Cantor Property Inspection

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CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:
John & Amy Person

INSPECTION ADDRESS
12345 Main Street, San Diego, CA 92128

INSPECTION DATE
7/28/2010 1:30 pm to 5:30 pm

REPRESENTED BY:
Susan Seller
San Diego Realty

GENERAL INFORMATION

Inspection Address: 12345 Main Street, San Diego, CA 92128 **Inspection Date:** 7/28/2010 Time: 1:30 pm to 5:30 pm

Weather:	**Clear and Dry - Temperature at time of inspection: 80-90 Degrees**
Inspected by:	**Ron Cantor**
Client Information:	**Adam & Pam Larson**
Buyer's Agent:	**Susan Seller San Diego Realty Mobile: 619-992-6047 Email: susan@sandiegorealty.com**

Structure Type: Wood Frame **Foundation Type:** Slab **Furnished:** Yes **Structure Occupied:** Yes **Number of Stories:** Two

Structure Style:	**Contemporary**
Structure Orientation:	**South**

Estimated Year Built: 1998 **Unofficial Sq.Ft.:** 3517

People on Site At Time of Inspection:	**Buyer(s) Buyer's Agent Seller's Agent**

PLEASE NOTE:

This report is the exclusive property of Cantor Property Inspection and the client whose name appears herewith, and its use by any unauthorized persons is strictly prohibited.

The observations and opinions expressed within this report are those of Cantor Property Inspection and supercede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the standards of California Real Estate Inspection Association "CREIA", and those that we do not inspect are clearly disclaimed in the contract and/or in the aforementioned standards. However, some components that are inspected and found to be functional may not necessarily appear in the report, simply because we do not wish to waste our client's time by having them read an unnecessarily lengthy report about components that do not need to be serviced.

In accordance with the terms of the contract, the service recommendations that we make in this report should be completed well before the close of escrow by licensed general contractor and or certified specialized, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property. We do not endorse the work preformed by handyman service providers or unlicensed contractor's.

Report File: 12345 Main Street

SCOPE OF WORK

You have contracted with Cantor Property Inspection to perform a generalist inspection in accordance with the standards of practice established by, the California Real Estate Inspection Association (CREIA) a copy of which is available upon request. Generalist inspections are essentially visual, and distinct from those of specialists, inasmuch as they do not include the use of specialized instruments, the dismantling of equipment, or the sampling of air and inert materials. Consequently, a generalist inspection and the subsequent report will not be as comprehensive, nor as technically exhaustive, as that generated by specialists, and it is not intended to be. The purpose of a generalist inspection is to identify significant defects or adverse conditions that would warrant a specialist evaluation. Therefore, you should be aware of the limitations of this type of inspection, which are clearly indicated in the standards. However, the inspection is not intended to document the type of cosmetic deficiencies that would be apparent to the average person, and certainly not intended to identify insignificant deficiencies. Similarly, we do not inspect for vermin infestation, which is the responsibility of a licensed exterminator.

Most homes built after 1978, are generally assumed to be free of asbestos and many other common environmental contaminants. However, as a courtesy to our clients, we are including some well documented, and therefore public, information about several environmental contaminants that could be of concern to you and your family, all of which we do not have the expertise or the authority to evaluate, such as asbestos, radon, methane, formaldehyde, termites and other wood-destroying organisms, pests and rodents, molds, microbes, bacterial organisms, and electromagnetic radiation, to name some of the more commonplace ones. Nevertheless, we will attempt to alert you to any suspicious substances that would warrant evaluation by a specialist. However, health and safety, and environmental hygiene are deeply personal responsibilities, and you should make sure that you are familiar with any contaminant that could affect your home environment. You can learn more about contaminants that can affect you home from a booklet published by The environmental Protection Agency, which you can read online at www.epa.gov/iaq/pubs/insidest.htm.

Mold is one such contaminant. It is a microorganism that has tiny seeds, or spores, that are spread on the air then land and feed on organic matter. It has been in existence throughout human history, and actually contributes to the life process. It takes many different forms, many of them benign, like mildew. Some characterized as allergens are relatively benign but can provoke allergic reactions among sensitive people, and others characterized as pathogens can have adverse health effects on large segments of the population, such as the very young, the elderly, and people with suppressed immune systems. However, there are less common molds that are called toxigens that represent a serious health threat. All molds flourish in the presence of moisture, and we make a concerted effort to look for any evidence of it wherever there could be a water source, including that from condensation. Interestingly, the molds that commonly appear on ceramic tiles in bathrooms do not usually constitute a health threat, but they should be removed. However, some visibly similar molds that form on cellulose materials, such as on drywall, plaster, and wood, are potentially toxigenic. If mold is to be found anywhere within a home, it will likely be in the area of tubs, showers, toilets, sinks, water heaters, evaporator coils, inside attics with unvented bathroom exhaust fans, and return-air compartments that draw outside air, all of which are areas that we inspect very conscientiously. Nevertheless, mold can appear as though spontaneously at any time, so you should be prepared to monitor your home, and particularly those areas that we identified. Naturally, it is equally important to maintain clean air-supply ducts and to change filters as soon as they become soiled, because contaminated ducts are a common breeding ground for dust mites, rust, and other contaminants. Regardless, although some mold-like substances may be visually identified, the specific identification of molds can only be determined by specialists and laboratory analysis, and is absolutely beyond the scope of our inspection. Nonetheless, as a prudent investment in environmental hygiene, we categorically recommend that you have your home tested for the presence of any such contaminants, and particularly if you or any member of your family suffers from allergies or asthma. Also, you can learn more about mold from an Environmental Protection Agency document entitled "A Brief Guide to Mold, Moisture and Your Home," by visiting their web site at: http://www.epa.gov/iaq/molds/moldguide.html/, from which it can be downloaded.

Asbestos is a notorious contaminant that could be present in any home built before 1978. It is a naturally occurring mineral fiber that was first used by the Greek and Romans in the first century, and it has been widely used throughout the modern world in a variety of thermal insulators, including those in the form of paper wraps,

bats, blocks, and blankets. However, it can also be found in a wide variety of other products too numerous to mention, including duct insulation and acoustical materials, plasters, siding, floor tiles, heat vents, and roofing products. Although perhaps recognized as being present in some documented forms, asbestos can only be specifically identified by laboratory analysis. The most common asbestos fiber that exists in residential products is chrysotile, which belongs to the serpentine or white-asbestos group, and was used in the clutches and brake shoes of automobiles for many years. However, a single asbestos fiber is said to be able to cause cancer, and is therefore a potential health threat and a litigious issue. Significantly, asbestos fibers are only dangerous when they are released into the air and inhaled, and for this reason authorities such as the Environmental Protection Agency [EPA] and the Consumer Product Safety Commission [CPSC] distinguish between asbestos that is in good condition, or non-friable, and that which is in poor condition, or friable, which means that its fibers could be easily crumbled and become airborne. However, we are not specialists and, regardless of the condition of any real or suspected asbestos-containing material [ACM], we would not endorse it and recommend having it evaluated by a specialist.

Radon is a gas that results from the natural decay of radioactive materials within the soil, and is purported to be the second leading cause of lung cancer in the United States. The gas is able to enter homes through the voids around pipes in concrete floors or through the floorboards of poorly ventilated crawlspaces, and particularly when the ground is wet and the gas cannot easily escape through the soil and be dispersed into the atmosphere. However, it cannot be detected by the senses, and its existence can only be determined by sophisticated instruments and laboratory analysis, which is completely beyond the scope of our service. However, you can learn more about radon and other environmental contaminants and their affects on health, by contacting the Environmental Protection Agency (EPA), at www.epa.gov/radon/images/hmbuygud.pdf, and it would be prudent for you to enquire about any high radon readings that might be prevalent in the general area surrounding your home.

Lead poses an equally serious health threat. In the 1920's, it was commonly found in many plumbing systems. In fact, the word "plumbing" is derived from the Latin word "plumbum," which means lead. When in use as a component of a waste system, it is not an immediate health threat, but as a component of potable water pipes it is a definite health-hazard. Although rarely found in modern use, lead could be present in any home build as recently as the nineteen forties. For instance, lead was an active ingredient in many household paints, which can be released in the process of sanding, and even be ingested by small children and animals chewing on painted surfaces. Fortunately, the lead in painted surfaces can be detected by industrial hygienists using sophisticated instruments, but testing for it is not cheap. There are other environmental contaminants, some of which we have already mentioned, and others that may be relatively benign. However, we are not environmental hygienists, and as we stated earlier we disclaim any responsibility for testing or establishing the presence of any environmental contaminant, and recommend that you schedule whatever specialist inspections that may deem prudent within the contingency period.

SECTION NARRATIVES

Structural

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that might appear to be firm and solid can liquefy and become unstable during seismic activity. Also, there are soils that can expand to twice their volume with the influx of water and move structures with relative ease, raising and lowering them and fracturing slabs and other hard surfaces. In fact, expansive soils have accounted for more structural damage than most natural disasters. Regardless, foundations are not uniform, and conform to the structural standard of the year in which they were built. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, cracks or deteriorated surfaces in foundations are quite common. In fact, it would be rare to find a raised foundation wall that was not cracked or deteriorated in some way, or a slab foundation that did not include some cracks concealed beneath the carpeting and padding. Fortunately, most of these cracks are related to the curing process or to common settling, including some wide ones called cold-joint separations that typically contour the footings, but others can be more structurally significant and reveal the presence of expansive soils that can predicate more or less continual movement. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

Exterior

With the exception of townhomes, condominiums, and residences that are part of a planned urban development, or PUD, we evaluate the following exterior features: driveways, walkways, fences, gates, handrails, guardrails, yard walls, carports, patio covers, decks, building walls, fascia and trim, balconies, doors, windows, lights, and outlets. However, we do not evaluate any detached structures, such as storage sheds and stables, and we do not water test or evaluate subterranean drainage systems or any mechanical or remotely controlled components, such as driveway gates. Also, we do not evaluate landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. In addition, we do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this could only be confirmed by a geological evaluation of the soil.

Roof

There are many different roof types, which we evaluate by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method that was used to evaluate them. Every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or other prevalent weather conditions, and the regularity of its maintenance. Regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material, and this is equally true of almost all roofs. In fact, the material on the majority of pitched roofs is not designed to be waterproof only water-resistant. However, what remains true of all roofs is that, whereas their condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings, or on the framing within attics, could be old and will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only the installers can credibly guarantee that a roof will not leak, and they do. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company.

Plumbing

Plumbing systems have common components, but they are not uniform. In addition to fixtures, these components include gas pipes, water pipes, pressure regulators, pressure relief valves, shut-off valves, drain and vent pipes, and water-heating devices, some of which we do not test if they are not in daily use. The best and most dependable water pipes are copper, because they are not subject to the build-up of minerals that bond within galvanized pipes, and gradually restrict their inner diameter and reduce water volume. Water softeners can remove most of these minerals, but not once they are bonded within the pipes, for which there would be no remedy other than a re-pipe. The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. In fact, whenever the street pressure exceeds eighty pounds per square inch a regulator is recommended, which typically comes factory preset between forty-five and sixty-five pounds per square inch. However, regardless of the pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress the washers and diaphragms within the various components.

Waste and drainpipes pipes are equally varied, and range from modern ABS ones [acrylonitrile butadiene styrene] to older ones made of cast-iron, galvanized steel, clay, and even a cardboard-like material that is coated with tar. The condition of these pipes is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains. Nonetheless, blockages will occur in the life of any system, but blockages in drainpipes, and particularly in main drainpipes, can be expensive to repair, and for this reason we recommend having them video-scanned. This could also confirm that the house is connected to the public sewer system, which is important because all private systems must be evaluated by specialists.

Electrical

There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. What is most significant about electrical systems however is that the national electrical code [NEC] is not retroactive, and therefore many residential systems do not comply with the latest safety standards. Regardless, we are not electricians and in compliance with our standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, in the interests of safety, we regard every electrical deficiency and recommended upgrade as a latent hazard that should be serviced as soon as possible, and that the entire system be evaluated and certified as safe by an electrician. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend some upgrades for which we would disclaim any further responsibility. However, we typically recommend upgrading outlets to have ground fault protection, which is a relatively inexpensive but essential safety feature. These outlets are often referred to as GFCI's, or ground fault circuit interrupters and, generally speaking, have been required in specific locations for more than thirty years, beginning with swimming pools and exterior outlets in 1971, and the list has been added to ever since: bathrooms in 1975, garages in 1978, spas and hot tubs in 1981, hydro tubs, massage equipment, boat houses, kitchens, and unfinished basements in 1987, crawlspaces in 1990, wet bars in 1993, and all kitchen countertop outlets with the exception of refrigerator and freezer outlets since 1996. Similarly, AFCI's or arc fault circuit interrupters, represent the very latest in circuit breaker technology, and have been required in all bedroom circuits since 2002. However, inasmuch as arc faults cause thousands of electrical fires and hundreds of deaths each year, we categorically recommend installing them at every circuit as a prudent safety feature.

Heating and Air Conditioning

The components of most heating and air-conditioning systems have a design-life ranging from ten to twenty years, but can fail prematurely with poor maintenance, which is why we apprise you of their age whenever possible. We test and evaluate them in accordance with the standards of practice, which means that we do not dismantle and inspect the concealed portions of evaporator and condensing coils, the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, ducts and in-line duct-motors or dampers. We perform a conscientious evaluation of both systems, but we are not specialists. However, even the most modern heating systems can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. Therefore, in accordance with the terms of our contract, it is essential that any recommendations that we make for service or a second opinion be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

Chimney

The Chimney Safety Institute of America has published industry standards for the inspection of chimneys, and on January 13, 2000, the National Fire Protection Association adopted these standards as code, known as NFPA 211. Our inspection of masonry and factory-built chimneys to what is known as a Level-One inspection, which is purely visual and not to be confused with Level-Two, and Level-Three inspections, which are performed by qualified specialists with a knowledge of codes and standards, and typically involves dismantling components and/or investigations with video-scan equipment and other means to evaluate chimneys.

Living

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. However, we do not evaluate window treatments, or move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Similarly, there are a number of environmental pollutants that we have already elaborated upon, the specific identification of which is beyond the scope of our service but which can become equally contentious. In addition, there are a host of lesser contaminants, such as that from moisture penetrating carpet-covered cracks in floor slabs, as well as odors from household pets and cigarette smoke that can permeate walls, carpets, heating and air conditioning ducts, and other porous surfaces, and which can be difficult to eradicate. However, inasmuch as the sense of smell adjusts rapidly, and the sensitivity to such odors is certainly not uniform, we recommend that you make this determination for yourself, and particularly if you or any member of your family suffers from allergies or asthma, and then schedule whatever remedial services may be deemed necessary before the close of escrow.

Bedrooms

In accordance with the standards of practice, our inspection of bedrooms includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. We evaluate windows to ensure that they meet light and ventilation requirements and facilitate an emergency exit or egress, but we do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

Bathrooms

In accordance with industry standards, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans, which is usually the responsibility of a termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants.

Kitchen

We test kitchen appliances for their functionality, and cannot evaluate them for their performance nor for the variety of their settings or cycles. However, if they are older than ten years, they may well exhibit decreased efficiency. Also, many older gas and electric ranges are not secured and can be easily tipped, particularly when any weight is applied to an open range door, and all such appliances should be confirmed to be secure. Regardless, we do not inspect the following items: free-standing appliances, refrigerators, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills or rotisseries, timers, clocks, thermostats, the self-cleaning capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards.

Pool/Spa

Pools and spas do leak, but without specialized equipment this may be impossible to confirm. However, it could become apparent from secondary evidence during our inspection, which is purely visual. Regardless, the owner or the occupant of a property would be aware that the water level drops regularly and must be topped off, and this should be disclosed. Unusually high water bills could reveal this, but only a pressure test of the pipes, a dye test of cracks, or a geo-phone test of specific areas would confirm it, and any such specialized test is beyond the scope of our service. Therefore, you should ask the sellers to guarantee that the spa does not leak, request to review the water bills for a twelve-month period, or obtain comprehensive insurance to cover such an eventuality.

Hallway

Our evaluation of hallways is identical to that of living space, except that we pay particular attention to safety issues, such as those involving handrails, guardrails, and smoke detectors.

Stairs

Our evaluation of staircases is identical to that of living space, except that we pay particular attention to safety issues, such as those involving handrails, guardrails, and smoke detectors.

Laundry

In accordance with industry standards, we do not test clothes dryers, nor washing machines and their water connections and drainpipes. However, there are two things that you should be aware of. The water supply to washing machines is usually left on, and their hoses can leak or burst under pressure and continue to flow. Therefore, we recommend replacing the rubber hose type with newer braided stainless steel ones that are much more dependable. You should also be aware that the newer washing machines discharge a greater volume of water than many of the older drainpipes can handle, which causes the water to back up and overflow, and the only remedy would be to replace the standpipe and trap with one that is a size larger.

Garage

It is not uncommon for moisture to penetrate garages, because their slabs are on-grade. Evidence of this is typically apparent in the form of efflorescence, or salt crystal formations, that result when moisture penetrates the concrete slab or sidewalls. This is a common with garages that are below grade, and some sidewalls are even cored to relieve the pressure that can build up behind them, and which actually promotes drainage through the garage. Also, if there is living space above the garage, that space will be seismically vulnerable. Ideally, the columns and beams around the garage door will be made of structural steel, but in many residences these components are made of wood but could include some structural accessories, such as post-straps and hold-downs, and plywood shear paneling. However, we are not an authority in such matters, and you may wish to discuss this further with a structural engineer. In addition, and inasmuch as garage door openings are not standard, you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles.

Attic

In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

Section 1.0 - Structural

Various Hard Surfaces

Common Observations

Informational Conditions

1.1 - There are common settling, or curing, cracks in the hard surfaces. This is somewhat predictable, and is typically not regarded as being structurally significant, but we are not specialists and you may wish to have this confirmed by one.

Structural Elements

Identification of Wall Structure

Informational Conditions

1.2 - The walls are conventionally framed with wooden studs.

Identification of Floor Structure

Informational Conditions

1.3 - The floor structure consists of a poured slab, that should include reinforcing steel.

Identification of Ceiling Structure

Informational Conditions

1.4 - The ceiling structure consists of engineered joists that are part of a prefabricated truss system.

Identification of Roof Structure

Informational Conditions

1.5 - The roof structure consists of a prefabricated truss system.

Slab Foundation

General Comments

Informational Conditions

1.6 - This residence has a slab foundation. Such foundations vary considerably from older ones that have no moisture barrier under them and no reinforcing steel within them to newer ones that have both. Our inspection of slab foundations conforms to industry standards, which is that of a generalist and not a specialist. We check the

visible portion of the stem walls on the outside for any evidence of significant cracks or structural deformation, but we do not move furniture or lift carpeting and padding to look for cracks or moisture penetration, and we do not use any of the specialized devices that are used to establish relative elevations and confirm differential movement. Significantly, many slabs are built or move out of level, but the average person may not become aware of this until there is a difference of more than one inch in twenty feet, which most authorities regard as being tolerable. Many slabs are found to contain cracks when the carpet and padding are removed, including some that contour the edge and can be quite wide. They typically result from shrinkage and usually have little structural significance. However, there is no absolute standard for evaluating cracks, and those that are less than 1/4" and which exhibit no significant vertical or horizontal displacement are generally not regarded as being significant. Although they typically do result from common shrinkage, they can also be caused by a deficient mixture of concrete, deterioration through time, seismic activity, adverse soil conditions, and poor drainage, and if they are not sealed they can allow moisture to enter a residence, and particularly if the residence is surcharged by a hill or even a slope, or if downspouts discharge adjacent to the slab. However, in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert, and we would be happy to refer one.

Method of Evaluation

Informational Conditions

1.7 - We evaluated the slab foundation on the exterior, by examining the stem walls that project above the footing at the base of the house walls. The interior portions of the slab, which is also known as the slab floor, have little structural significance and, inasmuch as they are covered and not visually accessible, it is beyond the scope of our inspection.

Common Observations

Informational Conditions

1.8 - Anchor bolts attaching the structure to the foundation were not visible, due to wall finishes. Based on the age of construction and building requirements at the time of construction, it may be assumed that anchor bolts were installed when the home was originally constructed. There were no visible or significant abnormalities in the slab foundation.

Section 2.0 - Exterior

Site & Other Observations

Renovations & Additions

Informational Conditions

2.1 - Additions and or remodeling have been made to this property. Therefore, you should request documentation that should include permits and any warranties or guarantees that might be applicable, because we do not approve of, or tacitly endorse, any work that was completed without permits, and latent defects could exist.

Property Line Encroachment

Informational Conditions

2.2 - We do not have the expertise or the authority to establish property lines or square footage of the lot or home, which are determined by surveyors, appraisers, or government officials. Consult your agent for further recommendations and reports regarding these items.

Auxiliary Structures

Informational Conditions

2.3 - We do not evaluate auxiliary structures as part of our service. However, you should obtain the necessary permits because we do not tacitly endorse any structure that was installed or built without permits, and latent defects could exist.

Grading & Drainage

General Comments

Informational Conditions

2.4 - Water can be destructive and foster conditions that are deleterious to health. For this reason, the ideal property will have soils that slope away from the residence and the interior floors will be several inches higher than the exterior grade. Also, the residence will have roof gutters and downspouts that discharge into area

drains with catch basins that carry water away to hard surfaces. However, we cannot guarantee the condition of any subterranean drainage system, but if a property does not meet this ideal, or if any portion of the interior floor is below the exterior grade, we cannot endorse it and recommend that you consult with a grading and drainage contractor, even though there may not be any evidence of moisture intrusion. The sellers or occupants will obviously have a more intimate knowledge of the site than we could possible hope to have during our limited visit, however we have confirmed moisture intrusion in residences when it was raining that would not have been apparent otherwise. Also, in conjunction with the cellulose material found in most modern homes, moisture can facilitate the growth of biological organisms that can compromise building materials and produce mold-like substances that can have an adverse affect on health.

Interior-Exterior Elevations

Informational Conditions

2.5 - There is an adequate difference in elevation between the exterior grade and the interior floors that should ensure that moisture intrusion would not threaten the living space, but of course we cannot guarantee that.

Flat & Level Pad

Informational Conditions

2.6 - The residence is situated on a moderately sloped lot, which would typically not need a geological evaluation. However, in as much as we do not have the authority of a geologist, you may wish to have a site evaluation.

Drainage Mode

Informational Conditions

2.7 - Drainage is facilitated by soil percolation, hard surfaces, area drains, and full or partial gutters. We did not observe any evidence of moisture threatening the living space. However, the area drains must be kept clean or moisture intrusion could result.

Other Conditions

2.8 - There is an area at the front of the home, where water will be directed toward the foundation instead of away from it, as recommended. This not only allows for the possibility of moisture intrusion, but also differential settling, et cetera. Further evaluation by a licensed foundation/drainage contractor is advised.

Area Drains

Informational Conditions

2.9 - The property is served by area drains that appear to be in acceptable condition. However, because it is impossible to see inside them, the seller should guarantee that the drains are functional, or they should be flushed through to the street before the close of escrow. Surface water carries minerals and silt that is deposited inside the pipes and hardens in the summer months to the consistency of wet concrete, which can impede drainage and require the pipes to be cleared by a rooter service.

House Wall Finish

House Wall Finish Type

Informational Conditions

2.10 - The house walls are finished with stucco.

House Wall Finish Observations

Informational Conditions

2.11 - The house wall finish is in acceptable condition.

2.12 - There are typical cracks in the stucco, which you should view for yourself. All cracks result from movement, and are structural in that respect, but the vast majority of them have only a cosmetic significance. However, you may wish to have this confirmed by a licensed stucco contractor.

Exterior Components

General Comments

Informational Conditions

2.13 - It is important to maintain a property, including painting or sealing walkways, decks, and other hard surfaces, and it is particularly important to keep the house walls sealed, which provide the only barrier against deterioration. Unsealed cracks around windows, doors, and thresholds can permit moisture intrusion, which is the principle cause of the deterioration of any surface. Unfortunately, the evidence of such intrusion may only be obvious when it is raining. We have discovered leaking windows while it was raining that may not have been apparent otherwise. Regardless, there are many styles of windows but only two basic types, single and dual-glazed. Dual-glazed windows are superior, because they provide a thermal as well as an acoustical barrier. However, the hermetic seals on these windows can fail at any time, and cause condensation to form between the panes. Unfortunately, this is not always apparent, which is why we disclaim an evaluation of hermetic seals. Nevertheless, in accordance with industry standards, we test a representative number of unobstructed windows, and ensure that at least one window in every bedroom is operable and facilitates an emergency exit.

Driveways

Informational Conditions

2.14 - The driveway is in acceptable condition.

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

Walkways

Informational Conditions

2.16 - The walkways are in acceptable condition.

2.17 - The walkways have common cracks and damage noted throughout, which are not in need of repair, but may pose as a trip hazard.

Yard Walls

Informational Conditions

2.18 - The yard walls may have some cosmetic damage, but are functional.

2.19 - Some portions of the yard walls are obscured by foliage or other material and could not be fully examined.

Fences & Gates

Informational Conditions

2.20 - The fences and gates are serviceable, and would not need service at this time.

2.21 - Portions of the fences are obscured by foliage or other material, which prevents a thorough inspection.

2.22 - Sections of the wrought iron fence have typical rust damage and should be serviced or monitored.

2.23 - Removing the soil from the bottom rails of the wrought iron fences will extend their life.

Fascia & Trim

Informational Conditions

2.24 - The fascia board and trim are in acceptable condition.

Sliding Glass Doors

Informational Conditions

2.25 - The sliding glass doors are tempered and in acceptable condition.

Exterior Wooden Doors

Informational Conditions

2.26 - The exterior doors are in acceptable condition.

Patio Covers or Gazebos

Informational Conditions

2.27 - The front porch cover is part of the main roof system and is in acceptable condition.

Other Conditions

2.28 - The rear aluminum patio covers are functional, however, there a couple of damaged 1x1 on the top of the cover over the barbeque.

Wood & Masonry Decks

Informational Conditions

2.29 - The wood deck and guardrails are in acceptable condition, and should be maintained and periodically sealed.

Porches or Stoops

Informational Conditions

2.30 - The porch is in acceptable condition.

Steps & Handrails

Informational Conditions

2.31 - The steps are in acceptable condition.

Other Conditions

2.32 - As a safety precaution, we recommend installing handrails on steps that have three or more risers, and particularly if children or the elderly visit or occupy the property.

Screens

Informational Conditions

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

2.34 - A few of the window screens are damaged, and you may wish to have them repaired.

Outlets

Informational Conditions

2.35 - The outlets that were tested are functional and include ground-fault protection.

Other Conditions

2.36 - The ground-fault protected outlet in the rear, near the rear fence, does not trip on test, and should be replaced by a licensed electrician.

Lights

Informational Conditions

2.37 - The lights outside the doors of the residence are functional. However, we do not inspect or evaluate decorative lights.

Patios

Informational Conditions

2.38 - The concrete patio is in functional condition, with only common hairline cracking noted.

Barbeque Area

Components and Conditions Needing Service

2.39 - The barbeque area was not inspected and is not part of this report. However, the following was noted: There is no outlet for the refrigerator to plug into. An extension cord wire is currently run over to, and is improperly attached to the backside of an outlet. Further evaluation and repair by a licensed electrician is advised.

Section 3.0 - Roof

Concrete Tile Roof

General Comments

Informational Conditions

3.1 - Concrete tile roofs are among the most expensive and durable of all roofs, and are warranted by the manufacturer to last for forty years or more, but are usually only guaranteed against leaks by the installer from three to five years. Like other pitched roofs, they are not designed to be waterproof, only water resistant, and are dependant on the integrity of the waterproof membrane beneath them, which cannot be seen without removing the tiles, but which can be split by movement, deteriorated through time, or by ultra-violet contamination. Significantly, although there is some leeway in installation specifications, the type and quality of membranes that are installed can vary from one installer to another, and leaks do occur. The majority of leaks result when a roof has not been well maintained or kept clean, and we recommend servicing them annually.

Method of Evaluation

Informational Conditions

3.2 - We evaluated the roof and its components by walking on its surface.

3.3 - Solar panels for the pool limited the inspection of the roof on the south side of the home.

Estimated Age

Informational Conditions

3.4 - The roof appears to be the same age as the residence, or 13 years old.

Roofing Material

Informational Conditions

3.5 - The roof is in acceptable condition, but this is not a guarantee against leaks. For a guarantee, you would need to have a roofing company perform a water-test and issue a roof certification.

Other Conditions

3.6 - There is one cracked tile at the rear of the roof, near the chimney, and one displaced tile, at the roof to wall on the West side of the roof. Further evaluation and repair by a licensed roofer is advised.

Flashings

Informational Conditions

3.7 - The roof flashings are in acceptable condition.

Other Conditions

3.8 - Some of the roof flashings need to be sealed or serviced. They are comprised of metal that seals valleys and vents and other roof penetrations, and are the most common point of leaks. This is particularly true of the flashings on a layered roof, which are covered by the roofing material and which are even more susceptible to leaks.

Some of the roof flashings need to be sealed or serviced – *Continued*

Gutters & Drainage
Functional Components and Conditions

3.9 - The gutters appear to be in acceptable condition. However, without water in them it is difficult to judge whether they are correctly pitched to direct water into the downspouts, but they should function as they were intended.

Potable Water Supply Pipes
Water Main Shut-off Location
Informational Conditions

4.1 - The 1" copper main water shut-off valve is located inside the garage.

Pressure Regulators
Components and Conditions Needing Service

4.2 - The pressure inside the residence is 90 PSI, which is too high, and will stress components of the system. A licensed plumber should reduce the pressure at the regulator to sixty pounds per square inch, which is optimum. However, the regulator may have failed and may need to be replaced.

Pressure Relief Valves
Informational Conditions

4.3 - There is a pressure relief valve on the plumbing system, as required.

Copper Water Pipes
Informational Conditions

4.4 - The potable water pipes are in acceptable condition.

General Gas Components
Gas Main Shut-Off Location
Informational Conditions

4.5 - The gas main shut-off is located on the garage side yard. You should be aware that gas leaks are not uncommon, particularly underground ones, and that they can be difficult to detect without the use of sophisticated instruments, which is why natural gas is odorized in the manufacturing process. Therefore, we recommend that you request a recent gas bill from the sellers, so that you can establish a norm and thereby be alerted to any potential leak.

Gas SupplyPipes
Informational Conditions

4.6 - The visible portions of the gas pipes appear to be in acceptable condition.

Gas Water Heaters
General Comments
Informational Conditions

4.7 - There are a wide variety of residential water heaters that range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak. So it is always wise to have them installed over a drain pan plumbed to the exterior. Also, it is prudent to flush them annually to remove minerals that include the calcium chloride bi-product of many water softening systems. The water temperature should be set at a minimum of 110 degrees fahrenheit to kill microbes and a maximum of 140 degrees to prevent scalding. Also, water heaters can be dangerous if they are not seismically secured and equipped with either a pressure/temperature relief valve and discharge pipe plumbed to the exterior, or a Watts 210 gas shut-off valve.

Age Capacity & Location
Informational Conditions

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

Common Observations

Informational Conditions

4.9 - The water heater is functional, but beyond its warranty period and replacement may be needed in the near future.

4.10 - Personal items blocked access to the water heater. Inspection was very limited. Further evaluation when fully accessible and before the close of escrow is advised

Water Shut-Off Valve & Connectors

Informational Conditions

4.11 - The shut-off valve and water connectors are functional.

Other Conditions

4.12 - There is minor corrosion noted on the hot supply line connector, which should be cleaned off and monitored in the future.

Gas Shut-Off Valve & Connector

Informational Conditions

4.13 - The gas control valve and its connector at the water heater are functional.

Vent Pipe & Cap

Informational Conditions

4.14 - The vent pipe is functional.

Relief Valve & Discharge Pipe

Functional Components and Conditions

4.15 - The water heater is equipped with a mandated pressure-temperature relief valve and discharge pipe, which is extended to the exterior.

Drain Valve

Informational Conditions

4.16 - The drain valve is in place and presumed to be functional.

Combustion Air Vents

Functional Components and Conditions

4.17 - The water heater does have appropriate combustion-air vents.

Seismic Straps

Informational Conditions

4.18 - The water heater is seismically secured.

Irrigation or Sprinklers

General Comments

Informational Conditions

4.19 - There are a wide variety of irrigation components, such as pipes that could include old galvanized ones, more dependable copper ones, and modern polyvinyl ones that are commonly referred to as PVC. However, among the latter, the quality can range from a dependable thick-walled type to a less dependable thin-walled type, and it is not uncommon to find a mixture of them. To complicate matters, significant portions of these pipes cannot be examined because they are buried. Therefore, we identify a system based on what type of pipe that can be seen. However, our inspection only includes the visible portions of the system, and we do not test each component, nor search below vegetation for any concealed hose bibs, actuators, risers, or heads. We test every visually accessible manual sprinkler actuator and evaluate its coverage, but due to the variety and complexity of many automatic control panels we do not test them. However, inasmuch as the actuators are under pressure, we look for any evidence of damage or leakage, but recommend that you have the sellers demonstrate an automatic sprinkler system before the close of escrow and indicate any seasonal changes that they may make to the program.

Automatic Sprinklers

Informational Conditions

4.20 - We do not evaluate sprinkler systems, which should be demonstrated by the sellers.

Hose Bibs

Functional Components and Conditions

4.21 - The hose bibs are functional, but we may not have located and tested every one on the property.

Waste & Drainage Systems

General Comments

Informational Conditions

4.22 - We attempt to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a video-scan of the main line would confirm its actual condition. However, you can be sure that blockages will occur, usually relative in severity to the age of the system, and will range from minor ones in the branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main line. The minor ones are easily cleared, either by chemical means or by removing and cleaning the traps. However, if tree roots grow into the main drain that connects the house to the public sewer, repairs could become expensive and might include replacing the entire main line. For these reasons, we recommend that you ask the sellers if they have ever experienced any drainage problems, or you may wish to have the main waste line video-scanned before the close of escrow. Failing this, you should obtain an insurance policy that covers blockages and damage to the main line. However, most policies only cover plumbing repairs within the house, or the cost of rooter service, most of which are relatively inexpensive.

Type of Material

Informational Conditions

4.23 - The visible portions of the drainpipes are a modern acrylonitrile butadiene styrene type, or ABS.

Drain Waste & Vent Pipes

Informational Conditions

4.24 - Based on industry recommended water tests, the drainpipes are functional at this time. However, only a video-scan of the main drainpipe could confirm its actual condition.

Section 5.0 - Electrical

Main Panel

General Comments

Informational Conditions

5.1 - National safety standards require electrical panels to be weatherproof, readily accessible, and have a minimum of thirty-six inches of clear space in front of them for service. Also, they should have a main disconnect, and each circuit within the panel should be clearly labeled. Industry standards only require us to test a representative number of accessible switches, receptacles, and light fixtures. However, we attempt to test every one that is unobstructed, but if a residence is furnished we will obviously not be able to test each one.

Service Entrance

Informational Conditions

5.2 - The main conductor lines are underground, or part of a lateral service entrance. This is characteristic of modern electrical services but, inasmuch as the service lines are underground and cannot be seen, they are not evaluated as part of our service.

Panel Size & Location

Informational Conditions

5.3 - The residence is served by a 200 amp, 220 volt panel, located on the left side of the garage.

Main Panel Observations

Informational Conditions

5.4 - The panel and its components have no visible deficiencies.

Panel Cover Observations

Informational Conditions

5.5 - The exterior panel cover is in acceptable condition.

5.6 - The interior panel cover is in acceptable condition, however, the screw, which secures the cover is missing.

Wiring Observations

Informational Conditions

5.7 - The visible portions of the wiring has no visible deficiencies. We did not observe any burnt, scorched, or damaged wiring in panel.

5.8 - The residence is wired with a modern vinyl conduit known as Romex.

Circuit Breakers

Informational Conditions

5.9 - There are no visible deficiencies with the circuit breakers.

Grounding

Informational Conditions

5.10 - The panel is grounded to foundation steel, known also as a UFR ground.

Sub Panels

General Comments

Informational Conditions

5.11 - Sub-panels are often located inside residences, but they should not be located inside clothes closets, where they might be concealed and could impede an emergency disconnect. Additionally, when they are located outside they are required to be weatherproof, unobstructed, and easily accessible, and their circuits should be clearly labeled.

Sub Panel Location

Informational Conditions

5.12 - The sub panel is located in the pool/spa equipment area.

Sub Panel Observations

Informational Conditions

5.13 - The electrical sub panel has no visible deficiencies.

Panel Cover Observations

Informational Conditions

5.14 - The exterior panel cover is in acceptable condition.

5.15 - The interior cover is in acceptable condition.

Wiring Observations

Informational Conditions

5.16 - There are no visible deficiencies with the wiring in the sub panel.

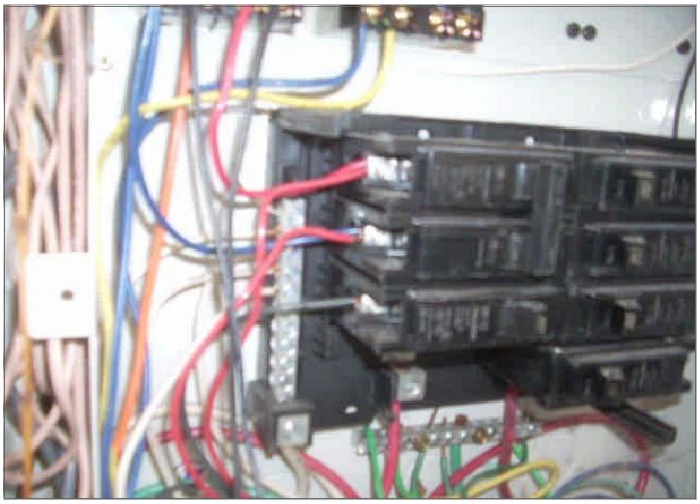
Circuit Breakers

Informational Conditions

5.17 - The circuit breakers have no visible deficiencies.

Components and Conditions Needing Service

5.18 - Two twenty-amp circuit breakers are serving two circuits in the sub panel, which could overload the circuits. Further evaluation and repair by a licensed electrician is advised.



Grounding

Informational Conditions

5.19 - The panel grounding is correct.

Section 6.0 - Heating and Air Conditioning

HVAC Split Systems

Age & Location

Informational Conditions

6.1 - Central heat and air-conditioning are provided by dual systems, consisting of one 100,000 BTU 14 year old, and one 75,000 13 year gas furnaces, located in the attic, with evaporator coils that are attached to each furnace, and two 13-year-old condensing coils that are located on the right side of the house.

Common Observations

Informational Conditions

6.2 - The split systems are newer and both are functional.

Furnace

Informational Conditions

6.3 - Both furnaces were functional when tested.

Vent Pipe

Informational Conditions

6.4 - The vent pipes have no visible deficiencies.

Circulating Fan

Informational Conditions

6.5 - The circulating fans are clean and functional.

Gas Valve & Connector

Informational Conditions

6.6 - The gas valves and connectors are in acceptable condition.

Other Conditions

6.7 - The gas feed lines that passes through the furnaces sidewalls are flexible. Today, it is required to be rigid until it passes beyond the furnace, and then flexible to the point where it connects to the gas valve. Therefore, you may wish to have it retrofitted to meet the latest standard.

Combustion-Air Vents

Informational Conditions

6.8 - The combustion-air vents appear to be adequate to support complete combustion.

Return-Air Compartment

Informational Conditions

6.9 - The return-air compartments are in acceptable condition.

Evaporator Coil

Informational Conditions

6.10 - The evaporator coils are functional.

Condensate Drainpipe

Informational Conditions

6.11 - The condensate pipes discharge at a bathroom sink drain.

Drip Pan

Informational Conditions

6.12 - The drip pans are functional.

Condensing Coil

Functional Components and Conditions

6.13 - The condensing coils were functional when tested.

Other Conditions

6.14 - The condensing coils are raised to prevent moisture contamination, but not the recommended height of three inches above the surrounding grade. Lowering the grades around the condensing coils is advised.

Condensing Coil Disconnect
Informational Conditions

6.15 - The electrical disconnects at the condensing coils were functional.

Refrigerant Lines
Informational Conditions

6.16 - The refrigerant lines are in acceptable condition.

Differential Temperature Readings
Informational Conditions

6.17 - The air-conditioning systems responded and achieved an acceptable differential temperature splits between the air entering the systems and that coming out, of eighteen degrees or more.

Thermostats
Informational Conditions

6.18 - The thermostats were functional when tested.

Registers
Informational Conditions

6.19 - The registers are reasonably clean and functional.

Flexible Ducting
Informational Conditions

6.20 - The ducts have no visible deficiencies. They are a modern flexible type that are comprised of an outer plastic sleeve and a clear inner liner that contains fiberglass insulation.

Section 7.0 - Chimney

Living Room Chimney

General Prefabricated
Informational Conditions

7.1 - There are a wide variety of pre-fabricated chimneys, which are constructed on site with approved components. We perform a competent inspection of them, but we are not specialists, and our inspection of them is limited to those areas that can be viewed without dismantling any portion of them, and we cannot guarantee that any particular component is the one stipulated for use by the manufacturer. For instance, experience has taught us that many prefabricated chimneys have been fitted with architectural shrouds that are not approved by the manufacturer, and which can inhibit drafting and convectional cooling. However, we recommend a level-two inspection by a qualified specialist within the contingency period or before the close of escrow, as recommended by NFPA standards "upon the sale or transfer of a property."

Common Observations
Informational Conditions

7.2 - The chimney walls appear to be in acceptable condition.

Weather Cap-Spark Arrestor
Informational Conditions
7.3 - The chimney has a functional weather cap/spark arrestor.
Chimney Flashings
Informational Conditions
7.4 - The chimney flashings are in acceptable condition.
Chimney Flue
Informational Conditions
7.5 - The portions of the flue that are visible appear to be in acceptable condition.
7.6 - A complete view of the chimney flue is not possible, and you may wish to have it video scanned.
Fireplace
Informational Conditions
7.7 - The fireplace is in acceptable condition.
Damper
Informational Conditions
7.8 - The damper is functional.
Log Starter
Functional Components and Conditions
7.9 - The log starter is functional.

Ornamental
Informational Conditions
7.10 - The ornamental gas log fire is functional.
Glass Doors
Informational Conditions
7.11 - The fireplace glass doors are functional.
7.12 - The fireplace screen was functional.
Hearth
Informational Conditions
7.13 - The hearth is in acceptable condition.
Mantle
Informational Conditions
7.14 - The fireplace mantle is in acceptable condition.

Family Room Chimney

General Prefabricated
Informational Conditions
7.15 - There are a wide variety of pre-fabricated chimneys, which are constructed on site with approved components. We perform a competent inspection of them, but we are not specialists, and our inspection of them is limited to those areas that can be viewed without dismantling any portion of them, and we cannot guarantee that any particular component is the one stipulated for use by the manufacturer. For instance, experience has taught us that many prefabricated chimneys have been fitted with architectural shrouds that are not approved by the manufacturer, and which can inhibit drafting and convectional cooling. However, we recommend a level-two inspection by a qualified specialist within the contingency period or before the close of escrow, as recommended by NAPA standards "upon the sale or transfer of a property."
Common Observations
Informational Conditions
7.16 - The chimney walls appear to be in acceptable condition.
Weather Cap-Spark Arrestor
Informational Conditions
7.17 - The chimney has a functional weather cap/spark arrestor.
Chimney Flashings
Informational Conditions
7.18 - The chimney flashings are in acceptable condition.

Chimney Flue
Informational Conditions
7.19 - The portions of the flue that are visible appear to be in acceptable condition.
7.20 - A complete view of the chimney flue is not possible, and you may wish to have it video scanned.
Fireplace
Informational Conditions
7.21 - The fireplace is in acceptable condition.
Other Conditions
7.22 - There is a hairline crack in the right refractory panel, that should be monitored in the future. Replacement of the panel is advised if the cracks increase in size.
Damper
Informational Conditions
7.23 - The damper is functional.
Log Starter
Functional Components and Conditions
7.24 - The log starter is functional.
Ornamental
Informational Conditions
7.25 - The ornamental gas log fire is functional.
Glass Doors
Informational Conditions
7.26 - The fireplace glass doors are functional.
7.27 - The screen on the face of the fireplace is functional.
Hearth
Informational Conditions
7.28 - The hearth is in acceptable condition.
Mantle
Informational Conditions
7.29 - The fireplace mantle is in acceptable condition.

Bedroom Chimney
General Prefabricated
Informational Conditions
7.30 - There are a wide variety of pre-fabricated chimneys, which are constructed on site with approved components. We perform a competent inspection of them, but we are not specialists, and our inspection of them is limited to those areas that can be viewed without dismantling any portion of them, and we cannot guarantee that any particular component is the one stipulated for use by the manufacturer. For instance, experience has taught us that many prefabricated chimneys have been fitted with architectural shrouds that are not approved by the manufacturer, and which can inhibit drafting and convectional cooling. However, we recommend a level-two inspection by a qualified specialist within the contingency period or before the close of escrow, as recommended by NAPA standards "upon the sale or transfer of a property."
Weather Cap-Spark Arrestor
Informational Conditions
7.31 - The chimney has a functional weather cap/spark arrestor.
Chimney Flashings
Informational Conditions
7.32 - The chimney flashings are in acceptable condition.
Chimney Flue
Informational Conditions
7.33 - The portions of the flue that are visible appear to be in acceptable condition.
Fireplace
Informational Conditions
7.34 - This fireplace is a gas only appliance. The fireplace did respond when tested using the wall switch.
Ornamental
Informational Conditions
7.35 - The ornamental gas log fire is functional.

Glass Doors

Other Conditions

7.36 - The fireplace glass doors are functional, however, condensation stains were noted on the glass, which is not unusual, and be cleaned off.

Section 8.0 - Living

Indoor Environmental Issues

Environmental Observations

Informational Conditions

8.1 - We did not test for mold or measure indoor air quality, which the Consumer Product safety Commission ranks fifth among potential contaminants. Regardless, a person's health is a truly personal responsibility, and inasmuch as we did not inspect for mold or test for other environmental contaminants we recommend that you schedule an inspection by an environmental hygienist before the close of escrow. And this would be imperative if you or any member of your family suffers from allergies or asthma, and could require the sanitizing of air ducts and other concealed areas.

Note: Mold cannot exist without moisture. Therefore, any moisture whatsoever, whether it be from inadequate grading and drainage, a leaking roof, window, or door, or moisture from a faulty exhaust vent, a condensate pipe, an evaporator coil, or a component of a plumbing system should be serviced immediately, or the potential for mold infestation will remain.

Main Entry

Furnished Residence Comment

Informational Conditions

8.2 - The residence is furnished, and in accordance with industry standards we only inspect those surfaces that are exposed and readily accessible. We do not move furniture, lift carpets, nor remove or rearrange items within closets and cabinets.

Doors

Informational Conditions

8.3 - The doors are functional.

Flooring

Informational Conditions

8.4 - The floor has no significant defects.

Walls & Ceiling

Informational Conditions

8.5 - The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

Functional Components and Conditions

8.6 - The window is functional.

Lights

Functional Components and Conditions

8.7 - The lights are functional.

Other Conditions

8.8 - The dimmer switch that operates the can lights in the living room is damaged. Further evaluation and repair by a licensed electrician is advised.

The dimmer switch that operates the can lights in the living room is damaged - *Continued*

Outlets
Functional Components and Conditions
8.9 - The outlets that were tested are functional.

Living Room

Flooring
Informational Conditions
8.10 - The floor has no significant defects.
Walls & Ceiling
Informational Conditions
8.11 - The walls and ceiling are in acceptable condition.
Dual-Glazed Windows
Informational Conditions
8.12 - Tinting has been added to the some or all of the windows. Adding tinting to window will sometimes void a manufactures warranty.
Other Conditions
8.13 - The windows are functional, however, one of the operable windows does not close and latch properly, and should be serviced.
The windows are functional - *Continued*

Lights
Other Conditions
8.14 - The ceiling lights could not be tested, due to the dimmer switch being damaged. Further evaluation and

repair by a licensed electrician is advised.

Outlets

Functional Components and Conditions

8.15 - The outlets that were tested are functional.

Dining Room

Flooring

Informational Conditions

8.16 - The floor has no significant defects.

Walls & Ceiling

Informational Conditions

8.17 - The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

Functional Components and Conditions

8.18 - The windows are functional.

Informational Conditions

8.19 - Tinting has been added to the some or all of the windows. Adding tinting to window will sometimes void a manufactures warranty.

Lights

Functional Components and Conditions

8.20 - The lights are functional.

Outlets

Functional Components and Conditions

8.21 - The outlets that were tested are functional.

Family Room

Doors

Functional Components and Conditions

8.22 - The door is functional.

Flooring

Informational Conditions

8.23 - The floor has no significant defects.

Walls & Ceiling

Informational Conditions

8.24 - The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

Functional Components and Conditions

8.25 - The windows are functional.

Other Conditions

8.26 - Tinting has been added to the some or all of the windows. The tinting is damaged on one of the windows. Adding tinting to window will sometimes void a manufactures warranty.

Lights
Informational Conditions
8.27 - The combination ceiling fan and light is functional.
Outlets
Functional Components and Conditions
8.28 - The outlets that were tested are functional.
Cabinets
Informational Conditions
8.29 - The cabinets are functional.
Other Conditions
8.30 - The glass in the cabinet doors may not be tempered safety glass, as required by building standards.

Breakfast Room

Doors
Functional Components and Conditions
8.31 - The door is functional.
Flooring
Informational Conditions
8.32 - The floor has no significant defects.
8.33 - The floor is worn or cosmetically damaged, which you should view for yourself.
Walls & Ceiling
Informational Conditions
8.34 - The walls and ceiling are in acceptable condition.
Dual-Glazed Windows
Functional Components and Conditions
8.35 - The windows are functional.
Informational Conditions
8.36 - A window screen is missing, which you may wish to have replaced.
8.37 - Tinting has been added to the some or all of the windows. Adding tinting to window will sometimes void a manufactures warranty.
Lights
Functional Components and Conditions
8.38 - The lights are functional.
Outlets
Functional Components and Conditions
8.39 - The outlets that were tested are functional.

Office or Library

Doors
Functional Components and Conditions

8.40 - The door is functional.

Flooring

Informational Conditions

8.41 - The floor has no significant defects.

Walls & Ceiling

Informational Conditions

8.42 - The walls and ceiling in the office are in acceptable condition.

Dual-Glazed Windows

Functional Components and Conditions

8.43 - The window is functional.

Informational Conditions

8.44 - Tinting has been added to the some or all of the windows. Adding tinting to window will sometimes void a manufactures warranty.

Lights

Functional Components and Conditions

8.45 - The lights in the office are functional.

Outlets

Functional Components and Conditions

8.46 - The outlets that were tested are functional.

Smoke Detector

Informational Conditions

8.47 - The smoke detector was functional when tested.

Den

Doors

Informational Conditions

8.48 - The doors are functional.

Flooring

Informational Conditions

8.49 - The floor has no significant defects.

Walls & Ceiling

Informational Conditions

8.50 - The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

Functional Components and Conditions

8.51 - The window is functional.

Informational Conditions

8.52 - Tinting has been added to the some or all of the windows. Adding tinting to window will sometimes void a

Lights

Functional Components and Conditions

8.53 - The lights are functional.

Other Conditions

8.54 - The combination ceiling fan and light were not functional. Further evaluation and repair by a licensed electrician is advised

Outlets

Functional Components and Conditions

8.55 - The outlets that were tested are functional.

Smoke Alarm

Informational Conditions

8.56 - The smoke detector is functional, but should be checked periodically.

Cabinets

Informational Conditions

8.57 - The built-in cabinets are functional, however, have minor cosmetic damage.

Section 9.0 - Bedrooms

Master Bedroom

Doors

Informational Conditions

9.1 - The doors are functional.

Other Conditions

9.2 - The door, or doors, should be undercut to promote positive air circulation.

Flooring

Informational Conditions

9.3 - The floor has no significant defects.

Walls & Ceiling

Informational Conditions

9.4 - The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

Informational Conditions

9.5 - The windows that were unobstructed were checked, and found to be functional.

9.6 - One or more window screens are damaged, which you may wish to have repaired.

9.7 - Tinting has been added to the some or all of the windows. Adding tinting to window will sometimes void a manufactures warranty.

Closets

Functional Components and Conditions

9.8 - The closet and its components are functional.

Lights

Functional Components and Conditions

9.9 - The lights are functional.

Informational Conditions

9.10 - The combination ceiling fan and light is functional.

Outlets

Functional Components and Conditions

9.11 - The outlets that were unobstructed and able to be tested are functional.

Smoke Detector

Informational Conditions

9.12 - The smoke detector is functional, but should be checked periodically.

1st Guest Bedroom

Doors

Functional Components and Conditions

9.13 - The door is functional.

Flooring

Informational Conditions

9.14 - The floor has no significant defects.

Walls & Ceiling

Informational Conditions

9.15 - The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

Informational Conditions

9.16 - The windows that were unobstructed were checked, and found to be functional.

9.17 - Tinting has been added to the some or all of the windows. Adding tinting to window will sometimes void a manufactures warranty.

Closets

Functional Components and Conditions

9.18 - The closet and its components are functional.

Lights
Functional Components and Conditions
9.19 - The lights in the bedroom are functional.
Informational Conditions
9.20 - The ceiling fan is functional.
Outlets
Functional Components and Conditions
9.21 - The outlets that were unobstructed and able to be tested are functional.
Smoke Detector
Informational Conditions
9.22 - The smoke detector is functional, but should be checked periodically.

2nd Guest Bedroom

Doors
Functional Components and Conditions
9.23 - The door is functional.
Flooring
Informational Conditions
9.24 - The floor has no significant defects.
Walls & Ceiling
Informational Conditions
9.25 - The walls and ceiling are in acceptable condition.
9.26 - The walls and or ceiling have typical cosmetic damage.
Dual-Glazed Windows
Informational Conditions
9.27 - The windows that were unobstructed were checked, and found to be functional.
9.28 - A window screen is damaged, which you may wish to have repaired.
9.29 - Tinting has been added to the some or all of the windows. Adding tinting to window will sometimes void a manufactures warranty.
Closets
Functional Components and Conditions
9.30 - The closet and its components are functional.
Lights
Informational Conditions
9.31 - The combination ceiling fan and light was functional when tested, however, I could not locate the remote to test the fan.
Other Conditions
9.32 - The light switch is installed upside down, and should be serviced by a licensed electrician.
Outlets
Functional Components and Conditions
9.33 - The outlets that were unobstructed and able to be tested are functional.
Smoke Detector
Informational Conditions
9.34 - The smoke detector is functional, but should be checked periodically.

Section 10.0 - Bathrooms

Master Bathroom

Doors
Functional Components and Conditions
10.1 - The door is functional.
Flooring
Informational Conditions
10.2 - The floor has no significant defects.

Walls & Ceiling

Informational Conditions

10.3 - The walls and ceiling are in acceptable condition.

10.4 - The backing on the mirror is damaged.

Dual-Glazed Windows

Functional Components and Conditions

10.5 - The windows are functional.

Informational Conditions

10.6 - Tinting has been added to the some or all of the windows. Adding tinting to window will sometimes void a manufactures warranty.

Cabinets

Functional Components and Conditions

10.7 - The cabinets are in acceptable condition.

Sink Countertop

Informational Conditions

10.8 - The sink countertops are functional.

Sink Faucet Valves & Connectors Trap & Drain

Functional Components and Conditions

10.9 - The sinks and their components are functional.

Other Conditions

10.10 - The mechanical sink stoppers will need to be adjusted to engage.

10.11 - The mechanical sink stopper is missing or incomplete and should be serviced.

Hydro-Spa

Informational Conditions

10.12 - The hydro-spa is functional.

Stall Shower

Functional Components and Conditions

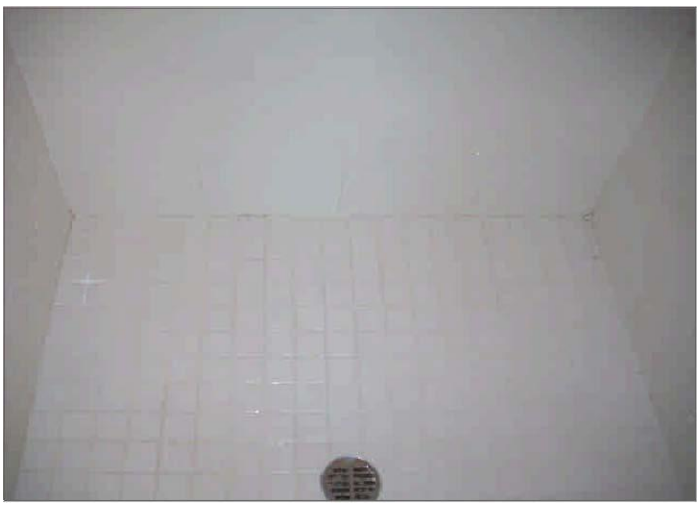
10.13 - The stall shower is functional.

Components and Conditions Needing Service

10.14 - Moisture was detected behind the tiles at the exterior of the shower pan, and in the drywall and baseboard, next to the shower pan. A Protemeter brand moisture meter was used to make this detection. Further evaluation and repair by a licensed contractor is advised.

Other Conditions

10.15 - There are open grout-joints in the stall shower tiles that should be sealed to prevent moisture damage.



Toilet & Bidet

Functional Components and Conditions

10.16 - The toilet is functional.

Exhaust Fan
Functional Components and Conditions
10.17 - The exhaust fan is functional.
Lights
Functional Components and Conditions
10.18 - The lights are functional.
Other Conditions
10.19 - One or more ceiling lights did not respond and should be serviced.
Outlets
Functional Components and Conditions
10.20 - The outlets are functional and include ground-fault protection.

Hallway Bathroom

Doors
Informational Conditions
10.21 - The doors are functional.
Flooring
Informational Conditions
10.22 - The floor has no significant defects.
Walls & Ceiling
Informational Conditions
10.23 - The walls and ceiling are in acceptable condition.
10.24 - The backing on the mirror is damaged.
Dual-Glazed Windows
Functional Components and Conditions
10.25 - The window is functional.
Informational Conditions
10.26 - Tinting has been added to the some or all of the windows. Adding tinting to window will sometimes void a manufactures warranty.
Cabinets
Functional Components and Conditions
10.27 - The cabinets are in acceptable condition.

Sink Countertop
Functional Components and Conditions
10.28 - The sink countertop is functional.
Sink Faucet Valves & Connectors Trap & Drain
Functional Components and Conditions
10.29 - The sinks and their components are functional.
Other Conditions
10.30 - The mechanical sink stoppers will need to be adjusted to engage.
Tub-Shower
Functional Components and Conditions
10.31 - The tub-shower is functional.
Other Conditions
10.32 - The shower diverter valve in the tub-shower is not fully functional, and should be serviced.
Toilet & Bidet
Functional Components and Conditions
10.33 - The toilet is functional.
Exhaust Fan
Functional Components and Conditions
10.34 - The exhaust fan is functional.
Lights
Functional Components and Conditions
10.35 - The lights are functional.

Outlets
Functional Components and Conditions
10.36 - The outlets are functional and include ground-fault protection.

1st Guest Bathroom

Doors
Functional Components and Conditions
10.37 - The door is functional.
Flooring
Informational Conditions
10.38 - The floor has no significant defects.
Walls & Ceiling
Informational Conditions
10.39 - The walls and ceiling are in acceptable condition.
Sink Countertop
Functional Components and Conditions
10.40 - The pedestal sink is functional.
Sink Faucet Valves & Connectors Trap & Drain
Functional Components and Conditions
10.41 - The sink and its components are functional.
Other Conditions
10.42 - There is a water hammer in the wall, when the hot side of the sink faucet is turned off. Further evaluation and repair by a licensed plumber is advised.
There is a water hammer in the wall when the hot side of the sink faucet is turned off - *Continued*

Stall Shower
Functional Components and Conditions
10.43 - The stall shower is functional.
Toilet & Bidet
Functional Components and Conditions
10.44 - The toilet is functional.
Exhaust Fan
Functional Components and Conditions
10.45 - The exhaust fan is functional.
Lights
Functional Components and Conditions
10.46 - The lights are functional.
Outlets
Functional Components and Conditions
10.47 - The outlets are functional and include ground-fault protection.

Section 11.0 - Kitchen

Kitchen

Flooring

Informational Conditions

11.1 - The floor has no significant defects.

Walls & Ceiling

Functional Components and Conditions

11.2 - The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

Functional Components and Conditions

11.3 - The window is functional.

Informational Conditions

11.4 - Tinting has been added to the some or all of the windows. Adding tinting to window will sometimes void a manufactures warranty.

Sink & Countertop

Informational Conditions

11.5 - The sink and countertops are functional.

Cabinets

Functional Components and Conditions

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

Informational Conditions

11.7 - The cabinets have typical, cosmetic damage, or that which is commensurate with their age.

Valves & Connectors

Functional Components and Conditions

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

Faucet

Components and Conditions Needing Service

11.9 - The faucet leaks around the stem while in use, which is indicative of a defective seal, and should be repaired or replaced by a licensed plumber.

Other Conditions

11.10 - The faucet is loose, and should be secured.

Trap and Drain

Functional Components and Conditions

11.11 - The trap and drains are functional.

Garbage Disposal

Functional Components and Conditions

11.12 - The garbage disposal is functional.

Gas Cooktop

Functional Components and Conditions

11.13 - The gas cook top is functional.

Built-in Electric Oven

Other Conditions

11.14 - Both electric ovens were functional, however, the fan makes an unusual sound when the upper oven is in convection mode. Further evaluation and repair by a licensed appliance repair contractor is advised.

Both electric ovens were functional - *Continued*

Dishwasher

Functional Components and Conditions

11.15 - The dishwasher is functional.

Exhaust Fan or Downdraft

Functional Components and Conditions

11.16 - The exhaust fan or downdraft is functional.

Other Conditions

11.17 - Components of the downdraft are broken or missing, and should be repaired or replaced.

Built-in Microwave

Functional Components and Conditions

11.18 - The built-in microwave is functional.

Lights
Functional Components and Conditions
11.19 - The lights are functional.

Outlets
Informational Conditions
11.20 - The outlets that were tested are functional, and include ground-fault protection.
Other Conditions
11.21 - All of the countertop outlets should be upgraded to have ground fault protection, which is mandated by current standards and is an important safety feature.
11.22 - There are outlets not GFCI protected in the island cabinet and the outlet under the microwave oven, as required by building standards. Further evaluation and repair by a licensed electrician is advised.

Built-in Refrigerator
Informational Conditions
11.23 - The built-in refrigerator was not inspected and is not part of this report.

Trash Compactor
Informational Conditions
11.24 - The trash compactor was functional.

Reverse Osmosis System
Informational Conditions
11.25 - The Reverse Osmosis or filtered water system was not inspected and is not considered part of this report.

Butlers Pantry

Cabinets
Informational Conditions
11.26 - The cabinets are functional.
Other Conditions
11.27 - The glass in the cabinet doors may not be tempered safety glass, as required by building standards.

Lights
Informational Conditions
11.28 - The lights were functional.
Other Conditions
11.29 - There is a switch with an unknown function. Question the Seller or consult a licensed electrician.

Outlets
Informational Conditions
11.30 - The outlets that were tested were functional.

Walls and Ceilings
Informational Conditions
11.31 - The walls and ceilings were functional.
Floors
Informational Conditions
11.32 - The flooring is functional.

Section 12.0 - Pool/Spa

Pool & Spa
Enclosure Safety Observations
Other Conditions
12.1 - The gates that give pool or spa access are not compliant with common safety standards, and should be serviced. Gates giving access are required to self-close and include latches at forty-eight inches and, ideally, should open away from a pool or spa, so that a toddler could not simply push open an unlatched gate.

Pool & Spa Observations
Informational Conditions
12.2 - We do not evaluate pools or spas as part of our inspection service. It is recommended that a licensed pool specialist evaluate them before the close of escrow. You should also be aware of local ordinances governing pool and spa safety.
Solar System
Components and Conditions Needing Service
12.3 - Components of the solar system for the pool are in disrepair and should be serviced as follows: There is a leak at one of the solar panels on the roof. Further evaluation and repair by a licensed pool contractor is advised.
Components of the solar system for the pool are in disrepair and should be serviced - *Continued*

Electrical Issues

Components and Conditions Needing Service

12.4 - The ground-fault outlet in the pool or spa area is defective, and will not trip on test. Further evaluation and repair by a licensed electrician is advised.

Section 13.0 - Hallway

Primary Hallway

Flooring

Informational Conditions

13.1 - The floor has no significant defects.

Walls & Ceiling

Informational Conditions

13.2 - The walls and ceiling are in acceptable condition.

Closets & Cabinets

Informational Conditions

13.3 - The closets and or cabinets are in acceptable condition.

Lights

Functional Components and Conditions

13.4 - The lights are functional.

Outlets

Functional Components and Conditions

13.5 - The outlets that were tested are functional.

Smoke Detector

Informational Conditions

13.6 - The smoke detector is functional, but should be checked periodically.

Secondary Hallway

Flooring

Informational Conditions

13.7 - The floor has no significant defects.

Walls & Ceiling

Informational Conditions

13.8 - The walls and ceiling are in acceptable condition.

Closets & Cabinets

Informational Conditions

13.9 - The closet and or cabinets are in acceptable condition.

13.10 - There is cosmetic damage at the cabinets.

Lights
Functional Components and Conditions
13.11 - The lights are functional.
Components and Conditions Needing Service
13.12 - The four way switch in the hall is not functioning properly. Further evaluation and repair by a licensed electrician is advised.
Outlets
Functional Components and Conditions
13.13 - The outlets that were tested are functional.
Smoke Detector
Informational Conditions
13.14 - The smoke detector is functional, but should be checked periodically.

Section 14.0 - Stairs

Main Stairs
Floor Treads & Risers
Informational Conditions
14.1 - The floor treads and risers are functional.
Walls & Ceiling
Informational Conditions
14.2 - The walls and ceiling have no significant defects.
Handrails & Guardrails
Informational Conditions
14.3 - If small children occupy or visit this residence, suitable precautions should be taken to safeguard them.
14.4 - The handrails and or guardrails are in acceptable condition.
Lights
Functional Components and Conditions
14.5 - The lights are functional.
Components and Conditions Needing Service
14.6 - The light switches are not properly wired with 3-way switches so that the light can be turned off or on at either top or bottom of the staircase. Further evaluation by a licensed electrician is advised.

Section 15.0 - Laundry

Laundry Room
Doors
Informational Conditions
15.1 - The doors are functional.
Flooring
Informational Conditions
15.2 - The floor has no significant defects.
Walls & Ceiling
Informational Conditions
15.3 - The walls and ceiling are in acceptable condition.
Other Conditions
15.4 - There is a mold like growth on the wall around the dryer vent. Further evaluation by a licensed mold specialist is advised.

Dual-Glazed Windows

Functional Components and Conditions

15.5 - The window is functional.

Other Conditions

15.6 - Tinting has been added to the some or all of the windows. The tinting is damaged on one of the windows. Adding tinting to window will sometimes void a manufactures warranty.

Cabinets

Functional Components and Conditions

15.7 - The cabinets are functional.

Informational Conditions

15.8 - The cabinets need typical hardware service to work well, such as adjusting or replacing drawer glides, pull latches, hinges, catches, etc.

Sink

Functional Components and Conditions

15.9 - The laundry sink is functional, and does not need service at this time.

Faucet

Functional Components and Conditions

15.10 - The laundry sink faucet is functional.

Valves & Connectors

Functional Components and Conditions

15.11 - The valves and connectors are functional. However, because they are not in daily use they typically become stiff or frozen.

Trap & Drain

Informational Conditions

15.12 - The standpipe and trap are inside the wall and therefore not visible.

Gas Valve & Connector

Informational Conditions

15.13 - The gas valve and connector are functional.

220 Volt Receptacle

Informational Conditions

15.14 - The 220 volt outlet was functional.

Dryer Vent

Informational Conditions

15.15 - The dryer vent is functional and ducted to the exterior of the building.

Lights

Functional Components and Conditions

15.16 - The lights are functional.

Outlets

Informational Conditions

15.17 - The outlets that were tested are functional.

Section 16.0 - Garage

Triple-Car Garage

Slab Floor

Functional Components and Conditions

16.1 - The slab floor is in acceptable condition. Small cracks are common and result as a consequence of the curing process, seismic activity, common settling, or the presence expansive soils, but are not structurally threatening. Also, you may notice some salt crystal formations that are activated by moisture penetrating the slab.

Informational Conditions

16.2 - The garage is too full to permit a clear view of the slab and garage. Further evaluation when full visible and before the close of escrow is advised.

Other Conditions

16.3 - There is a possible flammable (Carpet) material on the garage slab, which blocks the full view of the slab and may pose as a fire hazard. Removal of the carpet is advised.

Walls & Ceiling

Informational Conditions

16.4 - The walls and ceiling are sheathed and in acceptable condition.

Ventilation Ports

Functional Components and Conditions

16.5 - The ventilation ports are functional.

Firewall Separation

Functional Components and Conditions

16.6 - The firewall separating the garage from the residence is functional.

Other Conditions

16.7 - The voids and or damage in the garage firewall must be repaired, in order to maintain the necessary firewall separation between the garage and the residence.

The voids in the garage firewall must be repaired - *Continued*

Entry Door Into the House

Functional Components and Conditions

16.8 - The house entry door is solid core, or fire-rated, and self-closes in conformance with fire-safety regulations.

Other Conditions

16.9 - There is a door stopper that has been added to the door to keep it in the opened position, this is not allowed for fire separation requirements and should be removed.

Garage Side Door

Functional Components and Conditions

16.10 - The side door is functional.

Garage Door & Hardware

Functional Components and Conditions

16.11 - The two car garage door and its hardware are functional.

Other Conditions

16.12 - The one car garage door was locked or blocked and could not be tested. Further evaluation when it is unlocked and accessible is advised.

Automatic Opener

Informational Conditions

16.13 - The two car garage door opener is functional, and are equipped with both functional infrared and tension reverse mechanisms.

Other Conditions

16.14 - The one car garage door opener is disconnected, and could not be inspected. Inspection before the close of escrow is advised.

Lights

Functional Components and Conditions

16.15 - The lights are functional, and do not need service at this time.

Outlets

Functional Components and Conditions

16.16 - The outlets that were tested are functional, and include ground-fault protection.

Other Conditions

16.17 - There is exposed Romex wiring noted on the walls and ceiling of the garage, which was added for the exterior garage lights. The wire should be in conduit for protection. Further evaluation and repair by a licensed electrician is advised.

There is exposed Romex wiring noted on the walls and ceiling of the garage - *Continued*

16.18 - One of the outlets is damaged, and should be replaced by a licensed electrician

Section 17.0 - Attic

16.18 - One of the outlets is damaged, and should be replaced by a licensed electrician

Primary Attic

Attic Access Location

Informational Conditions

17.1 - The attic can be accessed through a hatch in the master bedroom closet.

Method of Evaluation

Informational Conditions

17.2 - We evaluated the attic by direct access.

Framing

Informational Conditions

17.3 - The roof framing consists of a factor-built truss system, comprised of components called chords, webs, and struts that are connected by wood or metal gussets nailed or glued in place. Each component of the truss is designed for a specific purpose, and cannot be removed or modified without compromising the integrity of the entire truss. The lowest component, which is called the chord and to which the ceiling is attached, can move by thermal expansion and contraction and cause creaking sounds, which are more pronounced in the mornings and evenings along with temperature changes. Such movement has no structural significance, but can result in small cracks or divots in the drywall or plaster.

Ventilation

Informational Conditions

17.4 - Ventilation is provided by a combination of eave, dormer, turbine, or gable vents, and should be adequate.

Electrical

Informational Conditions

17.5 - The electrical components that are fully visible appear to be in acceptable condition.

Heat Vents

Informational Conditions

17.6 - The heat vents appear to be functional.

Plumbing Vents

Informational Conditions

17.7 - The drainpipe vents that are fully visible are in acceptable condition.

Exhaust Ducts

Informational Conditions

17.8 - The visible portions of the exhaust ducts are functional.

Other Conditions

17.9 - The bathroom exhaust ducts are separated, and should be repaired.

Water Pipes

Informational Conditions

17.10 - The visible portions of the water pipes are in acceptable condition, but should be monitored because of their location. Leaks from pipes that pass through an attic can be soaked up by insulation, and are difficult to detect until significant damage is evident elsewhere.

Factory-Built Chimney Fire-Stop
Informational Conditions
17.11 - The chimney flues do include metal fire blocks, or fire-stops, which are mandated.
Blown-in Fiberglass Insulation
Informational Conditions
17.12 - The attic is insulated with approximately twelve plus-inches of blown-in fiberglass, which meets or is close to current standards.

CERTIFICATIONS AND AFFILIATIONS

Inspector Ron Cantor

CALIFORNIA REAL ESTATE INSPECTION ASSOCIATION
STANDARDS OF PRACTICE

Originally Adopted September 13, 1983
Revised November 1, 1996
Revised April 15, 1999
Revised July 12, 2003
Revised April 15, 2006

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 buildings 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, 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

2 Inspect whirlpool baths, steam showers, or sauna systems or components
3 Inspect fuel tanks or determine if the fuel gas system is free of leaks
4 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 alarms
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
2 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
3 Structural, architectural, geological, environmental, hydrological, land surveying, or soils-related examinations
4 Acoustical or other nuisance characteristics of any system or component of a building, complex, adjoining property, or neighborhood
5 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
6 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
7 Determining the integrity of hermetic seals at multi-pane glazing
8 Differentiating between original construction or subsequent additions or modifications
9 Reviewing information from any third-party, including but not limited to; product defects, recalls, or similar notices
10 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
11 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
12 Operating shutoff valves or shutting down any system or component
13 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.
3
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

REPORT CONCLUSION

12345 Main Street, San Diego, CA 92128

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

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

Thank you for taking the time to read this report, and call us if you have any questions or observations whatsoever. We are always attempting to improve the quality of our service and our report, and we will continue to adhere to the highest standards of the real estate industry and to treat everyone with kindness, courtesy, and respect.
Inspection Address: 12345 Main Street, San Diego, CA 92128 Inspection Date/Time:
7/28/2010 1:30 pm to 5:30 pm