

MPF Builders & Consultants, Inc.

Property Inspection Report 14103

April 11, 2014



Property Address
385 Eagle Trace
Half Moon Bay, CA

Agent

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Half Moon Bay, CA



Inspector

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Terms and Conditions of Inspection

On April 11, 2014 the home located at 385 Eagle Trace, Half Moon Bay, CA, was inspected by MPF Builders & Consultants, Inc.

The purpose of this report is to provide an opinion of the general over-all condition of the property at the time of inspection. Warranty or guarantee on any or all of the items inspected is not given.

This inspection has been conducted to comply with Internachi (International Association of Certified Home Inspectors) Standards of Practice and Code of Ethics, except where noted in the report. A copy of the Internachi Standards of Practice and Code of Ethics is available upon request.

The inspection is a visual inspection only, and not technical in nature. Any area that is concealed or not readily available is not inspected. This inspection only spot checked the component systems listed. Each item of each system is not checked, therefore, this report will not indicate all flaws or possible flaws with the property. The terms in the Home Inspection Report Agreement are a part of this report.

Even though reference is made to the California Building Code (California Building Code), the purpose of this inspection is not to report compliance or non-compliance. Nor is it to ascertain whether the property followed all the government codes; building, zoning, and land use. I recommend that the local Government Building and Planning Departments be consulted in those matters.

Any house that has been occupied for a period of time, whether it has been well maintained or not, will have minor defects. Many of these are considered normal "wear and tear", and not considered to be major. This report will address these, not to denigrate the property, but to inform the client of the property's present condition.

This inspection and report does not cover the work included in a structural pest control inspection or a pest control inspection. I recommend you refer to or obtain a structural pest control inspection and a pest control inspection for decay, mildew, wood damaging organisms, rodents, pests or insects, shower pan leakage, ceramic tile leakage, faulty grades and those items covered under the structural pest control inspection and a Pest Control Inspection Report.

This inspection and report will not eliminate the risks and expenses of property ownership. Insurance and warranties for the property and appliances are available through an insurance agent and a real estate agent.

All properties require periodic maintenance and repairs. A guide for annual expenses for maintenance and repair is generally 1% to 1-1/2% of the purchase price of the property. This amount may not be spent in any one year; however, over a period of time this percentage reflects typical maintenance and repair costs. Failure to provide periodic maintenance and repairs will increase the risks and expenses.

Definitions

Adequate; Functional; Satisfactory: The item, system, or component mentioned was operating or functioning as intended at the time of inspection. Deterioration, lack of upkeep, may be present. The item may be beyond its service life, however, still operating satisfactorily. Periodic maintenance may be necessary for its continued use.

Serviceable; Fair Condition: The item or system is in need of attention as to continue to operate as intended. Repairs or maintenance are recommended for its continued intended use. It may be, however, that replacement may be the more prudent or cost effective solution to the problem.

Marginal; Poor Condition: While the system is operational and still functioning, it is not functioning as intended. Repairs, replacement, or maintenance are imminent for its continued use.

Not Satisfactory, Inoperable: The item described is not operating at all, not safely or as intended. Immediate repairs are required at the present time.

Dangerous Conditions: These items must be fixed immediately. In my opinion, the disregard of these items may present substantial risks to the health and safety to the occupants of the property.

Repair Recommendations: Repairs or maintenance that in my opinion should be done as soon as possible, to maximize the longevity and value of the home. I do not make any recommendations as to who should bear the cost of such work.

Upgrade Recommendations: An improvement or upgrade that in my opinion would benefit the overall serviceability of the home, however, was not required by the Building Code nor considered the standard of construction at the time the home was built.

Maintenance Suggestions: Repairs or improvements suggested by me that would be beneficial to the item, component, or property as to provide long term serviceability of the item or component.

Right Side: The right side of the property when facing the building from the street.

Left Side: The left side of the property when facing the building from the street.

Inspection Conditions

MPF Builders and Consultants, Inc. do not give specific estimates or “ball park” estimates for any work recommended. MPF Builders and Consultants, Inc. follows the Internachi Code of Ethics, therefore, does not do any work on homes it inspects. It is highly recommended that all work suggested be estimated by licensed contractors.

It is highly recommended to have any additional inspections completed prior to the close of escrow. It is equally important to have any recommended work, either completed or estimated by licensed contractors prior to the close of escrow. By following this procedure, the buyer can be informed of any other potential defects the specialized inspections may uncover.

There has been some work completed on the home. It is not known whether these items were completed with the benefit of Building Permits. It is recommended the interested party consult with the local permitting authority concerning these matters.

This inspection does not substitute for a City or County Building Inspection, nor is it an inspection for code compliance. Structural Engineering and Code Compliance are beyond the scope of this report.

Structures built before 1978 may contain paint with lead. It is beyond the scope of this report to make any determination whether there is lead in the home. Additionally, this inspection does not make any determination of lead in the water supply to the home. Obtain a copy of the **Homeowner’s Guide to Earthquake Safety & Environmental Hazards** from your Realtor, or the California Environmental Protection Agency for further information.

This home is staged; therefore, furniture items are blocking access and view to many components of the home. The weather the day of the inspection was cloudy. The temperature at the start of the inspection was 58 degrees Fahrenheit.

General Description

Location of Utility Connections

Water Shut-off:	Front of the Home
Gas Shut-off:	Right Side of the Home
Electrical shut off:	Right Side of the Home

The home inspected is a two story, wood framed structure, with a wood sided exterior. The three car garage is attached. The roof covering is a wood shake roof. The home is reported to be on both public water and sewer.

This home appears to be approximately 20 years old, therefore, many of the components of the building are not to current standards. It is the purpose of this report to comment on the overall condition of the home based on the age of the home, and not on the current standards. Consult with the City Building Records to obtain the exact age of the home.

Exterior

The horizontal wood siding is in serviceable condition. There is dryrot in the front wood trim.

The eaves were not inspected for dryrot; see the Structural Pest Control Inspection Report.

The concrete driveway is in satisfactory condition.

The concrete entry is in satisfactory condition. The concrete walkways on the front and right sides of the home are in satisfactory condition.

The concrete patios are in satisfactory condition.

Minor cracking in concrete slabs is considered a natural and normal occurrence on expansive soils. Expansion joints, either felt, redwood, or grooved joints, are installed in concrete to control the cracking. As the earth expands and contracts to the absorption and recession of moisture, the concrete will move, and unavoidably crack. As long as these cracks are less than 1/16" wide, with no shifting of levels, these cracks are considered insignificant.

The rear wood deck is in serviceable condition. There are knots in the wood that could be a walking hazard.

The overall drainage of the property appears to be in serviceable condition. Water from the deck drains under the sub area of the home. Sealing off the deck with a waterproof deck system would alleviate that concern.

The downspouts are connected to an underground drainage system. The condition or existence of drainage systems around the property are not tested as a part of this report.

There is water infiltration into the sub area of the home. See Above.

Property lines, setbacks, fencing, storage sheds, pools and hot tubs and related equipment, landscaping sprinkler or irrigation systems, and landscaping are not a part of this report.

This report is not a soils or geotechnical report. We do not address the stability or condition of the soils. If a soils test or geotechnical report is desired, consult the appropriate experts.

This report is not an Arborist Report. We do not comment on the condition or potential damage any trees, roots, limbs or branches can cause damage to a structure. Consult with a licensed Arborist concerning that information.

Recommendation:

1. Read the Structural Pest Control Inspection Report for further recommendations.

Repair Recommendations:

1. Repair the dry rot noted in this report and that of the Structural Pest Control Inspection Report.
2. Repair the wood trim as noted.

Upgrade Recommendations:

1. Seal the rear deck with a waterproofing decking system.

Roofing and Gutters

MPF Builders and Consultants, Inc. make no claims or warranties on water tightness of roofs. The following is a general opinion on the present condition. For a further or more complete inspection, obtain a roofing inspection from a licensed roofing company.

The medium cedar shake roof appears to be in serviceable to poor condition. A medium/heavy cedar shake roof, if properly maintained, should have an expected lifespan of 20 to 25 years. This roof appears to be 20 years old.



There are deteriorated, split, curled and missing shakes. There is underlayment visible.

Roof flashing and penetrations are in a rusted condition.

Gutters and downspouts appear to be in serviceable condition. The gutters may leak.

Recommendation:

1. Have a licensed roofer inspect the roof and estimate the cost of replacing the roof as compared to repairing the roof.

Repair Recommendations:

1. Repair or replace the roof and flashings as recommended by a licensed roofing contractor.

Maintenance Suggestions:

1. Keep the drains of the roof clear of debris at all times.

Garage and Firewall

The garage is a three car attached garage. The vehicular garage doors are sectional overhead doors one is opened by an automatic garage door opener. The other vehicular garage door is opened manually.

The reversing of the garage door is controlled by an infrared light. It is important that the infrared lights are kept in proper alignment to insure reversing of the door when the beam is broken.

The automatic garage door opener was operable although the door did not reverse under light pressure. Adjust the reversing mechanism, and then test the garage door opener on a monthly basis.

The concrete slab floor appears to be in acceptable condition.

To meet current standards the walls and ceilings between the habitable living space and the garage should be covered with 5/8" fire rated drywall under present codes. This is to provide what is commonly known as a 'one hour' fire rated wall. This garage meets these requirements.

The door from the garage into the home worked properly.

The exterior side door to the garage was operable.

Recommendation:

1. Test the overhead vehicular garage door opener monthly.

Repair Recommendations:

1. Adjust the reversing mechanism to open upon light pressure, and then test the garage door openers on a monthly basis.

Foundation

This is not an engineering report. Observations of the structure were only to determine if there were signs of stress or substantial movement at the time of inspection. It is not to determine whether the building was built to any set of engineering standards or building codes.

Condition of the concrete; adequacy of the foundation; depth of footings; soil conditions; resistance to seismic activity; and condition, adequacy and/or existence of reinforcement bar in the foundation are not a part of this report. Obtain a Structural Engineering Foundation Report for that kind of inspection.

The perimeter foundation of the home is a concrete wall with a footing foundation. The depth or types of the footings is not known, nor a part of this report.



It is not in the scope of this report to determine the amount or rate of settling. Consult with others to make those determinations.

Ventilation into the foundation sub area is in serviceable condition.

Floor framing is 2"X joists, 16" on center. Mid span girders are 4"X 8" supported by posts on concrete piers. The posts between the girders and the piers are 4" by 6". The piers are concrete precast piers set on footings.

There is insulation in between the joists, therefore, a complete inspection of the joists and flooring could not be done.

There are no underpinning walls (vertical wood walls) between the foundation and joist system. The joists are directly connected to the mudsill.

To meet current standards, every mud sill should have a minimum of 2 bolts no farther than six feet apart, and no farther than twelve inches away from an end. The mud sill of the home has been bolted to the standards required at the time of its construction.

There is cellulose debris in the sub area. Cellulose debris can promote both fungus and termite or beetle infestation.

Moisture or wetness in the soil or concrete floor of a foundation is not an uncommon occurrence in this geographic area. Water infiltration into a foundation will often be the result of a rising of the water table or a natural spring. In a foundation where the moisture, wetness or standing water is of a natural cause, the focus of the inspection is whether there is structural damage that has resulted from the water infiltration.

The foundation area was damp at the time of the inspection. There are signs of substantial past water infiltration.

This area should be monitored in winter for excessive water infiltration. If that occurs, then additional drainage measures are highly recommended. Consult with a drainage expert concerning the all the drainage alternatives. However, reconstructing the rear deck to be a waterproof deck may alleviate much water in the sub area.

There is what is called 'rat proofing' in the sub area. This is a thin layer of concrete over the existing soil. This is installed to: 1. inhibit the infestation of rodents; 2. assist in drainage; 3. and to reduce the amount of any subterranean water from entering the sub area.

There is efflorescence on the side walls of the foundation and piers. This is caused from water infiltration through the concrete.

There is evidence of rodent infestation within the sub area that should be evaluated for service by an exterminator. Rodents have collapsible rib cages and can squeeze through the numerous voids in the foundation, floor and walls and compromise not only the sub area and its various components, such as ducts, insulation, and electrical conduits, but can eventually infest the living space as well.

Recommendation:

1. Read the Structural Pest Control Inspection Report for further recommendations.
2. Monitor the drainage. See Exterior section.
3. Clean the cellulose debris from the sub area.

Attic

The attic is in satisfactory condition. The roof framing is 2"X 4" trusses, 24"on center. The attic is insulated with 6" of fiberglass insulation. Attic ventilation is adequate.



Hot Water System

The natural gas hot water heater is located in the garage. The pressure relief valve is properly plumbed. The area is properly vented. The flue is properly installed. The hot water heater is seismically strapped. The water heater is raised. Water heaters generally have a 10-15 year life. The water heater is a 50 gallon unit that is 9 years old.

Maintenance Suggestions:

1. Flush out the water heater annually. Be sure to turn the heating unit off while flushing. Failure to do so can damage the water heater.

Heating

The heating system is not checked for uniformity or adequacy of heat supply to the various rooms, but only for operation. The home is heated by a natural gas furnace located in the garage.

This at one time the furnace was a zoned furnace with four different zones. It appears that there is only one operable thermostat and only one zone. The zoned damper controls and three thermostats are inoperable. The furnace was operable at the time of the inspection. The flue is properly installed.

A check or test of the combustion chambers or the internal workings of the furnace are not a part of this inspection. Testing is only to determine if the unit is operational.

Although operating at the time of the inspection, all furnaces should be safety inspected periodically. It is recommended that PG&E perform a safety inspection on the gas furnace.

It is recommended that the filters be changed or cleaned two to three times a heating season. The filters were located in the filter compartment/cold air return grill below the heating chamber.

Ducting is insulated with fiberglass wrapping where visible. The condition of the ducts where not visible, in concrete or where hidden in walls, is not a part of this report.

Ventilation

Ventilation of the home is not a part of this report. Proper ventilation is more of a daily maintenance matter. In some cases, it is difficult to determine if proper measures are taken prior to the inspection. If the prior occupants to the home have taken the proper measures, a ventilation problem can be averted.

Ventilation in a home is very important. The lack of proper ventilation in a home can cause mildew on windows, walls, or furniture, and condensation to form on windows. In extreme cases, the lack of ventilation can cause paint to peel, or hardwood floors to buckle or curl.

To prevent such occurrences, windows or exterior doors should be opened every day. Ventilation systems, such as forced air furnaces should be operated periodically to promote ventilation in a home.

If the house is vacant or any period of time, it is important to have the 'fan only' switch on a thermostat set on a timer, as so air is periodically circulated, and to have someone 'air' out the home on a biweekly basis by opening windows and exterior doors. If poor ventilation persists after the simple measures mentioned above are taken, a ventilation expert should be consulted to determine what other measures would be appropriate.

Recommendation:

1. Have PG&E perform a safety inspection on the gas furnace prior to the close of escrow.
2. Have an HVAC technician inspect the unit and its inoperable damper controls.

Maintenance Suggestions:

1. Change the air filters on a regular basis.

Plumbing System

The drains in the home are ABS plastic where visible. The water lines are copper. The type of solder used to connect the fittings is not known.

Most of the water and drainage lines are not visible.

However, at the time the home was built, only unleaded solders were legal in the State of California.

The water shut-off is accessible. The pressure is adequate. (50 psi)

This report does not cover and MPF Builders and Consultants, Inc. does not take any responsibility for any and all well systems, underground water lines, water storage tanks, septic systems, underground sewer lines or sewer laterals. Any home that is over 50 years old should have a sewer lateral test performed. MPF Builders and Consultants, Inc. do not identify or comment on the quality of water or the existence of and toxins, including lead in the water supply. If there are concerns, it is recommended to have the water tested by testing laboratories.

Gas System

The home is supplied with natural gas; the meter is located on the front right side of the home. The gas lines are black steel pipe, and are properly installed where visible; however, most are not visible, therefore not inspected.

The appliance hook-ups that are natural gas are the furnace, fireplace, cook top, dryer, and the hot water heating system. Each of those appliances have emergency shut-offs near the appliance. It is prudent to have a wrench near the main gas line shut-off valve in order to immediately shut the gas off after an earthquake.

Recommendation:

1. It is recommended that the buyer take advantage of a service offered by PG&E, prior to the close of escrow, in which PG&E will inspect all gas appliances and gas lines for proper operation and possible building code infractions at no cost to the buyer.

Upgrade Recommendation:

1. Install an earthquake automatic shut off valve on the gas line adjacent to the meter.

Electrical System

The service panel wiring is brought to the home by underground wiring.

The electrical system is supplied from a 100 AMP, 110/220 volt, circuit breaker main service panel located on the front right corner of the home. Wiring in the main panel appears to be normal. The standard house wiring is copper.

There is aluminum wiring for the main feed and 220 volt wiring. An anti-oxidant paste should be installed on the aluminum wiring terminals to reduce the expansion and contraction of the wiring. The terminals should be periodically tightened as well. This should only be completed by a qualified electrician.

There is a circuit breaker sub panel located in the garage. It is noted that the sub panel was labeled. However, whenever repairing or working on the wiring, it is recommended that the main circuit breaker be shut off as an additional precaution against shock.

AFCI (arc fault circuit interrupters) were not installed in the panel(s) for protection of the bedroom receptacles and lighting. These circuit breakers provide protection for various faults that may occur. They are required for new construction and some remodels. For further evaluation concerning installation or upgrading, a licensed electrical contractor should be consulted.

Individual circuits are not tested for load capacity. The determination of proper load capacity can be established by a licensed electrical contractor, if desired.

The receptacles in the home are three pronged grounded.

Access to receptacles was limited, due to household furnishings, and as such only those receptacles readily available are tested; therefore, most the receptacles were not tested. It is attempted to test at least one receptacle in each room.

The GFCI receptacle for the Jacuzzi tub was not operable, therefore, the Jacuzzi was not tested.

GFCI (Ground Fault Circuit Interrupters) receptacles have been installed in the kitchen and bathrooms. GFCI receptacles are installed to further prevent the possibility of electrical shock in areas where water or a water source is within six feet of the receptacles.

There are smoke detectors in the bedrooms, and carbon monoxide detectors on each of the floors. Some of the smoke detectors are missing batteries. Carbon monoxide detectors are required on each floor and in bedroom halls.

It is recommended that the buyers check the smoke detectors and carbon monoxide detectors and replace back-up batteries, if required, every year. Hard wiring the smoke detectors is highly recommended to prevent systems from failing. Smoke detectors must be checked and maintained on a regular basis.

Equipment and wiring for telephones, cable TV, intercom, built-in vacuum systems, and alarm systems are not included as a part of this report. Any and all wiring from the power poles or underground utility boxes, underground or overhead cables or service drops are beyond the scope of this inspection. Consult others for that information.

Recommendation:

1. All electrical work should be completed by a licensed electrician in order to avoid the possibility of electrical shock or fire.

Repair Recommendations:

1. Install a no-oxide paste on the aluminum wiring terminals and tighten. To avoid injury, death or shock, should be completed by a licensed electrician only.
2. Repair the GFCI receptacle for the Jacuzzi tub.
3. Install batteries in all the smoke detectors.

General Interior

It is not the purpose of this report to comment on cosmetic features of the residence. However, comment will be made as to the maintenance and serviceability of the items mentioned.

Structures built before 1978 may contain paint with lead. Structures built before 1979 may contain asbestos. It is beyond the scope of this report to make any determination whether there is lead, asbestos, formaldehydes, or any other toxins in the home. Obtain a copy of the Homeowner's Guide to Earthquake Safety & Environmental Hazards from your Realtor, or the California Environmental Protection Agency for further information.

Molds and mildews are generally found behind furniture and in closets, most of which are inaccessible or hidden, therefore, not covered by this report. Additionally, it is beyond the scope of this report to test or inspect for molds and mildews or the conditions that they thrive in. Molds and mildews have been known to have adverse risks on individuals. Consult with others concerning the health risks concerning mold and mildew.

It is beyond the scope of this report to inspect for or to recommend repairs for mold and mildew conditions. It is recommended that the interested parties contact a mold detection service for a mold inspection. However, proper ventilation is very important to reduce the habitat in which spores can survive.

Moisture is a perennial problem, with which you should be aware. It involves a host of interrelated factors, and can be unpredictable, intermittent, or constant. When moisture intrusion is not self evident, it can be inferred by musty odors, peeling paint or plaster, efflorescence, or salt crystal formations, rust on metal components, and wood rot. However, condensation and humidity can produce similar conditions if the temperature in an area is not maintained above the dew point.

The windows throughout the home are dual glazed wood framed windows in serviceable condition. There may be broken seals in the master bedroom windows and in the rear family room wall windows. There is an inoperable window in the dining room and in the living room.

Not all windows in the home are tested, but only a representative number of them. At least one window per room is tested, unless blocked by furniture, or access is impaired. Water tightness of windows or window frames is not guaranteed. Some windows may leak in heavy or wind blown storms. The existence or condition of the screens is not a part of this report

Dual glazed windows have a vacuum seal between the two panes of glass. When this seal is broken, they may cloud or attract vapor in between the two panes of glass. The only remedy is to replace both panes of glass.

It is difficult, and sometimes virtually impossible to locate all dual glazed windows in a home that may have a broken seal. Therefore, while MPF Builders and Consultants, Inc. will look for broken seals, we make no guarantees on finding or identifying all or any of them.

The front entry door is weather-stripped and operable. All interior entry and closet doors operated properly.

The stairs and handrail are in satisfactory condition.

The walls and ceilings throughout the house are in satisfactory condition, and show no signs of unusual stress or movement. Hairline cracks in walls and ceiling, if any, are considered a normal part of the settling of the home.

The hardwood floors are in satisfactory condition where visible.

The condition of carpets throughout the home is not considered a part of this report.

Repair Recommendations:

1. Repair or replace the windows as necessary.

Kitchen

The kitchen appears to be in serviceable condition. No leaks are present in the kitchen sink, faucet, water supplies or drain. The disposer is operable. The cook top was operable. The electric oven is operable. The ventilation fan is operable.

The cabinets are in satisfactory condition. The granite counter tops are in satisfactory condition. The hardwood floor is in satisfactory condition.

The dishwasher does have an air gap installed. The door to the dishwasher has a worn spring. An air gap is a device that allows the dishwasher to drain better, and acts as a check valve as so water does not drain back into the dishwasher. Dishwashers are not tested as a part of the inspection. In order to properly test dishwashers, all possible combinations of settings would need to be run for their full cycles. Due to time limitations, this can not be done.

Refrigerators, ice machines, trash compactors, and any appliances that are not specifically built-in, are not tested or checked as a part of the inspection. It is noted, however, that the trash compactor and the hot water dispenser are inoperable.

Recommendation:

1. Consult with your Real Estate Agent in regards to the obtaining of a Home Warranty Policy. All built-in appliances, except refrigerators, ice machines, and trash compactors, are checked as a part of the Home Inspection to insure that they are operable. Operability does not insure the lifespan or that the appliance still meets the manufacturer's original specifications for operation.

Repair Recommendations:

1. Repair the door spring to the dishwasher.

Bathrooms and Laundry

The half bathroom appears to be in satisfactory condition. The water closet operated properly. No leaks are present in the sink, faucet, water supplies or drain. The ventilation fan is operable.

The lower bathroom appears to be in serviceable condition. No leaks are present in the sink, faucet, water supplies or drain. The water closet operated properly, no leaks are present. The tub is porcelain over steel with a tile shower surround in satisfactory condition. There is a ventilation fan that is operable, however, noisy. The tile floor is in satisfactory condition.

The upper bathroom appears to be in serviceable condition. No leaks are present in the sink, faucet, water supplies or drain. The water closet operated properly, no leaks are present. The tub is porcelain over steel with a tile shower surround in satisfactory condition. There is a ventilation fan that is operable. The tile floor is in satisfactory condition.

The master bathroom appears to be in serviceable condition. No leaks are present in the sink, faucet, water supplies or drain. However, the hose clamp adaptor on the sink drain is not typical but operable. The water closet worked properly, no leaks are present. The tub is a fiberglass Jacuzzi type tub with a tiled surround in questionable condition. The Jacuzzi jets were not tested due to lack of electricity to the GFCI the unit is connected to. The shower pan and surround are tile in satisfactory condition, however, should be rerouted at the base. The glass shower door is safety tempered. The ventilation fan is operable. The tile floor is in satisfactory condition.

A shower pan test, where the shower pan is filled with water and tested for leaks is not a part of this report. This is usually a test done as a part of a Structural Pest Control Inspection Report, and only when any possible leakage will not adversely affect the home. Consult with others concerning water tightness of a shower pan.

The laundry is located in the laundry room. The dryer connection is both electric and gas. The venting for the dryer is improper. It vents into the garage. The water connections and drain for the washer are properly installed. No leaks are present in the laundry sink, faucet, water supplies or drain. (in garage)

There is no 'smitty' pan under the washing machine. A 'smitty' pan is a sheet metal pan that is installed under the appliance when any leakage caused by that appliance can cause damage to the flooring. Most smitty pans have drains that are connected to the exterior or sub area of the home.

Washing machines and clothes dryers are not tested as a part of this report, therefore, the condition of those appliances is not known.

Recommendation:

1. Read the Structural Pest Control Inspection Report for further recommendations.

Repair Recommendations:

1. Replace the dryer vent with solid metal duct and proper cap and vented to the exterior. .

Upgrade Recommendation:

1. Install a smitty pan under the washing machine.

Maintenance Suggestion:

1. It is important that the joints between the tub, pan, shower surround and flooring be properly caulked to prevent water infiltration behind the surround or into the sub floor.

Fireplace

The living room fireplace is a masonry fireplace. That has been converted to a gas only unit. It appears to be in satisfactory condition. The chimney was not checked. The fire box appears to be in satisfactory condition. The damper has been disabled as per code. Fireplace hearth and surround is in satisfactory condition. The gas log igniter was not tested. Fireplace chimney does have a spark arrestor.

The family room fireplace is a masonry fireplace. That has been converted to a gas only unit. It appears to be in satisfactory condition. The chimney was not checked. The fire box appears to be in satisfactory condition. The damper has been disabled as per code. Fireplace hearth and surround is in satisfactory condition. The gas log igniter was not tested. Fireplace chimney does have a spark arrestor.

The master bedroom fireplace is a prefabricated metal fireplace. That has been converted to a gas only unit. It appears to be in satisfactory condition. The chimney was not checked. The fire box appears to be in satisfactory condition. The damper has been disabled as per code. Fireplace hearth and surround is in satisfactory condition. The gas log igniter was not tested. Fireplace chimney does have a spark arrestor.

Recommendation:

1. Test the gas to the units

Summary

385 Eagle Trace, Half Moon Bay, CA appears to be in generally satisfactory condition with some repairs recommended. The electrical, plumbing, water heating and heating systems are operable. The roof is in marginal condition.

The Repair Recommendations in the report are important. The Upgrade Recommendations are made to inform the prospective buyer of possible ways to bring the home up to higher building standards that may not have existed at the time the home was built.

This report is limited in its scope. It is highly recommended to have any additional inspections completed prior to the close of escrow. It is equally important to have any recommended work, either completed or estimated by licensed contractors prior to the close of escrow. By following this procedure, the buyer can be informed of any other potential defects the specialized inspections may uncover.

It is beyond the scope of this report to test or inspect for molds and mildews. Molds and mildews have been known to have adverse risks on individuals. Consult with others concerning the health risks concerning mold and mildew.

It is also noted that this report does not identify or test for any toxics, such as but not exclusive to: lead, asbestos, or formaldehyde. Consult with others concerning any type of toxics your home may contain.

See the Structural Pest Control Inspection Report for other recommendations. This inspection and report does not cover the work included in a structural pest control inspection or a pest control inspection. It is recommended you refer to or obtain a structural pest control inspection report for decay, mildew, wood damaging organisms, rodents, pests or insects, shower pan leakage, ceramic tile leakage, faulty grades and those items covered under the Structural Pest Control Inspection Report.

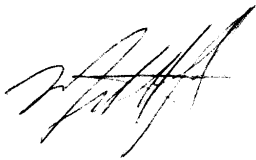
Inspection for rodent infestation is beyond the scope of this report. Rodents have collapsible rib cages and can squeeze through the numerous voids in the attic floor and walls and compromise not only the attic and its various components, such as ducts, insulation, and electrical conduits, but can eventually infest the living space as well.

Please read the report thoroughly. The recommendations are important, and should be followed with due diligence. The maintenance suggestions are given to assist the buyer in sustaining in the long term service of the home.

This inspection report is for the sole use of the person requesting and paying for the inspection. This inspection report is not transferable to any other party. MPF Builders and Consultants, Inc. assume responsibility only to the party this report was prepared for, and receipt and use of this report shall constitute acknowledgment and acceptance of its terms and limitations.

If this report is used as a "presale" inspection, the report can be passed on to the buyers. However, it is required that the buyers obtain a walkthrough inspection by MPF Builders and Consultants, Inc. for this report to remain valid. This not only insures that the conditions of the property have not changed since the inspection; it also better informs the buyers of the condition of the home. A walkthrough inspection is half the cost of a full inspection.

Thank you for the opportunity to inspect the above property. I hope this report is informative. If you have any questions, please don't hesitate to call.

A handwritten signature in black ink, appearing to read 'Michael Fogli', with a stylized flourish at the end.

Michael Fogli
MPF Builders and Consultants, Inc.

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Appendix

Agreement

Resume

Property Inspection Report Agreement

385 Eagle Trace, Half Moon Bay, CA

Terms and Conditions:

1. This inspection report is being prepared at your request for the purpose of ascertaining the present physical condition of the property. This report is not intended for the purpose of fixing a value or as an opinion of the advisability of purchase.
2. Any participant or witness to the inspection who has information about the condition of the building or knowledge of previous inspections should notify the inspector before the start of the inspection.
3. The scope of this inspection and report is limited to a visual inspection of those areas of the property which are exposed to view. Any area inaccessible or concealed due to earth, construction, furniture, stores, appliances, or any other reason is not included in this inspection or report.
4. Even though reference is made to the CBC (California Building Code), the purpose of this inspection is not to report compliance or noncompliance. Nor is it to ascertain whether the property followed all the government codes; building, zoning, and land use. I recommend that the local Government Building and Planning Departments be consulted in those matters.
5. This inspection report is not considered a Structural Engineering Report. Nor does it comment on the condition of the soils of the property. Structural, civil, geotechnical or soils engineering are beyond the scope of this report.
6. This report is not a solicitation for work. Neither is it to be construed as a guarantee nor warranty of the building or any of its parts.
7. It is beyond the scope of this report to make any determination whether there is lead, asbestos, mold or any other toxics in the home. Obtain a copy of the **Homeowner's Guide to Earthquake Safety & Environmental Hazards** from your Realtor, or the California Environmental Protection Agency for further information.

8. This report does not inspect for Chinese drywall. The detection of Chinese drywall is beyond the scope of this inspection. Therefore, MPF Builders and Consultants, Inc. cannot be held liable for any Chinese drywall or any of the potential problems that it may cause.
9. The inspection is a generalist view and opinion of the structure. The inspector may recommend other inspections or specialists to inspect the building. It is the responsibility of others to proceed to obtain the other inspections. These other inspections are to be completed prior to the close of escrow.
10. This inspection and report does not cover the work included in a structural pest control inspection or a pest control inspection. It is recommended you refer to or obtain a structural pest control inspection report for decay, mildew, wood damaging organisms, rodents, pests or insects, shower pan leakage, ceramic tile leakage, faulty grades and those items covered under the Structural Pest Control Inspection Report.
11. Inspection for rodent infestation is beyond the scope of this report. It is recommended to have a rodent inspection by qualified rodent or pest experts.
12. This inspection is the sole property of the client(s) requesting and paying for this inspection. Copies of the inspection report will be given only to said client and their agent.
13. MPF Builders and Consultants Inc. assumes responsibility only to the party this report was prepared for, and receipt and use of this report shall constitute acknowledgment and acceptance of its terms and limitations. This inspection can be used as a presale inspection, therefore, made available to potential buyers. It is required a walkthrough inspection be performed by MPF Builders and Consultants, Inc. with the potential buyers and for the buyers to read and agree to the terms of this agreement. A walkthrough inspection is offered by MPF Builders & Consultants Inc. at half the cost of the original inspection.
14. If this inspection report is used by another purchaser other than the one the report was made for, a follow-up inspection must be made to insure the accuracy of the inspection and to insure the present buyer is informed of the reinspection and its limitations. It is also required that any and all purchasers read and agree to the terms of this agreement for this report to remain valid. A walkthrough inspection is offered by MPF Builders & Consultants Inc. at half the cost of the original inspection.

15. If there is a dispute of findings, the parties involved must contact MPF Builders and Consultants, Inc. prior to filing any claims as to allow MPF Builders and Consultants, Inc. reasonable opportunity to respond and/or repair. In the event agreement is not forthcoming, both parties will agree to arbitration with a mutually agreed to arbitrator. The limit of liability for this inspection report is three times the cost of this inspection.

16. This inspection has been conducted to comply with Internachi (International Association of Certified Home Inspectors) Standards of Practice and Code of Ethics, except where noted in the report. A copy of the Internachi Standards of Practice and Code of Ethics is available upon request.

Payment

1. Payment for the inspection requested is \$ 675.00 paid at the time of inspection.
2. Two percent (2%) per month finance charge will be added to all bills sixty (60) days past due. In the event that suit becomes necessary for collection of this account, purchaser agrees to pay all reasonable attorney's fees and court costs.

By:

 Michael Fogli, President
 MPF Builders & Consultants, Inc.

 Date

Signed:

Signature on File

 Buyer or Seller

 Date

 Buyer or Seller

 Date

 Authorized Agent

 Date

Michael Peter Fogli

Title

- President of MPF Builders and Consultants, Inc

Highlights of Qualifications

- 35 years of developing, building, and designing custom homes and commercial properties
- Strong practical and theoretical knowledge in both building and design areas
- Good communication skills and enjoys working with people

Professional Experience

MPF Builders and Consultants, Inc.
San Mateo, CA
Construction, Design and Consulting Firm

1993-Present

Designing projects for contractors and developers; providing building inspections for prospective buyers of homes; supervising several ongoing construction projects; designing, estimating and setting up project schedules for contractors and owner builders; designing, building and supervising construction projects.

Achievements

- Provided valuable information to clients buying or selling their home.
- Attained the desired result in court cases for my clients.
- Inspection of ongoing jobs that resulted in higher quality construction in a timely and cost effective manner.
- Developed and designed an 11,000 square foot office-retail complex in downtown Half Moon Bay, CA

Michael Fogli Custom Builder, Inc.
Half Moon Bay, CA
President of Construction Firm

1980-1993

Designing and building custom homes for clients; guiding our clients through the entire process from conceptual design to occupancy; designing and building several commercial projects; designing and building homes for the open market; managing up to 15 employees and over 20 subcontractors; commencing home inspections as one of our services in 1986.

Achievements

- Developed, built, owned and operated the Cypress Inn on Miramar Beach.
- Designed and developed the Ramada Inn in Half Moon Bay.
- Designed, built and operated the first mini storage buildings on the San Mateo County Coastside.
- Assisted in the charrette for the Downtown area of Half Moon Bay
- Assisted the Johnston House Foundation and City of Half Moon Bay in restoring interiors of the Johnston House. It is the only example of a mortise and tenon construction 'Salt Box' structure on the California Coast.

Organizations

Internachi (International Association of Certified Home Inspectors)
FREA: Residential and Commercial Property Inspector
California Building Contractor License 319523
SAMCAR (San Mateo County Board of Realtors) Affiliate
Better Business Bureau, Accredited Business