

www.CountryHomeInspection.com

Brett Ladd

Property Address:

1365 Brommer St
Santa Cruz CA 95062



Country Home Inspection and Termite Inc.

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INVOICE

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Inspected By: Clive Belvoir ASHI 247382
OPR12732

Inspection Date: 8/16/2021
Report ID: 20210716-1365-Brommer-St

Customer Info:	Inspection Property:
Brett Ladd Customer's Real Estate Professional: Byron Rifkind Bailey Properties	1365 Brommer St Santa Cruz CA 95062

Inspection Fee:

Service	Price	Amount	Sub-Total
Home Inspection	475.00	1	475.00
			Tax \$0.00
			Total Price \$475.00

Payment Method: Credit Card
Payment Status: Paid In Full At Time Of The Inspection
Note: Thank You

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Date: 8/16/2021	Time: 09:00 AM	Report ID: 20210716-1365-Brommer-St
Property: 1365 Brommer St Santa Cruz CA 95062	Customer: Brett Ladd	Real Estate Professional: Byron Rifkind Bailey Properties

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

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

This home is older than 60 years and the home inspector considers this while inspecting. It is common to have areas that no longer comply with current code. This is not a new home and this home cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is common to see old plumbing or mixed materials. Sometimes water signs in crawlspaces or basements could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult on an older home. Sometimes in older homes there are signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the home inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. The home inspection does not look for pest damage as a pest inspector does. We do not report on rodent activity or determine if it is old or new activity. The home inspection does not look for possible manufacturer re-calls on components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspection. 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.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Standards of Practice:
ASHI American Society of Home Inspectors

Type of building:
Single Family (1 story)

In Attendance:
Seller, Listing Agent

Square Footage Approximate:
1161

Approximate age of building:
Built 1955, Over 60 years

Temperature:
Over 70

Weather:
Clear

Ground/Soil surface condition:
Dry

Property is:
Furnished, Occupied

Rain in last 7 days:
No

1. Grounds

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of the foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others are too low to enter, or in some other manner not accessible, are excluded from the inspection and are not part of our inspection. Fences gates and retaining walls are not part of this inspection but may be reported on. Our inspection of the driveway or parking area is limited to within 50 feet of the home.



Styles & Materials

Grading & Drainage:

- Enclosed plant area next to foundation
- Above or at grade to road
- Flat pad / site

Fences and Gates:

- Wood
- Metal, chain link or wire
- Metal gate
- Automatic gates

Walkways / Parking:

- Asphalt
- Brick
- Concrete

Irrigation:

- Irrigation system was not inspected

Out Buildings:

- Detached garage
- Storage shed(s) not inspected

Items

1.0 STAIRS

Comments: Inspected

1.1 DRIVEWAY / WALKWAYS

Comments: Repair or Replace



1.1 Item 1(Picture)



1.1 Item 2(Picture)

The wood between the sections of concrete on the walkways was missing / damaged. This is a potential trip / safety concern. We recommend repair or replacement.

1.2 FENCES / GATES

Comments: Inspected

1.3 GRADE / SHRUBBERY / PLANTER

Comments: Repair or Replace



1.3 Item 1(Picture)



1.3 Item 2(Picture)



1.3 Item 3(Picture)

Shrubbery against home / siding. Noted at the exterior of the home at various locations. Recommend cutting back all shrubbery from the home to maintain 18 inches of clearance. Correction or modification decreases the probability of continued and excessive deterioration.

1.4 SPRINKLER SYSTEM

Comments: Not Inspected

2. Exterior

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



Styles & Materials

Roof Deck Styles:

- Gable
- Valley
- 4 to 6 1/2 roof pitch

Viewed Roof Covering From:

- Fully traversed and or viewed

Trim:

- Wood trim

Roof Covering Material:

- Composition shingles

Gutters / Roof Drains:

- Metal gutters

Window / Skylights:

- Vinyl sash
- Metal sash
- Picture windows
- Sliding sash
- Single hung
- Multi-glaze / Insulated
- Single glaze
- Garden window(s)
- Skylight(s)

Roof Flashing:

- Metal flashing
- Tar flashing

Exterior Siding:

- Plywood
- Stucco

Entry Doors:

- Solid core

Garage Door and Safety Reverse:

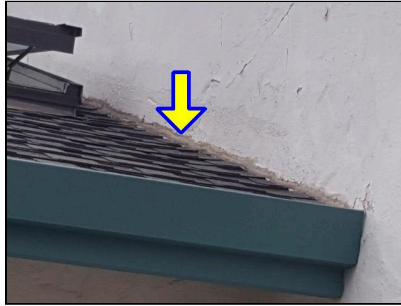
Wood
Sliding
No automatic opener

*Items***2.0 ROOF**

Comments: Repair or Replace



2.0 Item 1(Picture)



2.0 Item 2(Picture)



2.0 Item 3(Picture)



2.0 Item 4(Picture)



2.0 Item 5(Picture)



2.0 Item 6(Picture)

Application of "tar" as temporary roof repair noted. Noted on various locations of the roof. Recommend installing the proper flashing or keeping the areas sealed as needed. Correction or modification decreases the probability of continued and excessive deterioration.

2.1 FLASHINGS

Comments: Repair or Replace

Metal flashing is lifting around the skylights. This can allow moisture to wick under the flashing. Recommend all flashing be secured / nailed as needed. Recommend further evaluation by a qualified roofing contractor.



2.1 Item 1(Picture)

2.2 GUTTERS / DOWNSPOUTS

Comments: Inspected

2.3 SIDING / TRIM

Comments: Repair or Replace



2.3 Item 1(Picture)



2.3 Item 2(Picture)



2.3 Item 3(Picture)

Stucco extends into the soil or walkways. This was typical for the era of construction. Current standards require weep screed to be installed above the soil or walkways. Recommend the stucco be cut or chipped away above the soil or walkways.

2.4 EXTERIOR DOORS

Comments: Repair or Replace

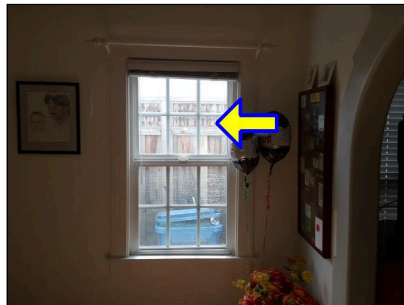
Safety glass not installed on various doors to the exterior. It is highly recommended the glass be replaced. Though the window may have conformed to regulations at the time of construction, recommend upgrading to current standards.



2.4 Item 1(Picture)

2.5 WINDOWS / SKYLIGHTS

Comments: Repair or Replace



2.5 Item 1(Picture)



2.5 Item 2(Picture)

Insulated window (I.G.) appears to have lost seal on the right side of the home. When dual glaze windows lose the seal between the panes they will usually "fog up." Although this is mostly a cosmetic problem some insulating qualities will be lost and the window or windows should be considered a failure. Window panes which have lost their seal will ordinarily have to be removed and replaced. It is possible other windows have lost their seals. Recommend a glazing contractor further evaluate the windows.

2.6 GARAGE / CARPORT

Comments: Repair or Replace



2.6 Item 1(Picture)

2.6 Item 2(Picture)

Garage door jamb(s) damaged. Recommend refer to pest inspection for further details concerning dry-rot or fungus damage.

2.7 PAINT / CAULK / SEAL / MISCELLANEOUS.

Comments: Repair or Replace

Paint maintenance recommended. Various areas of the paint is peeling and in need of maintenance. Repairing peeling paint will help protect your home. Recommend all peeling paint be scraped and properly painted.



2.7 Item 1(Picture)

3. Fireplace

All fireplaces should be cleaned on a regular basis to make sure no cracks have developed. Interior of chimneys are not inspected. Masonry chimneys should be further evaluated for interior cracking before purchasing the property. This inspection of the fireplace / woodstove is a visual inspection only and is not a warranty or a guarantee of the fireplace, chimney, or that the termination caps have been properly installed / built. No seismic damage assessments are made on the components of the fireplace / chimney.



Styles & Materials

Types of Fireplaces:	Chimney Vent:	Fireplace Components:
Site built wood burning fireplace	Masonry chimney	Screen door(s)

Items

3.0 CHIMNEYS (visible only)

Comments: Repair or Replace



3.0 Item 1(Picture)

3.0 Item 2(Picture)

Chimney movement noted when pressure applied. It is recommended that the chimney be further inspected / repaired by a Qualified Chimney Contractor before the contingency release period.

3.1 FIREPLACE

Comments: Inspected

4. Heating / Air Conditioning

The inspector is not equipped to inspect heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that the inspection is almost impossible. The inspector cannot light pilot lights. Safety devices are not tested by the inspector. NOTE: Asbestos material have been commonly used in heating systems. Determining the presence of asbestos can only be performed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or even distribution of air through out a home cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on cooling systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not part of the inspection. Normal service and maintenance is recommended on a yearly basis. It is suggested that all homes with fuel burning systems have a carbon monoxide installed for added safety. All fireplaces should be cleaned on a regular basis to make sure no cracks have developed.



Styles & Materials

Heat Type:	Vent type:	Number of Heat Systems (excluding wood):
Wall Heater	Sheet metal vent	One
Pilot light on full time		
Visually restricted heat exchanger		
Heat System Brand:	Number of AC Only Units:	
WILLIAMS	None	

Items

4.0 HEATING EQUIPMENT

Comments: Inspected

4.1 THERMOSTATS

Comments: Inspected

4.2 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

Comments: Not Present

4.3 COOLING AND AIR HANDLER EQUIPMENT

Comments: Not Present

5. Plumbing System

Water quality or hazardous materials (lead) is available from local labs. All underground piping related water supply, waste or sprinkler use are excluded from this inspection. City sewer service, septic systems and all underground pipes are not part of this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. Only the hose faucets which are attached to the home are tested during our inspection. You may wish to test any which are away from the home. The temperature pressure relief valve, at the upper portion of the water heater is a required safety valve which should be connected to a drain line of proper size terminating just above the floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow off can cause scalding. Improper installations should be corrected. Laundry appliances are not tested or moved. We highly recommend removal and cleaning of the dryer vent at least once a year. Cleaning the vent pipe can significantly reduce the risk of a fire.



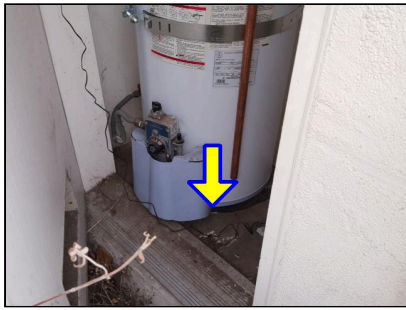
Styles & Materials

Water Shut Off Location: Spade wrench shut off On the street municipal connection	Water Supply Approximate Size / Material: 3/4"	Plumbing Water Distribution: Copper
Water Source: Public	Water Pressure (normal is 40 to 80 psi): Water pressure aprox. 100PSI (HIGH)	Plumbing Waste (visible only): ABS
Sewage Disposal: Municipal sewage	Gas Type / Primary Energy Heat Source: Natural gas	Gas Shut Off Location: The right exterior side of the home
Smart Meter Installed: Yes	Gas Line Type: Galvanized gas pipe Steel gas pipe Flex gas line	Water Heater Power Source / Vent Type: Pressure relief valve not tested Natural gas Sheet metal vent
Water Heater Capacity (Aproximate): 40 gallons	Water Heater Age: Multiple water heaters MFG 2013 MFG 2010	Water Heater Manufacturer: KENMORE
Water Heater Location: In an outside closet	Laundry Type and Venting: Washer connections Gas dryer connection Dryer vents at exterior wall	

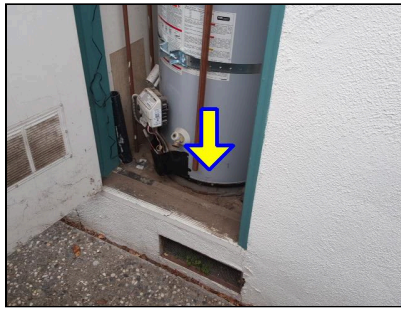
Items

5.0 WATER HEATERS

Comments: Repair or Replace



5.0 Item 1(Picture)



5.0 Item 2(Picture)



5.0 Item 3(Picture)

(1) Recommend installing a drain pan under the water heaters and washing machine with a drain to the exterior. This is recommended in case of a water leak at the water heaters or washing machine. The water will most likely drain to the exterior. Modification or addition is generally considered an upgrade which should improve safety or efficiency. The opinion of a qualified licensed contractor is recommended.

(2) Water heater seismic restraint system appears insufficient. Although the water heater is strapped with the correct straps, recommend adding bracing behind the water heater to help prevent any movement. Before purchasing the property, further study and corrections, as needed, by a qualified licensed contractor are advised.



5.0 Item 4(Picture)



5.0 Item 5(Picture)



5.0 Item 6(Picture)

(3) Water heater vent is too close to combustible material. This was noted in the attic at the roof framing or sheathing. Manufacture recommends at least 1 inch of clearance. A qualified person should repair as necessary.

5.1 SEWER / DRAINS / VENTS (VISIBLE ONLY)

Comments: Repair or Replace



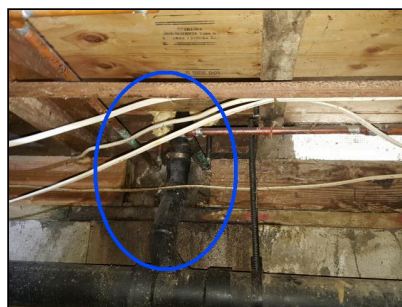
5.1 Item 1(Picture)



5.1 Item 2(Picture)

(1) Plumbing vent does not extend above the roof line in the right side water heater closet. Plumbing vents should extend above the roof line. Recommend repairing as soon as possible. The finding does not conform to building standards and practices in effect at the time of construction or installation. Before purchasing the property, further study and corrections, as needed, by a qualified licensed contractor are advised.

(2) The plumbing waste line leaks in the sub-area under the kitchen. Repairs are needed. I recommend a licensed plumber inspect further and repair as necessary.



5.1 Item 3(Picture)

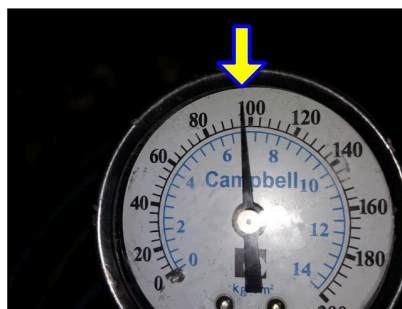
5.2 DRAIN TRAPS

Comments: Inspected

5.3 WATER LINES (VISIBLE ONLY)

Comments: Repair or Replace

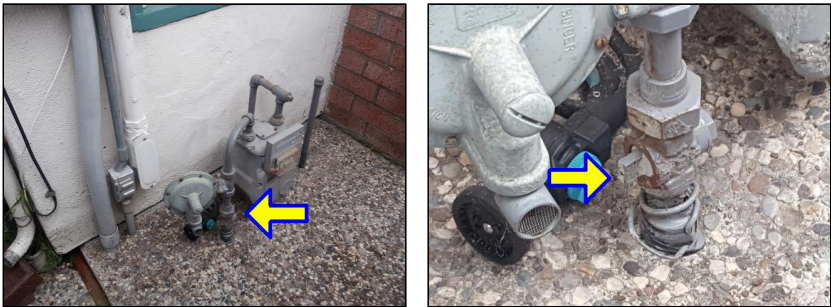
Water pressure high. Recommend 40 to 80 PSI. The water pressure was high at 100 PSI. Recommend a qualified licensed plumber install a pressure regulator at the main water line to lower the pressure.



5.3 Item 1(Picture)

5.4 GAS LINES (VISIBLE ONLY)

Comments: Repair or Replace



5.4 Item 1(Picture)

5.4 Item 2(Picture)

No wrench was located for the gas meter shut-off valve in the vicinity of the gas meter. Recommend installing a wrench for the gas meter to turn off in case of an emergency. The valve at the base of the meter pipe can be turned 90 degrees in either direction to shut the gas supply off. The wrench can be purchased at most hardware stores.

5.5 FAUCETS / FIXTURES / VALVES

Comments: Inspected

5.6 EXTERIOR WATER FAUCETS

Comments: Inspected

5.7 WASHER / DRYER / LAUNDRY

Comments: Inspected

6. Electrical System

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors are not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection due to time constraints. Smoke alarms should be installed in hallways, all levels of the home and just inside bedroom doors and tested regularly. Electrical panels and outlets which are not attached to the home are not inspected. We recommend further evaluation and testing of these by a licensed electrician.



Styles & Materials

Main Panel Location:

The right exterior side of the home

Smart Meter Installed:

Yes

Panel capacity:

200 AMP

Sub Panel Location(s):

In the garage

Electric Panel Manufacturer:

SQUARE D

Grounding Method:

Grounding method not ascertained

Electrical Service Conductors:

- Overhead service
- Single disconnect
- 110 volts
- 220 volts
- Upgraded service

Distribution Systems:

- Sub-panel(s)
- Circuit breakers
- Nonmetallic sheathed cable (Romex)
- Copper wires
- Aluminum wiring (not in general lighting)

Exterior main service panel

circuits)

Metal conduit

Plastic conduit

Items

6.0 SERVICE ENTRANCE CONDUCTORS**Comments:** Repair or Replace

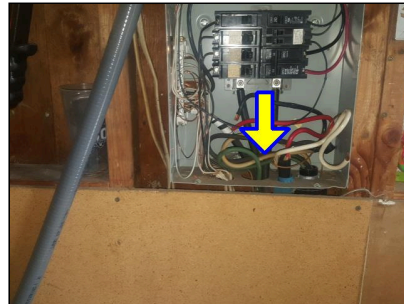
Service drop passes through tree. Recommend the trees limbs are trimmed back from the electrical service lines. Correction or modification decreases the probability of continued and excessive deterioration.



6.0 Item 1(Picture)

6.1 MAIN / SUB-PANELS**Comments:** Inspected

6.1 Item 1(Picture)



6.1 Item 2(Picture)

Box wire clamp not installed. Noted inside the sub-panel. Box clamps prevent the wires from possibly rubbing the metal edge. Recommend installing box clamps as needed. A qualified licensed electrical contractor should correct as needed.

6.2 BREAKERS / FUSES**Comments:** Repair or Replace



6.2 Item 1(Picture)



6.2 Item 2(Picture)

Breaker knockout missing from main-panel (exposes bus bar). Recommend installing knock-out covers at the panel. Knock-out covers are inexpensive plastic covers that cover exposed bus bars. Usually these are simply snapped into place. Knock-out covers prevent access to live power. Corrections are recommended by a qualified licensed electrical contractor as this is a safety or shock hazard.

6.3 CIRCUIT WIRING (where visible)

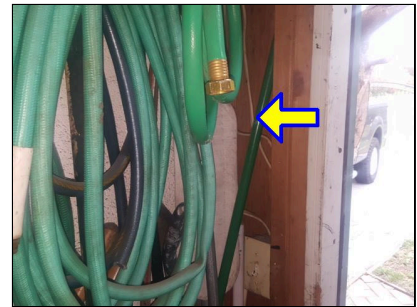
Comments: Repair or Replace



6.3 Item 1(Picture)



6.3 Item 2(Picture)

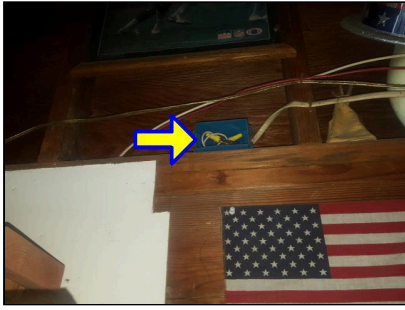


6.3 Item 3(Picture)

Romex sheathed cable exposed where could be damaged in the garage. Recommend the wiring be installed inside conduit or behind walls. A qualified licensed electrical contractor should correct as needed.

6.4 JUNCTION BOXES / CONDUITS

Comments: Repair or Replace



6.4 Item 1(Picture)



6.4 Item 2(Picture)



6.4 Item 3(Picture)



6.4 Item 4(Picture)

(1) Junction box cover plate missing. Noted in the garage, the sub-area and in the attic. Junction box cover plates are required to prevent accidental contact with the splice and to confine heat in the event of an overheated splice. Recommend repair as soon as possible. There may be others missing junction box covers that were not located. It is recommended that the finding be reviewed, and corrected as needed, by a qualified licensed contractor before purchasing the property. A qualified licensed electrical contractor should correct as needed.

(2) Junction box not installed as required (exposed splice). Noted in the sub-area under the rear bathroom. Junction box's are required to prevent accidental contact with the splice and to confine heat in the event of an overheated splice. Recommend repair as soon as possible. There may be others missing junction boxes that were not located. It is recommended that the finding be reviewed, and corrected as needed, by a qualified licensed electrical contractor before purchasing the property.



6.4 Item 5(Picture)

6.5 LIGHTING / SWITCHES

Comments: Inspected

6.6 RECEPTACLE OUTLETS

Comments: Repair or Replace

Circuit failure noted on the left exterior side of the home on a receptacle. A qualified licensed electrical contractor should correct as needed.



6.6 Item 1(Picture)

6.7 GFCI / SYSTEM GROUNDING

Comments: Repair or Replace



6.7 Item 1(Picture)

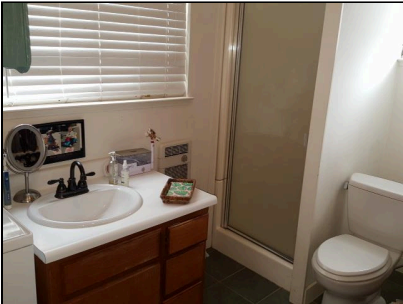
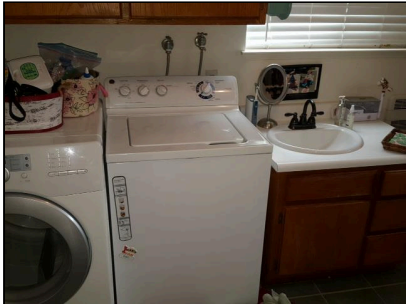


6.7 Item 2(Picture)

GFCI protection not provided at kitchen receptacle on the right side wall and rear bathroom behind the toilet. As an extra precaution and for safety it is a recommended upgrade that this component be installed when possible. Recommend GFCI type outlets that are within 72 inches of the sinks / damp areas be installed. Modification or addition is generally considered an upgrade which should improve safety or efficiency. The opinion of a qualified licensed contractor is recommended.

7(A) . Rear Bathroom

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



Styles & Materials

Shower Head Low-Flow:

Yes

Shower Floor Types:

Fiberglass pan insert

Tub / Shower Walls:

Fiberglass

Tub / Shower Doors / Enclosure:

Shower door does appear to be safety glaze

Wash Basin(s):

Cultured marble wash basin(s)
Self rimming wash basin(s)

Countertop Materials:

Plastic laminate countertop(s)

Sink Low-Flow:
Yes

Toilet Types:
Low-flow toilet 1.28 gpf (or less)

Plumbing Accessories:
Washerless faucet(s)
Washer type faucet(s)
Pop up stopper(s)
Under sink valves

Ventilation:
Openable windows
Electric heaters

Electrical / GFCI:
Counter outlet(s)
Partial GFCI Protection

Floor(s):
Vinyl floor(s)
Wood sub-floor(s)

Items

7.0.A TUBS, SHOWERS

Comments: Repair or Replace



7.0.A Item 1(Picture)



7.0.A Item 2(Picture)

(1) Fiberglass shower has chips in the gel coat. Small chips were noted on the shower. These chips are typically in the gel coat but could possible leak over time. No leaks were noted from the sub-area at the time of the inspection. Monitor the situation on a regular basis. Corrections by a qualified licensed contractor, if and when necessary, are recommended.

(2) Fiberglass shower drain leaks in the bathroom. Noted from the sub-area. The leak is noted where the drain meets the fiberglass pan. A new rubber ring may need to be installed. It is recommended that the finding be reviewed, and corrected as needed, by a qualified licensed plumbing contractor before purchasing the property.



7.0.A Item 3(Picture)

7.1.A TOILETS

Comments: Inspected

7.2.A SINKS

Comments: Inspected

7.3.A VANITYS, COUNTERS

Comments: Inspected

7.4.A VENTILATION

Comments: Inspected

7.5.A FLOORS, WALLS, CEILINGS

Comments: Inspected

7.6.A CAULKING AND SEALING

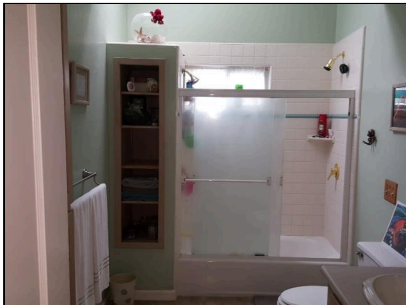
Comments: Inspected

7.7.A TOWEL HOLDERS, MISC

Comments: Inspected

7(B) . Hall Bathroom

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



Styles & Materials

Shower Head Low-Flow:

Yes

Tub / Shower Walls:

Floated tile

Countertop Materials:

Plastic laminate countertop(s)

Plumbing Accessories:

- Washerless faucet(s)
- Washer type faucet(s)
- Diverter valves
- Pop up stopper(s)
- Under sink valves

Floor(s):

- Tile floor(s)
- Wood sub-floor(s)

Bathtub Types:

Cast iron bathtub(s)

Tub / Shower Doors / Enclosure:

Shower door does appear to be safety glaze

Sink Low-Flow:

Yes

Ventilation:

- Openable windows
- Exhaust fan(s)

Shower Floor Types:

Tub / shower combination

Wash Basin(s):

- Cultured marble wash basin(s)
- Self rimming wash basin(s)

Toilet Types:

Low-flow toilet 1.28 gpf (or less)

Electrical / GFCI:

- Counter outlet(s)
- GFCI receptacles
- GFCI breaker/reset in sub-panel

Items

7.0.B TUBS, SHOWERS

Comments: Inspected

7.1.B TOILETS

Comments: Inspected

7.2.B SINKS

Comments: Repair or Replace

Drain stopper missing on bathroom sink(s) in the hall bathroom. Recommend all damaged or missing stopper(s) be replaced as needed.



7.2.B Item 1(Picture)

7.3.B VANITYS, COUNTERS

Comments: Inspected

7.4.B VENTILATION

Comments: Inspected

7.5.B FLOORS, WALLS, CEILINGS

Comments: Inspected

7.6.B CAULKING AND SEALING

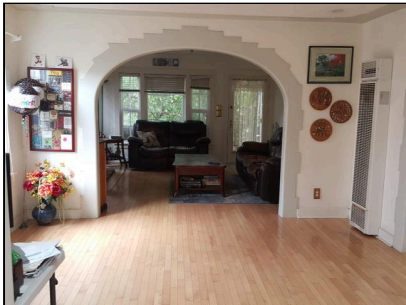
Comments: Inspected

7.7.B TOWEL HOLDERS, MISC

Comments: Inspected

8. Interiors

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. The paint on the walls is not tested for for the presence of lead based paint. Determining the source of odors or like conditions is not part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Window flashings are usually not visible therefore their condition cannot be reported on. Inspection of window coverings is outside the scope of our inspection.



Styles & Materials

Wall & Ceiling Materials:

- Drywall
- Mirrors
- Plaster

Interior Styles:

- Nominal 8 foot ceilings
- High ceilings (over 8 feet)
- Furnished and occupied

Floor Covering(s):

- Carpet
- Vinyl
- Tile
- Wood
- Area rug(s)

Alarms / Safety Equip.:

- Smoke alarms
- Recommend that all smoke alarms be the photoelectric type

Interior Doors:

- By-pass door(s)
- Wood product door(s)
- Hinged doors
- Dead bolt(s)

A carbon monoxide detector(s) is needed

Items

8.0 CEILINGS, WALLS

Comments: Inspected

8.1 FLOORS

Comments: Repair or Replace



8.1 Item 1(Picture)



8.1 Item 2(Picture)

Wood flooring is nicked. Noted in the home at various locations. Recommend a flooring contractor further evaluate the floors.

8.2 DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected

8.3 WINDOWS (REPRESENTATIVE NUMBER)

Comments: Inspected

8.4 ALARMS / CEILING FANS / CLOSETS

Comments: Repair or Replace

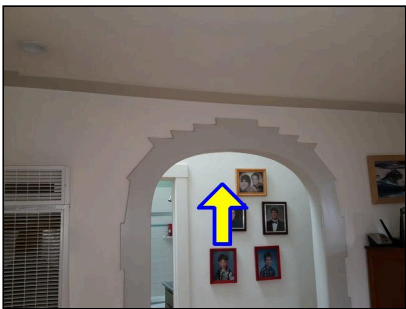
(1) There is no carbon monoxide (CO) detector(s) found in the home outside the bedrooms. Current code requires one per floor and within 10 feet of bedrooms. Recommend installing carbon monoxide detectors where required.



8.4 Item 1(Picture)



8.4 Item 2(Picture)



8.4 Item 3(Picture)

(2) Smoke alarm inoperative and or missing outside the bedrooms. Recommend replacing all non working smoke alarms and installing (PHOTOELECTRIC type smoke alarms) the smoke alarms outside the bedrooms and as a safety enhancement install smoke alarms in the bedrooms. We recommend installing 10 year battery smoke detectors.

9. Kitchen

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



Styles & Materials

Range(s) / Cooktop(s):

Gas range (free-standing)

Oven(s):

Gas oven (free-standing)
Convection oven
Self cleaning oven

Microwave Oven Installed:

Yes

Ventilation:

Mechanical exhaust
Openable window
Openable door

Cabinets:

Built in wood cabinets

Countertop Types:

Plastic laminate

Sink Type(s):

Self-rimming sink
Washer-less faucet

Sink Low-Flow:

Yes

Refrigerator:

Electric refrigerator

Lighting and Electric:

Incandescent lighting
Counter outlets
Partial GFCI protection

Other Appliances:

Dishwasher
Garbage disposal

Items

9.0 RANGES / OVENS / MICROWAVE

Comments: Inspected

9.1 VENTILATION
Comments: Inspected

9.2 DISHWASHER
Comments: Inspected

9.3 DISPOSAL / TRASH COMPACTOR
Comments: Inspected

9.4 COUNTERS / CABINETS
Comments: Inspected

9.5 SINK / FAUCET / DRAIN
Comments: Inspected

9.6 FLOOR
Comments: Inspected

9.7 REFRIGERATOR
Comments: Inspected

10. Structure

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



Styles & Materials

Foundation: Post and pier beam Bolted sill plate Concrete slab (garage) Masonry block perimeter foundation	Exterior Walls Structural Components: Wood framing	Floor Structural Components: Site framed floor system
Method Used To Observe Crawlspace: Fully crawled	Sub-Area Access Location: At the right exterior side of the home	Sub-Area Soil: Sub-area soil was DRY at the time of the inspection
Sub-Area Insulation Thickness & Type: Fiberglass The sub-area is partially insulated	Roof Structure: Site framed roof system	Method Used To Observe Attic: Partially viewed Insulation blocked full viewing Low framing blocked full viewing
Attic Access Location: In a bedroom closet	Attic Insulation Thickness & Type: 1 to 4 inches Fiberglass	

Items

10.0 FOUNDATION / SLAB (where visible)

Comments: Inspected

10.1 BUILDING FRAMING MEMBERS

Comments: Repair or Replace



10.1 Item 1(Picture)



10.1 Item 2(Picture)



10.1 Item 3(Picture)



10.1 Item 4(Picture)

Wood deterioration noted in barge rafter(s) and in rafter tails. Recommend refer to pest inspection or a licensed Contractor for further information concerning all possible areas with dry rot, pest or fungus damage.

10.2 BASEMENT / CRAWLSPACE / VENTILATION

Comments: Repair or Replace



10.2 Item 1(Picture)



10.2 Item 2(Picture)

Sub-area ventilation screen(s) damaged. A few screens are damaged at various areas of the home. Recommend all screens be repaired or replaced with 1/4 inch galvanized screens.

10.3 ATTIC / VENTILATION

Comments: Inspected

10.4 INSULATION / AIR / VAPOR / MOISTURE BARRIER

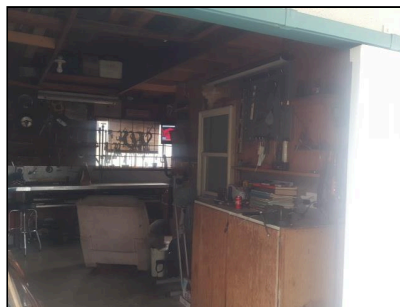
Comments: Inspected

10.5 REVIEW BY OTHER CONTRACTORS / ACCESS IMPAIRED

Comments: Not Inspected



10.5 Item 1(Picture)



10.5 Item 2(Picture)

(1) Remodel, alterations, or additions noted. Areas of the home have been added on. Be sure to check for permits. The inspector cannot ascertain whether or not permits were used.

(2) Review pest inspection report for wood rot and wood boring insect information as home inspection reports do not specify dry-rot, fungus or pest damage. Only licensed Pest Companies can specify dry-rot, fungus and pest evidence. A current pest inspection has been done to the property. Be aware that a Home Inspection and a Pest Inspection are two different Inspections. It is always recommended that a current qualified Pest Inspection be performed for pest damage and possibly dry-rot or fungus damage. Be sure to carefully read the entire Pest Inspection report.

Summary / Safety / Health Deficient Items:

Country Home Inspection and Termite Inc.

250 Main Street #805

Ben Lomond CA 95005

Office (831) 609-6017 Cell (831) 246-2938 E-mail CountryHomeInspection@gmail.com

Customer

Brett Ladd

Address

1365 Brommer St

Santa Cruz CA 95062

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the safety of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Grounds

1.1 DRIVEWAY / WALKWAYS

Repair or Replace

The wood between the sections of concrete on the walkways was missing / damaged. This is a potential trip / safety concern. We recommend repair or replacement.

2. Exterior

2.4 EXTERIOR DOORS

Repair or Replace

Safety glass not installed on various doors to the exterior. It is highly recommended the glass be replaced. Though the window may have conformed to regulations at the time of construction, recommend upgrading to current standards.

3. Fireplace

3.0 CHIMNEYS (visible only)

Repair or Replace

Chimney movement noted when pressure applied. It is recommended that the chimney be further inspected / repaired by a Qualified Chimney Contractor before the contingency release period.

5. Plumbing System

5.0 WATER HEATERS

Repair or Replace

(2) Water heater seismic restraint system appears insufficient. Although the water heater is strapped with the correct

straps, recommend adding bracing behind the water heater to help prevent any movement. Before purchasing the property, further study and corrections, as needed, by a qualified licensed contractor are advised.

(3) Water heater vent is too close to combustible material. This was noted in the attic at the roof framing or sheathing. Manufacture recommends at least 1 inch of clearance. A qualified person should repair as necessary.

5.4 GAS LINES (VISIBLE ONLY)

Repair or Replace

No wrench was located for the gas meter shut-off valve in the vicinity of the gas meter. Recommend installing a wrench for the gas meter to turn off in case of an emergency. The valve at the base of the meter pipe can be turned 90 degrees in either direction to shut the gas supply off. The wrench can be purchased at most hardware stores.

6. Electrical System

6.2 BREAKERS / FUSES

Repair or Replace

Breaker knockout missing from main-panel (exposes bus bar). Recommend installing knock-out covers at the panel. Knock-out covers are inexpensive plastic covers that cover exposed bus bars. Usually these are simply snapped into place. Knock-out covers prevent access to live power. Corrections are recommended by a qualified licensed electrical contractor as this is a safety or shock hazard.

6.3 CIRCUIT WIRING (where visible)

Repair or Replace

Romex sheathed cable exposed where could be damaged in the garage. Recommend the wiring be installed inside conduit or behind walls. A qualified licensed electrical contractor should correct as needed.

6.4 JUNCTION BOXES / CONDUITS

Repair or Replace

(1) Junction box cover plate missing. Noted in the garage, the sub-area and in the attic. Junction box cover plates are required to prevent accidental contact with the splice and to confine heat in the event of an overheated splice. Recommend repair as soon as possible. There may be others missing junction box covers that were not located. It is recommended that the finding be reviewed, and corrected as needed, by a qualified licensed contractor before purchasing the property. A qualified licensed electrical contractor should correct as needed.

(2) Junction box not installed as required (exposed splice). Noted in the sub-area under the rear bathroom. Junction box's are required to prevent accidental contact with the splice and to confine heat in the event of an overheated splice. Recommend repair as soon as possible. There may be others missing junction boxes that were not located. It is recommended that the finding be reviewed, and corrected as needed, by a qualified licensed electrical contractor before purchasing the property.

6.7 GFCI / SYSTEM GROUNDING

Repair or Replace

GFCI protection not provided at kitchen receptacle on the right side wall and rear bathroom behind the toilet. As an extra precaution and for safety it is a recommended upgrade that this component be installed when possible. Recommend GFCI type outlets that are within 72 inches of the sinks / damp areas be installed. Modification or addition is generally considered an upgrade which should improve safety or efficiency. The opinion of a qualified licensed contractor is recommended.

8. Interiors

8.4 ALARMS / CEILING FANS / CLOSETS

Repair or Replace

(1) There is no carbon monoxide (CO) detector(s) found in the home outside the bedrooms. Current code requires one per floor and within 10 feet of bedrooms. Recommend installing carbon monoxide detectors where required.

(2) Smoke alarm inoperative and or missing outside the bedrooms. Recommend replacing all non working smoke alarms and installing (PHOTOELECTRIC type smoke alarms) the smoke alarms outside the bedrooms and as a safety enhancement install smoke alarms in the bedrooms. We recommend installing 10 year battery smoke detectors.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Clive Belvoir ASHI 247382 OPR12732

Summary / Habitability / Security Deficient Items:

Country Home Inspection and Termite Inc.

250 Main Street #805

Ben Lomond CA 95005

Office (831) 609-6017 Cell (831) 246-2938 E-mail CountryHomeInspection@gmail.com

Customer

Brett Ladd

Address

1365 Brommer St

Santa Cruz CA 95062

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

5. Plumbing System

5.1 SEWER / DRAINS / VENTS (VISIBLE ONLY)

Repair or Replace

(1) Plumbing vent does not extend above the roof line in the right side water heater closet. Plumbing vents should extend above the roof line. Recommend repairing as soon as possible. The finding does not conform to building standards and practices in effect at the time of construction or installation. Before purchasing the property, further study and corrections, as needed, by a qualified licensed contractor are advised.

(2) The plumbing waste line leaks in the sub-area under the kitchen. Repairs are needed. I recommend a licensed plumber inspect further and repair as necessary.

5.3 WATER LINES (VISIBLE ONLY)

Repair or Replace

Water pressure high. Recommend 40 to 80 PSI. The water pressure was high at 100 PSI. Recommend a qualified licensed plumber install a pressure regulator at the main water line to lower the pressure.

6. Electrical System

6.6 RECEPTACLE OUTLETS

Repair or Replace

Circuit failure noted on the left exterior side of the home on a receptacle. A qualified licensed electrical contractor should correct as needed.

7(A) . Rear Bathroom

7.0.A TUBS, SHOWERS

Repair or Replace

(2) Fiberglass shower drain leaks in the bathroom. Noted from the sub-area. The leak is noted where the drain meets the fiberglass pan. A new rubber ring may need to be installed. It is recommended that the finding be reviewed, and corrected as needed, by a qualified licensed plumbing contractor before purchasing the property.

10. Structure

10.1 BUILDING FRAMING MEMBERS

Repair or Replace

Wood deterioration noted in barge rafter(s) and in rafter tails. Recommend refer to pest inspection or a licensed Contractor for further information concerning all possible areas with dry rot, pest or fungus damage.

10.5 REVIEW BY OTHER CONTRACTORS / ACCESS IMPAIRED

Not Inspected

(1) Remodel, alterations, or additions noted. Areas of the home have been added on. Be sure to check for permits. The inspector cannot ascertain whether or not permits were used.

(2) Review pest inspection report for wood rot and wood boring insect information as home inspection reports do not specify dry-rot, fungus or pest damage. Only licensed Pest Companies can specify dry-rot, fungus and pest evidence. A current pest inspection has been done to the property. Be aware that a Home Inspection and a Pest Inspection are two different Inspections. It is always recommended that a current qualified Pest Inspection be performed for pest damage and possibly dry-rot or fungus damage. Be sure to carefully read the entire Pest Inspection report.

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Summary / Other Deficient / Note Items:

Country Home Inspection and Termite Inc.

250 Main Street #805

Ben Lomond CA 95005

Office (831) 609-6017 Cell (831) 246-2938 E-mail CountryHomeInspection@gmail.com

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1. Grounds

1.3 GRADE / SHRUBBERY / PLANTER

Repair or Replace

Shrubbery against home / siding. Noted at the exterior of the home at various locations. Recommend cutting back all shrubbery from the home to maintain 18 inches of clearance. Correction or modification decreases the probability of continued and excessive deterioration.

2. Exterior

2.0 ROOF

Repair or Replace

Application of "tar" as temporary roof repair noted. Noted on various locations of the roof. Recommend installing the proper flashing or keeping the areas sealed as needed. Correction or modification decreases the probability of continued and excessive deterioration.

2.1 FLASHINGS

Repair or Replace

Metal flashing is lifting around the skylights. This can allow moisture to wick under the flashing. Recommend all flashing be secured / nailed as needed. Recommend further evaluation by a qualified roofing contractor.

2.3 SIDING / TRIM

Repair or Replace

Stucco extends into the soil or walkways. This was typical for the era of construction. Current standards require weep screed to be installed above the soil or walkways. Recommend the stucco be cut or chipped away above the soil or walkways.

2.5 WINDOWS / SKYLIGHTS

Repair or Replace

Insulated window (I.G.) appears to have lost seal on the right side of the home. When dual glaze windows lose the seal between the panes they will usually "fog up." Although this is mostly a cosmetic problem some insulating qualities will be lost and the window or windows should be considered a failure. Window panes which have lost their seal will ordinarily have to be removed and replaced. It is possible other windows have lost their seals. Recommend a glazing contractor further evaluate the windows.

2.6 GARAGE / CARPORT

Repair or Replace

Garage door jamb(s) damaged. Recommend refer to pest inspection for further details concerning dry-rot or fungus damage.

2.7 PAINT / CAULK / SEAL / MISCELLANEOUS.

Repair or Replace

Paint maintenance recommended. Various areas of the paint is peeling and in need of maintenance. Repairing peeling paint will help protect your home. Recommend all peeling paint be scraped and properly painted.

5. Plumbing System

5.0 WATER HEATERS

Repair or Replace

(1) Recommend installing a drain pan under the water heaters and washing machine with a drain to the exterior. This is recommended in case of a water leak at the water heaters or washing machine. The water will most likely drain to the exterior. Modification or addition is generally considered an upgrade which should improve safety or efficiency. The opinion of a qualified licensed contractor is recommended.

6. Electrical System

6.0 SERVICE ENTRANCE CONDUCTORS

Repair or Replace

Service drop passes through tree. Recommend the trees limbs are trimmed back from the electrical service lines. Correction or modification decreases the probability of continued and excessive deterioration.

6.1 MAIN / SUB-PANELS

Inspected

Box wire clamp not installed. Noted inside the sub-panel. Box clamps prevent the wires from possibly rubbing the metal edge. Recommend installing box clamps as needed. A qualified licensed electrical contractor should correct as needed.

7(A) . Rear Bathroom

7.0.A TUBS, SHOWERS

Repair or Replace

(1) Fiberglass shower has chips in the gel coat. Small chips were noted on the shower. These chips are typically in the gel coat but could possible leak over time. No leaks were noted from the sub-area at the time of the inspection. Monitor the situation on a regular basis. Corrections by a qualified licensed contractor, if and when necessary, are recommended.

7(B) . Hall Bathroom

7.2.B SINKS

Repair or Replace

Drain stopper missing on bathroom sink(s) in the hall bathroom. Recommend all damaged or missing stopper(s) be replaced as needed.

8. Interiors

8.1 FLOORS

Repair or Replace

Wood flooring is nicked. Noted in the home at various locations. Recommend a flooring contractor further evaluate the floors.

10. Structure

10.2 BASEMENT / CRAWLSPACE / VENTILATION

Repair or Replace

Sub-area ventilation screen(s) damaged. A few screens are damaged at various areas of the home. Recommend all screens be repaired or replaced with 1/4 inch galvanized screens.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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Country Home Inspection and Termite, Inc.**250 Main Street #805 Ben Lomond, CA 95005****Office: (831) 609-6017 / (831) 246-2938 Fax: (831) 609-6037 Web Site www.countryhomeinspection.com****STANDARD RESIDENTIAL INSPECTION AGREEMENT****THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT, PLEASE READ IT CAREFULLY.****Client:** Brett Ladd **Address:** 1365 Brommer St, Santa Cruz, CA 95062 **Report #** 20210716-1365-Brommer-St

SCOPE OF THE INSPECTION: The real estate inspection to be performed for Client is a survey and basic operation of the systems and components of a building, which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may result in damage to the property or personal injury to the Inspector. The purpose of the inspection is to provide the Client with information regarding the general condition of the building(s).

Inspector will prepare and provide Client a written report for the sole use and benefit of Client. The written report shall document any material defects discovered in the building's systems and components which, in the opinion of the Inspector, are safety hazards, are not functioning properly, or appear to be at the ends of their service lives. The inspection shall be performed in accordance with the Standards of Practice of the American Society of Home Inspectors (ASHI), attached hereto and incorporated herein by reference, and is limited to those items specified herein.

3rd Party: In providing the property inspection and inspection report, information about the client, inspector and real estate professional, and property will be collected and input into Home Guage inspection software and services, which inspector uses to provide the inspection report. This information may include personally-identifiable information about the client, inspector and real estate professional. This information may subsequently be used by the provider of Home Guage, as set out in the Home Guage private policy found at <http://www.homeguage.com/privacy.html>

CLIENT'S DUTY: Client agrees to read the entire written report when it is received and promptly call Inspector with any questions or concerns regarding the inspection or the written report. The written report shall be the final and exclusive findings of Inspector.

Client acknowledges that Inspector is a generalist and that further investigation of a reported condition by an appropriate specialist may provide additional information, which can affect Client's purchase decision. Client agrees to obtain further evaluation of reported conditions before removing any investigation contingency and prior to the close of the transaction.

In the event Client becomes aware of a reportable condition which was not reported by Inspector, Client agrees to promptly notify Inspector and allow Inspector and/or Inspector's designated representative(s) to inspect said condition(s) prior to making any repair, alteration, or replacement. Client agrees that any failure to so notify Inspector and allow inspection is a material breach of this Agreement.

ENVIRONMENTAL CONDITIONS: Client agrees what is being contracted for is a building inspection and not an environmental evaluation. The inspection is not intended to detect, identify, or disclose any health or environmental conditions regarding this building or property, including, but not limited to: the presence of asbestos, radon, lead, urea-formaldehyde, fungi, molds, mildew, PCBs, or other toxic, reactive, combustible, or corrosive contaminants, materials, or substances in the water, air, soil, or building materials. The Inspector is not liable for injury, health risks, or damage caused or contributed to by these conditions.

GENERAL PROVISIONS: The written report is not a substitute for any transferor's or agent's disclosure that may be required by law, or a substitute for Client's independent duty to reasonably evaluate the property prior to the close of the transaction.

This inspection Agreement, the real estate inspection, and the written report do not constitute a home warranty, guarantee, or insurance policy of any kind whatsoever.

No legal action or proceeding of any kind, including those sounding in tort or contract, can be commenced against Inspector/Inspection Company or its officers, agents, or employees more than one year from the date Client discovers, or through the exercise of reasonable diligence should have discovered, the cause of action. In no event shall the time for commencement of a legal action or proceeding exceed two years from the date of the subject inspection. **THIS TIME PERIOD IS SHORTER THAN OTHERWISE PROVIDED BY LAW.**

This Agreement shall be binding upon and inure to the benefit of the parties hereto and their heirs, successors, and assigns.

This Agreement constitutes the entire integrated agreement between the parties hereto pertaining to the subject matter hereof and may be modified only by a written agreement signed by all of the parties hereto. No oral agreements, understandings, or representations shall change, modify, or amend any part of this Agreement.

Each party signing this Agreement warrants and represents that he/she has the full capacity and authority to execute this Agreement on behalf of the named party. If this Agreement is executed on behalf of Client by any third party, the person executing this Agreement expressly represents to Inspector that he/she has the full and complete authority to execute this Agreement on Client's behalf and to fully and completely bind Client to all of the terms, conditions, limitations, exceptions, and exclusions of this Agreement.

SEVERABILITY: Should any provision of this Agreement be held by a court of competent jurisdiction to be either invalid or unenforceable, the remaining provisions of this Agreement shall remain in full force and effect, unimpaired by the court's holding.

MEDIATION: The parties to this Agreement agree to attend, in good faith, mediation with a retired judge or lawyer with at least 5 years of mediation experience before any lawsuit is filed. All notices of mediation must be served in writing by return receipt requested allowing 30 days for response. If no response is forthcoming the moving party may then demand binding arbitration under the terms and provisions set forth below.

ARBITRATION: Any dispute concerning the interpretation or enforcement of this Agreement, the inspection, the inspection report, or any other dispute arising out of this relationship, shall be resolved between the parties by binding arbitration conducted in accordance with California Law, except that the parties shall select an arbitrator who is familiar with the real estate profession. The parties agree that they shall be entitled to discovery procedures within the discretion of the arbitrator. The arbitrator shall manage and hear the case applying the laws of the State of California to all issues submitted in the arbitration proceeding. The award of the arbitrator shall be final, and a judgment may be entered on it by any court having jurisdiction. Any disputes are to be arbitrated by: Judicial Arbitration and Mediation Service (JAMS).

FORM OF PAYMENT:

Client acknowledges having read and understood all the terms, conditions, and limitations of this agreement and voluntarily agrees to be bound thereby and to pay the fee(s) listed here.

Service	Price	Amount	Sub-Total
Home Inspection	475.00	1	475.00
			Total Price: 475.00

Client Print: _____

Client Sign: _____

Inspector: Clive Belvoir _____

Date: _____

Date: _____

Date: _____