

Property Inspection Report

Prepared for: Mr & Ms Buyer



1042 Nelson Court, Anytown

06/02/2013 Report #9003970

Inspected by: Glenn Stewart, The House Whisperer 925-243-1861

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STANDARD RESIDENTIAL INSPECTION AGREEMENT

By Acceptance of our Inspection Report, You Agree to the Terms of this Agreement

THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT, READ IT CAREFULLY.

Client: Mr & Ms Buyer Address: 112345 Nelson Court, Anytown Report #9003970009

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 California Real Estate Inspection Association (CREIA), attached hereto and incorporated herein by reference, and is limited to those items specified herein.

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 one year 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. CONTRACT INCLUDES 3 PAGES--PAGE 1 OF 3

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. Pacific Coast Inspections has affiliations with third party service providers ("TSPS") in order to offer value-added services to our Clients.

Client(s): Mr & Ms Buyer

INSPECTION FEE TOTAL: \$550.00

Client(s): _____ Date:06/02/2013

Inspector: _____ Date:06/02/2013

**CONTRACT INCLUDES 3 PAGES--PAGE 2 OF 3
RESIDENTIAL STANDARDS OF PRACTICE – FOUR OR FEWER UNITS**

Part I. Definitions and Scope

These Standards of Practice provide guidelines for a *real estate inspection* and define certain terms relating to these *inspections*. **Italicized** words in these Standards are defined in Part IV, Glossary of Terms.

A. A *real estate inspection* 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)*. Cosmetic and aesthetic *conditions* shall not be considered.

B. A *real estate inspection* report provides written documentation of material defects discovered in the *inspected 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 report may include the *Inspector's* recommendations for correction or further evaluation.

C. *Inspections* performed in accordance with these Standards of Practice are not *technically exhaustive* and shall apply to the *primary building* and its associated *primary parking structure*.

Part II. Standards of Practice

A *real estate inspection* includes the *readily accessible systems* and *components* or a *representative number* of multiple similar *components* listed in SECTIONS 1 through 9 subject to the limitations, exceptions, and exclusions in Part III.

SECTION 1 – Foundation, Basement, and Under-floor Areas

A. Items to be *inspected*:

1. Foundation *system*
2. Floor framing *system*
3. Under-floor ventilation
4. Foundation anchoring and cripple wall bracing
5. Wood separation from soil
6. Insulation

B. The *Inspector* is not required to:

1. *Determine* size, spacing, location, or adequacy of foundation bolting/bracing *components* or reinforcing *systems*
2. *Determine* the composition or energy rating of insulation materials

SECTION 2 – Exterior

A. Items to be *inspected*:

1. Surface grade directly adjacent to the *buildings*
2. Doors and windows
3. Attached decks, porches, patios, balconies, stairways, and their enclosures
4. Wall cladding and trim
5. Portions of walkways and driveways that are adjacent to the *buildings*

B. The *Inspector* is not required to:

1. *Inspect* door or window screens, shutters, awnings, or security bars
2. *Inspect* fences or gates or *operate* automated door or gate openers or their safety *devices*
3. Use a ladder to *inspect systems* or *components*

SECTION 3 – Roof Covering

A. Items to be *inspected*:

1. Covering
2. Drainage
3. Flashings
4. Penetrations
5. Skylights

B. The *Inspector* is not required to:

1. Walk on the roof surface if in the opinion of the *Inspector* there is risk of damage or a *hazard* to the *Inspector*
2. Warrant or certify that roof *systems*, coverings, or *components* are free from leakage

SECTION 4 – Attic Areas and Roof Framing

A. Items to be *inspected*:

1. Framing
2. Ventilation
3. Insulation

B. The *Inspector* is not required to:

1. *Inspect* mechanical attic ventilation *systems* or *components*
2. *Determine* the composition or energy rating of insulation materials

SECTION 5 – Plumbing

A. Items to be *inspected*:

1. Water supply piping
2. Drain, waste, and vent piping
3. Faucets and *fixtures*
4. Fuel gas piping
5. Water heaters
6. *Functional flow* and *functional drainage*

B. The *Inspector* is not required to:

1. Fill any *fixture* with water or *inspect* overflow drains or drain-stops, or evaluate backflow *devices*, waste ejectors, sump pumps, or drain line cleanouts
2. *Inspect* or evaluate water temperature balancing *devices*, temperature fluctuation, time to obtain hot water, water circulation, or solar heating *systems* or *components*
3. *Inspect* whirlpool baths, steam showers, or sauna *systems* or *components*
4. *Inspect* fuel tanks or *determine* if the fuel gas *system* is free of leaks
5. *Inspect* wells or water treatment *systems*

SECTION 6 – Electrical

A. Items to be *inspected*:

1. Service equipment
2. Electrical panels
3. Circuit wiring
4. Switches, receptacles, outlets, and lighting *fixtures*

B. The *Inspector* is not required to:

1. *Operate* circuit breakers or circuit interrupters
2. Remove cover plates
3. *Inspect* de-icing *systems* or *components*
4. *Inspect* private or emergency electrical supply *systems* or *components*

SECTION 7 – Heating and Cooling

A. Items to be *inspected*:

1. Heating equipment
2. Central cooling equipment
3. Energy source and connections
4. Combustion air and exhaust vent *systems*
5. Condensate drainage
6. Conditioned air distribution *systems*

B. The *Inspector* is not required to:

1. *Inspect* heat exchangers or electric heating elements
2. *Inspect* non-central air conditioning units or evaporative coolers
3. *Inspect* radiant, solar, hydronic, or geothermal *systems* or *components*
4. *Determine* volume, uniformity, temperature, airflow, balance, or leakage of any air distribution *system*
5. *Inspect* electronic air filtering or humidity control *systems* or *components*

SECTION 8 – Fireplaces and Chimneys

A. Items to be *inspected*:

1. Chimney exterior
2. Spark arrestor
3. Firebox
4. Damper
5. Hearth extension

B. The *Inspector* is not required to:

1. *Inspect* chimney interiors
2. *Inspect* fireplace inserts, seals, or gaskets
3. *Operate* any fireplace or *determine* if a fireplace can be safely used

SECTION 9 – Building Interior

A. Items to be *inspected*:

1. Walls, ceilings, and floors
2. Doors and windows
3. Stairways, handrails, and guardrails
4. Permanently installed cabinets
5. Permanently installed cook-tops, mechanical range vents, ovens, dishwashers, and food waste disposers

6. Absence of smoke detectors
7. Vehicle doors and openers
- B. The inspector is not required to:
 1. *Inspect* window, door, or floor coverings
 2. *Determine* whether a *building* is secure from unauthorized entry
 3. Operate or test smoke alarms or vehicle door safety *devices*
 4. Use a ladder to *inspect systems* or *components*

Part III. Limitations, Exceptions, and Exclusions

A. The following are excluded from a real estate inspection:

1. *Systems* or *components* of a *building*, or portions thereof, which are not *readily accessible*, not *permanently installed*, or not *inspected* due to circumstances beyond the control of the *Inspector* or which the Client has agreed or specified are not to be *inspected*
2. Site improvements or amenities, including, but not limited to; accessory *buildings*, fences, planters, landscaping, irrigation, swimming pools, spas, ponds, waterfalls, fountains or their *components* or accessories
3. Auxiliary features of *appliances* beyond the *appliance's* basic *function*
4. *Systems* or *components*, or portions thereof, which are under ground, under water, or where the *Inspector* must come into contact with water
5. Common areas as defined in California Civil Code section 1351, et seq., and any dwelling unit *systems* or *components* located in common areas
6. *Determining* compliance with manufacturers' installation guidelines or specifications, building codes, accessibility standards, conservation or energy standards, regulations, ordinances, covenants, or other restrictions
7. *Determining* adequacy, efficiency, suitability, quality, age, or remaining life of any *building*, *system*, or *component*, or marketability or advisability of purchase
8. Structural, architectural, geological, environmental, hydrological, land surveying, or soils-related examinations
9. Acoustical or other nuisance characteristics of any *system* or *component* of a *building*, complex, adjoining property, or neighborhood
10. *Conditions* related to animals, insects, or other organisms, including fungus and mold, and any hazardous, illegal, or controlled substance, or the damage or health risks arising there from
11. Risks associated with events or *conditions* of nature including, but not limited to: geological, seismic, wildfire, and flood
12. Water testing any *building*, *system*, or *component* or *determine* leakage in shower pans, pools, spas, or any body of water
13. *Determining* the integrity of hermetic seals at multi-pane glazing
14. Differentiating between original construction or subsequent additions or modifications
15. Reviewing information from any third-party, including but not limited to; product defects, recalls, or similar notices
16. Specifying repairs/replacement procedures or estimating cost to correct
17. Communication, computer, security, or low-voltage *systems* and remote, timer, sensor, or similarly controlled *systems* or *components*
18. Fire extinguishing and suppression *systems* and *components* or *determining* fire resistive qualities of materials or assemblies
19. Elevators, lifts, and dumbwaiters
20. Lighting pilot lights or activating or *operating* any *system*, *component*, or *appliance* that is *shut down*, unsafe to *operate*, or does not respond to *normal user controls*
21. *Operating* shutoff valves or *shutting down* any *system* or *component*
22. Dismantling any *system*, *structure*, or *component* or removing access panels other than those provided for homeowner maintenance

B. The Inspector may, at his or her discretion:

1. *Inspect* any *building*, *system*, *component*, *appliance*, or improvement not included or otherwise excluded by these Standards of Practice. Any such *inspection* shall comply with all other provisions of these Standards.

2. Include photographs in the written report or take photographs for *Inspector's* reference without inclusion in the written report. Photographs may not be used in lieu of written documentation.

Part IV. Glossary of Terms

***NOTE:** All definitions apply to derivatives of these terms when *italicized* in the text.

Appliance: An item such as an oven, dishwasher, heater, etc. which performs a specific *function*

Building: The subject of the *inspection* and its *primary parking structure*

Component: A part of a *system*, *appliance*, *fixture*, or *device*

Condition: Conspicuous state of being

Determine: Arrive at an opinion or conclusion pursuant to a *real estate inspection*

Device: A *component* designed to perform a particular task or *function*

Fixture: A plumbing or electrical *component* with a fixed position and *function*

Function: The normal and characteristic purpose or action of a *system*, *component*, or *device*

Functional Drainage: The ability to empty a plumbing *fixture* in a reasonable time

Functional Flow: The flow of the water supply at the highest and farthest *fixture* from the *building* supply shutoff valve when another *fixture* is used simultaneously

Inspect: Refer to Part I, "Definition and Scope", Paragraph A

Inspector: One who performs a *real estate inspection*

Normal User Control: Switch or other *device* that activates a *system* or *component* and is provided for use by an occupant of a *building*

Operate: Cause a *system*, *appliance*, *fixture*, or *device* to *function* using *normal user controls*

Permanently Installed: Fixed in place, e.g. screwed, bolted, nailed, or glued

Primary Building: A *building* that an *Inspector* has agreed to *inspect*

Primary Parking structure: A *building* for the purpose of vehicle storage associated with the *primary building*

Readily Accessible: Can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may harm persons or property

Real Estate Inspection: Refer to Part I, "Definitions and Scope", Paragraph A

Representative Number: Example, an average of one *component* per area for multiple similar *components* such as windows, doors, and electrical outlets

Safety Hazard: A *condition* that could result in significant physical injury

Shut Down: Disconnected or turned off in a way so as not to respond to *normal user controls*

System: An assemblage of various *components* designed to *function* as a whole

Technically Exhaustive: Examination beyond the scope of a *real estate inspection*, which may require disassembly, specialized knowledge, special equipment, measuring, calculating, quantifying, testing, exploratory probing, research, or analysis

THIS FORM HAS BEEN APPROVED BY THE CALIFORNIA REAL ESTATE INSPECTION ASSOCIATION (CREIASM). NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR ADEQUACY OF ANY PROVISION IN ANY SPECIFIC TRANSACTION. IF YOU DESIRE LEGAL ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL. USE OF THIS FORM DOES NOT GUARANTEE THAT THE USER IS A QUALIFIED INSPECTOR MEMBER OF CREIA. TO LOCATE A QUALIFIED CREIA INSPECTOR CALL 800/388-8443 OR VISIT WWW.CREIA.ORG © 2006 CREIA All Rights Reserved. CREIASM IS A PUBLICBENEFIT, NONPROFIT ORGANIZATION. rev:04.06

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CONDITION

CLIENT & SITE INFORMATION:

1.1 PRESENT:

Inspector, Buyer's agent, Buyer.

1.2 CLIENT NAME:

Mr & Ms Buyer.

1.3 BUYER'S AGENT:

Buyer's Agent.

1.4 SELLER'S AGENT:

Seller's Agent.

1.5 REPORT #:

90039700943.

1.6 INSPECTION DATE:

June 2, 2013 09:00 AM.

1.7 INSPECTOR(S):

Glenn Stewart, The House Whisperer.

CLIMATIC CONDITIONS:

1.8 WEATHER:

Clear.

1.9 APPROX TEMPERATURE:

50-60 degrees.

BUILDING CHARACTERISTICS:

1.10 BUILDING TYPE:

This is a single family residence.

1.11 SPACE BELOW
BUILDING

Crawl space,

1.12 OCCUPIED?

The building is not occupied.

UTILITY SERVICES:

1.13 UTILITIES STATUS:

The natural gas, water and electricity utilities were on at the time of inspection.

NOTES:

1.14 NOTES

The building was viewed from the street with location references as being at the front, rear, left, or right.

Any reported property condition discussed in this report should be carefully considered by the client and reviewed with the real estate agent as appropriate. The report of a condition is often based on the experience of the inspector using visual clues, it should be understood that more extensive problems may be present, which can be more costly to resolve than simply correcting the reported visible condition.

It is beyond the scope of this inspection to list every instance of similar deficiencies. The inspector's notation of any given deficiency should be interpreted such that additional similar defects may be present or more extensive throughout the house. Report recommendations by the inspector should be considered to gain a comfort level about any defect cited in this report. As needed, consult an appropriate licensed contractor, who can provide a detailed list of deficiency locations, specifications and costs of repairs before the close of the contingency period.

When the inspector states in his report that an observation 'appears serviceable'; it means that the inspector didn't observe any conditions that would be indicative of problems existing with a particular item, component or system. The item, component or system is useable; however there may be signs of wear and tear. On the day of the inspection, the observed item, component or system was performing as designed within its service life.

There appears to be stored hazardous waste on the property (paint cans, car battery, solvent, oil, etc). Most local governments have hazardous waste management programs for disposal of hazardous waste items. We recommend removal of hazardous waste prior to the close of the contingency period.



Paint cans considered hazardous waste

GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, consult a geologist or soils engineer.

DRIVEWAY:

2.1 CONDITION:

The driveway within 25 feet of the building appeared to be in serviceable condition.

WALKWAYS:

2.2 CONDITION:

Small to moderate cracks were noted in the left side walkway. We recommend sealing all cracks to minimize water intrusion and possible settlement/deterioration. The front entry walkway was in serviceable condition at the time of our inspection.



SIDEWALK:

2.3 CONDITION:

The sidewalk appeared to be in serviceable condition at the time of our inspection.

FRONT PORCH

2.4 CONDITION:

The front porch appears to be in serviceable condition.

PATIO:

2.5 TYPE:

Concrete.



2.6 CONDITION:

Appeared serviceable at the time of inspection.

PORCH-PATIO COVER:

2.7 TYPE:

Open frame design.



2.8 CONDITION:

Appeared serviceable at the time of our inspection, however, we recommend further review of a current structural pest report.

DECK:

2.9 TYPE:

Wood.

2.10 MAINTENANCE

Unsealed wood decks are subject to moisture and UV damage over time. We recommend that they be maintained by keeping the deck skirt clear of soil, and treating the deck with a wood preservative to prolong service life.

2.11 CONDITION:

The deck appears to be in serviceable condition.

FENCES & GATES:

2.12 MAINTENANCE:

Wood fences are subject to moisture and the sun's UV damage over time. We recommend fences be maintained by keeping the bases clear of debris and soil, and occasional treatment of the fence with a wood preservative to prolong service life.

2.13 CONDITION:

The property fence in the near vicinity of the house was inspected and appeared to be in serviceable condition. We recommend annual maintenance as needed.

2.14 GATE CONDITION:

The right side gate was difficult to open and close, rubs the walkway, and/or did not latch properly. We recommend adjustment and/or repair to restore proper function.



GRADING AND DRAINAGE:

2.15 OVERVIEW:

Our review of the grading and drainage is limited to the surfaces directly adjacent the inspected buildings. Proper grading within 6 feet of the house is required to minimize water buildup near the foundations. It's common to find expansive soil in many parts of the Bay Area. Changing moisture content in the soil can cause settlement or movement of the house support system, which in turn, can produce cracking in the interior and exterior finished surfaces, sticking doors and windows, and even sloping and sagging floors. Providing good ventilation under the building, a proper grade slope around the house, and maintaining any drainage collection systems will minimize this movement.

If there is an installed property drainage system, it was not water-tested during the inspection and is beyond the scope of our inspection. We make no representations as to its condition or performance. We recommend contacting a licensed drainage contractor to test the system.

2.16 GRADE:

The perimeter grade (slope) within 6 feet of the foundation appeared serviceable based on a visual observation.

LANDSCAPING AND SPRINKLERS:

2.17 SPRINKLERS:

Inspection of any irrigation (sprinklers) system is beyond the scope of a building inspection. We recommend you ask the seller to comment on any installed irrigation system at the final walk-through inspection or contact a landscaping maintenance specialist for further review.

POOL SPA:

2.18 POOL & SPA:

Inspection of the swimming pool and the associated equipment is beyond the scope of our inspection. We recommend evaluation of the pool, its systems and components by a qualified swimming pool inspector prior to the release of the inspection contingency.

No safety barrier was installed around the pool, which may not meet the local building jurisdiction requirements for swimming pool installations. This is a potential drowning hazard for small children. We recommend the installation of a proper pool barrier system. Contact a qualified swimming pool specialist.



SUMP PUMP:

**2.19 SUMP PUMP
CONDITION:**

A sump pump has been installed at the right side to remove accumulated water from a sump (shallow well). The pump was not observed under actual working conditions. Ask the seller to comment on its operation or have a licensed plumber review.



EXTERIOR

Some areas of the building exterior siding may be hidden from view by stored items, vegetation, sheds, air conditioning equipment, etc. cannot be examined and are not part of this inspection report. Hairline to minor cracks in stucco siding are common and are not structurally threatening. If major cracks in stucco siding are present along with bowing, we routinely recommend further review by a licensed contractor.

WALLS:

3.1 STUCCO CONDITION:

The house stucco siding appeared to be in serviceable condition. As preventive maintenance, we recommend that all cracks that may develop; and all gaps around the doors, windows, plumbing and electrical entry points be caulked/sealed to prevent cold air infiltration and moisture entry.

3.2 WOOD CONDITION:

The house wood siding appeared to be in serviceable condition. As preventive maintenance, we recommend that gaps and cracks that may develop around the doors, windows, plumbing and electrical entry points be caulked/sealed to help prevent heat loss, cold air infiltration, and moisture entry.

TRIM:

3.3 WINDOW TRIM:

The window trim appeared serviceable at the time of our inspection.

3.4 HOUSE TRIM:

The wood trim around the building appears to be in serviceable condition. However, we recommend review of a current structural pest report.

EAVES

3.5 EAVE - RAFTER:

The eaves, fascia, rafter tails and/or soffits appeared to be in serviceable condition, however due to their height above the ground, they were only observed from a distance. We recommend referral to a current pest report for possible additional information, and regular inspection of the eaves, fascia boards and rafter for evidence of stains and/or damage

FASCIA, BARGE, BEAM

3.6 FASCIA:

The fascia boards (the board where gutters are attached) appeared serviceable at the time of our inspection. We recommend further review of a current structural pest report.

WINDOWS EXTERIOR:

3.7 CONDITION:

One or more window screens around the house were damaged, torn and/or had holes in them... master bathroom toilet room. We recommend repair or replacement of the damaged screens.



EXTERIOR DOORS:

3.8 EXTERIOR DOOR:

The exterior door appears to be in serviceable condition.

REAR STAIRS:

3.9 CONDITION:

Settlement was noted at the rear left steps and has created a gap between the house wall and the steps, an entry point for water intrusion. We recommend sealing the gap as a minimum and monitoring the steps for further movement.



ROOF SYSTEM

Inspection of the roof is an opinion of the general condition of the roofing material. Clay tiles, some types of concrete tile, metal panels, and slate tile roofs are often not walked to avoid damage. Not all tiles can be checked for proper attachment. The inspector cannot and does not offer an opinion or warranty as to whether the roof, skylights, plumbing vents, appliance vents, chimneys, or flashings leak, are subject to future leakage or were installed per manufacturers' requirements. This report is issued in consideration of the foregoing disclaimer.

The only way to determine whether a roof, skylights, and flashings, etc. are absolutely water tight is to observe them during a prolonged rainfall, which is nearly impossible from the attic space. The inspector cannot offer an opinion of current leakage unless leakage occurs and is visible at the time of the inspection. You may wish to retain the services of a licensed roofing contractor for inspection of the roof. Gutters, downspouts and sub-surface drains are not water tested for leakage or blockage. Regular maintenance of roof drainage systems is recommended to avoid water problems.

The interior of the chimney flue(s) was not inspected. We recommend that you retain a qualified chimney sweep/chimney specialist to clean and evaluate the flue(s).

ROOF:

4.1 ROOF TYPE:

Concrete flat tile.	
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4.2 INSPECTED BY:

The roof was inspected by walking on it.

4.3 ROOF CONDITION:

The visible roof appeared to be in serviceable condition at the time of our inspection.

4.4 TILE:

<p>One or more tiles have slipped out of place at the front gable roof. We recommend loose tiles be secured back in place. We recommend further review by a licensed roofing contractor.</p> <p>One or more missing, damaged or cracked roof tiles were noted throughout the roof field. There is the potential for moisture intrusion. We recommend further review by a licensed roofing contractor.</p>	
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FLASHINGS:

4.5 FLASHING CONDITION:

The visible sections of the roof flashings (material around all roof penetrations - plumbing & exhaust vents, chimney, skylights, etc) appeared serviceable at the time of our inspection.

4.6 PLUMBING:

The visible sections of the flashing (sheetmetal) around plumbing vent pipes appeared serviceable at the time of our inspection.



4.7 VENT:

The visible sections of the flashing (sheetmetal) around the roof exhaust vents appeared serviceable at the time of our inspection.



4.8 CHIMNEY:

The visible sections of the chimney flashing (sheetmetal) appeared serviceable at the time of our inspection.

4.9 ROOF TO WALL:

The visible sections of the flashings appeared serviceable at the time of our inspection.

VENT CAPS:

4.10 CONDITION:

The visible exhaust vent caps appeared serviceable at the time of our inspection.

GUTTERS & DOWNSPOUTS:

4.11 GUTTER TYPE & CONDITION:

Debris was noted in the right side gutters. Excessive debris can cause the gutters to deteriorate and clog downspouts. We recommend cleaning and consideration given to installing gutter screens.



4.12 DOWNSPOUT CONDITION:

There were one or more loose or missing gutter downspout straps around the building. In many cases the water weight causes the downspout to slip away from the gutter. We recommend repair. One or more downspouts are disconnected from the sub-surface drainage collection system. Correction recommend to ensure proper site drainage.



CHIMNEY 1:

4.13 LOCATION:

A chimney is located at the right side of building.



4.14 MATERIAL:

Wood chase (chimney) with stainless steel flue.

4.15 CONDITION:

The exterior chimney appears to be in serviceable condition. The base of the right side and left side chimneys is wider than 30 inches and is conducive to trapping debris and water behind the chimney and/or chase siding. Upgrading, by installing a cricket flashing to divert water behind the chimney is recommended by a licensed roofing contractor.



4.16 SCREEN CONDITION:

A spark arrestor-rain cap assembly was installed above the chimney flue(s) to prevent the escape of hot embers or rain entry and appeared to be in serviceable condition. This assembly is required by some insurance companies.

CHIMNEY 2:

4.17 LOCATION:

A chimney is located at the left side of building.



4.18 MATERIAL:

Wood chase (chimney) with stainless steel flue.

4.19 CONDITION:

The exterior chimney appears to be in serviceable condition. The base of the left side chimney is wider than 30 inches and is conducive to trapping debris and water behind the chimney and/or chase siding. Upgrading, by installing a cricket flashing to divert water behind the chimney is recommended by a licensed roofing contractor.

4.20 SCREEN CONDITION:

A spark arrestor-rain cap assembly was installed above the chimney flue(s) to prevent the escape of hot embers or rain entry and appeared to be in serviceable condition. This assembly is required by some insurance companies.

CHIMNEY 3:

4.21 LOCATION:

A chimney is located approximately at the middle of the building.



4.22 MATERIAL:

Wood chase (chimney) with stainless steel flue.

4.23 CONDITION:

The exterior chimney appears to be in serviceable condition.

4.24 SCREEN CONDITION:

A spark arrestor-rain cap assembly was installed above the chimney flue(s) to prevent the escape of hot embers or rain entry and appeared to be in serviceable condition. This assembly is required by some insurance companies.

FOUNDATION - CRAWLSPACE - BASEMENT

Our inspection of the house foundation was a visual examination of the exposed, readily accessible portions of the building foundation. The building foundation was examined for visible defects, cracks, and general condition. Most of the foundation is below grade (in the dirt) and is inaccessible. We make no representations as to the construction of a foundation, stability of soils, concrete footings, except as exhibited by their performance. We cannot predict the future when or if foundations may crack, move, and/or settle.

FOUNDATION TYPE:

5.1 TYPE:

Concrete perimeter stemwall foundation (there's a crawlspace under the house).

5.2 CONDITION:

Shrinkage and/or minor settlement cracks were noted in one or more sections of the concrete stemwall foundation. The observed surface cracks ran randomly on the concrete foundation stemwall. This is a relatively common condition and is the result of curing concrete (shrinkage cracks) due to conditions at the time of construction and/or the curing of the concrete foundation. No adverse conditions were noted and no action is indicated.



5.3 BOLTS / BRACING:

The seismic anchor bolts, which bolt the house framing to the foundation, were installed to prevent the house framing from slipping off the foundation during an earthquake. However, the original seismic anchor bolts have surface corrosion and are undersized by today's standards. These anchor bolts and washers do not meet current seismic requirements; and the seismic bolts may not perform during an earthquake. As an upgrade, we recommend further review by a seismic retrofit company.

CRAWL SPACE:

5.4 LOCATION:

The crawlspace access was located in the front entry closet.

5.5 ACCESSIBILITY:

The crawlspace was fully accessible. Some subfloor and foundation sections were visually-limited by heating/cooling ducts, floor furnaces, drain pipes, and/or floor insulation.

5.6 MOISTURE:

Areas of the crawl space soil were dry, damp, but mostly damp and/or muddy at the time of inspection, there were no adverse conditions observed resulting from the crawlspace moisture conditions. Water in the crawlspace can be due to poor drainage around the house, over use of irrigation systems, downspouts that terminate next to the foundation, improper grade around the house, and/or a building surcharged by a slope. You may want to consult with a licensed drainage contractor.

5.7 CONDITION:

Evidence of rodent activity was noted in the crawlspace: droppings, bait boxes, and/or traps. We recommend further review by a licensed pest exterminator. If possible, ask the seller to comment.

Cellulose debris (wood, paper, cardboard, cloth, rugs, etc.) was observed in the crawlspace. Per requirements, we recommend removal of all debris to deter pests and a review of a current structural pest report.

**5.8 CRAWLSPACE
PLUMBING:**

The visible crawlspace plumbing appeared to be in serviceable condition.

5.9 VENTILATION:

Appeared serviceable at the time of our inspection.

5.10 DUCTS:

The readily accessible and visible sections of the heating and/or cooling ducts appeared serviceable at the time of our inspection. Standard grey duct tape was used to join one or more of the heating/cooling ducts under the house. This should be considered a temporary connection; as this tape can become loose, brittle and unwrap over time resulting in poor duct connection seals and a loss of heat and efficiency. We recommend further review by a licensed HVAC (heating, ventilation & air-conditioning) contractor.

5.11 VAPOR BARRIER:

A vapor barrier (plastic sheeting) helps create a dry air space between the soil and the wood framing, limiting the amount of water vapor that is able to rise into the framing and reduce the possibility of wood decay. A vapor barrier will provide a better surface to crawl on if access to the crawl space is necessary during the rainy season; and improves the comfort level inside the house. The preferred material for use as a vapor barrier over soil in a crawl space is 6 mil polyethylene plastic sheathing.

There is no installed vapor barrier in the crawl space. Based on the moisture conditions observed, we feel that a vapor barrier would be beneficial as long as no standing water collects in the crawl space.

5.12 POST CONDITION:

One or more support posts under the house are water stained due to excessive ground moisture. No adverse conditions were noted. However, we recommend further review of a current structural pest report.

5.13 MUD SILL CONDITION:

Appeared serviceable at the time of our inspection. We recommend further review of a current structural pest report.

**5.14 SUB-FLOOR
CONDITION:**

Sub-floor was not fully visible due to installed insulation.

**5.15 INSULATION
CONDITION:**

Some of the floor insulation has fallen down or is loose. We recommend re-installing the insulation.

5.16 FLOOR JOISTS:

Appeared serviceable at the time of inspection.

GARAGE - CARPORT

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

TYPE:

6.1 TYPE:

There is a three car garage.

FLOOR:

6.2 CONDITION:

The visible garage floor was in serviceable condition at the time of our inspection.

GARAGE DOORS:

6.3 CONDITION:

The garage doors responded to the garage door opener switches and appeared serviceable at the time of inspection.

6.4 OPENER CONDITION:

The garage door opener(s) responded to the wall switch and appeared to be in serviceable condition. You may want to purchase a new universal remote control for the garage door(s) for security reasons.

The garage door opener(s) lacked the required infrared light beam for reversing a garage door. All garage door openers manufactured after 1993 are required to have an external reversing mechanism (an infrared light beam) to protect children and pets from a closing garage door. As a safety upgrade, we recommend that consideration be given to installing an infrared beam on all garage doors with an opener.



FIRE DOOR:

6.5 CONDITION:

The garage fire-door between the garage and the habitable space appeared to be in serviceable condition (the door is self-closing and self-latching).

EXTERIOR DOOR:

6.6 CONDITION:

Appeared serviceable at the time of our inspection.

WALLS/CEILING:

6.7 WALL CONDITION:

The garage firewall appeared to be in serviceable condition at the time of inspection. The firewall is defined as a wall between the garage and the habitable space in the house.

6.8 CEILING CONDITION:

The garage ceiling was inspected for water stains. No stains were noted at the time of inspection.

VENTILATION:

6.9 CONDITION:

The garage fresh air vents were in serviceable condition at the time of our inspection.

ATTIC

We do not enter attics, unless there is an installed service/storage deck or attic walkway. The attic contains the roof support framing and serves as a raceway for components of the mechanical and electrical systems. There is often attic insulation concealment, low roof clearance, roof support framing, roof replacement debris, electrical cable, extension cords, TV and computer cables, rodent infestation, chimneys, flues, exhaust ducts, heating/cooling ducts, plumbing vent pipes, bathroom vent ducts, stored personal items, excessive temperature, exposed knob & tube wiring in an attic that prohibits walking safely in an unfinished attic. We use a light source to conduct our inspection of the readily accessible and visible areas of the attic from the access opening to determine any signs of defects, excessive wear, and general state of repair.

Our inspection of the attic is limited, as all areas were not readily visible due to one or more conditions listed above. Conditions in need of repair may be discovered, if the attic is fully entered and all areas inspected. If further review of the attic is desired, we recommend you retain the services of an individual willing to take on the liability of possible damage to the ceiling below and possible health and safety risks. Evidence of insects, bees, hornets, wasps, squirrels, rodents, birds, bats, nests, and/or other life activity may not have been observed or smelled. We recommend asking the seller to comment, if they know of any unwanted conditions in the attic.

ATTIC:

7.1 ACCESSIBILITY:

We inspected the readily visible attic space from the attic access opening only.

7.2 CONDITION OK:

The visible sections of the attic appeared to be in serviceable condition as viewed from the access opening. If the attic is entered by an individual willing to take on the liability of possible damage to the ceiling below and possible health and safety risks; there's the possibility of discovering a condition that wasn't visible when the inspector viewed the attic from the attic access opening.

7.3 FRAMING:

Wood truss framing with plywood or OSB (oriented strand board) roof sheathing appeared to be in serviceable condition.



7.4 VENTILATION:

Appeared serviceable at the time of our inspection.

7.5 DUCTS:

The visible sections of the heating and/or cooling ducts appeared serviceable at the time of our inspection.



7.6 INSULATION:

The installed blown-in loose fiberglass fill was in serviceable condition.



7.7 CONDITION:

The installed attic insulation appeared to be in serviceable condition.

PLUMBING

The inspector does not fill any *fixture* with water, *inspect* overflow drains or drain-stops, or evaluate backflow *devices*, waste ejectors, sump pumps, or drain line cleanouts *Inspect* or evaluate water temperature balancing *devices*, temperature fluctuation, time to obtain hot water, water circulation, or solar heating *systems* or *components* *Inspect* whirlpool baths, steam showers, or sauna *systems* or *components* *Inspect* fuel tanks or *determine* if the fuel gas *system* is free of leaks *Inspect* wells or water treatment *systems*.

Water quality or hazardous materials (i.e., lead) testing is available from local testing labs, and is not included in this inspection. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. City sewer service, septic systems and all underground pipes are not part of this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection, nor can the presence of mineral build-up that may gradually restrict their inner diameter and reduce water volume. Plumbing components such as gas pipes, potable water pipes, drain and vent pipes, and shut-off valves are not generally tested if not in daily use. The inspector cannot state the effectiveness or operation of any anti-siphon devices, automatic safety controls, water conditioning equipment, fire and lawn sprinkler systems, on-site water quality and quantity, on-site waste disposal systems, foundation irrigation systems, spa and swimming pool equipment, solar water heating equipment, or observe the system for proper sizing, design, or use of materials.

Galvanized pipes used in the water supply plumbing will eventually wear out (corrode) producing a discoloration in the water flow at sinks, bathtubs, showers. If sinks, bathtubs, and showers are used on a daily basis, it is likely, that the inspector will not observe any water discoloration at the time of inspection. Plumbing fixtures that are not regularly used, may produce water that is discolored when fixtures are finally turned on. We recommend contacting a licensed plumber if water discoloration is observed.

The water pressure within pipes is commonly confused with water volume (flow), but whereas high water volume is good; high water pressure is not. Therefore a regulator is recommended whenever street pressure exceeds 80 psi. However, regardless of pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress washers and diaphragms within various components. The inspector will inspect for functional water flow and functional water drainage. The inspector does not measure water pressure... Contact the local water utility company.

Waste and drainpipes pipe condition is usually directly related to their age. Older plumbing is subject to damage through decay, soil and root movement; whereas the more modern plastic ones are virtually impervious to damage, although some rare batches have been alleged to be defective. Older homes with galvanized or cast iron supply or waste lines can be obstructed and barely working during an inspection but later fail under heavy use. If the water is turned off or not used for periods of time (such as a vacant house waiting for closing), rust or deposits within the piping can further clog the piping system. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains at the time of inspection. Nonetheless, blockages will still occur in the life of any system and not necessarily at the time of inspection. Underground and wall hidden pipes cannot be judged for sizing, leaks, and corrosion or other damage/problems.

The water heater temperature pressure relief valve is a required safety valve which should be connected to a 3/4" diameter discharge pipe and terminate at the exterior of the building, into an approved receptor, or next to the water heater (older models). Other water heater plumbing components such as gas shutoff valve, angle stop valves, gate valves, temperature/pressure relief valves are not tested.

MAIN LINE AND SHUT OFF LOCATION:

8.1 LOCATION - MATERIAL:

The main water shutoff valve was located at the front of building. Copper pipe was installed between the street water meter and the house main water valve.



8.2 CONDITION:

The main water shutoff valve was tested and appeared serviceable at the time of inspection.

FUEL SYSTEM & SHUT OFF LOCATION:

8.3 LOCATION:

The natural gas meter was located on left side of the garage.



8.4 CONDITION:

There was no gas valve shutoff wrench attached to the gas meter. We recommend attaching a wrench to the meter so the gas can be manually shut off in an emergency.

No automatic earthquake emergency shutoff valve was noted at the gas meter. Some building jurisdictions and home owner insurance companies require this device as a safety upgrade. There are natural gas shutoff valves designed to automatically shut off the gas flow to a house in the event a gas pipe breaks during an earthquake. As an upgrade and peace of mind, we recommend contacting a licensed plumber.

HOSE FAUCETS:

8.5 CONDITION:

Some of the water faucets (hose bibs) are protected by anti-siphon valves, while others are not. These protect the potable water supply with a vacuum breaker fitting in the event there's a break in the main water supply line. Although these may not have been required at the time the home was built, we recommend installing anti-siphons on all of the faucets.





SUPPLY PLUMBING:

8.6 MATERIAL:

The visible copper water supply pipes appeared to be in serviceable condition.

8.7 CONDITION:

The visible water supply plumbing pipes appeared to be in serviceable condition.

8.8 ADVISORY

During the inspection, we only operate water valves or faucets that are normally operated by the occupants in their daily use of the plumbing system. We do not operate: 1) The main water supply shutoff; 2) The temperature & pressure relief valve on the water heater; 3) The water heater tank water supply or drain valves; 4) Any angle stop valves supplying water to plumbing fixtures [sinks, toilets]; 5) The washing machine water supply hose bibs. Any valve that is not operated on a regular basis may fail; that is, start leaking or dripping, when tested.

If you want to know whether or not seldom-used valves and faucets are functional, we encourage you to operate them in the presence of the seller before escrow closing. If the seller is not available for this exercise, we recommend that you have a licensed plumber present, so that repairs or replacements can be made.

Water system pressure tests are not within the scope of this inspection.

WASTE PLUMBING:

8.9 MATERIAL:

ABS (acronym for acrylonitrile, butadiene), a rigid black plastic pipe.

8.10 CONDITION:

Some brands of ABS drain/waste pipe (rigid black plastic pipe) manufactured between 1984-1990 have a history of cracking and failure. We observed no readily visible cracking, damage or leakage at any of the accessible ABS piping to lead us to believe that the piping in this building is defective, however because of the age of the structure (1984-1990)... it's possible. Additional information on defective ABS pipe can be obtained from a licensed plumber or at www.abspipes.com

WATER HEATER 1:

8.11 LOCATION:

The water heater is located in the garage.



8.12 TYPE:

The water heater uses natural gas to heat the water.

8.13 AGE/CAPACITY

Date of manufacture: 2008 Capacity: 50 gallons - The average service life for a water heater is 8-15 years depending on make, model, and water mineral content. We recommend periodically monitoring for water leakage at the water heater.

8.14 STRAPS:

The water heater appeared to be adequately strapped, braced, or anchored per current seismic requirements.

8.15 PLUMBING:

The water supply/return plumbing at the water heater appeared to be in serviceable condition. The hot water system is equipped with a recirculation pump to circulate hot water throughout the house, so that hot water is never far from any hot water fixture. The system appears to be properly installed and in serviceable condition. If possible, ask the seller to comment.



8.16 RELIEF VALVE:

The temperature-pressure relief valve drain line terminates next to the water heater or into a water containment pan. This configuration does not meet current requirements of terminating at the exterior or to an approved receptor. This is a potential safety hazard as a person could be scalded, if the temperature pressure relief valve were to open. As a safety upgrade, we further review by a qualified water heater specialist.



8.17 VENTING:

Appeared serviceable at the time of inspection.

ELECTRICAL

SERVICE:

9.1 SERVICE:

The electrical service cables were installed underground between an electrical service vault and the building.

ELECTRICAL MAIN PANEL:

9.2 LOCATION:

The main electrical panel is located at the left side of the garage.



9.3 ELECTRICAL CAPACITY:

125 amps or amperes electrical service.



9.4 CONDITION OK:

The main electrical panel appeared serviceable at the time of our inspection.

SUB-PANEL 1:

9.5 LOCATION:

Laundry room.



9.6 TYPE:

The electrical subpanel uses circuit breakers to turn the electrical power on or off.



9.7 PANEL CONDITION:

The electrical subpanel appeared serviceable and the circuit breakers were labeled at the time of our inspection.

EXTERIOR WIRING:

9.8 GFCI DEFINITION

Ground fault circuit interrupters (GFCIs) are modern wall receptacles or circuit breakers, designed to protect people from electric shock. GFCIs are required in the following areas, but may not be limited to, kitchen countertop receptacles, bathroom hydrotherapy tub and sink areas, garages, basements, spas, hot tubs, fountains, pools, sump pumps, crawl spaces, near laundry tubs, and exterior walls. We recommend that all such locations be provided with GFCI protection if they are not already so equipped. GFCI devices should be tested periodically in accordance with the manufacturer's recommendations to ensure that they continue to provide the necessary protection.

9.9 GFCI:

There did not appear to be GFCI outlets (electrical wall outlets with a built-in circuit breaker with test and reset buttons) or a labeled GFCI outlet installed at the exterior walls per today's requirements. This is a potential electrical safety hazard. Although GFCI (ground fault circuit interrupters) outlets may not have been a requirement when this house was built, we recommend upgrading for electrical safety at the exterior of the house. Contact a licensed electrician.



9.10 OUTLETS:

A representative number of exterior wall outlets were tested and found to be in serviceable condition.

INTERIOR WIRING:

9.11 WHAT IS GFCI?

Ground fault circuit interrupters (GFCI) are modern electrical wall receptacles with a built-in circuit breaker (test and reset buttons), designed to protect occupants from electric shock where there may be water accumulation. GFCIs are required in the following areas, but may not be limited to, kitchen countertop receptacles, bathroom sinks, barsinks, bathroom hydrotherapy tubs, garages, basements, spas, hot tubs, fountains, pools, sump pumps, crawl spaces, near laundry tubs (not required for washers), and exterior house walls. We recommend that all such locations be provided with GFCI protection by a licensed electrician, if they are not already so equipped for improved electrical safety.

9.12 GFCI CONDITION:

The installed GFCI outlets were tested and appeared to be in serviceable condition.

9.13 OUTLETS OK:

A representative number of electrical wall receptacles (outlets) were tested and the sampled outlets were found to be in serviceable condition.

9.14 OUTLETS FIX (S3):

One or more electrical wall outlets were found to be loose in the front living room, master bathroom and front entry hall wall... marked with 2 red dots). This is a potential electrical safety concern. Contact a licensed electrician.



9.15 WIRING:

Evaluation of any low-voltage wiring, including but not necessarily limited to telephone, security systems, data transfer lines, TV antenna and cables, alarm, intercom, doorbells, low voltage lighting, and stereo wiring is beyond the scope of this inspection. If information on these systems is desired we recommend that you consult with the seller or have a qualified technician (or specialists) evaluate the low voltage wiring as desired.

HEATING & AIR CONDITIONING

Our inspection of the heating and cooling system included an examination of the readily accessible and visible major components (furnace, AC condenser, AC evaporator coil) to determine defects, excessive wear, and general state of repair. Our inspection of a heating or cooling system includes activating the wall thermostat and checking for an appropriate response. Thermostats are not checked for calibration or timed functions. Normal service and maintenance is recommended on a yearly basis.

For heating systems older than 15 years, we recommend further review by a licensed HVAC service technician prior to the close of the contingency period.

Our inspection does not include disassembly of the heating furnace. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. Therefore internal heat exchangers are not included in the scope of this inspection. Determining uniformity, temperature, airflow or balance of heating/cooling systems is not tested or examined. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. The inspector doesn't light pilot lights and safety devices are not tested by the inspector.

The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding air conditioner coolant charge or line integrity. We do not check the cooling performance of the air conditioning system. Subjective judgment of system capacity is not a part of the inspection.

Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a licensed HVAC contractor.

Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy. It is suggested that all homes with fuel burning systems have a carbon monoxide detector installed for added safety.

AIR CONDITIONING:

10.1 TYPE:

This property is installed with central air conditioning systems consisting of an evaporator coil units at the heating furnaces and separate condenser units outside the building.



10.2 AGE

AC unit #1: Date of manufacture: 1988 Typically, air conditioning systems last 20-25 years with proper maintenance.

AC unit #2: Date of manufacture: 1988 Typically, air conditioning systems last 20-25 years with proper maintenance.

10.3 LIMITATIONS

The air conditioning was not turned on. We do not operate air conditioning systems when the outside air temperature has been below 65 degrees for a period of time... as possible compressor damage can occur due to stiff compressor lubricants. Most manufacturers recommend that you need at least three consecutive days of temperatures above 65 degrees to start up your compressor in the springtime. There must be power to your compressor for at least 3 hours before starting it. This allows an electric coil to warm the compressor, vaporizing the liquid refrigerant. Liquid refrigerant in an operating compressor will damage it. We recommend further review by a licensed HVAC service technician and purchasing a home warranty program.

HEATING SYSTEM #1 DESCRIPTION:

10.4 LOCATION:

Garage.



10.5 SYSTEM TYPE:

Forced air furnace using natural gas as its energy source.

HEATING SYSTEM #1 CONDITION:

10.6 CONDITION OK

The heating furnace responded to the wall thermostat and appeared to be in serviceable condition at the time of inspection. The average service life of a heating furnace is 20-25 years with proper service maintenance. We recommend having a qualified heating/cooling service technician review the furnace every 2-3 years for maximum service life.

10.7 FORCED AIR (S3):

A flexible gas connector (pipe) was installed through the furnace sheetmetal housing. This makes the flexible gas connector susceptible to damage in the event of seismic activity or furnace blower vibration; when the flexible gas pipe is against the thin sheetmetal edge. As a safety precaution, we recommend centering the flexible gas connector in the sheetmetal opening or taping the edge of the sheetmetal will minimize possible damage to the flexible gas connector during a seismic event.



10.8 COMBUSTION AIR:

Definition: Combustion air provides the necessary air for gas appliances and is essential for their safe operation. The combustion air can come from the interior (sufficient room volume) or outside air, provided present requirements are met.

10.9 VENTING:

The visible sections of the furnace exhaust flue duct appeared serviceable.

10.10 AIR FILTERS:

Appeared serviceable at the time of our inspection. The heating/cooling air filters are located behind the larger cold air return air grates located in the upper hallway ceiling and downstairs in a wall or ceiling.

10.11 FILTER MAINTENANCE

Heating and cooling system air filters need regular servicing for efficient operation of the equipment. Because both heating and cooling equipment is installed, we recommend inspecting the filters every three months and changing or cleaning them, if dirty, to improve the service life and performance of the heating and cooling equipment.

10.12 THERMOSTAT:

The heating furnace responded to the wall thermostat and appeared serviceable at the time of our inspection.

10.13 DUCTS:

The readily accessible and visible sections of the heating and/or cooling ducts appeared serviceable at the time of our inspection. We removed a sampling of floor register grates and observed debris in the heating/cooling ducts. This is a potential for affecting people with allergies, when air flows out. We recommend the ducts that are visible below the register grates be vacuumed out with a shop vacuum for improved air quality.



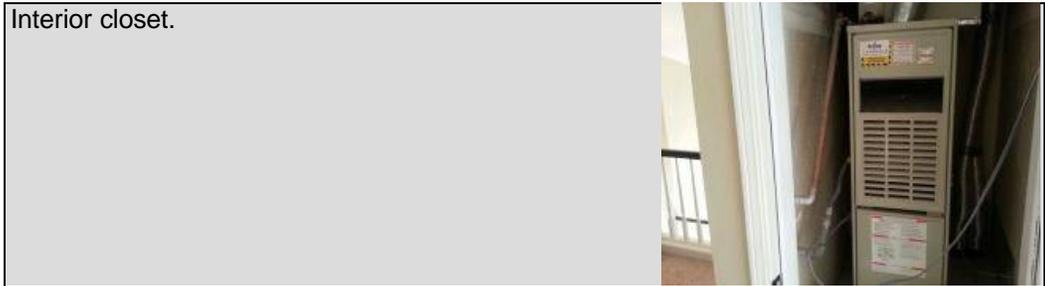
10.14 REGISTERS:

Appeared serviceable at the time of our inspection.

HEATING SYSTEM #2 DESCRIPTION:

10.15 LOCATION:

Interior closet.



10.16 SYSTEM TYPE:

Forced air furnace using natural gas as its energy source.

HEATING SYSTEM #2 CONDITION:

10.17 CONDITION OK

The heating furnace responded to the wall thermostat and appeared to be in serviceable condition at the time of inspection. The average service life of a heating furnace is 20-25 years with proper service maintenance. We recommend having a qualified heating/cooling service technician review the furnace every 2-3 years for maximum service life.

10.18 FORCED AIR (S3):

A flexible gas connector (pipe) was installed through the furnace sheetmetal housing. This makes the flexible gas connector susceptible to damage in the event of seismic activity or furnace blower vibration; when the flexible gas pipe is against the thin sheetmetal edge. As a safety precaution, we recommend centering the flexible gas connector in the sheetmetal opening or taping the edge of the sheetmetal will minimize possible damage to the flexible gas connector during a seismic event.

10.19 COMBUSTION AIR:

Definition: Combustion air provides the necessary air for gas appliances and is essential for their safe operation. The combustion air can come from the interior (sufficient room volume) or outside air, provided present requirements are met.

10.20 COMBUSTION AIR (S3):

The upper ceiling combustion air vent in the heating furnace closet was screened per previous building requirements; but is subject to blockage by dust, debris and loose insulation. As a safety upgrade, we recommend having the screen removed to meet today's requirements. Contact a licensed HVAC contractor.



10.21 VENTING:

The visible sections of the furnace exhaust flue duct appeared serviceable.

10.22 AIR FILTERS:

Appeared serviceable at the time of our inspection. One or more air filters are located inside the furnace behind the lower front panel.

10.23 FILTER MAINTENANCE

Heating and cooling system air filters need regular servicing for efficient operation of the equipment. Because both heating and cooling equipment is installed, we recommend inspecting the filters every three months and changing or cleaning them, if dirty, to improve the service life and performance of the heating and cooling equipment.

10.24 THERMOSTAT:

The heating furnace responded to the wall thermostat and appeared serviceable at the time of our inspection.

10.25 DUCTS:

The readily accessible and visible sections of the heating and/or cooling ducts appeared serviceable at the time of our inspection.

10.26 RETURN REGISTER:

Appeared serviceable at the time of inspection.

HEATING SYSTEM #3 CONDITION:

10.27 COMBUSTION AIR:

Definition: Combustion air provides the necessary air for gas appliances and is essential for their safe operation. The combustion air can come from the interior (sufficient room volume) or outside air, provided present requirements are met.

HEATING SYSTEM #4 CONDITION:

10.28 COMBUSTION AIR:

Definition: Combustion air provides the necessary air for gas appliances and is essential for their safe operation. The combustion air can come from the interior (sufficient room volume) or outside air, provided present requirements are met.

INTERIOR

Only visible walls, floors and ceilings are inspected. The condition of walls behind wall coverings, wall hangings, drapes and/or furniture cannot be judged. As a general rule, cosmetic wall deficiencies (hairline cracks, dents, scuff marks) are considered normal wear and tear and are not reported. The paint on the walls of older buildings is not tested for the presence of lead based paint.

Only the visible flooring surfaces are viewed. The condition of floors under appliances, installed rugs, throw rugs and/or furniture cannot be judged. The condition of subfloors underlying floor coverings are not inspected. Floor covering damage or stains may be hidden by furniture or personal stored items and may become apparent after the seller moves out.

Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Window flashings are not usually visible, therefore their condition cannot be reported on. Inspection of window coverings and window films is outside of the scope of our inspection. Check with owners for further information.

We aren't qualified to detect the presence of Chinese Drywall. Accordingly the issue of Chinese Drywall (and its potential problems) is beyond the scope of the inspection report. We recommend talking to a licensed building contractor

WINDOWS:

11.1 DISCLAIMER

Failed hermetic seals on dual pane windows are often difficult to identify and sometimes can only be seen when the inside/outside temperatures are right, the sun is shining through and/or the windows are clean. Fogginess, haziness, streaks and/or condensation are signs of a failed window seal (when the inert gas between panes has dissipated). We make every effort to identify failed seals, however; we make no guarantee that all windows with failed seals have been identified in this building. After you move in, and depending on conditions, you may notice additional failed seals that we were unable to identify at the time of inspection. If the possibility of additional failed seals is unacceptable after you take possession of the house, we recommend that you have all the dual-pane glass windows further evaluated by a licensed glass contractor prior to the close of the contingency period.

11.2 TYPE:

Dual pane windows, Single hung.

11.3 CONDITION:

The windows were inspected and found to be in serviceable condition.

One or more of the horizontal sliding windows were difficult to open/close... marked with a red dot. This can be attributed to dirty tracks, worn glides/wheels, and/or incorrect installation. For ease of use, we recommend further review of all windows by a qualified window specialist.

11.4 FOGGED WINDOW(S):

One or more dual pane windows in the dining area appear to have failed seals. A failed window glass seal is where inert gas leaks out between panes of glass usually resulting in a fogginess and /or streaking of the window. There is no repair for this condition and is considered a cosmetic condition. Contact a qualified door specialist for replacement.



SLIDING GLASS DOOR:

11.5 CONDITION:

The family room sliding glass door was missing. We recommend installing a screen door for ventilation and to keep out bugs and insects.



FRONT DOOR:

11.6 CONDITION:

The front door and its associated hardware appeared serviceable at the time of our inspection.

INTERIOR DOORS:

11.7 CONDITION:

The lower bedroom and master bedroom interior doors would not slide latch and is marked with a red dot. We recommend adjustment of the strike plate and/or repair by a qualified door specialist.

FIREPLACE:

11.8 LOCATION:

Living room. Family room.



Living room. Family room.



11.9 TYPE:

A prefabricated fireplace with ceramic panels installed. This is a wood burning fireplace.

11.10 CONDITION OK:

The fireplace (firebox) appeared to be in serviceable condition at the time of inspection.

**11.11 DOOR / SCREEN
CONDITION:**

Screen appeared serviceable at the time of inspection. Glass doors appeared serviceable at the time of our inspection.

11.12 DAMPER CONDITION:

The damper plate above the fireplace was in serviceable condition.

11.13 HEARTH CONDITION:

The fireplace hearth appeared to be in serviceable condition at the time of our inspection.

**11.14 LOG STARTER
CONDITION:**

Appeared serviceable at the time of our inspection (turn on gas valve, but didn't light gas log).

WALLS:

11.15 WALL CONDITION:

The visible interior walls appeared to be in serviceable condition. Any observed hairline cracks in the walls are 100% cosmetic due to house settlement, seismic activity or shrinkage of the wood framing. Sealing the cracks is optional.

CEILINGS:

11.16 CEILING CONDITION:

Water stains were noted on the master bedroom left side wall-ceiling and in the front left bedroom closet ceiling. The source of water intrusion should be identified and repaired. We recommend further review by a licensed roofing contractor and review of a current structural pest report.





SMOKE DETECTOR

11.17 READ ME

The California State Office of the Fire Marshall requires the Seller to transfer a home with smoke alarms in accordance with manufacturers' instructions. Smoke alarms are required 1) In each sleeping room 2) Outside each separate sleeping area in the immediate vicinity of the bedrooms 3) On each additional story of the dwelling including basements. Pressing the test button on smoke alarms only verifies battery function, and doesn't test the smoke sensor in the unit. Some local building jurisdictions may impose more stringent smoke alarm requirements. Check with your city or county building department. We recommend installing smoke alarms as required, if they aren't in the above locations for fire safety; and we recommend replacing all smoke alarm batteries before taking possession of the property and annually thereafter.

11.18 COMMENTS:

Smoke detectors were noted in the required locations, but were not tested. See Read Me above. We highly recommend replacing the batteries in all smoke detectors prior to the close of the contingency period to ensure fire safety.

CO DETECTOR

11.19 DEFAULT:

California's Carbon Monoxide Poisoning Prevention Act of 2010 (SB183) requires that all residential property be equipped with a carbon monoxide detector when the property has a) "fossil fuel" burning heater or appliance, b) fireplace, c) or an attached garage. The law provides that all single-family homes, including individually-owned condos, (owner or tenant occupied) must be equipped with a detector as of July 1, 2011. All other residential units (multi-family apartments and condominiums) must be equipped with a detector on or before January 1, 2013.

CO alarms are required outside each sleeping area and on every level of the home, including basements.

Note: Under some circumstances, some counties and/or cities require that the CO detectors be hard wired to an electrical source. We recommend researching what the requirements are in this county.

11.20 CONDITION:

Carbon monoxide detectors were installed in the required locations (outside the sleeping areas, all levels of the house and/or the basement), but weren't tested. We recommend periodic testing of the carbon monoxide detectors to ensure the batteries are charged.

CEILING FANS:

11.21 CONDITION:

A remote control for the master bedroom ceiling fan was not located during our inspection, subsequently the fan was not tested. If possible have the seller comment or contact a licensed electrician.

STAIRS & HANDRAILS:

11.22 CONDITION:

The interior stairs and handrails appeared to be in serviceable condition. The spacing between the vertical stairs railing and/or guard railing is greater than 4 inches. This was acceptable practice at the time the house was built; but doesn't meet current requirements. This may be a safety concern for small children. We recommend upgrading the railings for enhanced safety per current requirements building requirements or installing a temporary barrier. Temporary barriers: "kid shield banister guard" are available at Amazon.com, Babies R Us.com, SafeHomeProducts.com, TotsSafe.com



11.23 CONDITION S1

The interior stairs hand railing was loose (moves back and forth). This is a stair safety concern. We highly recommend further review by a licensed contractor prior to the close of the contingency period.



KITCHEN - APPLIANCES

The inspection of microwave ovens, wall ovens (bake, broil), drawer warmers, wine chillers, refrigerators, trash compactors, stand-alone freezers, water filtration systems, and built-in ice makers are outside the scope of the inspection. Dishwashers are started and placed into the drain cycle; however no opinion is offered as to the adequacy of dishwasher operation. Oven self cleaning or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

KITCHEN INVENTORY:

12.1 Installed Appliances

A gas cooking range with oven was installed, Overhead exhaust hood and filter(s) installed, Garbage disposal(s), Dishwasher(s), No refrigerator was installed at the time of inspection. Wine cooler cabinet (not inspected)

RANGE/COOK TOP AND OVEN:

12.2 TYPE:

Built-in gas cooking range

12.3 RANGE/COOKTOP CONDITION:

The cooktop responded to controls at the time of our inspection.

12.4 OVEN CONDITION:

The oven (bake/broil) responded to normal controls.

DISHWASHER:

12.5 CONDITION:

The kitchen dishwasher responded to the normal operating controls (turned on) at the time inspection. The dishwasher was not operated through a complete cycle. You may want to do so at the final walk-through inspection. The dishwasher drain line or the air-gap drain line to the garbage disposal was partially kinked and can restrict the discharge water from the dishwasher. This is a potential health concern if discharged water from the dishwasher flows backwards into the dishwasher or out the air-gap device. We recommend further review by a licensed plumber or a qualified handyman or a qualified service technician.



GARBAGE DISPOSAL:

12.6 CONDITION:

The kitchen sink garbage disposer responded to the control switch and appeared serviceable at the time of our inspection.

VENTILATION:

12.7 TYPE AND CONDITION:

The exhaust fan was in serviceable condition at the time of our inspection.

MICROWAVE OVEN:

12.8 MICROWAVE:

The microwave oven responded to normal operating controls. We do not check the performance of microwave ovens.

KITCHEN SINK:

12.9 CONDITION:

Appeared serviceable at the time of the inspection.

KITCHEN SINK PLUMBING:

12.10 CONDITION:

The plumbing below the kitchen sink appeared serviceable at the time of inspection.

COUNTERS & CABINETS

12.11 COUNTER CONDITION:

Appeared serviceable at the time of our inspection.

12.12 DRAWERS AND CABINET CONDITION:

Appeared serviceable at the time of our inspection.

LAUNDRY

Washing machines and clothes dryers are not tested or moved during the inspection; and the condition of walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leakage, if turned. A water containment pan should be installed under the clothes washing machine. We highly recommend removal and cleaning of the clothes dryer lint duct at least once a year. The build up of lint in these lines is the cause of house fires every year. Cleaning the lint duct periodically can significantly reduce the risk of a fire.

LAUNDRY:

13.1 LOCATION:

Laundry room.

13.2 WIRING:

There was an installed 220 volt electrical outlet for an electric dryer.

13.3 PLUMBING:

The water supply hose bib hookups for the clothes washer appear to be in serviceable condition. If appliances were present, they weren't tested.

13.4 GAS:

A gas service pipe and shutoff valve were installed and appeared in serviceable condition.

13.5 LINT DUCT

Do Not install a white plastic flexible lint duct between the clothes dryer and the wall. The Consumer Product Safety Commission has warned against the use of this type of vent material because it may present a fire hazard. We recommend using a flexible or rigid metal type of lint duct.

BATHROOMS

Determining whether toilet drain seals, shower pans, bathtub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections in the grout and caulking can allow water to get into the wall or floor areas and possibly cause moisture damage. Proper ongoing maintenance will be required in the future. We recommend further review of a current structural pest (termite) report prior to taking possession of the property.

MASTER BATHROOM

14.1 SINKS:

The bathroom sink(s) was inspected and appeared to be in serviceable condition.

14.2 PLUMBING:

The plumbing under the bathroom sink(s) appeared to be in serviceable condition.

14.3 TOILET CONDITION:

The bathroom toilet is a low flow model and found to be in serviceable condition.

14.4 BATHTUB CONDITION:

The bathtub appeared to be in serviceable condition.

**14.5 TUB/SHOWER
FIXTURES:**

The bathtub/shower plumbing fixtures appeared to be in serviceable condition.

14.6 VENTILATION:

The ventilation fan was in serviceable condition. The bathroom window was in serviceable condition.

14.7 SHOWER STALL:

The bathroom shower stall appeared to be in serviceable condition.

14.8 WATER FLOW

The functional water flow at the shower was adequate at the time of inspection.

**14.9 COUNTER- MIRROR
CONDITION:**

Appeared serviceable.

**14.10 CABINET - DRAWER
CONDITION:**

Appeared serviceable.

LOWER HALL BATHROOM

14.11 SINKS:

The bathroom sink(s) was inspected and appeared to be in serviceable condition.

14.12 PLUMBING:

The plumbing under the bathroom sink(s) appeared to be in serviceable condition.

14.13 TOILET CONDITION:

The bathroom toilet is a low flow model and found to be in serviceable condition.

**14.14 TUB/SHOWER
FIXTURES:**

The shower plumbing fixtures appeared to be in serviceable condition.

14.15 VENTILATION:

The ventilation fan was in serviceable condition.

14.16 SHOWER STALL:

The bathroom shower stall appeared to be in serviceable condition.

14.17 WATER FLOW

The functional water flow at the shower was adequate at the time of inspection.

14.18 ENCLOSURE:

The bathtub/shower sliding enclosure doors appeared to be in serviceable condition.

**14.19 COUNTER- MIRROR
CONDITION:**

Appeared serviceable.

**14.20 CABINET - DRAWER
CONDITION:**

Appeared serviceable.

UPPER HALL BATHROOM

14.21 SINKS:

The bathroom sink(s) was inspected and appeared to be in serviceable condition.

14.22 PLUMBING:

The plumbing under the bathroom sink(s) appeared to be in serviceable condition.

14.23 TOILET CONDITION:

The bathroom toilet is a low flow model and found to be in serviceable condition.

14.24 BATHTUB CONDITION:

The bathtub appeared to be in serviceable condition.

**14.25 TUB/SHOWER
FIXTURES:**

The bathtub/shower plumbing fixtures appeared to be in serviceable condition.

14.26 VENTILATION:

The ventilation fan was in serviceable condition. The bathroom window was in serviceable condition.

14.27 WATER FLOW

The functional water flow at the shower was adequate at the time of inspection.

14.28 ENCLOSURE:

The bathtub/shower sliding enclosure doors appeared to be in serviceable condition.

**14.29 COUNTER- MIRROR
CONDITION:**

Appeared serviceable.

**14.30 CABINET - DRAWER
CONDITION:**

Appeared serviceable.

Inspection Report Summary

Address: 12345 Nelson Court

Date: 06/02/2013



The report summary page is provided as a courtesy for quick access to the information within the inspection report. It is not intended as a substitute for reading the detailed inspection report. The report and summary reflects the condition of the property on the day of the inspection only.

The below listed items were observed as not in proper working condition, and in need of repair or replacement.

It is recommended that any deficiencies and components/systems related to these deficiencies noted in the report be evaluated/inspected and repaired/replaced as needed by licensed contractors/qualified service professionals. We also recommend they evaluate our concerns further and inspect the remainder of the deficient system(s) or component(s) for additional concerns that may be outside of the scope of our inspection. We recommend this is completed prior to the release of the inspection contingency and/or the close of escrow.

We do not assign responsibility for correction of the reportable deficiencies contained in the report / summary. The decision surrounding who is responsible for correction of the deficiencies and who will be financially responsible for these items is a matter best addressed by you and your agent and / or real estate representative.

Please call my office (925-243-1861) for any clarifications or questions you may have regarding this report.

SAFETY / HEALTH DEFICIENT ITEMS:

The following items require immediate evaluation and repair by qualified tradespeople.

GROUNDS

POOL SPA:

2.18 POOL & SPA:

No safety barrier was installed around the pool, which may not meet the local building jurisdiction requirements for swimming pool installations. This is a potential drowning hazard for small children. We recommend the installation of a proper pool barrier system. Contact a qualified swimming pool specialist.

PLUMBING

WATER HEATER 1:

8.16 RELIEF VALVE:

The temperature-pressure relief valve drain line terminates next to the water heater or into a water containment pan. This configuration does not meet current requirements of terminating at the exterior or to an approved receptor. This is a potential safety hazard as a person could be scalded, if the

temperature pressure relief valve were to open. As a safety upgrade, we further review by a qualified water heater specialist.

INTERIOR

STAIRS & HANDRAILS:

11.23 CONDITION S1

The interior stairs hand railing was loose (moves back and forth). This is a stair safety concern. We highly recommend further review by a licensed contractor prior to the close of the contingency period.

HABITABILITY / SECURITY DEFICIENT ITEMS:

The following items are in need of adjustment, repair or replacement for everyday normal use.

NONE

OTHER DEFICIENT ITEMS:

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

GROUNDS

WALKWAYS:

2.2 CONDITION:

Small to moderate cracks were noted in the left side walkway. We recommend sealing all cracks to minimize water intrusion and possible settlement/deterioration. The front entry walkway was in serviceable condition at the time of our inspection.

FENCES & GATES:

2.14 GATE CONDITION:

The right side gate was difficult to open and close, rubs the walkway, and/or did not latch properly. We recommend adjustment and/or repair to restore proper function.

SUMP PUMP:

2.19 SUMP PUMP CONDITION:

A sump pump has been installed at the right side to remove accumulated water from a sump (shallow well). The pump was not observed under actual working conditions. Ask the seller to comment on its operation or have a licensed plumber review.

EXTERIOR

EAVES

3.5 EAVE - RAFTER:

The eaves, fascia, rafter tails and/or soffits appeared to be in serviceable condition, however due to their height above the ground, they were only observed from a distance. We recommend referral to a current pest report for possible additional information, and regular inspection of the eaves, fascia boards and rafter for evidence of stains and/or damage

WINDOWS EXTERIOR:3.7 CONDITION:

One or more window screens around the house were damaged, torn and/or had holes in them... master bathroom toilet room. We recommend repair or replacement of the damaged screens.

REAR STAIRS:3.9 CONDITION:

Settlement was noted at the rear left steps and has created a gap between the house wall and the steps, an entry point for water intrusion. We recommend sealing the gap as a minimum and monitoring the steps for further movement.

ROOF SYSTEMROOF:4.4 TILE:

One or more tiles have slipped out of place at the front gable roof. We recommend loose tiles be secured back in place. We recommend further review by a licensed roofing contractor.

One or more missing, damaged or cracked roof tiles were noted throughout the roof field. There is the potential for moisture intrusion. We recommend further review by a licensed roofing contractor.

GUTTERS & DOWNSPOUTS:4.11 GUTTER TYPE & CONDITION:

Debris was noted in the right side gutters. Excessive debris can cause the gutters to deteriorate and clog downspouts. We recommend cleaning and consideration given to installing gutter screens.

4.12 DOWNSPOUT CONDITION:

There were one or more loose or missing gutter downspout straps around the building. In many cases the water weight causes the downspout to slip away from the gutter. We recommend repair. One or more downspouts are disconnected from the sub-surface drainage collection system. Correction recommend to ensure proper site drainage.

CHIMNEY 1:4.15 CONDITION:

The exterior chimney appears to be in serviceable condition. The base of the right side and left side chimneys is wider than 30 inches and is conducive to trapping debris and water behind the chimney and/or chase siding. Upgrading, by installing a cricket flashing to divert water behind the chimney is recommended by a licensed roofing contractor.

CHIMNEY 2:4.19 CONDITION:

The exterior chimney appears to be in serviceable condition. The base of the left side chimney is wider than 30 inches and is conducive to trapping debris and water behind the chimney and/or chase siding. Upgrading, by installing a cricket flashing to divert water behind the chimney is recommended by a licensed roofing contractor.

FOUNDATION - CRAWLSPACE - BASEMENTFOUNDATION TYPE:5.3 BOLTS / BRACING:

The seismic anchor bolts, which bolt the house framing to the foundation, were installed to prevent the

house framing from slipping off the foundation during an earthquake. However, the original seismic anchor bolts have surface corrosion and are undersized by today's standards. These anchor bolts and washers do not meet current seismic requirements; and the seismic bolts may not perform during an earthquake. As an upgrade, we recommend further review by a seismic retrofit company.

CRAWL SPACE:

5.6 MOISTURE:

Areas of the crawl space soil were dry, damp, but mostly damp and/or muddy at the time of inspection, there were no adverse conditions observed resulting from the crawlspace moisture conditions. Water in the crawlspace can be due to poor drainage around the house, over use of irrigation systems, downspouts that terminate next to the foundation, improper grade around the house, and/or a building surcharged by a slope. You may want to consult with a licensed drainage contractor.

5.7 CONDITION:

Evidence of rodent activity was noted in the crawlspace: droppings, bait boxes, and/or traps. We recommend further review by a licensed pest exterminator. If possible, ask the seller to comment.

Cellulose debris (wood, paper, cardboard, cloth, rugs, etc.) was observed in the crawlspace. Per requirements, we recommend removal of all debris to deter pests and a review of a current structural pest report.

5.10 DUCTS:

The readily accessible and visible sections of the heating and/or cooling ducts appeared serviceable at the time of our inspection. Standard grey duct tape was used to join one or more of the heating/cooling ducts under the house. This should be considered a temporary connection; as this tape can become loose, brittle and unwrap over time resulting in poor duct connection seals and a loss of heat and efficiency. We recommend further review by a licensed HVAC (heating, ventilation & air-conditioning) contractor.

5.15 INSULATION CONDITION:

Some of the floor insulation has fallen down or is loose. We recommend re-installing the insulation.

GARAGE - CARPORT

GARAGE DOORS:

6.4 OPENER CONDITION:

The garage door opener(s) responded to the wall switch and appeared to be in serviceable condition. You may want to purchase a new universal remote control for the garage door(s) for security reasons.

The garage door opener(s) lacked the required infrared light beam for reversing a garage door. All garage door openers manufactured after 1993 are required to have an external reversing mechanism (an infrared light beam) to protect children and pets from a closing garage door. As a safety upgrade, we recommend that consideration be given to installing an infrared beam on all garage doors with an opener.

PLUMBING

HOSE FAUCETS:

8.5 CONDITION:

Some of the water faucets (hose bibs) are protected by anti-siphon valves, while others are not. These

protect the potable water supply with a vacuum breaker fitting in the event there's a break in the main water supply line. Although these may not have been required at the time the home was built, we recommend installing anti-siphons on all of the faucets.

ELECTRICAL

EXTERIOR WIRING:

9.9 GFCI:

There did not appear to be GFCI outlets (electrical wall outlets with a built-in circuit breaker with test and reset buttons) or a labeled GFCI outlet installed at the exterior walls per today's requirements. This is a potential electrical safety hazard. Although GFCI (ground fault circuit interrupters) outlets may not have been a requirement when this house was built, we recommend upgrading for electrical safety at the exterior of the house. Contact a licensed electrician.

INTERIOR WIRING:

9.14 OUTLETS FIX (S3):

One or more electrical wall outlets were found to be loose in the front living room, master bathroom and front entry hall... marked with 2 red dots). This is a potential electrical safety concern. Contact a licensed electrician.

HEATING & AIR CONDITIONING

AIR CONDITIONING:

10.3 LIMITATIONS

The air conditioning was not turned on. We do not operate air conditioning systems when the outside air temperature has been below 65 degrees for a period of time... as possible compressor damage can occur due to stiff compressor lubricants. Most manufacturers recommend that you need at least three consecutive days of temperatures above 65 degrees to start up your compressor in the springtime. There must be power to your compressor for at least 3 hours before starting it. This allows an electric coil to warm the compressor, vaporizing the liquid refrigerant. Liquid refrigerant in an operating compressor will damage it. We recommend further review by a licensed HVAC service technician and purchasing a home warranty program.

HEATING SYSTEM #1 CONDITION:

10.7 FORCED AIR (S3):

A flexible gas connector (pipe) was installed through the furnace sheetmetal housing. This makes the flexible gas connector susceptible to damage in the event of seismic activity or furnace blower vibration; when the flexible gas pipe is against the thin sheetmetal edge. As a safety precaution, we recommend centering the flexible gas connector in the sheetmetal opening or taping the edge of the sheetmetal will minimize possible damage to the flexible gas connector during a seismic event.

10.10 AIR FILTERS:

Appeared serviceable at the time of our inspection. The heating/cooling air filters are located behind the larger cold air return air grates located in the upper hallway ceiling and downstairs in a wall or ceiling.

10.13 DUCTS:

The readily accessible and visible sections of the heating and/or cooling ducts appeared serviceable at the time of our inspection. We removed a sampling of floor register grates and observed debris in the heating/cooling ducts. This is a potential for affecting people with allergies, when air flows out. We recommend the ducts that are visible below the register grates be vacuumed out with a shop vacuum for improved air quality.

HEATING SYSTEM #2 CONDITION:10.18 FORCED AIR (S3):

A flexible gas connector (pipe) was installed through the furnace sheetmetal housing. This makes the flexible gas connector susceptible to damage in the event of seismic activity or furnace blower vibration; when the flexible gas pipe is against the thin sheetmetal edge. As a safety precaution, we recommend centering the flexible gas connector in the sheetmetal opening or taping the edge of the sheetmetal will minimize possible damage to the flexible gas connector during a seismic event.

10.20 COMBUSTION AIR (S3):

The upper ceiling combustion air vent in the heating furnace closet was screened per previous building requirements; but is subject to blockage by dust, debris and loose insulation. As a safety upgrade, we recommend having the screen removed to meet today's requirements. Contact a licensed HVAC contractor.

INTERIORWINDOWS:11.3 CONDITION:

One or more of the horizontal sliding windows were difficult to open/close... marked with a red dot. This can be attributed to dirty tracks, worn glides/wheels, and/or incorrect installation. For ease of use, we recommend further review of all windows by a qualified window specialist.

11.4 FOGGED WINDOW(S):

One or more dual pane windows in the dining area appear to have failed seals. A failed window glass seal is where inert gas leaks out between panes of glass usually resulting in a fogginess and /or streaking of the window. There is no repair for this condition and is considered a cosmetic condition. Contact a qualified door specialist for replacement.

SLIDING GLASS DOOR:11.5 CONDITION:

The family room sliding glass door was missing. We recommend installing a screen door for ventilation and to keep out bugs and insects.

INTERIOR DOORS:11.7 CONDITION:

The lower bedroom and master bedroom interior doors would not slide latch and is marked with a red dot. We recommend adjustment of the strike plate and/or repair by a qualified door specialist.

CEILINGS:11.16 CEILING CONDITION:

Water stains were noted on the master bedroom left side wall-ceiling and in the front left bedroom closet ceiling. The source of water intrusion should be identified and repaired. We recommend further review by a licensed roofing contractor and review of a current structural pest report.

SMOKE DETECTOR11.18 COMMENTS:

Smoke detectors were noted in the required locations, but were not tested. See Read Me above. We highly recommend replacing the batteries in all smoke detectors prior to the close of the contingency

period to ensure fire safety.

CEILING FANS:

11.21 CONDITION:

A remote control for the master bedroom ceiling fan was not located during our inspection, subsequently the fan was not tested. If possible have the seller comment or contact a licensed electrician.

STAIRS & HANDRAILS:

11.22 CONDITION:

The interior stairs and handrails appeared to be in serviceable condition. The spacing between the vertical stairs railing and/or guard railing is greater than 4 inches. This was acceptable practice at the time the house was built; but doesn't meet current requirements. This may be a safety concern for small children. We recommend upgrading the railings for enhanced safety per current requirements building requirements or installing a temporary barrier. Temporary barriers: "kid shield banister guard" are available at Amazon.com, Babies R Us.com, SafeHomeProducts.com, TotsSafe.com

KITCHEN - APPLIANCES

DISHWASHER:

12.5 CONDITION:

The kitchen dishwasher responded to the normal operating controls (turned on) at the time inspection. The dishwasher was not operated through a complete cycle. You may want to do so at the final walk-through inspection.

The dishwasher drain line or the air-gap drain line to the garbage disposal was partially kinked and can restrict the discharge water from the dishwasher. This is a potential health concern if discharged water from the dishwasher flows backwards into the dishwasher or out the air-gap device. We recommend further review by a licensed plumber or a qualified handyman or a qualified service technician.