STAIRS, ETC.:

72a Volume, vaulted or high ceilings
72c Nominal 8' ceilings
72f(1) Multi story
72g(1) Wood stairway/steps
72h Furnished and/or occupied
72j Room(s) over garage

FINISH FLOORING:

73a Carpet
73e(1) Tile (All types)

MISC. SYSTEMS:

74a(1) Smoke alarm
74b Intruder alarm
74c "Intercom"
74d(1) Central vacuum
74e(3) Interior cabinetry
74k(1) Elevator

This Report Has Been Prepared Exclusively For: Dan Jensen

Property Address: 817 Via Gaviota, Aptos, Ca. 95003
Date of Inspection: 4/16/08 Start Time: 1:00:00 PM Report Number: 20080416p

Kitchen Survey Findings:

Kitchen/break area specific water supply and distribution systems, including visible piping, supports, and insulation were observed where visible (and tested if water was on). Kitchen specific electrical and venting systems were observed (and tested if power was on).

Counters and a representative number of cabinets were observed. Appliances have been examined within the scope of the inspection agreement (see Inspection Agreement). Significant visible deficiencies or potential concerns, if any, are reported below (however, any deficiencies in electrical receptacles and lighting may be addressed under the ELECTRICAL section; and any wall, ceiling, and/or floor deficiencies may be addressed under INTERIOR section). Visible kitchen/break area specific systems or components are indicated by type or described in the components section.



Photo: 8950 (1)

[Note] 8950: Unexpected repairs and maintenance. Free standing and or built in refrigerators are not tested for accuracy. Many appliances differ in the way that they are operated.

Appliances are not moved for this inspection and damage may be concealed.

See photo(s): 8950

[Note] 8950: Unexpected repairs and maintenance. Water filters and or instant water heater devices are not inspected for operational abilities or filtering capabilities.

See photo(s): 8950



Photo: 8950 (2)

[Note] 8980: Finding not covered in narratives. The kitchen counter tops and cabinets appeared to be in generally good condition at this inspection date.

See photo(s): 8980

[M] 8980: Finding not covered in narratives. The garbage disposal was tested and appeared to function as intended. There was no evidence of active leaks around the unit at this time. Monitor the situation on a regular basis. Corrections by a qualified licensed contractor, if and when necessary, are recommended.

See photo(s): 8980



Photo: 8980 (1)

[Note] 8980: Finding not covered in narratives. The microwave unit was operated and it appeared to function as intended. Inspection for leaks for these units is not performed.

See photo(s): 8980

This Report Has Been Prepared Exclusively For: Dan Jensen

Property Address: 817 Via Gaviota, Aptos, Ca. 95003
Date of Inspection: 4/16/08 Start Time: 1:00:00 PM Report Number: 20080416p

[Note] 8980: Finding not covered in narratives.
The stove burners appeared to function as intended. The oven was tested and operated within 25 degrees of a 350 degree setting.
See photo(s): 8980

[M] 8980: Finding not covered in narratives.
The automatic dishwasher was tested through normal cycles and appeared to function as intended. No leaks in the water connections were found. The electrical appeared to be properly connected and the unit was fastened to the counter as required. Monitor the situation on a regular basis. Corrections by a qualified licensed contractor, if and when necessary, are recommended.
See photo(s): 8980



Photo: 8980 (2)

Kitchen Components & Applications:

The following is a list of components and applications noted during the inspection. Please note that some components and some applications require additional maintenance and consideration. The survey of some components is limited. Some component information contains disclosures.

Where the general condition of a component or system is indicated, reference is to the visible and/or active components only.

Read all narratives in the Uniform Building Inspection Report™ Reference Manual, referenced by item number, before purchasing the property.

RANGE(S) / COOKTOP(S):

80a(2) Electric range or cooktop

80b Free-standing range

OVEN(S):

83a(2) Electric oven

83b Free-standing oven

83e Self-cleaning oven

83h Microwave oven

VENTILATION:

81a Mechanical exhaust

81e Openable window

CABINETS:

84a Modular wood cabinets

COUNTERTOP(S) AND BACKSPLASH:

86a Floated tile

SINK(S):

82b Stainless steel sink

82f Let-in



Photo: 8980 (3)



Photo: 8980 (4)

This Report Has Been Prepared Exclusively For: Dan Jensen

Property Address: 817 Via Gaviota, Aptos, Ca. 95003
Date of Inspection: 4/16/08 Start Time: 1:00:00 PM Report Number: 20080416p

82h Washer type faucet

REFRIGERATOR(S):

85c Electric refrigerator

LIGHTING AND ELECTRIC:

87a Counter outlets

87c Incandescent lighting

OTHER APPLIANCES:

88d Disposal

88e Dishwasher



Photo: 8980 (5)

This Report Has Been Prepared Exclusively For: Dan Jensen

Property Address: 817 Via Gaviota, Aptos, Ca. 95003
Date of Inspection: 4/16/08 Start Time: 1:00:00 PM Report Number: 20080416p

Structure Survey Findings:

Visible portions of the following were observed: foundations; structure to walls, columns, floors, roofs, overhang posts, and columns; attached or firmly abutting decks, balconies, and railings; ventilation techniques and applications of attic and foundation; visible insulation and vapor retarders in unfinished spaces; termination locations of kitchen, bathroom, and laundry venting systems; and visible appliance flue and vent clearances and related visible fire blocking.

The inspector did look for evidence of past or present leaks.

Significant visible deficiencies or potential concerns, if any, are reported below.

Visible structure specific systems or components are indicated by type or described in the components section.



Photo: 9440.12 (1)

[E] 9440.12: Sub-area ventilation screens faulty or otherwise amiss.

The subarea vent screen is damaged. Repair, alteration or replacement usually improves the efficiency of the component or system.

See photo(s): 9440.12

[Note] 9810: Remodel, alterations, or additions noted.

This item is checked if the inspector notes any newer electrical work, plumbing work, HVAC work, structural changes, kitchen, bathroom remodels etc. The work may be perfect in appearance and the work may be old or new modifications. The inspector will not ascertain whether the remodel or repairs complies with applicable building codes or whether permits were obtained.

See photo(s): 9810



Photo: 9810 (1)

[R] 9840: Wood deterioration noted on building member.

Wood rot and water stains were found on the bottom of the enclosed upper balcony. This may indicate moisture intrusion through the waterproof membrane(if any) or inadequate drainage. It is recommended that the finding be reviewed, and corrected as needed, by a qualified licensed contractor before purchasing the property.

See photo(s): 9840



Photo: 9840 (1)

[M] 9860: Unexpected repairs and maintenance.

Be aware that properties located near the ocean may be subject to metal component corrosion and deterioration by the salt air. Special attention and maintenance of these areas is required. Metal components may include but is not limited to, rain gutters, downspouts, electrical panels and wiring, water heaters, window frames and doors and framing, exterior plumbing, metal vents, guardrails, metal roofing, light fixtures, etc. Monitor the situation on a regular basis. Corrections by a qualified licensed contractor, if and

This Report Has Been Prepared Exclusively For: Dan Jensen

Property Address: 817 Via Gaviota, Aptos, Ca. 95003
Date of Inspection: 4/16/08 Start Time: 1:00:00 PM Report Number: 20080416p

when necessary, are recommended.

[N] 9870: Access impaired.

The interior of the workshop was mostly access impaired due to stored items. Discretion advised. The significance of the finding is uncertain. Further inspection after the items have been removed is recommended. See photo(s): 9870

[Note] 9870: Access impaired.

Portions or all of the building are constructed on a concrete slab floor with various types of floor covers installed over the concrete. Cracks can be concealed under the floor covers. The absence or presence of seismic fasteners could not be determined. Nearly all homes with slab foundations that were originally built to code will have anchor bolts or straps.



Photo: 9870 (1)

[N] 9870: Access impaired.

The subarea was access impaired. Discretion advised. The significance of the finding is uncertain. Further inspection is advised.

[Note] 9900: Finding not covered in narratives.

Be advised that copies of the ENTIRE REPORT may not be dispersed to all parties. The entire report includes a binder that is given to the client that orders the inspection or the Real Estate Agent that orders the inspection for the client. You MUST read the preprinted and or hand written narratives corresponding to each checked item on the 10 findings pages to have read the entire report. Further, the Visual Inspection Service provides no guarantees that all problems or adverse conditions will be found in and around the property. Neither the inspection company or inspector assumes responsibility for defects or adverse conditions discovered after the inspection. Nothing in this report should be construed as advise to the client or other parties to purchase, or not to purchase, the property.

Additional binders are available for purchase for interested parties for a fee of \$ 50.00

This inspection is NOT A CODE COMPLIANCE inspection.

[Note] 9900: Finding not covered in narratives.

Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not a part of a home inspection.

[Note] 9900: Finding not covered in narratives.

The majority of the wall framing members are not visible and their condition cannot be verified.

[Note] 9900: Finding not covered in narratives.

The building was furnished and occupied on the date of this inspection. No furnishings or personal items were moved for

This Report Has Been Prepared Exclusively For: Dan Jensen

Property Address: 817 Via Gaviota, Aptos, Ca. 95003
Date of Inspection: 4/16/08 Start Time: 1:00:00 PM Report Number: 20080416p

this inspection. Defects can be hidden behind or under furnishings and other items. Further inspection of these areas is recommended after all of the items have been removed before the close of escrow.

Structure Components & Applications:

The following is a list of components and applications noted during the inspection. Please note that some components and some applications require additional maintenance and consideration. The survey of some components is limited. Some component information contains disclosures.

Where the general condition of a component or system is indicated, reference is to the visible and/or active components only.

Read all narratives in the Uniform Building Inspection Report™ Reference Manual, referenced by item number, before purchasing the property.

INSPECTED STRUCTURES BUILDING TYPE:

94a Single family residence

APPROXIMATE ERA OF CONSTRUCTION:

91b 1963 to 1983

ROOF/CEILINGS STRUCTURAL COMPONENTS:

90b(1) Site-framed roof system

90c Plywood/OSB roof sheathing

FLOOR STRUCTURAL COMPONENTS:

90b(2) Site-framed floor system

90f Plywood/OSB subfloor

90j(1) Concrete slab floor

EXTERIOR WALLS STRUCTURAL COMPONENTS:

90t Wood framing

FOUNDATION AND/OR BASEMENT STRUCTURES

WHERE VISIBLE (if basement present):

93m Bolted sill plate

93c Block (foam/concrete) pier and/or perimeter foundation

SUB-AREA OBSERVATION EXTENT AND METHOD:

97d Not reviewed

SUB-AREA ACCESS LOCATION:

92b Sub-area ventilation

ATTIC OBSERVATION EXTENT AND METHOD:

96b Partially viewed

96c(2) From inside attic

ATTIC ACCESS LOCATION:

An attic access is located There may be other attic access

This Report Has Been Prepared Exclusively For: Dan Jensen

Property Address: 817 Via Gaviota, Aptos, Ca. 95003
Date of Inspection: 4/16/08 Start Time: 1:00:00 PM Report Number: 20080416p

locations not listed here.

ATTIC VENTILATION:

92a Attic ventilation

APPROXIMATE ATTIC INSULATION THICKNESS:

(In many cases, such as with flat or vaulted roof structures without attics, the inspector cannot ascertain the thickness of the insulation or whether any is installed. An indication of insulation thickness does not guarantee complete coverage. The presence of wall insulation generally cannot be ascertained at all)

95e 1 to 4 inches (attic)

APPROXIMATE FLOOR INSULATION THICKNESS:

INSTALLED ATTIC AND FLOOR INSULATION TYPES:

95a(1) Fiberglass (batt or loose)

VAPOR RETARDERS/BARRIERS:

No vapor barrier noted

No moisture barrier noted

Additional Information:

Note: Read the first page of the Uniform Building Inspection Report Reference Manual and the Standards of Practice for an insight into the scope of the inspection.

The inspection represents the condition of the visually inspected areas of the property on the date of the inspection. Component conditions may change between the date of the inspection and the title transfer date. A thorough walk-through prior to title transfer helps protect against unexpected surprises, and is recommended. The purchase of a home warranty is recommended,

Please show your appreciation for the inspector, or lack thereof, by sending any comments to twi2000@aol.com.

This Report Has Been Prepared Exclusively For: Dan Jensen

Property Address: 817 Via Gaviota, Aptos, Ca. 95003
Date of Inspection: 4/16/08 Start Time: 1:00:00 PM Report Number: 20080416p

Summary of Findings:

The condensed version is not the entire report and should not be considered exclusive. In States requiring summary distribution the following listed items are considered by the inspector as inoperative, not operating properly or as intended, health and/or safety concerns, warranting further investigation by a specialist, or warranting continued observation by others. In all other States the summary may include all findings regardless of significance.

Grounds Findings:

[N] 0100: Review by Geologist or Soils Engineer advised.
Due to the nature of the grounds this review is recommended. Noted at the rear of the structure. Discretion advised. The significance of the finding is uncertain. Further study by a qualified licensed contractor is advised.
See photo(s): 0100

[U] 0290.11: Patio/deck guardrail improper. The balusters exceed 4 inches on center. This can be considered hazardous if small children or animals are using the deck. Noted at the rear of the structure. Modification or addition is generally considered an upgrade which should improve safety or efficiency. The opinion of a qualified licensed contractor is recommended.
See photo(s): 0290.11

[U] 0290.11: Patio/deck guardrail improper. The balusters exceed 4 inches on center. This can be considered hazardous if small children or animals are using the deck. Noted on the front balcony. Modification or addition is generally considered an upgrade which should improve safety or efficiency. The opinion of a qualified licensed contractor is recommended.
See photo(s): 0290.11

[Note] 0900: Access impaired. Inspection of

a particular area was limited or not possible. The rear exterior shower was not tested due to stored items in the shower.
See photo(s): 0900

[E] 0960: Finding not covered in the narratives.
The wood framing for the gate on the left side of the house is damaged by wood rot. Repair, alteration or replacement usually improves the efficiency of the component or system.
See photo(s): 0960

Exterior/Roof Findings:

[E] 1280.11: Downspout damaged. Repair, alteration or replacement usually improves the efficiency of the component or system.
See photo(s): 1280.11

[E] 1310.04: Siding damaged. Repair, alteration or replacement usually improves the efficiency of the component or system.
See photo(s): 1310.04

[P] 1420: Stucco weep screed blocked with dirt or concrete. Remove dirt as soon as possible to provide at least 4" of clearance. Correction or modification decreases the probability of continued and excessive deterioration.
See photo(s): 1420

[N] 1940: Unexpected repairs and maintenance.
The front upper balcony deck has an Elastomeric coating installed. Be aware that the inspector cannot ascertain with any

This Report Has Been Prepared Exclusively For: Dan Jensen

Property Address: 817 Via Gaviota, Aptos, Ca. 95003
Date of Inspection: 4/16/08 Start Time: 1:00:00 PM Report Number: 20080416p

degree of accuracy whether this type of deck coating leaks or was properly installed. Discretion advised. The significance of the finding is uncertain. Further study by a qualified licensed contractor is advised. See photo(s): 1940

[M] 1950: Finding not covered in narratives. The vehicle door opener responded to controls and appeared to function as intended when tested. This type of door has an electronic sensor beam to detect items and persons in the path of the closing vehicle door. Testing of the auto reverse feature of the vehicle door should be undertaken regularly. Monitor the situation on a regular basis. Corrections by a qualified licensed contractor, if and when necessary, are recommended. See photo(s): 1950

[P] 1950: Finding not covered in narratives. The exterior stucco walls extend past the foundation into the soil. This can be an entry point for termite infestation and wicking of moisture into the wall/floor framing. Correction or modification decreases the probability of continued and excessive deterioration. See photo(s): 1950

[M] 1950: Finding not covered in narratives. The wood shake roof cover appeared to be in generally good condition at this date. Monitor the situation on a regular basis. Corrections by a qualified licensed contractor, if and when necessary, are recommended. See photo(s): 1950

HVAC & Fireplace Findings:

[U] 2200.07: Duct cleaning recommended. Some ducting regardless of age may need to be cleaned due to various reasons. These may include damaged ducting, animal or rodent intrusion, persons that may have allergies to dust and animal dander, mold and other conditions not listed in this narrative. Suggest contacting a qualified duct cleaning firm for further assistance. Modification or addition is generally considered an upgrade which should improve safety or efficiency. The opinion of a qualified licensed contractor is recommended.

[Note] 2830: Unexpected repairs and maintenance. It is suggested that all fireplace and chimneys be reviewed, cleaned or corrected if needed before use. See photo(s): 2830

[U] 2850: Finding not covered in narratives. The heating system is in generally good condition, when compared to systems of a similar age and configuration. Heat distribution within the home appears adequate. Cleaning and servicing is recommended. Modification or addition is generally considered an upgrade which should improve safety or efficiency. The opinion of a qualified licensed contractor is recommended. See photo(s): 2850

Plumbing Findings:

[R] 4070.01: Water heater burner access cover missing. It is recommended that the finding be reviewed, and corrected as needed, by a qualified licensed contractor before purchasing the property. See photo(s): 4070.01

This Report Has Been Prepared Exclusively For: Dan Jensen

Property Address: 817 Via Gaviota, Aptos, Ca. 95003
Date of Inspection: 4/16/08 Start Time: 1:00:00 PM Report Number: 20080416p

[M] 4960: Unexpected repairs and maintenance.
Galvanized plumbing is in use in this building. Galvanized steel pipe is steel plumbing pipe which has been dipped in a galvanizing solution to coat it inside and out for better protection against corrosion. Galvanized pipe has a tendency to wear or corrode from the inside out and gives very few clues to its impending failure. Generally you can expect to replace some or all of the galvanized water lines after about 30 years. Monitor the situation on a regular basis. Corrections by a qualified licensed contractor, if and when necessary, are recommended.
See photo(s): 4960

[Note] 4980: Finding not covered in narratives.
The clothes washer and dryer were not tested as they may not be included in the transfer of the property. Every washer and dryer may differ in its effectiveness. The hot and cold hookups appeared adequate. The drain line appeared adequate.
See photo(s): 4980

[Note] 4980: Finding not covered in narratives.
The seismic strapping system provided on this water heater has been adequately installed and meets current strapping requirements. The metal exhaust vent pipe appears to be in serviceable condition and vented to the exterior. Be aware that the inspector does not warranty the water heater or any devices or connections express or implied. Suggest purchasing an appliance warranty.

See photo(s): 4980

[N] 4980: Finding not covered in narratives.
Due to the limited access below the building and other concealed areas the supply and waste piping was inspected on a limited basis. The view was restricted to viewing the piping mainly under each sink location. Further evaluation is recommended.

Discretion advised. The significance of the finding is uncertain. Further study by a qualified licensed contractor is advised.

[U] 4980: Finding not covered in narratives.
A wrench for the gas meter shutoff valve was not located in the vicinity of the gas meter as recommended in seismically active zones. Securing a properly sized wrench to the gas meter or nearby piping to provide a convenient means of shutoff in an emergency is suggested. Modification or addition is generally considered an upgrade which should improve safety or efficiency. The opinion of a qualified licensed contractor is recommended.
See photo(s): 4980

Electrical Findings:

[R] 5110.03: Main panel adjacent wall covering faulty. (Affects front cover operation).
Vegetation is blocking the operation of the main panel cover. It is recommended that the finding be reviewed, and corrected as needed, by a qualified licensed contractor before purchasing the property.
See photo(s): 5110.03

[N] 5470: Electrical additions/modifications noted.
The visual inspection is not a code compliance inspection and connections made to an electrical system are covered by stringent code requirements. Check for permits and municipal inspection records. It

This Report Has Been Prepared Exclusively For: Dan Jensen

Property Address: 817 Via Gaviota, Aptos, Ca. 95003
Date of Inspection: 4/16/08 Start Time: 1:00:00 PM Report Number: 20080416p

is recommended that you contact an Electrical Contractor for additional information and an additional opinion. Noted at various locations. Discretion advised. The significance of the finding is uncertain. Further study by a qualified licensed contractor is advised.
See photo(s): 5470

[N] 5890: Unexpected repairs and maintenance.
The electrical panel is a Federal Pacific Electric "Stab-Loc" single and two pole, 240-volt breaker disconnect. This electrical distribution panel has been known to present a hazard by failing to trip under load causing arcing that could result in a electrical fire. Discretion advised. The significance of the finding is uncertain. Further study by a qualified licensed contractor is advised.
See photo(s): 5890

[N] 5910: Finding not covered in narratives. A back up generator is in place. All visible electrical components for the generator and related equipment appeared to be properly installed and in good condition. An interior investigation of the generator isolation panel was beyond the scope of this inspection and was not thoroughly evaluated. Refer to the manufacturers recommendation for inspection and maintenance of the panel. The permit for this equipment should be checked for code compliance. Discretion advised. The significance of the finding is uncertain. Further study by a qualified licensed contractor is advised.
See photo(s): 5910

Bathroom(s) Findings:

[E] 6060.10: Shower door removed.
Repair, alteration or replacement usually

improves the efficiency of the component or system.
See photo(s): 6060.10

[Note] 6880: Finding not covered in narratives.
The bathroom counter tops and cabinets appeared to be in generally good condition at this inspection date. The sinks and plumbing unless otherwise mentioned appeared to function as intended and were in generally good condition. Noted in all baths.
See photo(s): 6880

[U] 6880: Finding not covered in narratives. The toilet in the lower bathroom does not appear to be a low flow toilet. Modification or addition is generally considered an upgrade which should improve safety or efficiency. The opinion of a qualified licensed contractor is recommended.
See photo(s): 6880

[Note] 6880: Finding not covered in narratives.
The second floor stall shower was inspected but not flood tested. There was no outward evidence of leakage or stains on the ceiling below this area. Periodic inspection is advised. A flood test can be performed if requested in writing at an additional cost.
See photo(s): 6880

Interior Findings:

[N] 7010: Water intrusion evidence or water damage noted.
Stained or water damaged ceilings or walls can be positive indicators of ongoing roof, plumbing, or other leaks. The inspector will not always be able to ascertain whether the water intrusion is ongoing or has been

This Report Has Been Prepared Exclusively For: Dan Jensen

Property Address: 817 Via Gaviota, Aptos, Ca. 95003
Date of Inspection: 4/16/08 Start Time: 1:00:00 PM Report Number: 20080416p

repaired. Noted in the garage. Discretion advised. The significance of the finding is uncertain. Further study by a qualified licensed contractor is advised.
See photo(s): 7010

[A] 7210: Carpet soiled / worn / damaged / loose / amiss.
Maintenance, alteration or repair could be expected to improve component appearance and may decrease deterioration.
See photo(s): 7210

[H] 7530: Quick release not installed on bedroom window bars (no other exit directly to exterior).
The finding should be considered hazardous. Corrections by a qualified licensed contractor, before purchasing the property, are advised.
See photo(s): 7530

[U] 7760.10: Guardrail missing.
Modification or addition is generally considered an upgrade which should improve safety or efficiency. The opinion of a qualified licensed contractor is recommended.
See photo(s): 7760.10

[U] 7820.01: Carbon monoxide alarm not installed.
Carbon monoxide alarms should be installed at all bedroom entrance areas. Modification or addition is generally considered an upgrade which should improve safety or efficiency. The opinion of a qualified licensed contractor is recommended.

[Note] 7930: Unexpected repairs and

maintenance.

The inspection represents the visual condition of the home on the date of the inspection. Problems may and do sometimes occur between the date of the inspection and the occupancy of the home. A thorough walk thru prior to title transfer is your best protection to unexpected surprises. The purchase of a home warranty is also recommended.

[U] 7930: Unexpected repairs and maintenance.

Alarm operation is generally not tested by the inspector. Operation today does not guarantee operation tomorrow and it is extremely important that the smoke alarm and/or CO alarm properly operate at ALL times. You are advised to test the alarm immediately upon taking possession of the property and on a regular basis thereafter to ensure it operation. Modification or addition is generally considered an upgrade which should improve safety or efficiency. The opinion of a qualified licensed contractor is recommended.
See photo(s): 7930

[N] 7950: Finding not covered in narratives. Acoustic ceilings are present in this building. Be aware that some acoustic ceiling materials contain asbestos fibers, depending on the age of the material. Any heavy alteration of this type of ceiling is not recommended until laboratory tests confirm the lack of asbestos content. The Visual Inspection Service does not include such testing. Discretion advised. The significance of the finding is uncertain. Further study by a qualified licensed contractor is advised.
See photo(s): 7950

[N] 7950: Finding not covered in narratives. Elevators are not inspected or operated by this firm. Discretion advised. The significance of the finding is uncertain.

This Report Has Been Prepared Exclusively For: Dan Jensen

Property Address: 817 Via Gaviota, Aptos, Ca. 95003
Date of Inspection: 4/16/08 Start Time: 1:00:00 PM Report Number: 20080416p

Further study by a qualified licensed contractor is advised.
See photo(s): 7950

Kitchen/Appliance Findings:

[Note] 8950: Unexpected repairs and maintenance.
Free standing and or built in refrigerators are not tested for accuracy. Many appliances differ in the way that they are operated. Appliances are not moved for this inspection and damage may be concealed.
See photo(s): 8950

[Note] 8950: Unexpected repairs and maintenance.
Water filters and or instant water heater devices are not inspected for operational abilities or filtering capabilities.
See photo(s): 8950

[Note] 8980: Finding not covered in narratives.
The kitchen counter tops and cabinets appeared to be in generally good condition at this inspection date.
See photo(s): 8980

[M] 8980: Finding not covered in narratives.
The garbage disposal was tested and appeared to function as intended. There was no evidence of active leaks around the unit at this time. Monitor the situation on a regular basis. Corrections by a qualified licensed contractor, if and when necessary, are recommended.
See photo(s): 8980

[Note] 8980: Finding not covered in narratives.

The microwave unit was operated and it appeared to function as intended. Inspection for leaks for these units is not performed.
See photo(s): 8980

[Note] 8980: Finding not covered in narratives.
The stove burners appeared to function as intended. The oven was tested and operated within 25 degrees of a 350 degree setting.
See photo(s): 8980

[M] 8980: Finding not covered in narratives.
The automatic dishwasher was tested through normal cycles and appeared to function as intended. No leaks in the water connections were found. The electrical appeared to be properly connected and the unit was fastened to the counter as required. Monitor the situation on a regular basis. Corrections by a qualified licensed contractor, if and when necessary, are recommended.
See photo(s): 8980

Structure Findings:

[E] 9440.12: Sub-area ventilation screens faulty or otherwise amiss.
The subarea vent screen is damaged. Repair, alteration or replacement usually improves the efficiency of the component or system.
See photo(s): 9440.12

[Note] 9810: Remodel, alterations, or additions noted.
This item is checked if the inspector notes any newer electrical work, plumbing work, HVAC work, structural changes, kitchen, bathroom remodels etc. The work may be perfect in appearance and the work

This Report Has Been Prepared Exclusively For: Dan Jensen

Property Address: 817 Via Gaviota, Aptos, Ca. 95003
Date of Inspection: 4/16/08 Start Time: 1:00:00 PM Report Number: 20080416p

may be old or new modifications. The inspector will not ascertain whether the remodel or repairs complies with applicable building codes or whether permits were obtained.

See photo(s): 9810

[R] 9840: Wood deterioration noted on building member.

Wood rot and water stains were found on the bottom of the enclosed upper balcony. This may indicate moisture intrusion through the waterproof membrane(if any) or inadequate drainage. It is recommended that the finding be reviewed, and corrected as needed, by a qualified licensed contractor before purchasing the property.

See photo(s): 9840

[M] 9860: Unexpected repairs and maintenance.

Be aware that properties located near the ocean may be subject to metal component corrosion and deterioration by the salt air. Special attention and maintenance of these areas is required. Metal components may include but is not limited to, rain gutters, downspouts, electrical panels and wiring, water heaters, window frames and doors and framing, exterior plumbing, metal vents, guardrails, metal roofing, light fixtures, etc. Monitor the situation on a regular basis. Corrections by a qualified licensed contractor, if and when necessary, are recommended.

[N] 9870: Access impaired.

The interior of the workshop was mostly access impaired due to stored items. Discretion advised. The significance of the finding is uncertain. Further inspection after the items have been removed is recommended.

See photo(s): 9870

[Note] 9870: Access impaired.

Portions or all of the building are constructed on a concrete slab floor with various types of floor covers installed over the concrete. Cracks can be concealed under the floor covers. The absence or presence of seismic fasteners could not be determined. Nearly all homes with slab foundations that were originally built to code will have anchor bolts or straps.

[N] 9870: Access impaired.

The subarea was access impaired. Discretion advised. The significance of the finding is uncertain. Further inspection is advised.

[Note] 9900: Finding not covered in narratives.

Be advised that copies of the ENTIRE REPORT may not be dispersed to all parties. The entire report includes a binder that is given to the client that orders the inspection or the Real Estate Agent that orders the inspection for the client. You MUST read the preprinted and or hand written narratives corresponding to each checked item on the 10 findings pages to have read the entire report. Further, the Visual Inspection Service provides no guarantees that all problems or adverse conditions will be found in and around the property. Neither the inspection company or inspector assumes responsibility for defects or adverse conditions discovered after the inspection.

Nothing in this report should be construed as advise to the client or other parties to purchase, or not to purchase, the property. Additional binders are available for purchase for interested parties for a fee of \$ 50.00 This inspection is NOT A CODE COMPLIANCE inspection.

[Note] 9900: Finding not covered in narratives.

Engineering or architectural services such as calculation of structural capacities, adequacy,

This Report Has Been Prepared Exclusively For: Dan Jensen

Property Address: 817 Via Gaviota, Aptos, Ca. 95003
Date of Inspection: 4/16/08 Start Time: 1:00:00 PM Report Number: 20080416p

or integrity are not a part of a home inspection.

[Note] 9900: Finding not covered in narratives.
The majority of the wall framing members are not visible and their condition cannot be verified.

[Note] 9900: Finding not covered in narratives.
The building was furnished and occupied on the date of this inspection. No furnishings or personal items were moved for this inspection. Defects can be hidden behind or under furnishings and other items. Further inspection of these areas is recommended after all of the items have been removed before the close of escrow.