

SAMPLE INSPECTION REPORT

Inspection Report # 070707 ~ TURNER

Client: Mr. Jim Turner

Property Address: 305 N. Second Ave. ~ Upland, CA. 91786

Property Description: Single Story ~ Detached Single Family Residence

Approximate Size: 2600 ± square feet ~ Approximate Year Built: 2003 ± ~ Status: Occupied

Day: Saturday ~ Date: 7 / 7 / 2007 ~ Time: 9:00 am ~ Start Time: 9:00 am ~ Finish Time: 12:30 pm

Climate Conditions: Cloudy, calm & warm ~ Approximate Temperature: 65 to 75 degrees



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7/7/2007 5:48 PM

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GENERAL NOTES

1.0 Introduction

A professional general physical home inspection is a visual, non-invasive physical examination, performed for a fee, designed to identify material defects in the systems, structures, and components of a building, *as they exist at the time of the inspection*. The inspection on the subject property was performed, and the report compiled, in accordance with the current version of the Standards of Practice of the National Association of Home Inspectors (NAHI), of which the **Inspector** is a **Certified** member in good standing. A copy of the NAHI Standards of Practice (SOP), along with the Inspection Agreement (Contract), is provided to the **Client** with this report. Inspections performed in accordance with the SOP are not intended to be technically exhaustive. The California Business & Professions Code, Division 3, Sections -7195 - 7199, recognize these standards. Unless otherwise agreed upon in writing between the **Inspector** and **Client**, the NAHI SOP shall apply to the primary building and its components, systems any associated primary parking structure. The specific systems, structures and components of a building to be examined are listed in the NAHI SOP. These Standards provide inspection guidelines and define certain terms relating to this inspection. The inspection shall be limited to those specific systems, structures and components that are present and visually accessible. The components and systems shall be operated with normal user controls only as conditions permit.

All comments made during the inspection and in this report are based on the Inspector's professional opinion.

Representations as to the extent or presence of code compliance or the warranting of the legal use of this property are beyond the scope of the inspection. Any code compliance issues can only be determined by the local building department. Although There may be pertinent information regarding this property that is a matter of public record. A search of public records is beyond the scope of this inspection and not included with this inspection and report. It is recommended that this information be obtained by the **Client** from the local building department. This information should be reviewed only by a qualified representative of the local building department. The inspection is not a historical study or a historical code research. These services are typically expensive and are beyond the scope of this inspection.

The subject property consisted of a detached, single family dwelling with an attached parking structure.

Note: The following items or systems appear to be additions and/or modifications to the original structure or its systems. Consult with the Building Department of the AHJ (Authority Having Jurisdiction) for any documentation, permits and / or engineering reports for these additions / modifications: Exterior flatwork, Water softening system and Motorized window shades.

Note: The following specific items/systems are outside the scope of the inspection and have been excluded from this report: Water softening system, Security system, Central vacuum system, and Motorized window shades.

1.1 Orientation

For purposes of interpreting locations noted in this report, all references to interior and exterior directions should be assumed with the **Inspector** facing the Front (East facing side) of the structure.

1.2 Emergency Shutoff Locations

In the event of an emergency, it is important to know where to shut off the gas, water and/or the electrical system. Listed below are the locations of those controls.

Water Supply: Main water supply shut-off valve location: Front of the Garage.

Gas Supply: Main gas supply shut-off valve location: Left side of the structure.

Electrical Supply: Main electrical panel / disconnect location: Left side of the structure.

1.3 Report Information

This inspection report will describe and identify in written form the inspected systems and components of the structure and shall identify any material defects found during the inspection. The inspection report may contain recommendations regarding conditions reported for further evaluation by qualified and/or licensed professionals.

The comments, recommendations and suggestions contained within this report are not intended as criticisms of the building, or its occupants, but as professional opinions regarding conditions found during the inspection. The information gathered for this report was compiled using the inspection reporting technique known as **D. E. D.** (**D**etect = visually identify ~ **E**valuate = is the condition a **Primary** or **Secondary** concern ~ **D**irect = recommendations and suggestions for further evaluation and/or repairs). When reading the report, it is recommended to use the following format when prioritizing the conditions needing repair, maintenance and upgrading:

Primary – These are conditions that concern health and safety and/or may affect the performance and usable life spans of the components and systems. These are items of the highest priority and should be addressed as soon as possible. These items will be highlighted within the body of the report and *may* also be listed in the report **OVERVIEW**. These conditions may be followed with a “Recommendation” for repair or replacement. A recommendation for further evaluation by a qualified and licensed professional may be listed at the end of each individual section of this report. If the recommendation refers to a licensed contractor, as a reference tool a corresponding state license classification (i.e.; C-8 = Concrete) may follow the recommendation. When recommendations for further evaluations have been made, the determination of appropriate corrective action for repair or replacement must be left to the professionals retained by the **Client**.

Secondary - Typically these are conditions that are in need of repair, but have not yet affected performance. Also listed within this category may be suggestions for upgrades, which will enhance the property and increase safety for the occupants. These conditions may be followed with a “Suggestion” usually regarding further evaluation for maintenance and/or upgrading by a qualified and licensed professional. Lower priority conditions that are neglected may become higher priority conditions as time goes on. *Do not equate low cost with low priority.*

Maintenance – Suggestions for maintenance will be listed throughout this report. *These items will be in italic print and/or listed at the end of each category section.* These suggestions should be included with any regularly scheduled maintenance on the structure and its components.

1.4 Environmental Concerns

As per the inspection agreement, environmental concerns that may include, but are not limited to; molds and/or mildew, soil conditions, radon, asbestos, lead contamination (paint, water, etc.), toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, soil contamination and pest infestation (termite, insects, rodents, etc.) are outside the scope of this inspection and report. The **Inspector** may make reference to one or more of these conditions in this report if evidence of these conditions is recognized during the inspection.

1.5 Important Notes

Should repairs be necessary, only qualified and licensed professionals should perform those repairs and that work should comply with all applicable codes and/or manufacturers’ requirements, including permits, inspections, and any approval requirements. Cost should not be the primary motivation for performing repairs. **All** repair recommendations and maintenance or upgrade suggestions are important and require attention at some time.

It is recommended that the **Client** obtain all written documentation regarding any repair work performed by others, and/or a written statement indicating the date of any repair work performed including copies of receipts and any statements of condition.

If evaluation of any conditions noted in this report by a qualified and licensed professional is performed after the inspection, and any disputes regarding the information in this report arise from that evaluation, the professional challenging this information must provide documentation in support of said challenge, in written form, to the **Inspector** and the **Client** prior to any work being performed.

In most cases, following the *Inspector's* advice will result in improved performance and/or extended life of the components in question. In listing these conditions, the *Inspector* is not offering any opinion as to whom, among the parties to this transaction should take responsibility addressing any of these concerns. If a home warranty policy is to be issued with this transaction, then the *Client* is advised to renew this policy every year as a precautionary measure.

Before any additions or modifications of the property are considered, the *Client* is advised to consult with the local Building Department to review all plans, obtain jurisdictional limitations for the property and to obtain any variances that may be required.

The *Client* agrees to notify the *Inspector*, in writing within 10 calendar days of discovery, any disputed findings regarding the inspection or inspection report. The *Client* agrees to allow the *Inspector* the opportunity to perform a site review of the disputed findings prior to the implementation of *any* repair of destructive investigation. The *Client* agrees to provide all documentation supporting the disputed findings to the *Inspector* with the original written dispute.

In this report, there may be specific references to areas, items and / or systems that were inaccessible or shut-off at the time of the inspection. Therefore, no representations regarding any conditions that may have been present but were concealed can be made. With access and an opportunity for inspection, reportable conditions may be discovered. Inspection of the areas, items and / or systems can be performed, *at an additional fee*, once the areas in question have been made accessible. Re-inspections are only performed on areas or items not accessible or system(s) that were shut-off at the time of the original inspection.

If you are not the *Client* who contracted for this inspection and wish to use this report, we strongly urge that you retain our firm for an on-site review of this building and report. The report is based on information obtained at the site at the time of the original inspection. With time, conditions change and the information contained in this report may no longer be accurate. We will return and review the building and the report with any interested party for an additional fee to be determined and agreed upon at the time of the request for review. This offer is only good for 3 months from the date of the inspection, at which time we recommend that a new inspection be performed.

2.0 Inspector's Certification Statement

I hereby certify that I have no interest, present or contemplated, in this property or its improvement and that neither the retention of *Jim Turner* to perform this inspection nor the compensation therefore is contingent on the cost or extent of any reported correction. Furthermore, *Jim Turner* does not share a known relationship with the *Client* purchasing this inspection or with any referral source regarding this inspection.

Real estate brokers, agents, owners, and buyers other than the individual(s) or entity who contracted for and paid for these services are hereby notified that any use of this report for any purpose related to the sale, lease or purchase of this real property is not permitted unless the express written approval of the *Inspector* is given, as well as the express approval of the original individual(s) or entity set forth above.

Property information determined by: Client

In attendance during inspection: *Inspector* (9:00 am-12:30 pm) // *Client* (9:00 am-12:30 pm)



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End GENERAL NOTES Section

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3.0 SITE

The review of the site and grounds includes grading, drainage, walkways, driveways and retaining walls. These items are visually examined for proper function, excessive or unusual wear and general state of repair. Components may not be visible because of soil, vegetation, storage and/or the nature of construction. In such cases these items are considered inaccessible.

3.1 Description

General Topography: Generally flat and level grade, finished lot within a cut or fill site.

General soil conditions: Damp

3.2 Site Grade & Drainage

Site Grade

The grading of the soil within 6 feet of the foundation was generally in satisfactory condition with individual exceptions noted below.

Evidence of a condition known as "negative grade", where soil and / or flatwork within 6 feet of the foundation are improperly sloped towards the structure, at the Right side was observed. Improper grading promotes water accumulation near, and possible penetration into, the foundation of the structure. Recommendation: Obtain a detailed and comprehensive evaluation, including remedial recommendations, by a qualified and state licensed Landscaping Contractor (C27) that specializes in drainage systems.

Surface Grade Notes: As part of regular maintenance, the surface grading around the perimeter of the structure foundation should be maintained to allow for adequate drainage of water away from the base of the structure.

Site Drainage

Drainage of the lot within 6 feet of the foundation was generally in satisfactory condition with individual exceptions noted below.

The planter areas adjacent to the structure are a possible catch basin for water during heavy rainfall and roof water run-off, which could promote water accumulation near, and possible penetration into, the foundation of the structure. In the **Inspector's** opinion, no remedial action regarding this condition is required at this time, however a detailed and comprehensive evaluation, including recommendations for repair, by a qualified and state licensed Landscaping Contractor (C27).

Evidence of an underground drainage system was observed. The testing of this drainage system is beyond the scope of this inspection / report. Suggestion: The system should be tested prior to the next rain season to verify proper drainage flow and point of termination.

Drainage Notes: As part of regular maintenance, the drainage provisions around the perimeter of the structure should be monitored and maintained to allow for adequate drainage of water away from the structure.

3.3 Hardscaping

Driveway

Driveway surface material: Concrete

The driveway was generally in satisfactory condition with individual exceptions noted below.

Evidence of cracking was observed at the exposed, visible areas of the driveway surface. The cracking appears to be within normal accepted tolerances (uniformly 1/16" to 1/8" wide). This type of cracking is often a result of shrinkage and/or settlement. Suggestion: Monitor these areas for indications of continued or advanced movement.

Driveway Notes: *The driveway surfaces should be maintain to prevent possible slip and fall or trip hazard conditions.*

Sidewalk

Sidewalk surface material: Concrete

The sidewalk was generally in satisfactory condition with individual exceptions noted below.

Evidence of cracking was observed at the exposed, visible areas of the sidewalk surfaces. The cracking appears to be within normal accepted tolerances (uniformly 1/16" to 1/8" wide). This type of cracking is often a result of shrinkage and/or settlement. Suggestion: Monitor these areas for indications of continued or advanced movement.

Sidewalk Notes: *The sidewalk surfaces should be maintain to prevent possible slip and fall or trip hazard conditions.*

3.4 Landscape Irrigation System

The limited review of sprinkler systems does not include adequacy of coverage or the condition of buried piping. The system is not tested, visually observed only, and obvious defects are reported for your information. Components are frequently damaged by gardeners and pets. Expect to make minor repairs to the sprinkler system on a regular basis, as this is typical for all sprinkler systems. Sprinklers should always be directed away from the building to prevent moisture intrusion/water damage and or mold/mildew.

Landscape Irrigation Notes: *The Inspector does not operate or inspect the landscape irrigation timer devices.*

3.5 Perimeter Fencing, Walls & Gates

Perimeter fencing / wall material: Wood and wrought iron

Perimeter Fencing / Walls

The perimeter fencing was generally in satisfactory condition with indications of normal wear and aging.

Gate(s)

Gate material: Wrought iron

The gate(s) was generally in satisfactory condition with indications of normal wear and aging.

Perimeter Fencing / Gate Notes: *The determination of ownership of the perimeter fencing / walls is beyond the scope of the inspection / report. Wood, wrought iron and chain link fencing materials have a finite service life. Maintaining the fence components will ensure service life.*

Site Comments & Notes

The evaluation and reporting of geological conditions or site stability information is beyond the scope of this inspection and report. For information concerning these items, a qualified and state certified geologist and/or geo-technical engineer should be consulted. Recommendation: Consult with the current **Owner** for any historical documentation and / or copies of past geo-technical engineering reports.

The structure may be located in an area known for expansive soils. This report may contain comments regarding conditions found during the inspection that are related to these soil conditions. Recommendation: Consult with the current **Owner** for any historical disclosure regarding the soil conditions, consult with the local Building department regarding the history of this area and / or obtain a detailed and comprehensive evaluation, including any remedial recommendations, by a qualified and state registered Geo-technical Engineer.

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One or more of the comments listed above may require corrective action prior to the closing of escrow.

End SITE Section

4.0 FOUNDATION & STRUCTURE

The structural elements of a building include foundation, footings and all support framing and related components. Where visible and accessible, these items have been examined for proper function, excessive or unusual wear and general state of repair. Many structural components are inaccessible because they are buried below grade or behind finishes. Therefore, much of the structural inspection is performed by identifying resultant symptoms of movement, damage and deterioration. Where there are no visible symptoms, conditions requiring further review or repair may go undetected and identification will not be possible. No representations as to the internal conditions or stability of soils, concrete footings and foundations have been made, except as exhibited by their performance.

4.1 Description

Foundation type: Slab on grade

Foundation material: Concrete

Framing type: Wood framing

4.2 Slab on Grade Foundation

The visible areas of the slab foundation were generally in satisfactory condition with individual exceptions noted below.

Due to the installation of floor coverings (carpeting, tiles, vinyl, etc.) the interior portions of the slab are visually inaccessible and could not be inspected. All slabs experience some degree of cracking due to shrinkage in the drying process. Suggestion: Further inspection of the slab surfaces whenever the floor coverings are being replaced.

Foundation Notes: Inspection of the foundation perimeter for indications of cracks, high soil conditions, low soil conditions and water accumulation should be included in any regular annual maintenance.

4.3 Mudsill

The mudsill is the first structural member of the sub-floor framing, installed directly on the foundation.

Due to finished wall construction, most of the mudsill was inaccessible for inspection. Further investigation of the mudsill would require destructive dismantling which is beyond the scope of this inspection and report.

4.4 Slab on Grade Ventilation

Access to the slab was limited due to the installation of floor covering. No visible evidence of seepage or other moisture related conditions were observed.

Ventilation Notes: Determination as to the extent or presence of any perimeter foundation drainage systems that may have been installed could not be confirmed, as their underground placement would render them inaccessible for inspection. The foundation should be monitored during the rainy season for evidence of moisture. If moisture appears, drainage upgrading should be considered.

4.5 Slab on Grade Foundation Seismic Anchoring / Bracing

Seismic Anchoring

Anchor bolts are fasteners that connect the wood framing to the foundation at the mudsill. Their designed purpose is to limit movement of the framing in the event of seismic activity.

Due to finished wall construction, visual verification of the presence or condition of anchor bolts for the slab on grade foundation could not be confirmed.

Foundation Comments & Notes

The **Inspector** does not express an opinion of the waterproofing of the foundation walls or floors. Floor and wall coverings can conceal moisture conditions not readily apparent. Destructive testing or dismantling of wall or floor covering is beyond the scope of the inspection and report.

One or more of the comments listed above may require corrective action prior to the closing of escrow.

End FOUNDATION & STRUCTURE Section

5.0 EXTERIOR

Examination of the building exterior includes the porches, patios, finished surfaces and siding, windows, doors, flashing, trim, fascia, eaves, soffits, decks, porches and railings. These items are visually examined for proper function, excessive or unusual wear and general state of repair. Components may not be visible because of soil, vegetation, storage and/or the nature of construction. In such cases these items are considered inaccessible.

5.1 Porch & Patio

Porch

Porch location: Front of the structure

Porch surface material: Concrete

The porch was generally in satisfactory condition.

Porch Notes: The porch surfaces should be maintain to prevent possible slip and fall or trip hazard conditions.

Patio Deck

Patio location: Rear of the structure

Patio deck surface material: Concrete

The patio was generally in satisfactory condition.

Patio Deck Notes: The patio deck surface should be maintain to prevent possible slip and fall or trip hazard conditions.

5.2 Wall Cladding, Veneers & Trim

Exterior wall cladding material(s): Stucco

Exterior wall veneer material(s): Stone

Trim material(s): Wood

The exterior wall surfaces were generally in satisfactory condition with individual exceptions noted below.

Evidence of cracking of the exterior wall surfaces was observed. The cracking appears to be uniform and within normal accepted tolerances (1/64" to 1/16" wide). This type of cracking is often a result of material shrinkage and/or settlement. Suggestion: Monitor these areas for indications of continued or advanced movement and seal these cracks prior to painting.

Evidence of possible moisture related staining and/or damage was observed at the exterior siding of the structure. These conditions appear to have been caused by the landscape sprinklers and/or water runoff from the roof.

The fastening of the veneer surfaces could not be determined or inspected due to its inaccessible nature.

The installation of the Patio flatwork has created an obstruction of the weep screed flashing at the bottom edge of the exterior wall. This may hinder water drainage from the wall in this area. Recommendation: Obtain a detailed and comprehensive evaluation, including any remedial recommendations, by a representative of the JHA, Jurisdiction Having Authority (local Building department) and the installing contractor of record, obtain all written documentation and permits and correct as deemed necessary.

Wall Cladding Notes: All joints, gaps and holes in the siding and trim should be sealed as soon as possible and included as a part of regular maintenance to prevent water penetration.

5.3 Exterior Doors

The exterior doors were examined / operated and were generally in satisfactory condition.

Exterior Door Notes: All exterior door surfaces should be finished and sealed and door components maintained and/or repaired as part of regular maintenance.

5.4 Exterior Windows

A representative sampling of the exterior windows were examined and were generally in satisfactory condition.

Exterior Window Notes: All exterior window surfaces, frames and screens should be maintained, repaired and/or replaced as part of regular maintenance. Determining the condition of all insulated windows is not possible due to personal items, temperature, weather and lighting variations.

5.5 Chimney(s)

The inspection of the chimney was limited to the readily visible portions only. The inner areas of a flue are relatively inaccessible. A distant oblique view from the top is not adequate to discover possible deficiencies or damage, even with strong lighting. For safe and efficient operation it is recommended that annual inspections by a qualified fireplace professional be performed.

Chimney Description

Chimney location: Rear of the structure (2)

Chimney type: Pre-fabricated, factory built

The visible portions of the chimney were generally in satisfactory condition with individual exceptions noted below.

Due to the possibility of causing damage to the roof materials and / or restrictive height, the chimney was inspected from the ground with binoculars.

Spark Arrestor / Rain Cap

A spark screen and rain cap was observed at the top of the chimney flue.

The chimney was not equipped with a wind shroud. This may, or may not, have been required at the time of installation.

Recommendation: Obtain a detailed and comprehensive evaluation, including any remedial recommendations, by a representative of the JHA, Jurisdiction Having Authority (local Building department) and by a qualified and state licensed Chimney/Fireplace specialist) and correct as deemed necessary.

Chimney Flashings

The top chimney flashings were generally in satisfactory condition.

Refer to comments listed under sub-section **6.4 Roof Flashings** of this report for further information regarding the chimney flashings.

Chimney Notes: *It is recommended that a qualified Chimney specialist inspect all chimneys. As a minimum, it is recommended that a positive smoke test and video scan be performed to detect any hidden damages or defects. Due to height restrictions, shroud installation, chimney design and/or roof material restrictions, not all areas of some chimneys can be visually inspected.*

Exterior Comments & Notes

The evaluation and reporting of geological conditions or site stability information is beyond the scope of this inspection and report. For information concerning these items, a qualified and state certified geologist and/or geo-technical engineer should be consulted.

One or more of the comments listed above may require corrective action prior to the closing of escrow.

End EXTERIOR Section

6.0 ROOF & ROOF STRUCTURE

A roof system consists of the roof deck, flashings, gutters / downspouts and ventilation. The condition of the roof components including the surface materials, gutters / downspouts and ventilation has been inspected for damage and deterioration. If conditions are found suggesting damage or limited remaining service life, these will be noted. Suggestions regarding repair and replacement may also be offered. Opinions stated herein concerning the roof are based on the general condition of the roof system as evidenced by our visual inspection. These do not constitute a warranty that the roof is, or will remain, free of leaks.

6.1 General Roof Description

Roof coverage area: Dwelling and Garage

Roof style: Sloped / Gable / Hip

Roof covering material: Concrete tiles

Approximate roof covering age: 3 years old (based on the age of the structure)

6.2 Roof Inspection Method

Not all roof materials can be walked on without causing damage. Roof material type, hot weather, wet weather; restrictive weather and restricted height and/or access can limit the Inspector's ability to mount the roof deck.

The pitch of the roof surfaces restricted access onto the roof due to safety concerns. The roof was inspected from the ground with binoculars. Therefore the inspection of the roof was limited.

6.3 Eaves, Soffits & Fascias

The eave, soffits and fascia surfaces were generally in satisfactory condition.

Eave, Soffits & Fascia Notes: *All areas of the eaves, soffits and fascias should be monitored for evidence of weathering and or water damage.*

6.4 Roof Covering

The inspection of the roof materials and any comments within this report is an opinion of the general quality and condition of the roof covering system. The Inspector can not, and does not, offer an opinion or warranty as to whether the roof leaks currently, in the past, or whether it is subject to any future leaks.

The condition of the roof was generally in satisfactory condition, including indications of normal weathering and aging, with individual exceptions noted below.

Evidence of minor chipping of the roof tiles was observed at several locations on the roof decks. Suggestion: Monitor for indications of additional damage and repair as needed.

Evidence of loose roof tiles was observed at the sidewall counter-flashing. The tiles in these areas may not have been properly secured at the time of installation. Recommendation: Obtain a detailed and comprehensive evaluation of the entire roof surface, including any remedial recommendations by a qualified and state licensed Roofing Contractor (C39) and correct as deemed necessary.

Evidence of improperly installed roof tiles was observed at the one or more counter-flashing areas. This may allow water to divert underneath the tiles and not allow proper water drainage in these areas. Recommendation: Obtain a detailed and comprehensive evaluation of the entire roof surface, including any remedial recommendations by a qualified and state licensed Roofing Contractor (C39) and correct as deemed necessary.

Roof Covering Notes: *Extreme caution should be exercised whenever accessing the roof decks. Some materials, such as tile and wood shakes, should not be walked on by anyone other than a professional.*

6.5 Roof Flashings

Roof Penetration Flashings

The visible areas of the exposed roof deck penetration flashings were generally in satisfactory condition.

Roof Deck Counter-flashings

Evidence of deteriorated or missing sealant was observed at several roof deck counter-flashings. Suggestion: Seal all of these areas to prevent water intrusion and make a part of regular maintenance.

Chimney Counter-flashings

Evidence of deteriorated or missing sealant was observed at the chimney counter-flashings. Suggestion: Seal all of these areas to prevent water intrusion and make a part of regular maintenance.

A "cricket" pan flashing was not installed behind the Family Room chimney as required whenever a chimney is 36" or wider. Recommendation: Obtain a detailed and comprehensive evaluation of the entire roof surface, including any remedial recommendations by a qualified and state licensed Roofing Contractor (C39) and correct as deemed necessary.

Evidence of improperly installed chimney counter-flashings was observed. Recommendation: Obtain a detailed and comprehensive evaluation of the entire roof surface, including any remedial recommendations by a qualified and state licensed Roofing Contractor (C39) and correct as deemed necessary.

Roof Valley Flashings

The visible areas of the exposed valley flashings were generally in satisfactory condition.

Flashing Notes: All roof deck plumbing flashing should be inspected and sealed as a part of regular maintenance. This may require the services of a qualified and state licensed Roofing contractor (C39).

Due to roof access restrictions, not all roof deck flashings could be visually inspected.

6.6 Roof Drainage

The structure has a full gutter and downspout system.

The roof drainage system was generally in satisfactory condition.

Several of the downspouts for the gutter system terminated into the underground drainage system. The **Inspector** was unable to evaluate to condition and functioning of these drains. Recommendation: Monitor these areas during heavy rainfall.

Roof Drainage Notes: The roof drainage system was not water tested to determine efficiency. Regular maintenance and cleaning of the drainage system is recommended.

6.7 Roof Framing Components

Roof Framing

Roof framing type: Combination of conventional, site constructed framing and manufactured, engineered trusses

The visible roof framing in the Garage and Attic was generally in a satisfactory condition with individual exceptions noted below.

The addition of overhead storage racks on the roof truss framing in the Garage may compromise the structural integrity of the truss framing. Recommendation: Obtain a detailed and comprehensive evaluation of the entire roof surface, including any remedial recommendations, by a qualified and state licensed Roofing Contractor (C39).

Evidence of one or more improper installation methods at the roof framing was observed in the Garage. Recommendation: Obtain a detailed and comprehensive evaluation, including any remedial recommendations by a qualified and state licensed Roofing Contractor (C39) and / or Structural Engineer and correct as deemed necessary.

Evidence of one or more possible alterations to the truss roof framing was observed in the Attic. These alterations may, or may not, have been approved during the course of construction of the structure. Recommendation: Obtain a detailed and comprehensive evaluation, including any remedial recommendations, by a representative from the truss manufacture, by a qualified and state licensed Roofing Contractor (C39) and / or Structural Engineer and correct as deemed necessary.

Roof Sheathing

Roof sheathing type: OSB plywood

The visible roof sheathing in the Attic was generally in a satisfactory condition.

Roof Framing Notes: *The storage of personal items in the Attic should be limited to light weight items only.*

Roof Comments & Notes

One or more of the comments listed above may require corrective action prior to the closing of escrow.

End ROOF & ROOF STRUCTURE Section

7.0 ATTIC

The attic contains the roof framing and serves as a raceway for components of the mechanical systems. There are often heating ducts, electrical wiring and appliance vents in the attic. A visual examination of the attic components for proper function, excessive or unusual wear, and general state of repair, water leakage, venting and improvements was performed. Where walking in an unfinished attic can result in damage to the ceiling, inspection is from the access opening only.

7.1 General Attic Description

Attic coverage: Full coverage

Attic access location: Right Hallway and Laundry Room

7.2 Attic Accessibility

The Attic was accessed for inspection.

Access through the Attic area was limited due heavy insulation coverage and the configuration of the truss framing.

The access opening and hatch were generally in satisfactory condition.

Attic Accessibility Notes: *Walking or crawling the attic framing is hazardous and may cause physical damage to the structure. Therefore, not all areas of the attic are accessed for inspection.*

7.3 Attic Insulation

Evaluation of insulation R-values is beyond the scope of this inspection and report.

Attic Insulation material type: Fiberglass batting

Approximate thickness: 10 to 12 inches

The visible attic insulation was in satisfactory condition.

Attic Insulation Notes: *Ceiling framing, wiring and light fixture components in the Attic may not have been visible for inspection due to insulation covering these components.*

7.4 Attic Ventilation

Attic Ventilation type: Dormer vents

The Attic ventilation provisions were observed to be generally in satisfactory condition with individual exceptions noted below.

Evidence of possible inadequate Attic ventilation provisions was observed. Minimum ventilation requirements are 1 square foot of ventilation opening per 150 square feet of attic space. Recommendation: Obtain a detailed and comprehensive evaluation, including any remedial recommendations by a qualified and state licensed Roofing Contractor (C39) and correct as deemed necessary.

Attic Ventilation Notes: *The Roof ventilation provisions and / or devices should be checked for proper operation as a part of any regularly scheduled maintenance.*

Attic Comments & Notes

One or more of the comments listed above may require corrective action prior to the closing of escrow.

End ATTIC Section

8.0 GARAGE

The accessible garage interior was examined for safety features and component functions.

8.1 General Garage Description

Garage type: Attached 3 car garage

8.2 Garage Accessibility

Accessibility: Limited accessibility due to storage of personal items, cabinets and/or vehicles

A thorough visual inspection of the garage could not be performed due to personal items.

8.3 Garage Walls, Ceiling & Floor

Garage Walls

Garage wall materials: Drywall

The visible, uncovered garage wall surfaces were generally in satisfactory condition with individual exceptions noted below.

Evidence of cracking of the garage wall surfaces was observed. The cracking appears to be uniform and within normal accepted tolerances (1/64" to 1/16" wide). This type of cracking is often a result of material shrinkage and/or settlement. Suggestion: Monitor these areas for indications of continued or advanced movement and seal these cracks prior to painting.

Garage Ceiling

Garage ceiling materials: Open framing

The visible garage ceiling surfaces were generally in satisfactory condition with individual exceptions noted below.

Refer to comments listed under sub-section **6.7 Roof Framing Components** this report for further information related to the **Garage Ceilings** of this structure.

Garage Floor

The Garage floor surfaces were seal-coated and not visible for inspection.

8.4 Garage Door

Garage door type: Metal sectional, roll-up door(s)

The garage door(s) was operated using normal operating controls and generally in satisfactory condition.

Evidence of torsion bar safety spring(s) above the garage door(s) was observed.

Garage Door Notes: *The garage door hardware should be inspected and lubricated annually and repaired if necessary.*

8.5 Garage Door Opener

The garage door opener was tested using normal operator controls and generally in satisfactory condition with individual exceptions noted below.

The garage door opener was tested by interrupting the light beam motion sensors located at the base of the garage doorframe. Suggestion: As a part of regular maintenance, the light beams should be cleaned, properly aligned and clear of obstructions.

The safety reverse feature of the garage door opener responded when tested.

The light beam motion sensors for the Garage door opener were measured to be 7 to 8 inches above the bottom of the Garage door frame. The maximum allowable height as mandated by UL 325 standard, the manufacturer's installation requirements and the Consumer Products Safety Commission is 6". Recommendation: Correct as deemed necessary.

Garage Door Opener Notes: *The safety reverse feature of the garage door opener should be tested monthly to confirm proper operation.*

8.6 Firewall

The firewall is the wall and/or ceiling that separates the garage from the interior of the dwelling and is specifically constructed with special requirements for fire resistance.

The visible areas of the firewall were generally in satisfactory condition with individual exceptions noted below.

Evidence of gaps around the piping and/or framing penetrations was observed in the firewall surfaces. This is considered a breach of the firewall's integrity and a possible fire safety concern. Recommendation: Correct as deemed necessary.

Evidence of ABS plumbing and central vacuum piping penetrations was observed in the firewall surfaces. This is considered a breach of the firewall's integrity and a possible fire safety concern. Recommendation: Correct as deemed necessary.

Incomplete sections of firewall surfacing were observed at the Garage roof. The firewall should have extended at minimum of 3 feet up the roof framing. This is considered a breach of the firewall's integrity and a fire safety concern. Recommendation: Correct as deemed necessary.

Firewall Notes: *After all of the personal items in the Garage have been removed, the firewall surfaces should be inspected for indications of any gaps or holes and these should be sealed as needed.*

8.7 Fire-Door

The fire-door is the interior access door from the garage into the dwelling interior and is specifically constructed with special requirements for fire resistance.

The fire-door was generally in satisfactory condition.

The self-closing device for the fire-door was tested by fully opening to fire door and allowing it to close. The self-closing device responded when tested.

Fire door Notes: *The self-closing device for the fire door should be tested for proper operation as a part of regular maintenance.*

8.8 Ventilation

The garage ventilation was generally in satisfactory condition with individual exceptions noted below.

Personal items and/or cabinets blocked the garage ventilation openings. Recommendation: Clear all obstructions from the ventilation openings.

The use of louvered ventilation covers was observed. These covers will restrict air flow and hinder the ventilation of the Garage. Recommendation: Obtain a detailed and comprehensive evaluation, including any remedial recommendations, by the **Builder of Record** and correct as deemed necessary.

Garage Comments

One or more of the comments listed above may require corrective action prior to the closing of escrow.

End GARAGE Section

9.0 ELECTRICAL SYSTEM

The electrical system consists of the incoming service, main and branch circuit wiring, over current devices and individual branch circuits (switches, light fixtures, receptacles, and appliances). An examination of the electrical system includes the exposed and accessible conductors, branch circuitry, panels, over current protection devices, and a random sampling of accessible switches and receptacles. Capacity, grounding and fusing are focal points. The inspection includes examination for evidence of adverse conditions such as improper installation of aluminum wiring, lack of proper grounding, exposed wiring, running splices, reversed polarity and improper wire tapping. The hidden nature of the electrical wiring prevents inspection of every length of wire.

9.1 General Description

Service entrance: Underground

Estimated voltage supplied: 120 / 240 volts

Estimated service amperage capacity: 200 amperes

Service capacity is determined by the size of the service entrance conductors, the wires that feed the main service panel, the labeled rating of the main circuit panel and / or the labeled rating of the main electrical service disconnect breakers / fuses.

Electrical system meter / main service panel location: Left side of the structure

Electrical system branch circuit protection: Circuit breakers

Electrical system main circuit conductor material: Copper

Electrical system visible branch circuit conductor material: Copper

Determining adequate sizing of the electrical system is beyond the scope of the inspection and this report. Any reference to sizing in this report is for general reference and informational purposes only.

9.2 Underground Service Entrance Cables

The visually accessible service entrance cables, inside the main service panel, were generally in satisfactory condition.

9.3 Service & Equipment Grounding

Primary system grounding type / location: Water and / or gas line connection(s)

Secondary system grounding type / location: Driyen rod connection at the garage

The visible and accessible service and equipment grounding was generally in satisfactory condition.

9.4 Circuit Panel(s)

Main Circuit Panel

Electrical system main panel make: Cutler-Hammer

The main circuit panel was generally in satisfactory condition.

Main Circuit Panel Notes: *Determining the accuracy of the labeling at the main circuitry panels is beyond the scope of this inspection and report.*

9.5 Over-Current Protection Devices

Circuit Breakers

The circuit breakers appeared to be generally in satisfactory condition with individual exceptions noted below.

An improper "tap" (multiple wires connected to a single pole circuit breaker) was observed inside the main circuit panel. This "double tapping" condition may cause an overload to the circuit in question and should be considered a fire and safety concern. Recommendation: Obtain a detailed and comprehensive evaluation, including any remedial recommendations by a qualified and state licensed Electrical Contractor (C10) and correct as deemed necessary.

The *Client* disclosed that a "whole house surge suppression" device was to be installed by the *Builder* prior to completion of the structure. No evidence of such a device was observed at the time of the inspection. Recommendation: Obtain a detailed and comprehensive evaluation, including any remedial recommendations by a qualified and state licensed Electrical Contractor (C10) and correct as deemed necessary.

GFCI (Ground Fault Circuit Interrupter) Protection

A GFCI is a device intended for the protection of personnel that functions to de-energize a circuit or portion within an established period of time when a circuit to ground exceeds some predetermined value that is less than that required to operate the over-current protection device (breaker/fuse) of the supply circuit. Some GFCI circuits may share a single trip device. All GFCI devices should be tested monthly to ensure proper operation.

GFCI trip / reset location(s): Exterior, Garage, Kitchen and Master Bedroom Bathroom

The GFCI reset receptacles listed above may also protect other, non-labeled, receptacles within the dwelling.

The GFCI circuits were tested using a UL listed tester designed specifically for this purpose and by pressing the "test" button at the GFCI device.

The GFCI circuits responded when tested and were generally in satisfactory condition with individual exceptions noted below.

The GFCI circuit was tested and did not respond at the Kitchen. Recommendation: Obtain a detailed and comprehensive evaluation, including any remedial recommendations by a qualified and state licensed Electrical Contractor (C10) and correct as deemed necessary.

AFCI (Arc Fault Circuit Interrupter) Protection

An AFCI is a device intended to mitigate the effects of arcing faults by functioning to de-energize the circuit when an arc-fault is detected. Some AFCI circuits may share a single trip device. All AFCI devices should be tested monthly to ensure proper operation.

The structure was not equipped with AFCI (Arc-fault circuit interrupters). This is a newer requirement and may, or may not, have been required at the time of construction. Recommendation: Consult with the Builder of record, a representative from the local Building Department and obtain a detailed and comprehensive evaluation, including any remedial recommendations, by a qualified and state licensed Electrical contractor (C10), other than the contractor of record, and correct as deemed necessary.

9.6 Branch Circuit Wiring

The visible branch circuit wiring was generally in satisfactory condition.

Branch Circuit Wiring Notes: In most areas of the attic, the wiring was not visible due to insulation covering these components.

9.7 Branch Circuits

Switches

In accordance with the standards of practice, a representative sampling of accessible switches were visually examined and tested.

A representative sampling of accessible branch circuit switches were tested and generally in satisfactory condition.

Light Fixtures

In accordance with the standards of practice, a representative sampling of accessible light fixtures were visually examined and tested.

A representative sampling of permanently installed light fixtures were tested and generally in satisfactory condition.

Light Fixture Notes: *Operational testing of any low voltage systems and/or any motion / light sensors is beyond the scope of this inspection and report.*

Receptacles (Outlets)

In accordance with the standards of practice, a representative sampling of accessible receptacles were visually examined and tested.

A representative sample of accessible branch circuit receptacles (outlets) were tested and generally in satisfactory condition.

Wherever visible, evidence of 3-prong style receptacles was observed throughout the structure.

240-Volt Circuit Receptacles

240-volt receptacle location: Exterior of Garage

The 240-volt receptacle was tested and generally in satisfactory condition.

Door Bell

The doorbell was operated and generally in satisfactory condition.

Electrical System Comments & Notes

The occupant's belongings (furniture, personal items, etc.) limited access to all switches and receptacles.

One or more of the comments listed above may require corrective action prior to the closing of escrow.

End ELECTRICAL SYSTEM Section

10.0 PLUMBING SYSTEM

The plumbing system consists of the domestic water supply lines, drain, waste and vent lines and gas lines. Inspection of the plumbing system is limited to visible faucets, fixtures, valves, drains, traps, exposed pipes and fittings. These items are examined for proper function, excessive or unusual wear, leakage, and general state of repair. The hidden nature of the piping prevents inspection of every pipe and joint. A sewer lateral test, necessary to determine the condition of the underground sewer lines, is beyond the scope of this inspection. If desired, a qualified and state licensed Plumbing Contractor (C36) could be retained for such a test. Inspection of the plumbing system does not include on site and/or private water supply and waste disposal (Septic) systems. Review of these systems requires a qualified and licensed specialist. The waste lines are tested with water only, not solids. Future drainage performance is beyond the scope of this inspection and report. As a precaution, the drain lines should be "snaked" and evaluated by a qualified and state licensed Plumbing Contractor (C36) prior to occupation.

10.1 Description

Main water supply line material: Copper pipe

Distribution supply line material: Copper pipe

Drain / Waste line material: ABS Plastic pipe

Waste system service: The determination of waste systems being public or private (septic) is beyond the scope of this inspection and report. Recommendation: Verify through current **Owner** or their **Agent**. If the property is serviced by a Private (septic) system, then it should be reviewed by a qualified and state licensed Septic system specialty contractor.

Determining adequate sizing of the plumbing system is beyond the scope of the inspection and this report. Any reference to sizing in this report is for informational purposes only.

10.2 Distribution Supply & Drain / Waste & Venting Pipe

Distribution Supply Piping

The visible water supply piping was generally in satisfactory condition.

Drain / Waste & Venting Piping

Drain waste cleanout location: Left side and Right side of the structure

The visible drain / waste and vent piping were generally in satisfactory condition with individual exceptions noted below.

An access hatch to inspect the drain pipe fittings at the bathtub was not installed. This may not have been required if glued fittings were installed instead of slip-joint fittings. The **Inspector** was unable to determine which fittings were used.

Recommendation: Install access hatches to provide further inspection of these areas.

The **Inspector** was unable to verify the presence of an Island sink drain pipe vent loop. The loop may have been installed in a false wall under the sink. Recommendation: Consult with the **Builder of Record** regarding the positive identification of this item.

10.3 Water Pressure & Functional Flow / Drainage

Water Pressure

The water pressure was measured using a pressure gauge at exterior faucets located at the front and rear of the structure.

A water pressure regulator was observed at the incoming water shut-off valve.

The water pressure was measured to be 85 PSI at the time of the inspection.

The installation of anti-backflow preventers on the exterior faucets may hinder the flow of water for pressure readings.

The measured water pressure of 85 PSI exceeded the maximum recommended pressure of 80 PSI. Recommendation: Adjust or replace the water pressure regulator so that the water pressure is below the maximum accepted pressure of 80 PSI.

Functional Flow

The functional flow of the water supply systems was tested by opening a representative sampling of fixtures simultaneously to observe any reduction of flow.

The functional flow was generally in satisfactory condition.

Functional Drainage

The functional drainage of the plumbing system was tested by opening a representative sampling of fixtures simultaneously to observe the performance of the drains.

The functional drainage was generally in satisfactory condition.

10.4 Gas Meter & Gas Supply Piping

Gas Meter

Meter location: Left side of the structure

The visible portions of the gas meter were generally in satisfactory condition with individual exceptions noted below.

The **Inspector** was unable to determine if the gas meter was adequately sized for the addition of the Pool/Spa heater. Recommendation: Further evaluation by the local Gas Company and /or the Pool/Spa contractor who installed the equipped.

The gas meter was not equipped with a seismic shut-off device. This device may not be required in this jurisdiction. Suggestion: Install as a safety upgrade.

Gas Meter Notes: Sizing of the gas meter is beyond the scope of this inspection and report. If concerned, the Inspector recommends further evaluation by the local Gas Company and /or a qualified and licensed plumbing contractor. (C-36).

Gas Supply Piping

The visible gas supply piping and connectors were generally in satisfactory condition with individual exceptions noted below.

A gas supply pipe for the Pool / Spa heater was buried in the soil / concrete without the proper protective wrapping for anti-corrosion protection or a vented sleeve. This may, or may not have been required at the time of installation. Recommendation: Consult with a representative from the JHA (Jurisdiction Having Authority), the local Building department, the Gas Company and/or a qualified and licensed Plumbing contractor (C36) for further evaluation of this installation and correct as deemed necessary.

Gas System Notes: As a part of a regular annual maintenance schedule, the local Gas Company should review the gas system and all gas appliances.

10.5 Plumbing Fixtures

Main Water Supply Shut-off

Main water shut-off location: Front of the Garage.

The operational testing of any valves is beyond the scope of this inspection and report.

The main water supply shut-off appeared to be in satisfactory condition.

Main Water Supply Shut-off Valve Notes: *Typical gate / globe type valves may fail when operated. As an upgrade, the main water supply shut-off valve should be replaced with a ball type valve.*

Faucets

The faucets were operated using normal operating controls and was generally in satisfactory condition.

Faucet Notes: *All faucets should be inspected for leaks as part of regular maintenance. Angle stop water shut-off valves have a tendency to corrode and leak. All angle stop water shut-off valves should be checked for tightness and also checked for leaks as a part of regular maintenance.*

Toilet(s)

The toilet(s) was tested using normal operator controls and was generally in satisfactory condition with individual exceptions noted below.

One or more toilets were inadequately secured at the base connection to the bathroom floor. This condition may allow water and sewer gas leakage. Correct by tightening the hold-down nuts and sealing the base of the toilet to the floor. Recommendation: Correct as deemed necessary.

Toilet Notes: *All toilets should be checked for tightness at the base and at the tank and also checked for leaks as a part of regular maintenance.*

Sinks

Sink locations: Kitchen / Bathroom(s) / Laundry

The sinks were generally in satisfactory condition.

Bathtub(s)

The bathtub surface was generally in satisfactory condition.

Bathtub Notes: *The edge of the bathtub should be sealed as a part of regular maintenance.*

Shower Surround

The shower surround surface was generally in satisfactory condition.

Shower Surround Notes: *The edge of the shower surround should be sealed as a part of regular maintenance.*

Laundry

The laundry appliances are not tested or moved during the inspection. The individual washer / dryer supply and drain systems are visually inspected only for indications of damage or leaks. After the equipment has been removed / installed, signs of leakage may appear.

Laundry location: Interior Utility Room

Washer service: Faucets for hose connections provided

Dryer service: Natural gas

Washer / Dryer Comments

The washer / dryer connections were visually inspected and appeared to be generally in satisfactory condition with individual exceptions noted below.

Due to close tolerances between the washer / dryer and the closet, access to the washer / dryer connections was limited.

As a precautionary upgrade, a flood stop system should be installed at the laundry water supply valves.

Washer / Dryer Notes: When the washing machine is changed, leaks may develop at the faucets.

Dryer Venting

The dryer venting was generally in satisfactory condition.

Dryer Venting Comments: The vent piping for the dryer should be opened, inspected and cleaned prior to connecting a dryer and again as part of annual maintenance.

Plumbing System Comments & Notes

The evaluation of any underground or otherwise concealed piping, pipe sizing, water quality, septic systems or contaminant testing is beyond the scope of this inspection and report.

Evidence of deteriorated or missing caulking may exist at the faucets, toilets, bathtubs or shower areas. Recommendation: Correct as needed and include as part of regular maintenance.

As disclosed by the *Client*, an intermittent rattling sound was observed at the Master Bedroom Bathroom. This may be due to inadequate securing of the drain / waste pipes to the framing components. Recommendation: Obtain a detailed and comprehensive evaluation of the entire roof surface, including any remedial recommendations by a qualified and state licensed Plumbing Contractor (C36) and correct as deemed necessary.

The presence of hairline cracks in the sink, toilet, bathtub and shower surfaces cannot always be detected. Suggestion: If hairline cracking is discovered, then repairs should be implemented as soon as possible in order to contain them from expanding.

One or more of the comments listed above may require corrective action prior to the closing of escrow.

End PLUMBING SYSTEM Section

11.0 WATER HEATER

11.1 General Description

Water heater location: Garage

Water heater make: Rheem

Water heater serial number: RHLN 0703U01685

Water heater model number: 21VR75N

Approximate mfg. date: 07 / 2003

Approximate ANSI compliance date: 2001 - based on date posted on data-plate

Approximate Size: 75 gallons

Approximate Capacity: 70,000 Btu.

Water heater energy source: Natural gas

(Age, size & capacity determined by manufacturer's data plate)

Determining adequate sizing of the water heating system is beyond the scope of the inspection and this report. Any reference to sizing in this report is for informational purposes only.

11.2 Water Heater Location

The water heater platform was generally in satisfactory condition.

The water heater was properly installed with the ignition source at least 18" above the Garage floor as required.

A vehicle anti-impact device was observed in front of the water heater.

A drain catch pan was not observed at the water heater. This may not have been required at the time of installation.

Recommendation: Install as needed.

11.3 Water Heater Operation / Condition

The water heater was tested using normal operating controls and testing for hot water flow at the faucets. The water heater responded to testing and was generally in satisfactory condition with individual exceptions note below.

Operation / Condition Notes: *The water heater should be drained periodically, preferably once a month, to remove sediment that collects at the bottom of the tank.*

11.4 Water Heater Thermostat / Controls

The water heater thermostat and system operating controls were generally in satisfactory condition.

Water Heater Thermostat / Control Notes: *Thermostat and control settings were not altered and controls are not checked for calibration or timed functions. Testing for adequacy, efficiency or evenness of heat distribution throughout the structure is beyond the scope of this inspection and report. The thermostat should be set at a medium temperature for adequate efficiency and safety.*

11.5 Water Heater Gas Supply Connections

The gas supply lines and connectors for the water heater were generally in satisfactory condition.

Energy Supply & Connection Notes: *The energy supply and connections for the water heater should be reviewed periodically by the local Gas Company as a part of regular maintenance.*

11.6 Water Heater Burners

The water heater burners were observed by removing the burner compartment access panel.

The water heater burners were observed to be generally in satisfactory condition.

Burner Notes: The gas burner for the water heater should be reviewed periodically by the local Gas Company as a part of regular maintenance.

11.7 Water Heater Combustion Air

The combustion air venting for the water heater was observed to be generally in satisfactory condition.

Combustion Air Notes: The combustion air openings for the water heater should remain clear of obstructions at all times.

11.8 Water Heater Exhaust Gas Venting

The exhaust gas venting for the water heater was observed to be generally in satisfactory condition.

The water heater exhaust gas venting was tested by placing a mirror at the draft diverter and no evidence of back venting was observed.

Exhaust Gas Venting Notes: The exhaust gas vent piping for the water heater should be inspected periodically as a part of regular maintenance.

11.9 Water Heater Water Supply Connections

The water heater incoming and outgoing water supply lines were generally in satisfactory condition.

Water Connection Notes: The water connections should be inspected periodically as a part of regular maintenance.

11.10 Water Heater Water Supply Shut-off Valve

The operational testing of any valves is beyond the scope of this inspection and report.

The water heater water supply shut-off valve appeared to be in satisfactory condition.

Main Water Supply Shut-off Valve Notes: Typical gate / globe type valves may fail when operated. As an upgrade, the main water supply shut-off valve should be replaced with a ball type valve.

11.11 Water Heater TPR Valve

The TPR (Temperature / Pressure Relief) Valve is a vital safety component of the water heater. The purpose of this valve is to release pressure from the water heater tank if the system becomes over-heated.

A water heater TPR valve was installed and appeared to be in satisfactory condition.

TPR Valve Notes: Most manufacturers of TPR valves recommend that the device be tested once a year to ensure safe operation. All manufacturers instructions should be reviewed prior to, and followed during, any testing of the TPR valve. The TPR valve should only be tested if a properly installed discharge line has been installed! If leakage from the valve occurs after testing is completed, the valve should be replaced immediately. If the Client is uncertain regarding testing procedures, then further review and/or testing of the TPR valve should be performed by a qualified and state licensed Plumbing contractor (C36).

11.12 Water Heater TPR Valve Discharge Line

The purpose of a discharge line for the TPR valve is to remove the super heated water / steam from the water heater to a safe location.

TPR drain line termination point: Exterior of the structure at the Front

A discharge line for the water heater TPR valve was installed and appeared to be in satisfactory condition with a termination point a minimum 6" to a maximum 24" from exterior grade.

TPR Discharge Line Notes: The TPR discharge line should be inspected periodically as a part of regular maintenance.

11.13 Water Heater Seismic Bracing

The following is from the DSA (Department of the State Architect) website; Water heaters must be braced, anchored or strapped to resist toppling or horizontal displacement due to earthquake motion. As per the Department of the State Architect (DSA): Minimum requirements for water heaters to 50 gallons capacity are two approved straps (not on top of the insulation blanket) properly located (top 1/3 & bottom 1/3 but 4" above the controls) and anchored with minimum 1/4" X 3" lag bolts into the studs (or the structural equivalent where stud attachment is not an option). The DSA also recommends one additional strap for each 25 gallons of capacity over 50, 51-75 = 3 straps and 76-100 = four straps.

The seismic bracing for the water heater tank appeared to be in satisfactory condition with individual exceptions noted below.

A seismic strapping compliance label was not provided at the water heater tank. Recommendation: Consult with the current **Owner** for nay documentation regarding this required condition. Any documentation regarding the water heater strapping should include a stamp of approval from the Department of the State Architect (DSA).

Some water heater strapping is approved for installation that does not require encircling of the water heater tank. Recommendation: Consult with the current **Owner** and obtain any documentation regarding the current strapping to determine if it meets those requirements.

The current water heater seismic bracing did not encircle the tank. Recommendation: Correct as deemed necessary.

The seismic bracing for the water heater tank was unsatisfactory. The State of California requires multiple strapping (3 straps for 51-75 gallon tanks), strapping that completely encircles the water heater tank not installed on top of the water heater blanket. Recommendation: Correct as necessary.

Seismic Bracing Notes: The following is from the California State Health & Safety Code website; As of January 1, 1996 the seller of any dwelling in the state of California is required to strap the water heater tank for seismic safety in accordance with California State Health & Safety Code, Section 19211 as follows; (a) Notwithstanding Section 19100, all new and replacement water heaters, and all existing residential water heaters shall be braced, anchored, or strapped to resist falling or horizontal displacement due to earthquake motion. At a minimum, any water heater shall be secured in accordance with the California Plumbing Code, or modifications made thereto by a city, county, or city and county pursuant to Section 17958.5. (b) The seller of any real property containing a water heater shall certify to the prospective purchaser that this section has been complied with. This certification shall be made in writing, and may be included in existing transactional documents, including, but not limited to, the Homeowner's Guide to Earthquake Safety, published pursuant to Section 10149 of the Business and Professions Code, a real estate sales contract or receipt for deposit, or a transfer disclosure statement pursuant to Section 1102.6 or 1102.6a of the Civil Code. Refer to your Realtor for a copy of "The Homeowner's Guide to Earthquake Safety" for further information.

Water Heater Comments & Notes

Estimates of remaining useful life, water heating effectiveness and review of solar systems, hot water circulation pumps is beyond the scope of this inspection and report.

Determining the adequacy of the water heating system(s) is beyond the scope of this inspection and report.

The water heater was not equipped with a re-circulation pump. The installation of re-circulation pumps is considered an upgrade.

One or more of the comments listed above may require corrective action prior to the closing of escrow.

End WATER HEATER Section

12.0 HVAC (Heating, Ventilation & Air Conditioning)

12.1 HEATING SYSTEMS

The heating system consists of the heating equipment, operating and safety controls, exhaust venting and means of distribution. These items are visually examined for proper function, excessive or unusual wear and general state of repair. Regular servicing and inspection of fuel burning heating systems is encouraged.

12.2 General Description

Heating system type: Forced-air furnace (Right side zone)

Forced-air furnace location: Right side Attic

Energy source: Natural gas

Furnace make: Bryant

Furnace serial number: 0203A28566

Furnace model number: 310JAV036070

Approximate mfg. date: 01 / 2003

Approximate ANSI compliance date: 2001 - based on date posted on data-plate

Furnace input rating: 66,000 Btu.

(Make, age & size determined by manufacturer's data plate)

The **Inspector** was unable to determine the size or age of the furnace due to missing, unreadable or inaccessible data plate information.

Determining adequate sizing of the heating system is beyond the scope of the inspection and this report. Any reference to sizing in this report is for informational purposes only.

12.3 Heating System Location

The furnace platform was generally in satisfactory condition.

12.4 Heating System Operation & General Condition

The heating system was tested using normal operating controls.

The heating system responded to testing and was generally in satisfactory condition with individual exceptions noted below.

Evidence of a tarp-like material was observed on top of the furnace. This is an immediate fire safety concern. Recommendation: Obtain a detailed and comprehensive evaluation, including any remedial recommendations by a qualified and state licensed Warm-Air Heating, Ventilating and Air Conditioning Contractor (C20) and correct as deemed necessary.

12.5 Heating System Thermostat / Controls

Heating System Thermostat/ Controls Location: Right Hallway

Heating System Thermostat/ Controls Make: Bryant

The heating system thermostat /controls was operated using normal operating controls and was generally in satisfactory condition.

The heating system thermostat /controls was a digital thermostat. These devices can be complex to understand and operate. Recommendation: Further evaluation with the current *Owner* prior to closing regarding the operation of this device.

The heating system thermostat /controls also controlled the central cooling system.

Heating System Thermostat / Control Notes: *Thermostat and control settings were not altered and controls are not checked for calibration or timed functions. Testing for adequacy, efficiency or evenness of heat distribution throughout the structure is beyond the scope of this inspection and report. The thermostat should be set at a medium temperature for adequate efficiency and safety.*

12.6 Energy Supply Connections

The gas supply lines and connectors for the heating system were generally in satisfactory condition with individual exceptions noted below.

The flexible gas line connector for the furnace was extended through the appliance housing. No part of such connector shall be concealed within or extended through any wall, floor, partition, or appliance housing. Only hard gas pipe should be installed inside the furnace housing. Recommendation: Obtain a detailed and comprehensive evaluation, including any remedial recommendations by a qualified and state licensed Warm-Air Heating, Ventilating and Air Conditioning Contractor (C20) and correct as deemed necessary.

Energy Supply & Connection Notes: *The energy supply and connections for the furnace should be reviewed periodically by the local Gas Company as a part of regular maintenance.*

12.7 Heating System Burners

The furnace burners were visually inspected at the accessible burner compartment.

The furnace burners were observed to be generally in satisfactory condition.

Burner Notes: *The gas burner for the furnace should be reviewed periodically by the local Gas Company as a part of regular maintenance. Inspection of the heat exchanger is beyond the scope of this inspection and report.*

12.8 Combustion Air Supply

The combustion air venting for the heating system was observed to be generally in satisfactory condition.

Combustion Air Supply Notes: *The combustion air supply openings for the furnace should remain clear of obstructions at all times.*

12.9 Heating System Exhaust Gas Venting

The exhaust gas venting for the heating system was observed to be generally in satisfactory condition.

Exhaust Gas Venting Notes: *The exhaust gas vent piping for the furnace should be inspected periodically as a part of regular maintenance.*

12.10 Forced-Air System

Return Air Supply

Return Air Register Location: Right Hallway

The return air supply for the forced-air furnace was generally in satisfactory condition.

Return Air Supply Notes: *The return air compartment should be inspected and cleaned periodically as a part of regular maintenance.*

Air Filter

Air Filter type: Disposable

Air Filter Location(s): Return air register

The forced-air distribution system air filter was observed to be generally in satisfactory condition.

Air Filter Notes: *All air filters should be cleaned or replaced monthly to maximize system performance and to protect the health of the occupants.*

Forced-Air Blower Motor

The forced-air distribution system blower motor was tested using normal user controls and was generally in satisfactory condition.

Forced-Air Blower Motor Notes: *The blower motor should be cleaned periodically to maximize system performance and to protect the health of the occupants.*

Forced-Air Distribution System

The air distribution system was tested by observing airflow at a representative sampling of registers and visually inspecting accessible ductwork.

The air distribution system was inspected during the testing of the heating system and was generally in satisfactory condition with individual exceptions noted below.

Evidence of paint on the interior of one or more forced-air distribution ducts was observed. Paint chips were blown out of registers when the system was tested. This is a possible health and safety concern. Recommendation: Correct as deemed necessary.

Forced-Air Distribution System Notes: *It is important that the air registers not be fully closed. This may be detrimental to the operation of the forced air system and may allow condensation to form on the inside of the register. Recommendation: Keep all registers at least partially open at all times.*

12.11 General Description

Heating system type: Forced-air furnace (Left side zone)

Forced-air furnace location: Left side Attic

Energy source: Natural gas

Furnace make: Bryant

Furnace serial number: 0203A28949

Furnace model number: 310JAV036070

Approximate mfg. date: 01 / 2003

Approximate ANSI compliance date: 2001 - based on date posted on data-plate

Furnace input rating: 66,000 Btu.

(Make, age & size determined by manufacturer's data plate)

The **Inspector** was unable to determine the size or age of the furnace due to missing, unreadable or inaccessible data plate information.

Determining adequate sizing of the heating system is beyond the scope of the inspection and this report. Any reference to sizing in this report is for informational purposes only.

12.12 Heating System Location

The furnace platform was generally in satisfactory condition.

12.13 Heating System Operation & General Condition

The heating system was tested using normal operating controls.

The heating system responded to testing and was generally in satisfactory condition.

12.14 Heating System Thermostat / Controls

Heating System Thermostat/ Controls Location: Left Hallway

Heating System Thermostat/ Controls Make: Bryant

The heating system thermostat /controls was operated using normal operating controls and was generally in satisfactory condition.

The heating system thermostat /controls was a digital thermostat. These devices can be complex to understand and operate.

Recommendation: Further evaluation with the current *Owner* prior to closing regarding the operation of this device.

The heating system thermostat /controls also controlled the central cooling system.

Heating System Thermostat / Control Notes: *Thermostat and control settings were not altered and controls are not checked for calibration or timed functions. Testing for adequacy, efficiency or evenness of heat distribution throughout the structure is beyond the scope of this inspection and report. The thermostat should be set at a medium temperature for adequate efficiency and safety.*

12.15 Energy Supply Connections

The gas supply lines and connectors for the heating system were generally in satisfactory condition with individual exceptions noted below.

The flexible gas line connector for the furnace was extended through the appliance housing. No part of such connector shall be concealed within or extended through any wall, floor, partition, or appliance housing. Only hard gas pipe should be installed inside the furnace housing. Recommendation: Obtain a detailed and comprehensive evaluation, including any remedial recommendations by a qualified and state licensed Warm-Air Heating, Ventilating and Air Conditioning Contractor (C20) and correct as deemed necessary.

Energy Supply & Connection Notes: The energy supply and connections for the furnace should be reviewed periodically by the local Gas Company as a part of regular maintenance.

12.16 Heating System Burners

The furnace burners were visually inspected at the accessible burner compartment.

The furnace burners were observed to be generally in satisfactory condition.

Burner Notes: The gas burner for the furnace should be reviewed periodically by the local Gas Company as a part of regular maintenance. Inspection of the heat exchanger is beyond the scope of this inspection and report.

12.17 Combustion Air Supply

The combustion air venting for the heating system was observed to be generally in satisfactory condition.

Combustion Air Supply Notes: The combustion air supply openings for the furnace should remain clear of obstructions at all times.

12.18 Heating System Exhaust Gas Venting

The exhaust gas venting for the heating system was observed to be generally in satisfactory condition with individual exceptions noted below.

Inadequate clearance of the furnace exhaust gas vent piping to combustible materials (fiberglass insulation and distribution ducting) was observed. Recommendation: Obtain a detailed and comprehensive evaluation, including any remedial recommendations by a qualified and state licensed Warm-Air Heating, Ventilating and Air Conditioning Contractor (C20) and correct as deemed necessary.

Exhaust Gas Venting Notes: The exhaust gas vent piping for the furnace should be inspected periodically as a part of regular maintenance.

12.19 Forced-Air System

Return Air Supply

Return Air Register Location: Left Hallway

The return air supply for the forced-air furnace was generally in satisfactory condition.

Return Air Supply Notes: The return air compartment should be inspected and cleaned periodically as a part of regular maintenance.

Air Filter

Air Filter type: Disposable

Air Filter Location(s): Return air register

The forced-air distribution system air filter was observed to be generally in satisfactory condition.

Air Filter Notes: All air filters should be cleaned or replaced monthly to maximize system performance and to protect the health of the occupants.

Forced-Air Blower Motor

The forced-air distribution system blower motor was tested using normal user controls and was generally in satisfactory condition.

Forced-Air Blower Motor Notes: The blower motor should be cleaned periodically to maximize system performance and to protect the health of the occupants.

Forced-Air Distribution System

The air distribution system was tested by observing airflow at a representative sampling of registers and visually inspecting accessible ductwork.

The air distribution system was inspected during the testing of the heating system and was generally in satisfactory condition with individual exceptions noted below.

Evidence of forced-air distribution duct components located too close to the furnace exhaust piping was observed. Recommendation: Obtain a detailed and comprehensive evaluation, including any remedial recommendations by a qualified and state licensed Warm-Air Heating, Ventilating and Air Conditioning Contractor (C20) and correct as deemed necessary.

Evidence of paint on the interior of one or more forced-air distribution ducts was observed. Paint chips were blown out of registers when the system was tested. This is a possible health and safety concern. Recommendation: Correct as deemed necessary.

Forced-Air Distribution System Notes: It is important that the air registers not be fully closed. This may be detrimental to the operation of the forced air system and may allow condensation to form on the inside of the register. Recommendation: Keep all registers at least partially open at all times.

12.20 Bathroom Heating

Bathroom heat source: Heat ducts

The bathroom heat supply was observed for airflow and was in satisfactory condition.

Heating System Comments & Notes

Annual inspection and servicing of the heating system by a qualified and licensed Heating contractor (C-20) is recommended.

Estimates of the overall, long-term effectiveness and remaining useful life of any heating system is beyond the scope of this inspection and report.

One or more of the comments listed above may require corrective action prior to the closing of escrow.

End HEATING SYSTEM Section

12.21 Interior Ventilation Systems

Ventilation system location(s): Kitchen / Bathroom / Laundry

Kitchen ventilation system type: Range hood with exhaust fan ducted to the exterior

Bathroom ventilation system type: Ceiling mounted exhaust fan

Laundry Room / Area ventilation system type: Ceiling mounted exhaust fan and / or window(s)

The ventilation provisions were generally in satisfactory condition.

Ventilation System Notes: For effective ventilation of moisture, the bathroom ventilation provisions should be used during showers / baths and for a period of at least one-half hour afterwards. The ventilation fans and / or filters should be cleaned periodically for health and fire safety.

End INTERIOR VENTILATION SYSTEM Section

12.22 COOLING SYSTEMS

The central air conditioning system consists of the cooling equipment, operating and safety controls and a means of distribution. These items are visually examined for proper function, excessive or unusual wear, and general state of repair. Air conditioning systems are not tested if the outside temperature is too cool for proper operation. Detailed testing of the components of the cooling equipment or predicting their life expectancy requires special equipment and training and is beyond the scope of this inspection. Air conditioning systems have a life expectancy of 15-20 years when new. Regular servicing and inspection of air conditioning equipment by a qualified and licensed air conditioning contractor is recommended.

12.23 General Description

Cooling system type: Central forced-air (Right side zone)

Central air conditioning condenser / compressor location: Right side of the structure

Cooling system manufacturer: Bryant

Cooling system serial number: 2303E14730

Cooling system model number: 561CJ036-F

Approximate mfg. date: 2003

Approximate mfg. date: Unable to determine.

Estimated size: 3 tons

(Make, estimated date & size determined by manufacturer's data plate)

Compressor / condenser electrical disconnect location: Adjacent to compressor

Determining adequate sizing of the cooling system is beyond the scope of the inspection and this report. Any reference to sizing in this report is for informational purposes only.

12.24 Cooling System Operation & General Condition

The air temperature split for the cooling system was measured using thermometers at the return air register and at a distribution air register in an interior room of the structure. A minimum temperature split difference of 15 degrees from the return air register to a distribution register is recommended.

The cooling system was tested using normal operating controls, responded to testing and was generally in satisfactory condition.

The temperature at the return air register was measured 59 degrees and the temperature at a representative sampling of distribution registers measured an average of 37 to 43 degrees. This temperature differential is considered satisfactory.

Operation Notes: The cooling system should be reviewed as a part of regular maintenance.

12.25 Cooling System Thermostat / Controls

Refer to the HEATING SYSTEM section of this report for further information regarding this system component.

12.26 Central Cooling Compressor / Condenser

The central cooling system compressor / condenser responded to normal operating controls and were generally in satisfactory condition with individual exceptions noted below.

The central cooling system compressor / condenser were not adequately secure at the base. Recommendation: Obtain a detailed and comprehensive evaluation of the entire roof surface, including any remedial recommendations by a qualified and state licensed Warm-Air Heating, Ventilating and Air Conditioning Contractor (C20) and correct as deemed necessary.

The central cooling system compressor / condenser was not adequately labeled for zone purposes. Recommendation: Obtain a detailed and comprehensive evaluation of the entire roof surface, including any remedial recommendations by a qualified and state licensed Warm-Air Heating, Ventilating and Air Conditioning Contractor (C20) and correct as deemed necessary.

Compressor / Condenser Notes: Keep all obstructions away from the compressor / condenser at all times.

12.27 Central Cooling System Electrical

Compressor / condenser Disconnect Location: Adjacent to compressor / condenser

The central cooling system electric lines, connectors and disconnects for the air conditioning system was generally in satisfactory condition.

12.28 Central Cooling System Condensation Drain System

Primary condensation line termination: Sink drain piping at the Right Hallway Bathroom

Secondary condensation line termination: Exterior of the structure at the Right side

The visible central cooling system condensation drain lines were observed to be generally in satisfactory condition with individual exceptions noted below.

Evidence of a central cooling system, secondary condensation drain line vent blocked by a distribution duct was observed. Recommendation: Obtain a detailed and comprehensive evaluation, including any remedial recommendations by a qualified and state licensed Warm-Air Heating, Ventilating and Air Conditioning Contractor (C20) and correct as deemed necessary.

Central Cooling System Condensation Drain Notes: In the future, if water is observed dripping from the Secondary drain line this is an indication of a possible blockage at the Primary drain line and/or the evaporative coil. Recommendation: Further evaluation by a qualified and licensed Heating contractor (C20).

12.29 General Description

Cooling system type: Central forced-air (Left side zone)

Central air conditioning condenser / compressor location: Left side of the structure

Cooling system manufacturer: Bryant

Cooling system serial number: 2003E43218

Cooling system model number: 561CJ030-E

Approximate mfg. date: 2003

Approximate mfg. date: Unable to determine.

Estimated size: 2 ½ tons

(Make, estimated date & size determined by manufacturer's data plate)

Compressor / condenser electrical disconnect location: Adjacent to compressor

Determining adequate sizing of the cooling system is beyond the scope of the inspection and this report. Any reference to sizing in this report is for informational purposes only.

12.30 Cooling System Operation & General Condition

The air temperature split for the cooling system was measured using thermometers at the return air register and at a distribution air register in an interior room of the structure. A minimum temperature split difference of 15 degrees from the return air register to a distribution register is recommended.

The cooling system was tested using normal operating controls, responded to testing and was generally in satisfactory condition.

The temperature at the return air register was measured 67 degrees and the temperature at a representative sampling of distribution registers measured an average of 43 to 50 degrees. This temperature differential is considered satisfactory.

Operation Notes: The cooling system should be reviewed as a part of regular maintenance.

12.31 Cooling System Thermostat / Controls

Refer to the **HEATING SYSTEM** section of this report for further information regarding this system component.

12.32 Central Cooling Compressor / Condenser

The central cooling system compressor / condenser responded to normal operating controls and were generally in satisfactory condition with individual exceptions noted below.

The central cooling system compressor / condenser were not adequately secure at the base. Recommendation: Obtain a detailed and comprehensive evaluation of the entire roof surface, including any remedial recommendations by a qualified and state licensed Warm-Air Heating, Ventilating and Air Conditioning Contractor (C20) and correct as deemed necessary.

The central cooling system compressor / condenser was not adequately labeled for zone purposes. Recommendation: Obtain a detailed and comprehensive evaluation of the entire roof surface, including any remedial recommendations by a qualified and state licensed Warm-Air Heating, Ventilating and Air Conditioning Contractor (C20) and correct as deemed necessary.

Compressor / Condenser Notes: Keep all obstructions away from the compressor / condenser at all times.

12.33 Central Cooling System Electrical

Compressor / condenser Disconnect Location: Adjacent to compressor / condenser

The central cooling system electric lines, connectors and disconnects for the air conditioning system was generally in satisfactory condition.

12.34 Central Cooling System Condensation Drain System

Primary condensation line termination: Sink drain piping at the Master Bedroom Bathroom

Secondary condensation line termination: Exterior of the structure at the Left side

The visible central cooling system condensation drain lines were observed to be generally in satisfactory condition.

Central Cooling System Condensation Drain Notes: In the future, if water is observed dripping from the Secondary drain line this is an indication of a possible blockage at the Primary drain line and/or the evaporative coil. Recommendation: Further evaluation by a qualified and licensed Heating contractor (C20).

12.35 Forced-Air System

Refer to the **HEATING SYSTEM** section of this report for further information regarding this system component.

12.36 Cooling Features

Ceiling Fans

The ceiling fan(s) were operated using normal operator controls and were generally in satisfactory condition.

Due to its hidden nature, bracing for the ceiling fan(s) could not be visually inspected.

Ceiling Fan Notes: *All ceiling fans should be checked for tightness and proper operation as a part of regular maintenance.*

Whole House Fan

A whole house fan was not installed, but recommended as an upgrade.

Whole House Fan Notes: *When operating the whole house fan, at least 2 windows, at opposite ends of the dwelling, should be opened to allow for proper airflow.*

Cooling System Comments

Annual inspection and servicing of the cooling systems by a qualified and licensed Warm-Air Heating, Ventilating and Air Conditioning Contractor (C20) is recommended.

Pressure tests on coolant systems and representations regarding the coolant charge, line integrity and subjective judgment of system capacity plus estimates of the overall, long-term effectiveness and remaining useful life of any cooling system is beyond the scope of this inspection and report.

One or more of the comments listed above may require corrective action prior to the closing of escrow.

End COOLING SYSTEM Section

13.0 INTERIOR

Review of the interior includes inspection of the accessible areas of the walls, ceilings, floors, steps, stairways, balconies, railings and a representative sampling of the accessible doors and windows. These features are visually examined for proper function, excessive wear and general state of repair. Some of these components may not be visible because of furnishings and/or storage. In such cases these items/areas are not inspected.

13.1 General Interior Layout

Entry, Living Room, Library, Formal Dining Room, Kitchen, Kitchen Dining Area, Family Room, Right Hallway, Right / Center Bedroom, Right Hallway Bathroom, Right / Front Bedroom, Left Hallway, Left Hallway Bathroom, Laundry Room, Left / Front Bedroom, Master Bedroom and Master Bedroom Bathroom.

13.2 Interior Walls

Wall materials: Drywall

The visible, uncovered interior wall surfaces were generally in satisfactory condition with individual exceptions noted below.

Evidence of cracking of the interior wall surfaces was observed. The cracking appears to be uniform and within normal accepted tolerances (1/64" to 1/16" wide). This type of cracking is often a result of material shrinkage and/or settlement. Suggestion: Monitor these areas for indications of continued or advanced movement and seal these cracks prior to painting.

13.3 Interior Ceilings

Ceiling material: Drywall

The visible interior ceiling surfaces were generally in satisfactory condition with individual exceptions noted below.

Evidence of cracking of the interior ceiling surfaces was observed. The cracking appears to be uniform and within normal accepted tolerances (1/64" to 1/16" wide). This type of cracking is often a result of material shrinkage and/or settlement. Suggestion: Monitor these areas for indications of continued or advanced movement and seal these cracks prior to painting.

Evidence of repair work to the interior ceiling surfaces at the Living Room was observed. The **Inspector** was unable to determine the cause or effectiveness of these repairs. The repair work appeared substandard. Recommendation: Correct as deemed necessary.

Interior Ceiling Notes: Due to lighting variations and shadows, all reportable conditions on the interior ceiling surfaces may not be discernable.

13.4 Interior Floors

Floor covering materials: Tile and carpet

The visible floor coverings/surfaces were generally in satisfactory condition with individual exceptions noted below.

The use of carpeting in the Bathroom can induce mildew / mold condition through water accumulation. Suggestion: Consider removing the carpeting and installing a vinyl or tile surface as an upgrade.

13.5 Interior Doors

In accordance with the standards of practice, a representative sampling of accessible doors were visually examined and operated.

A representative sampling of the interior doors were operated and generally in satisfactory condition with individual exceptions noted below.

Several of the interior doors and closet doors along with their related hardware need adjustments and/or repairs. Recommend correcting.

One or more exterior access doors that may allow access to the **Pool / Spa** area, were protected by alarms to alert for unauthorized access to the these areas.

13.6 Interior Windows

In accordance with the standards of practice, a representative sampling of accessible windows were visually examined and operated.

A representative sampling of the interior windows were operated and were in satisfactory condition with individual exceptions noted below.

Several of the windows were difficult to operate. Recommendation: Obtain a detailed and comprehensive evaluation of all of the windows, including any remedial recommendations by a qualified and state licensed Glazing Contractor (C17) and correct as deemed necessary.

Evidence of glass and seal separation at one or more windows was observed. Recommendation: Obtain a detailed and comprehensive evaluation of all of the windows, including any remedial recommendations by a qualified and state licensed Glazing Contractor (C17) and correct as deemed necessary.

Interior Window Notes: *Determining the condition of all insulated windows is not possible due to personal items, temperature, weather and lighting variations.*

13.7 Shower Enclosure(s)

The glass shower enclosure(s) was generally in satisfactory condition with individual exceptions noted below.

A shower enclosure was not observed in the Right Hallway Bathroom(s).

Shower Enclosure Notes: *The edge of the shower enclosure should be sealed as a part of regular maintenance.*

13.8 Safety Glass

Tempered safety glass is identified by a label usually installed on a corner of one or more of the glazing materials.

Tempered safety glass locations: Glass door(s), window(s) adjacent to the bathtub with a bottom edge within 60" of the bathtub drain and shower enclosure(s)

The identified safety glazing applications were observed to be in satisfactory condition.

Evidence of tempered safety glass labeling was not observed at the window above the entry door, the windows above the bathroom doors, the window(s) within a 24" radius to the Master Bedroom exterior access door(s), the fireplace glass door(s) and the mirrored wardrobe door(s). This may have been acceptable at the time of construction. Caution is recommended when allowing children near this glass. Recommendation: Obtain a detailed and comprehensive evaluation, including any remedial recommendations by a qualified and state licensed Glazing Contractor (C17) and correct as deemed necessary.

Safety Glass Notes: *Some or all of the conditions noted above may require a detailed and comprehensive evaluation, including any remedial recommendations, by a qualified and state licensed Glazing Contractor (C17), prior to the closing of escrow.*

13.9 Interior Counter-tops, Cabinets & Closets

Counter-top material: Corian ? or Marble type

Counter-tops / Cabinets

In accordance with the standards of practice, a representative sampling of accessible cabinet doors were visually examined and operated.

The kitchen / bathroom counters and cabinets were generally in satisfactory condition with individual exceptions noted below.

Limited view of the cabinet below the Kitchen / Bathroom sinks due to storage of personal items. Removal of personal items from under sink cabinets may cause damage and/or leaks at the drain lines. Exercise caution when removing these items. Storage of personal items around the drain lines should be limited.

Evidence of inadequately finished surfaces at the underside of the Kitchen counter-top was observed. Rough edges were observed which may cause injury or damage clothing. Recommendation: Correct as deemed necessary.

13.10 Smoke Detectors

Smoke detectors are inspected for location and may be tested by their individual test buttons only to confirm that power for the device is present. The detectors are not evaluated for smoke sensing ability.

Smoke detector locations: Hallway(s) & Bedrooms

The smoke detectors responded to testing and were generally in satisfactory condition.

Smoke Detector Notes: All smoke detectors should be tested monthly.

13.11 Fireplace(s)

The inspection of the fireplace was limited to the readily visible portions only. The inner areas of a flue are relatively inaccessible. A distant oblique view from the bottom is not adequate to discover possible deficiencies or damage, even with a strong light. For safe and efficient operation it is recommended that annual inspections by a qualified fireplace professional be performed. If the fireplace has not been inspected by a qualified fireplace professional within the past year it is recommend that this be done prior to the closing of escrow.

Fireplace location(s): Family Room

Fireplace type: Pre-fabricated, factory built

General Condition

The accessible areas of the fireplace examined and were generally in satisfactory condition with individual exceptions noted below.

The fireplace was dirty with soot and / or ashes. Suggestion: Clean the fireplace of all debris.

The chimney / fireplace flue was encased in a finished chase and not accessible for inspection.

Evidence of soot / creosote build-up was observed inside the fireplace fire chamber and/or fireplace flue. Creosote is the residue left from burning sappy lumber and / or "pressed" logs and is considered flammable. Recommendation: The fireplace should be "swept", cleaned and evaluated by a qualified Fireplace specialist. This should be included as part of any regular maintenance schedule.

Fireplace General Condition Notes: *The presence of soot and/or creosote will cover and hide any potential conditions from the Inspector. These conditions may be revealed after any chimney sweeping has been performed.*

Gas Supply

The gas supply was generally in satisfactory condition with individual exceptions noted below.

The gas supply pipe was capped inside the fireplace at the time of the inspection and therefore not tested.

The fireplace was not equipped with gas logs.

Exhaust Damper

The exhaust damper for the fireplace was tested and generally in satisfactory condition with individual exceptions noted below.

The exhaust damper for the fireplace was not equipped with a blocking plate to prevent the damper from closing fully shut. The purpose of this block is to prevent carbon monoxide from entering the living space when gas logs are used. Suggestion: Install as required if gas logs are installed in the future.

Fireplace Exhaust Damper Notes: *If gas logs are installed in the future, the fireplace exhaust damper should be equipped with a blocking device to ensure that any combustion gases will vent out of the structure.*

Hearth

The fireplace hearth was generally in satisfactory condition with individual exceptions noted below.

The fireplace was equipped with glass doors.

The fireplace hearth slab was not distinguishable from the surrounding floor materials. Recommendation: Correct as deemed necessary.

Mantel

The fireplace mantel was secure and generally in satisfactory condition.

Fireplace location(s): Master Bedroom

Fireplace type: Pre-fabricated, factory built

General Condition

The accessible areas of the fireplace examined and were generally in satisfactory condition.

The chimney / fireplace flue was encased in a finished chase and not accessible for inspection.

Fireplace General Condition Notes: *The presence of soot and/or creosote will cover and hide any potential conditions from the Inspector. These conditions may be revealed after any chimney sweeping has been performed.*

Gas Supply

The gas supply to the fireplace was generally in satisfactory condition with individual exceptions noted below.

The gas supply pipe was capped inside the fireplace at the time of the inspection and therefore not tested.

The fireplace was not equipped with gas logs.

Exhaust Damper

The exhaust damper for the fireplace was tested and generally in satisfactory condition with individual exceptions noted below.

The exhaust damper for the fireplace was not equipped with a blocking plate to prevent the damper from closing fully shut. The purpose of this block is to prevent carbon monoxide from entering the living space when gas logs are used. Suggestion: Install as required if gas logs are installed in the future.

Fireplace Exhaust Damper Notes: *If gas logs are installed in the future, the fireplace exhaust damper should be equipped with a blocking device to ensure that any combustion gases will vent out of the structure.*

Hearth

The fireplace hearth was generally in satisfactory condition.

The fireplace was equipped with glass doors.

Mantel

The fireplace mantel was secure and generally in satisfactory condition.

Fireplace Comments & Notes

Some or all of the conditions noted above may require detailed and comprehensive evaluations, including any remedial recommendations, by a qualified chimney / fireplace specialist.

Testing of the fireplace for proper draft or a smoke test for leakage is beyond the scope of this inspection and not included in this report. For evaluation of the adequacy and efficiency of the fireplace, further evaluation by a qualified Chimney/Fireplace specialist is recommended. Fireplaces and chimneys require periodic inspections and cleaning. This should be included as part of any annual maintenance scheduling.

Interior Comments & Notes

The occupant's belongings (furniture, personal items, etc.) limited access to the floors and walls and the testing of all windows and doors.

One or more of the comments listed above may require corrective action prior to the closing of escrow.

End INTERIOR Section

14.0 KITCHEN APPLIANCES

The major built-in appliances (stove, oven, dishwasher, garbage disposal, microwave, trash compactor) are visually examined and tested for basic operation using normal user controls. Freestanding stoves may be operated but refrigerators, portable dishwashers, and portable microwave ovens are not tested.

Stove / Oven / Microwave

Stove make: Thermador

Stove type: Built-in counter-top

Stove energy source: Natural gas

Oven make: KitchenAid

Oven type: Built-in

Oven energy source: Electric

Built-in Microwave make: GE

Stove

The stove was tested using normal operator controls and generally in satisfactory condition.

Oven

The oven was tested using normal operator controls and generally in satisfactory condition.

Microwave

The microwave was tested using normal operator controls to warm a damp cloth for 1 minute and was generally in satisfactory condition.

Stove / Oven / Microwave Notes: *The stove / oven / microwave were tested for basic operation only. The testing of temperature evaluations, timer operations and convection oven operation is beyond the scope of this inspection and report.*

Dishwasher

Dishwasher make: Bosch

The dishwasher was tested using normal operator controls and generally in satisfactory condition.

Dishwasher Notes: *Determining the adequacy of the washing or drying functions of the dishwasher is beyond the scope of this inspection and report.*

Garbage Disposal

Garbage disposal make: ISE (2)

The garbage disposal was tested using normal operator controls and generally in satisfactory condition.

Other Appliances

Trash compactor make: KitchenAid

The trash compactor was tested using normal operator controls and was generally in satisfactory condition.

Kitchen Comments & Notes

The inspection of instant hot water, water purification and reverse osmosis systems and any built-in appliances not listed above are beyond the scope of this report.

End Kitchen Section

OVERVIEW

This **OVERVIEW** is a summary review of the **Primary** conditions found during the inspection (refer to the **General Notes** section of this report to identify) however; it does not contain every detailed observation. This is provided as an additional service to the Client, and is presented in the form of a list of the items, which, in the professional opinion of the Inspector, merit further attention or investigation. **THE OVERVIEW IS NOT INTENDED AS A SUBSTITUTE FOR READING THE ENTIRE REPORT!** As with most other facets of your transactions, we recommend consultation with your Real Estate Professional for further advice with regards to the following items:

Roof & Roof Structure

- 1) Evidence of loose roof tiles was observed at the sidewall counter-flashing. The tiles in these areas may not have been properly secured at the time of installation. Recommendation: Obtain a detailed and comprehensive evaluation of the entire roof surface, including any remedial recommendations by a qualified and state licensed Roofing Contractor (C39) and correct as deemed necessary.
- 2) Evidence of improperly installed roof tiles was observed at the one or more counter-flashing areas. This may allow water to divert underneath the tiles and not allow proper water drainage in these areas. Recommendation: Obtain a detailed and comprehensive evaluation of the entire roof surface, including any remedial recommendations by a qualified and state licensed Roofing Contractor (C39) and correct as deemed necessary.
- 3) A "cricket" pan flashing was not installed behind the Family Room chimney as required whenever a chimney is 36" or wider. Recommendation: Obtain a detailed and comprehensive evaluation of the entire roof surface, including any remedial recommendations by a qualified and state licensed Roofing Contractor (C39) and correct as deemed necessary.
- 4) Evidence of improperly installed chimney counter-flashings was observed. Recommendation: Obtain a detailed and comprehensive evaluation of the entire roof surface, including any remedial recommendations by a qualified and state licensed Roofing Contractor (C39) and correct as deemed necessary.
- 5) Evidence of one or more improper installation methods at the roof framing was observed in the Garage. Recommendation: Obtain a detailed and comprehensive evaluation, including any remedial recommendations by a qualified and state licensed Roofing Contractor (C39) and / or Structural Engineer and correct as deemed necessary.
- 6) Evidence of one or more possible alterations to the truss roof framing was observed in the Attic. These alterations may, or may not, have been approved during the course of construction of the structure. Recommendation: Obtain a detailed and comprehensive evaluation, including any remedial recommendations, by a representative from the truss manufacture, by a qualified and state licensed Roofing Contractor (C39) and / or Structural Engineer and correct as deemed necessary.

Attic

- 7) Evidence of possible inadequate Attic ventilation provisions was observed. Minimum ventilation requirements are 1 square foot of ventilation opening per 150 square feet of attic space. Recommendation: Obtain a detailed and comprehensive evaluation, including any remedial recommendations by a qualified and state licensed Roofing Contractor (C39) and correct as deemed necessary.

Garage

- 8) The light beam motion sensors for the Garage door opener were measured to be 7 to 8 inches above the bottom of the Garage door frame. The maximum allowable height as mandated by UL 325 standard, the manufacturer's installation requirements and the Consumer Products Safety Commission is 6". Recommendation: Correct as deemed necessary.
- 9) Evidence of gaps around the piping and/or framing penetrations was observed in the firewall surfaces. This is considered a breach of the firewall's integrity and a possible fire safety concern. Recommendation: Correct as deemed necessary.

This report was not prepared for use as substitute disclosure in accordance with California Civil Code; 1102.4. All entities other than the individual(s) or entity whose name appears on this report are hereby notified that any use of this report outside of the contractual agreement for this inspection is not permitted unless the express written approval of the inspector is given, as well as the express approval of the original individual(s) or entity set forth above.

10) Evidence of ABS plumbing and central vacuum piping penetrations was observed in the firewall surfaces. This is considered a breach of the firewall's integrity and a possible fire safety concern. Recommendation: Correct as deemed necessary.

11) Incomplete sections of firewall surfacing were observed at the Garage roof. The firewall should have extended at minimum of 3 feet up the roof framing. This is considered a breach of the firewall's integrity and a fire safety concern. Recommendation: Correct as deemed necessary.

Electrical System

12) An improper "tap" (multiple wires connected to a single pole circuit breaker) was observed inside the main circuit panel. This "double tapping" condition may cause an overload to the circuit in question and should be considered a fire and safety concern. Recommendation: Obtain a detailed and comprehensive evaluation, including any remedial recommendations by a qualified and state licensed Electrical Contractor (C10) and correct as deemed necessary.

13) The GFCI circuit was tested and did not respond at the Kitchen. Recommendation: Obtain a detailed and comprehensive evaluation, including any remedial recommendations by a qualified and state licensed Electrical Contractor (C10) and correct as deemed necessary.

Plumbing System

14) One or more toilets were inadequately secured at the base connection to the bathroom floor. This condition may allow water and sewer gas leakage. Correct by tightening the hold-down nuts and sealing the base of the toilet to the floor. Recommendation: Correct as deemed necessary.

15) As disclosed by the *Client*, an intermittent rattling sound was observed at the Master Bedroom Bathroom. This may be due to inadequate securing of the drain / waste pipes to the framing components. Recommendation: Obtain a detailed and comprehensive evaluation of the entire roof surface, including any remedial recommendations by a qualified and state licensed Plumbing Contractor (C36) and correct as deemed necessary.

Water Heater

16) The current water heater seismic bracing did not encircle the tank. Recommendation: Correct as deemed necessary.

17) The seismic bracing for the water heater tank was unsatisfactory. The State of California requires multiple strapping (3 straps for 51-75 gallon tanks), strapping that completely encircles the water heater tank not installed on top of the water heater blanket. Recommendation: Correct as deemed necessary.

HVAC

Heating System – Right side

18) Evidence of a tarp-like material was observed on top of the furnace. This is an immediate fire safety concern. Recommendation: Obtain a detailed and comprehensive evaluation, including any remedial recommendations by a qualified and state licensed Warm-Air Heating, Ventilating and Air Conditioning Contractor (C20) and correct as deemed necessary.

19) The flexible gas line connector for the furnace was extended through the appliance housing. No part of such connector shall be concealed within or extended through any wall, floor, partition, or appliance housing. Only hard gas pipe should be installed inside the furnace housing. Recommendation: Obtain a detailed and comprehensive evaluation, including any remedial recommendations by a qualified and state licensed Warm-Air Heating, Ventilating and Air Conditioning Contractor (C20) and correct as deemed necessary.

20) Evidence of paint on the interior of one or more forced-air distribution ducts was observed. Paint chips were blown out of registers when the system was tested. This is a possible health and safety concern. Recommendation: Correct as deemed necessary.

Heating System – Left side

- 21) The flexible gas line connector for the furnace was extended through the appliance housing. No part of such connector shall be concealed within or extended through any wall, floor, partition, or appliance housing. Only hard gas pipe should be installed inside the furnace housing. Recommendation: Obtain a detailed and comprehensive evaluation, including any remedial recommendations by a qualified and state licensed Warm-Air Heating, Ventilating and Air Conditioning Contractor (C20) and correct as deemed necessary.
- 22) Inadequate clearance of the furnace exhaust gas vent piping to combustible materials (fiberglass insulation and distribution ducting) was observed. Recommendation: Obtain a detailed and comprehensive evaluation, including any remedial recommendations by a qualified and state licensed Warm-Air Heating, Ventilating and Air Conditioning Contractor (C20) and correct as deemed necessary.
- 23) Evidence of forced-air distribution duct components located too close to the furnace exhaust piping was observed. Recommendation: Obtain a detailed and comprehensive evaluation, including any remedial recommendations by a qualified and state licensed Warm-Air Heating, Ventilating and Air Conditioning Contractor (C20) and correct as deemed necessary.
- 24) Evidence of paint on the interior of one or more forced-air distribution ducts was observed. Paint chips were blown out of registers when the system was tested. This is a possible health and safety concern. Recommendation: Correct as deemed necessary.

Cooling Systems

- 25) The central cooling system compressor / condenser were not adequately secure at the base. Recommendation: Obtain a detailed and comprehensive evaluation of the entire roof surface, including any remedial recommendations by a qualified and state licensed Warm-Air Heating, Ventilating and Air Conditioning Contractor (C20) and correct as deemed necessary.
- 26) The central cooling system compressor / condenser was not adequately labeled for zone purposes. Recommendation: Obtain a detailed and comprehensive evaluation of the entire roof surface, including any remedial recommendations by a qualified and state licensed Warm-Air Heating, Ventilating and Air Conditioning Contractor (C20) and correct as deemed necessary.
- 27) Evidence of a central cooling system, secondary condensation drain line vent blocked by a distribution duct was observed. Recommendation: Obtain a detailed and comprehensive evaluation, including any remedial recommendations by a qualified and state licensed Warm-Air Heating, Ventilating and Air Conditioning Contractor (C20) and correct as deemed necessary.

Interior

- 28) Evidence of repair work to the interior ceiling surfaces at the Living Room was observed. The **Inspector** was unable to determine the cause or effectiveness of these repairs. The repair work appeared substandard. Recommendation: Correct as deemed necessary.
- 29) Several of the windows were difficult to operate. Recommendation: Obtain a detailed and comprehensive evaluation of all of the windows, including any remedial recommendations by a qualified and state licensed Glazing Contractor (C17) and correct as deemed necessary.
- 30) Evidence of glass and seal separation at one or more windows was observed. Recommendation: Obtain a detailed and comprehensive evaluation of all of the windows, including any remedial recommendations by a qualified and state licensed Glazing Contractor (C17) and correct as deemed necessary.

- 31) Evidence of tempered safety glass labeling was not observed at the window above the entry door, the windows above the bathroom doors, the window(s) within a 24" radius to the Master Bedroom exterior access door(s), the fireplace glass door(s) and the mirrored wardrobe door(s). This may have been acceptable at the time of construction. Caution is recommended when allowing children near this glass. Recommendation: Obtain a detailed and comprehensive evaluation, including any remedial recommendations by a qualified and state licensed Glazing Contractor (C17) and correct as deemed necessary.
- 32) Evidence of inadequately finished surfaces at the underside of the Kitchen counter-top was observed. Rough edges were observed which may cause injury or damage clothing. Recommendation: Correct as deemed necessary.

End OVERVIEW Section

SAMPLE REPORT

PHOTOGRAPHS

At the discretion of the *Inspector*, the following photographs are included in an effort to help describe one or more conditions listed in the OVERVIEW page(s) of this report.

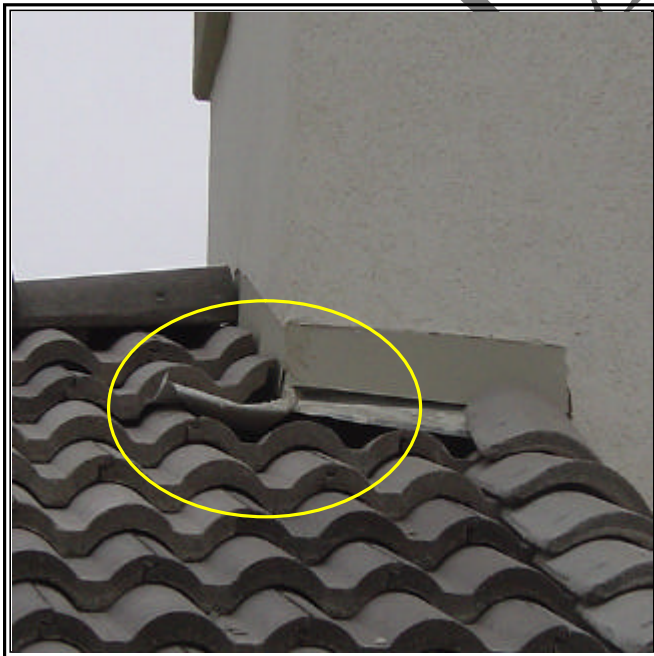
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Overview Item/s # 2



Overview Item/s # 2



Overview Item/s # 3



Overview Item/s # 4



Overview Item/s # 4



Overview Item/s # 5



Overview Item/s # 5



Overview Item/s # 5



Overview Item/s # 5



Overview Item/s # 5



Overview Item/s # 6



Overview Item/s # 6



Overview Item/s # 8



Overview Item/s # 9



Overview Item/s # 10



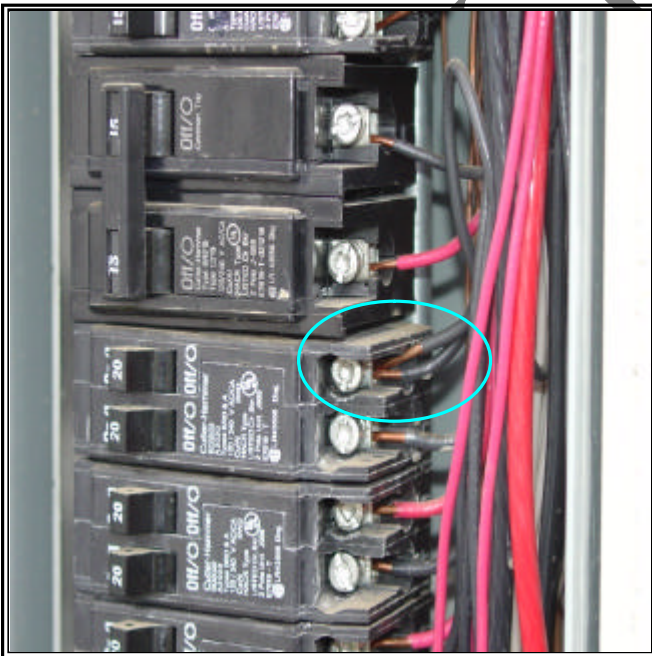
Overview Item/s # 10



Overview Item/s # 11



Overview Item/s # 12



Overview Item/s # 13



Overview Item/s # 16



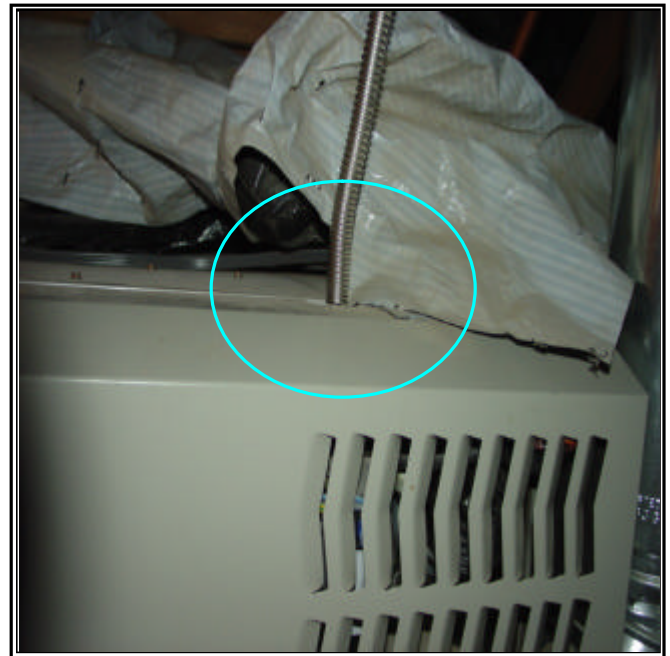
Overview Item/s # 17



Overview Item/s # 18



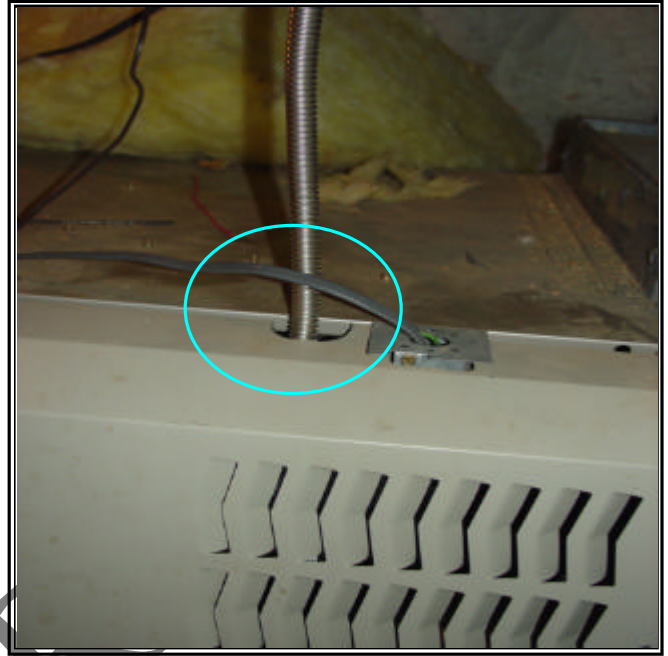
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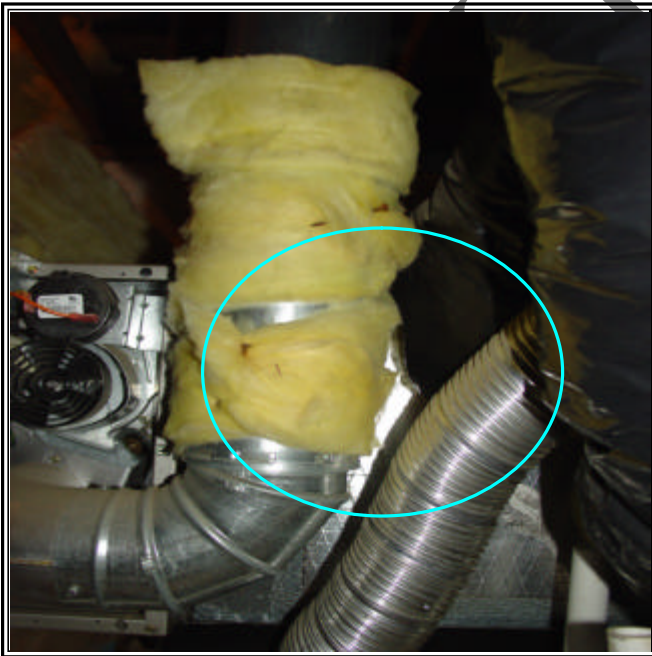
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Overview Item/s # 21



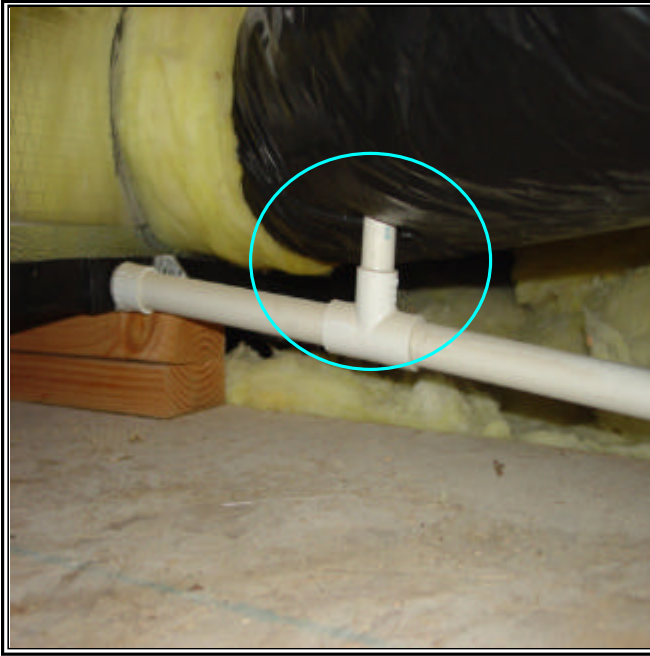
Overview Item/s # 22 & 23



Overview Item/s # 25



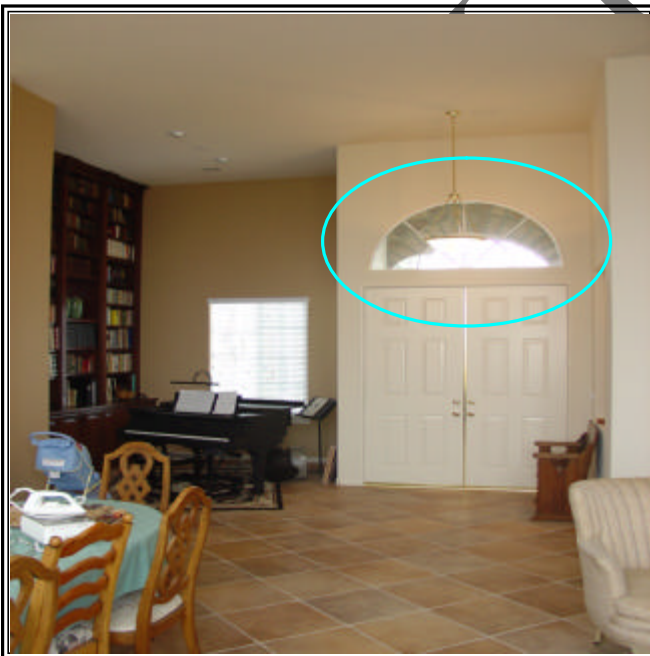
Overview Item/s # 27



Overview Item/s # 30



Overview Item/s # 31



Overview Item/s # 31



Overview Item/s # 31



Overview Item/s # 31



Overview Item/s # 31



Overview Item/s # 32

