

American Real Estate Inspection

A Wholly Owned Subsidiary of Dehlinger Enterprises Inc

PO Box 893642, Temecula, CA 92589-3642
Tel: 951-522-9478 Fax: 951-693-4824
www.inspectionpro.com inspectionreport@msn.com

SUMMARY REPORT

Client: Mr and Mrs Client
Realtor: Alan Brough,
Inspection Address: 1234 Favorite Street, Anywhere, CA 90000
Inspection Date: 3/26/2005 Start: 3:45 pm End: 6:00 pm
Inspected by: Steven L Dehlinger

This Summary Report is intended to provide a convenient and cursory preview of the more significant conditions and components that we have identified within our report as needing service or evaluation by a qualified professional, and is incomplete. It is obviously not comprehensive, and should not be used as a substitute for reading the entire report, nor is it an endorsement of the condition of components or features that may not appear in this Summary Report Section. Items of concern noted in this section are detailed in the report along with other notations and concerns. Informational notations may also require attention, including but not limited to informational items noted in blue. READ THE ENTIRE REPORT. Also, in accordance with the terms of the contract, the service recommendations that we make in this Summary and other areas throughout the Inspection Report should be completed before the close of escrow by licensed specialists, who may well identify additional defects or recommend other upgrades or repairs that could affect your decisions regarding the property. READ THE ENTIRE REPORT, THE STANDARDS of PRACTICE, and THE STANDARD INSPECTION AGREEMENT, as these documents incorporated together constitute the Complete Inspection Report.

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

Components and Conditions Needing Service

Exterior

Exterior Components

Fascia and Trim

- Wood damage noted

Exterior Entry Doors

- Fogged glass doors noted

Outlets

- All of the exterior outlets should be upgraded to have ground-fault protection

Roof

Inspection Address: 1234 Favorite Street, Anywhere CA. 90000
Inspection Date/Time: 3/26/2005 3:45 pm to 6:00 pm

**Concrete Tile Roof
Roofing Material**

- There are a number of cracked or broken tiles that should be serviced

Chimney

**Family Room Chimney
Chimney Flue**

- The chimney flue needs to be cleaned or evaluated by a specialist before it is used

Bathrooms

**Powder Room
Outlets**

- The outlets should be upgraded to have ground-fault protection

Hall/Stairs

**Main Stairs
Smoke Detector**

- The smoke detector did not respond and should be serviced

Garage

**Double-Car Garage
Entry Door Into the House**

- The house entry door is not self-closing and should be serviced

American Real Estate Inspection

A Wholly Owned Subsidiary of Dehlinger Enterprises Inc

PO Box 893642, Temecula, CA 92589-3642
Tel: 951-522-9478 Fax: 951-693-4824
www.inspectionpro.com inspectionreport@msn.com

CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

Mr and Mrs Client

INSPECTION ADDRESS

1234 Favorite Street, Anywhere, CA 90000

INSPECTION DATE

3/26/2005 3:45 pm to 6:00 pm

REPRESENTED BY:



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

Inspection Address: 1234 Favorite Street, Anywhere CA. 90000
Inspection Date/Time: 3/26/2005 3:45 pm to 6:00 pm

TABLE OF CONTENTS

Cover Page	1
General Inspection Information	2
Scope of Work and Description of Service	4
Structural	5
Structural Elements	5
Slab Foundation	5
Exterior	6
Site and Other Observations	6
Grading and Drainage	6
House Wall Finish	7
Exterior Components	7
Roof	8
Concrete Tile Roof	9
Plumbing	10
Potable Water Supply Pipes	10
General Gas Components	10
Gas Water Heaters	11
Irrigation or Sprinklers	11
Waste & Drainage Systems	12
Electrical	12
Main Panel	13
Heat-A/C	13
HVAC Split Systems	13
Chimney	14
Family Room Chimney	15
Bedroom Chimney	15
Living	15
Living Areas	16
Bedrooms	16
All Bedrooms	16
Bathrooms	17
Powder Room	17
Guest Bathroom Up	18
Master Bathroom	18
Kitchen	19
Kitchen	19
Pool/Spa	20
Spa	21
Hall/Stairs	21
Main Stairs	21
Laundry	21
Laundry Room	22
Garage	22
Double-Car Garage	22
Attic	23
Primary Attic	23
Report Conclusion	25

GENERAL INFORMATION

Inspection Address: 1234 Favorite Street, Anywhere, CA 90000
Inspection Date: 3/26/2005 Time: 3:45 pm to 6:00 pm
Weather: Recent Rainfall - Temperature at time of inspection: 70 Degrees

Inspected by: Steven L Dehlinger

Client Information: Mr and Mrs Client
Buyer's Agent: Alan Brough

Seller's Agent: Brian and Linda Josef
Structure Type: Wood Frame (concealed)
Furnished: No
Number of Stories: Two

Structure Style: Single Family Residence

Structure Orientation: Southerly

Approx.Year Built: 1989
People on Site At Time of Inspection: Buyer(s)
Buyer's Agent

PLEASE NOTE:

This Report is the exclusive property of American Real Estate Inspection, and the Inspection Client whose name appears on this Report, authorized by their signature which is recorded on The Standard Inspection Agreement. The use of information within this report by any other party, entity, or person is strictly prohibited, and is a direct violation of the Standard Inspection Agreement. Use of this report can only be authorized by mutual consent of the parties involved in The Standard Inspection Agreement, authorization for permission to rely on the information herewith CAN NOT be granted individually.

The visual observations and opinions expressed within this report are those of American Real Estate Inspection and supercede any and all verbal comments made by The Inspector. We performed a visual inspection of systems, components, and conditions in accordance with the Standards of Practice of The California Real Estate Inspection Association. Those items and systems that we are not required to inspect are clearly disclaimed in the contract and/or in the aforementioned Standards. Any items or areas that were concealed from view or inaccessible on the day of the inspection WERE NOT INSPECTED. Some items that are inspected and found to be functional may not necessarily appear in the report.

Similarly, in accordance with CREIA Standards, American Real Estate Inspection does not evaluate or endorse any concealed areas or components, such as subterranean ducts, pipes, wires, or conduits within walls, floors, or ceilings, the slab beneath carpets, the interior of heat exchangers, air-conditioning coils and supply ducts, chimney flues, and the waterproof membrane or flashings beneath roof coverings, balconies, shower pans, or sub-surfaces under tubs and showers. This IS NOT a roof certification inspection. Also, we do not evaluate or endorse the following specific components: computerized systems, radio or remotely controlled components, central vacuum systems, alarm, telephone, cable, or intercom systems, public or private sewage systems or components, public or private water supply systems, water softeners, water circulating devices, water filtration or purification devices, automatic or manual yard sprinklers, the hermetic seal of dual-glazed windows or skylights, solar systems, fire-sprinkler systems, shut-off valves that are not in daily use, elevators, saunas, steam showers, humidifiers, electronic air cleaners, in-line duct motors or dampers,

Inspection Address: 1234 Favorite Street, Anywhere CA. 90000
Inspection Date/Time: 3/26/2005 3:45 pm to 6:00 pm

washers, dryers, and their valves or drain pipes, condensate pumps, thermostats, timers, clocks, rotisseries, refrigerators, portable or free-standing appliances, retaining walls, landscaping or landscape items, including decorative and low-voltage lighting, portable spas, fountains and ponds, barbecues, fire-pits, pool sweep assemblies, in-line chlorinators, or similar devices dispensing bromine or ozone, and the coatings on pools, spas, countertops, fixtures, appliances, decks and walkways. (Unless otherwise and specifically agreed upon and included in this Report.)

In accordance with the terms of the Standard Inspection Agreement, the service recommendations that we make in this report should be completed before the close of escrow by licensed specialists, who may well identify additional defects or recommend upgrades that could affect your decision regarding the property.

Report File: Roberts

SCOPE OF WORK

You have contracted with American Real Estate Inspection to perform a Home Inspection in accordance with the Standards of Practice established by the California Real Estate Inspection Association, a copy of which was delivered at the inspection, including The Standard Inspection Agreement that must be read and signed by the Client. If you were not at the inspection and have not received these documents, please call the office at 1-866-346-3337 for a verbal briefing on the report, to go over The Standard Inspection Agreement, and to get a copy of The Standards of Practice. Our inspection is specifically visual, and distinct from those of specialists; we DID NOT use specialized instruments, DID NOT dismantle any equipment, and DID NOT sample air, ground, water, or building materials. Our visual inspection and this report will not be as comprehensive, nor as technically exhaustive as that generated by a specialist; and it is not intended to be. The purpose of this inspection is to identify significant visible defects or visible conditions that would warrant further evaluation by a specialist. Therefore, you should be aware of the limitations of this type of inspection, which are clearly indicated in the Standards of Practice and Standard Inspection Agreement. This inspection is not intended to document the type of cosmetic deficiencies that would be apparent to the average person, and certainly not intended to identify insignificant deficiencies or general wear and tear items.

Any home may contain contaminated airborne materials or toxins, hazardous chemicals, contaminated soil, or other materials that can be hazardous. Homes built before 1978 can reasonably be expected to contain materials that are considered hazardous. This Home inspection IS NOT an environmental or earthquake safety inspection. Environmental issues include, but are not limited to, asbestos, lead paint contamination, mold or mold spores, mildew, radon, toxic waste, formaldehyde, electromagnetic radiation, buried fuel/oil/chemical tanks, ground water contamination, and soil contamination to name a few. Should further study or analysis seem prudent due to age or other conditions, then an evaluation by an environmental specialist is recommended. Such an evaluation would include scientific sampling and laboratory analysis that is well beyond the scope of this Home Inspection. For further information, ask your Realtor for a current copy of, RESIDENTIAL ENVIRONMENTAL HAZARDS: A Guide For Homeowners, Home buyers, Landlords and Tenants, published by the Departments of Real Estate and Health Services, or pick up a copy from the Department of Real Estate or local Department of Health Services.

We check a representative sampling of doors, windows, switches, and receptacles; window coverings are considered wear and tear items and not inspected or commented on. Owner belongings may have prevented a complete inspection of the windows, flooring, walls, switches, and receptacles throughout the house and garage as well as under the sinks. Be sure to inspect for hidden problems before the close of escrow. Any photos included are for information, example, and clarification only; they are not intended to be a substitute for further evaluations and repairs as recommended; or for reading the report in its entirety. Photos included are of this property but certainly do not depict all deficiencies noted in the report. Labeling limitations may prevent the listing of all deficiencies pictured. READ THE ENTIRE REPORT

Structural

Structures are not uniform, and conform to the structural standard of the year in which they were built. In accordance with our Standards of Practice, we identify foundation types and look for any evidence of structural deficiencies. Cracks or deteriorated surfaces in foundations are common. In fact, it would be rare to find a raised foundation wall that was not cracked or deteriorated in some way, or a slab foundation that did not include some cracks concealed beneath the carpeting and padding. Most of these cracks are related to the curing process or to common settling. We will alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects we may not recommend that you consult with a foundation contractor, structural engineer, or geologist; this should not deter you from seeking the opinion of any such expert if you are concerned about movement or structural stability.

Structural Elements

Identification of Wall Structure

Informational Components

The walls are conventionally framed with wooden studs. (Concealed)

Identification of Floor Structure

Informational Components

The floor structure consists of a poured slab that could include reinforcing steel.

Slab Foundation

General Comments and Description

Informational Components

This residence has a slab foundation. Such foundations vary considerably from older ones that have no moisture barrier under them and no reinforcing steel within them to newer ones that have both. Our inspection of slab foundations conforms to industry standards, which is that of a generalist and not a specialist. We check the visible portion of the stem walls on the outside for any evidence of significant cracks or structural deformation, but we do not move furniture or lift carpeting and padding to look for cracks or moisture penetration, and we do not use any of the specialized devices that are used to establish relative elevations and confirm differential movement. Significantly, many slabs are built or move out of level, but the average person may not become aware of this until there is a difference of more than one inch in twenty feet, which most authorities regard as being tolerable.

Many slabs are found to contain cracks when the carpet and padding are removed, including some that contour the edge and can be quite wide. They typically result from shrinkage and usually have little structural significance. However, there is no absolute standard for evaluating cracks, and those that are less than 1/4" and which exhibit no significant vertical or horizontal displacement are generally not regarded as being significant. Although they typically do result from common shrinkage, they can also be caused by a deficient mixture of concrete, deterioration through time, seismic activity, adverse soil conditions, and poor drainage, and if they are not sealed they can allow moisture to enter a residence, and particularly if the residence is surcharged by a hill or even a slope, or if downspouts discharge adjacent to the slab. However, in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

Method of Evaluation

Informational Components

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

Exterior

We evaluate the following exterior features: driveways, walkways, fences, gates, handrails, guardrails, yard walls, carports, patio covers, decks, building walls, fascia and trim, balconies, doors, windows, lights, and outlets. However, we do not evaluate any detached structures, such as storage sheds and stables, and we do not water test or evaluate surface or subterranean drainage systems or any mechanical or remotely controlled components, such as driveway gates. Also, we do not evaluate landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. We routinely recommend that all shrubs, vines, trees, and landscape material or soil be sufficiently clear of the structure and weep screed.

Site and Other Observations

Landscaping Observations

Informational Components

Shrubbery, vines, lawns and other landscape materials and components should be kept well clear of the structure to prevent water intrusion. Plants on the structure can also facilitate insect and/or rodent access to the building

Landscaping remains incomplete, but should include hard surfaces, area drains, etc.

Grading and Drainage

General Comments and Description

Informational Components

Water can be destructive and foster conditions that are deleterious to health. For this reason, the ideal property will have soils that slope away from the residence and the interior floors will be several inches higher than the exterior grade. Also, the residence will have roof gutters and downspouts that discharge into area drains with catch basins that carry water away to hard surfaces. However, we cannot guarantee the condition of any subterranean drainage system, but if a property does not meet this ideal, or if any portion of the interior floor is below the exterior grade, we cannot endorse it and recommend that you consult with a grading and drainage contractor, even though there may not be any evidence of moisture intrusion. Our site visit is limited, and the sellers or occupants will obviously have a more intimate knowledge of the site than we could possibly hope to have, but we have confirmed moisture intrusion in residences when it was raining that would not have been apparent otherwise. Also, in conjunction with the cellulose material found in most modern homes, moisture can facilitate the growth of biological organisms that can compromise building materials and produce mold-like substances that are deleterious to health.

Drainage Mode

Informational Components

Drainage on this property is solely dependant on soil-percolation and hard surfaces, and there are no roof gutters or area drains. Such conditions are not ideal, and water may pond at various points during prolonged rains. We routinely recommend area yard drains and rain gutters be installed that drain to the street.

Hillside

Informational Components

This is a hillside property, hillside properties require monitoring for possible movement and proper landscape maintenance to prevent the spread of fire due to overgrowth, or erosion due to inadequate ground cover or lack of proper drainage.

House Wall Finish

Identification of House Wall Finish

Informational Components

The house walls are finished with a combination of stucco and siding.

House Wall Finish Observations

Informational Components

Inadequate weep screed clearance noted. Weep-screed not only allows the house walls to move independent of the foundation and prevents the plate-line cracks that are commonly seen at the base of many stucco walls but allows any moisture that penetrates the stucco to drain. Therefore the interior and exterior plaster in this area should be monitored to ensure that no moisture damage results. Keep dirt out of this space and clear of stucco or siding.

Exterior Components

Driveways

Informational Components

The driveway is in acceptable condition.

Asphalt driveways are not as durable as concrete ones, and typically develop cracks. They are expected to last approximately fifteen to twenty years, and typically need maintenance service.

Walkways

Informational Components

The walkways are in acceptable condition.

Stone, paver or other step stone type walkways present trip hazards. Use Caution.

Fences and Gates

Informational Components

Portions of this property are not fenced or otherwise enclosed, to provide security for children or animals.

Perimeter fencing is not inspected.

Fascia and Trim

Informational Components

The fascia board and eaves are in acceptable condition.

Components and Conditions Needing Service

There is moisture type damage at the rear French door trim. Refer to pest report.



Exterior Entry Doors

Components and Conditions Needing Service

Most of the french glass doors are fogged, and stiff to open and close. Recommend evaluation by a qualified Door/Window Contractor.

Patio Covers or Gazebos

Informational Components

The patio cover or arbor is in acceptable condition.

Wood & Masonry Decks

Informational Components

The weep screed is the metal strip with openings at the base of the exterior wall; it is designed to facilitate drainage from the wall cavity (weep) as well as a guide for the application of the stucco coat (screed). Proper

installation requires a minimum clearance of 4 inches above soil or landscape material, and 2 inches above a solid deck. This clearance is to prevent clogging the holes with dirt and/or rust and deterioration of the screed, which could lead to moisture intrusion. Often times, landscape contractors fail to provide for the proper clearance when they grade and pour the deck up against the structure. If the deck has been poured to close to the weep screed, you need to be sure that dirt does not accumulate under the screed and plug the weep holes. If the concrete has been poured over the weep screed there is a very good chance that moisture will accumulate in the wall and cause damage/deterioration.

The concrete-masonry decking appears to be in acceptable condition.

Balconies Guardrails etc

Informational Components

The balcony, or balconies, is in acceptable condition.

Windows

Informational Components

The windows are in acceptable condition. However, in accordance with industry standards, we do not test every window in the house, and particularly if the house is furnished. We do test every unobstructed window in every bedroom to ensure that at least one facilitates an emergency exit. Vacuum seals are not tested or inspected. We do comment on readily visible moisture concerns but conditions can and do change depending on weather patterns.

Screens

Informational Components

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

Outlets

Components and Conditions Needing Service

All of the exterior outlets should be upgraded to have ground fault protection. The right side GFCI on the wall near the pool equipment did not trip under load. The rear receptacle did not trip any GFCI's and may be on the guest bath circuit. GFCI near spa appears defective.

Lights

Informational Components

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

Ponds

Informational Components

There is a pond in the yard that could prove to be dangerous to small children. We do not evaluate ponds or their equipment, which can become a breeding ground for insects.

Roof

Roof coverings can be hazardous to walk on, the inspector has noted the method used to inspect the roof. In most cases the roof can be satisfactorily inspected from the ground using binoculars or by using a ladder. Persons walking on rigid roof coverings can easily and seriously damage them. Due to their fragile nature, we DO NOT walk on tile, or slate roofs. Every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or other prevalent weather conditions, and the regularity of its maintenance. Regardless of its design-life, every roof is only as good as the waterproof membrane or flashings beneath it, which is concealed and cannot be examined without removing the roof material. In fact, the material on the majority of pitched roofs is not designed to be waterproof only water-resistant. However, what remains true of all roofs is that, whereas their condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings, or on the framing within attics, could be old and will not necessarily confirm an active leak without some corroborative evidence, and such evidence is routinely concealed. Consequently, only the installers can credibly guarantee that a roof will not leak, and they do. We evaluate every roof conscientiously, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the

Inspection Address: 1234 Favorite Street, Anywhere CA. 90000
Inspection Date/Time: 3/26/2005 3:45 pm to 6:00 pm

most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company. Roof venting calculations are not within the scope of this inspection.

Roof Covering Average Life Expectancy: (When properly applied and maintained.)

Rolled Composition: 4-6 years
Composition Shingles: 10-15 years
Built up Rock or Gravel: 8-12 years
Wood Shingle: 15-20 years
Medium Shake: 18-25 years
Heavy Shake: 20-25 years
Tile and Slate: 25-35 years
Concrete Tile: 25-35 years

Concrete Tile Roof

General Comments and Description

Informational Components

Concrete tile roofs are among the most expensive and durable of all roofs, and are warranted by the manufacturer to last for forty years or more, but are usually only guaranteed against leaks by the installer from three to five years. Like other pitched roofs, they are not designed to be waterproof, only water resistant, and are dependant on the integrity of the waterproof membrane beneath them, which cannot be seen without removing the tiles, but which can be split by movement, deteriorated through time, or by ultra-violet contamination. Significantly, although there is some leeway in installation specifications, the type and quality of membranes that are installed can vary from one installer to another, and leaks do occur. The majority of leaks result when a roof has not been well maintained or kept clean, and we recommend servicing them annually. This IS NOT a roof certification inspection, such an inspection can only be performed by a Licensed C39 Roofing Contractor.

Method of Evaluation

Informational Components

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

Estimated Age

Informational Components

The roof appears to be the same age as the residence, or ___ years old.

Roofing Material

Components and Conditions Needing Service

There are a number of cracked or broken tiles at various locations that should be serviced by a licensed C-39 Roofing Contractor



Gutters and Drainage

Informational Components

There are no gutters on the residence, which are recommended for the general welfare of the residence and its foundation, inasmuch as moisture is a perennial problem.

Plumbing

Plumbing systems have common components, but they are not uniform. In addition to fixtures, these components include gas pipes, potable water pipes, drain and vent pipes, (angle stop shut-off valves, which we do not test) pressure regulators, pressure relief valves, and water-heating devices. The best and most dependable water pipes are copper or PEX, because they are not subject to the build-up of minerals that bond within galvanized pipes, and gradually restrict their inner diameter and reduce water volume.

Waste and drainpipes pipes are equally varied, and range from modern acrylonitrile butadiene styrene [ABS] ones to older ones made of cast-iron, galvanized steel, clay, and even a cardboard-like material that is coated with tar. The condition of these pipes is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains. Nonetheless, blockages will occur in the life of any system, but blockages in drainpipes, and particularly in main drainpipes, which we recommend having video-scanned. This could also confirm that the house is connected to the public sewer system, which is important because all private systems must be evaluated by specialists. Sewer pipes, vents, concealed piping, and washing machine drains ARE NOT inspected.

Potable Water Supply Pipes

Water Main Location

Informational Components

The main water shut-off valve is located at the front of the residence.

Pressure Regulators

Informational Components

A functional pressure regulator is in place on the plumbing system.

Copper Water Pipes

Informational Components

The readily visible portions of the copper potable water pipes are in acceptable condition.

On Structure Hose Bibbs

Informational Components

The on structure hose bibbs appear serviceable.

No anti-siphon valves noted on the hose bibbs. These help prevent possible contamination of the potable water supply. They are readily available item at the local Home Improvement store and is relatively easy to install.

General Gas Components

Gas Main Shut-Off Location

Informational Components

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

Gas Main Observations

Informational Components

There is no wrench at the gas shut-off valve to facilitate an emergency shut-off, and inasmuch as such tools are relatively inexpensive we recommend that you buy one and leave it in-place on the valve.

Gas Supply Pipes

Informational Components

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

Gas Water Heaters

General Gas Water Heater Comments

Informational Components

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

Age Capacity and Location

Informational Components

Hot water is provided by a 2002. 50 gallon water heater that is located in the garage and appears functional/serviceable.

Water Shut-Off Valve and Connectors

Informational Components

The shut-off valve and water connectors appear functional, we did not test the valve.

Gas Shut-Off Valve and Connector

Informational Components

The gas control valve and its connector at the water heater appear functional, we did not test valve.

Vent Pipe and Cap

Informational Components

The vent pipe appears functional.

Relief Valve and Discharge Pipe

Functional Components and Conditions

The water heater is equipped with a mandated pressure-temperature relief valve.

Seismic Straps

Informational Components

The water heater is seismically secured.

Irrigation or Sprinklers

General Comments and Description

Informational Components

There are a wide variety of irrigation components, such as pipes that could include old galvanized ones, more dependable copper ones, and modern polyvinyl ones that are commonly referred to as PVC. However, among the latter, the quality can range from a dependable thick-walled type to a less dependable thin-walled type, and it is not uncommon to find a mixture of them. To complicate matters, significant portions of these pipes cannot be examined because they are buried. Our inspection only includes readily visible portions of the system, and we do not test the system, nor search below vegetation for any concealed hose bibs, actuators, risers, or heads. Due to the variety and complexity of many automatic control panels we do not test them. However, inasmuch as the actuators are under pressure, we look for any evidence of damage or leakage, but recommend that you have the sellers demonstrate an automatic sprinkler system before the close of escrow and indicate any seasonal changes that they may make to the program. Sprinklers should be tested and observed regularly, and directed AWAY from the structure and/or equipment.

Automatic Sprinklers

Informational Components

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

Hose Bibs

Informational Components

The hose bibs that we tested are functional, but do not include anti-siphon valves. These valves are relatively inexpensive, are required by current standards. However, we may not have located and tested every hose bib on the property

Waste & Drainage Systems

General Comments and Description

Informational Components

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

Type of Material

Informational Components

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

Drain Pipes Waste Pipes and Vent Pipes

Informational Components

Based on industry recommended water tests, the drainpipes are functional at this time. However, only a video-scan of the main drainpipe could confirm its actual condition. Washing machine drain was not tested.

Private Waste Disposal System

Informational Components

This property is served by a private waste system that we do not have the expertise to inspect, but which should be evaluated by a specialist. However, we do recommend the use of biodegradable tissues, soaps, detergents, and other cleaners, and that you avoid depositing of grease within the system.

Electrical

There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. What is most significant about electrical systems however is that the national electrical code [NEC] is not retroactive, and therefore many residential systems do not comply with the latest safety standards. Regardless, we are not electricians and in compliance with our standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, in the interests of safety, we regard every electrical deficiency and recommended upgrade as a condition that should be serviced as soon as possible. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend some upgrades. We typically recommend upgrading outlets near water or at exterior locations to have ground fault protection, which is a relatively inexpensive but essential safety feature. Our electrical inspection is limited to readily visible components, we do not open

Inspection Address: 1234 Favorite Street, Anywhere CA. 90000
Inspection Date/Time: 3/26/2005 3:45 pm to 6:00 pm

sealed service panels to evaluate utility feed wires, nor inspect concealed ground wires, or concealed bonding systems.

Main Panel

General Comments

Informational Components

National safety standards require electrical panels to be weatherproof, readily accessible, and have a minimum of thirty-six inches of clear space in front of them for service. Also, they should have a main disconnect, and each circuit within the panel should be clearly labeled. Industry standards only require us to test a representative number of accessible switches, receptacles, and light fixtures.

Service Entrance

Informational Components

The service entrance, mast weather head, and cleat are in acceptable condition.

Size and Location

Informational Components

The residence is served by a 200 amp, 220 volt panel, located in the rear of the residence.

Main Panel Observations

Informational Components

The panel and its components have no readily visible deficiencies.

Wiring Observations

Informational Components

The readily visible portions of the wiring has no visible deficiencies.

Circuit Breakers

Informational Components

There are no visible deficiencies with the circuit breakers.

Heat-A/C

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

HVAC Split Systems

Age and Location

Informational Components

Central heat and air-conditioning are provided by a single split-system, consisting of a furnace with an evaporator coil that is located in the attic, and a compressor that is located in rear yard.

Furnace

Informational Components

The furnace is functional.

Inspection Address: 1234 Favorite Street, Anywhere CA. 90000
Inspection Date/Time: 3/26/2005 3:45 pm to 6:00 pm

Vent Pipe

Informational Components

The vent pipe has no visible deficiencies.

Circulating Fan

Informational Components

The circulating fan is functional.

Gas Valve and Connector

Informational Components

The gas valve and connector are in acceptable condition.

Return-Air Compartment and Filter

Informational Components

The return-air compartment is in acceptable condition.

Condensate Drainpipe

Informational Components

The condensate drainpipe discharges correctly outside the residence.

There is no P trap or vent noted in the condensate drain piping. this may not have been required when built.

Drip Pan

Informational Components

There is no drip pan beneath the evaporator coil at the horizontal furnace. Although such an installation is not mandated, it is a sensible feature and one that is commonly recommended.

Condensing Coil

Informational Components

The condensing coil responded to the thermostat and is functional.

The condensing coil is too close to a wall, which can compromise its performance. Though installation specifications vary, coils should be a minimum of six-inches away from any surface for optimal performance. Variations from manufacturers recommended specifications may void original and/or supplemental warranties.

The air conditioner should have free airflow around base of unit. Keep vegetation and or landscape material from encroaching upon the unit.

Condensing Coil Disconnect

Informational Components

The electrical disconnect at the condensing coil is functional.

Thermostats

Informational Components

The thermostat is functional.

Registers

Informational Components

The registers are reasonably clean and functional.

Flexible Ducting

Informational Components

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

Chimney

There are a wide variety of chimneys, which represent an even wider variety of the interrelated components that comprise them. Our inspection conforms to home inspection standards only, and is that of a generalist and not a specialist. Significant areas of chimney flues cannot be adequately viewed during a field inspection, as has been documented by the Chimney Safety Institute of America. Because our inspection of chimneys is limited to those areas that can be viewed without dismantling any portion of them, and does not include the use of specialized equipment, we can not guarantee their integrity or drafting ability. The Chimney Safety Institute recommends that chimneys be inspected by a specialist every two years.

Family Room Chimney

General Prefabricated Chimney Comments

Informational Components

There are a wide variety of pre-fabricated chimneys, which are constructed on site with approved components. We perform a competent inspection of them, but we are not specialists, and our inspection of them is limited to those areas that can be viewed without dismantling any portion of them, and we cannot guarantee that any particular component is the one stipulated for use by the manufacturer.

Chimney Flue

Components and Conditions Needing Service

Chimney flues need to be periodically cleaned to prevent the possibility of chimney fires. However, the complex variety of deposits that form within chimneys are not easily understood. They range from pure carbon, which does not burn, to tars that can ignite. All of these deposits are commonly described as creosote, but creosote has many forms, ranging from crusty carbon deposits that can be easily brushed away, to a tar-glazed creosote that requires chemical cleaning. These deposits should be identified and treated by a specialist. However, cleaning a chimney is not a guarantee against a fire. Studies have proven that a significant percentage of chimney fires have resulted within one month of the chimney being cleaned, and many more have resulted within a six-month period.

Fireplace

Informational Components

There are cracks, loose bricks, or missing mortar in the refractory bricks of the fireplace, which is not uncommon, but which should be serviced.

Damper

Informational Components

The damper is functional.

Glass Doors

Informational Components

The fireplace glass doors are functional.

Hearth

Informational Components

The hearth is in acceptable condition.

Bedroom Chimney

Chimney Flue

Informational Components

The portions of the flue that are visible appear to be in acceptable condition.

Fireplace

Informational Components

The fireplace is in acceptable condition.

Damper

Informational Components

The damper is functional.

Hearth

Informational Components

The hearth is in acceptable condition.

Living

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative sampling of windows, doors, switches and outlets. However, we do not evaluate window treatments, or move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may not comment on the cracks that appear around windows and

Inspection Address: 1234 Favorite Street, Anywhere CA. 90000
Inspection Date/Time: 3/26/2005 3:45 pm to 6:00 pm

doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of minor movement, such as wood shrinkage, common settling, and seismic activity. Similarly, there are a number of environmental pollutants that we have already elaborated upon, the specific identification of which is beyond the scope of our service. THIS IS NOT AN ENVIRONMENTAL INSPECTION.

Living Areas

Flooring

Informational Components

The floor has no significant defects.

Walls and Ceiling

Informational Components

The walls and ceiling are in acceptable condition.

Lights

Functional Components and Conditions

The lights/switches and/or ceiling fans are functional.

Outlets

Functional Components and Conditions

The outlets that were tested are functional.

Bedrooms

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

All Bedrooms

Doors

Functional Components and Conditions

The door is functional.

Flooring

Informational Components

The floor has no significant defects.

Walls & Ceiling

Informational Components

The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

Informational Components

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

Closets

Functional Components and Conditions

The closet and its components are functional.

Lights

Functional Components and Conditions

The lights/lighting receptacles and ceiling fans in the bedrooms are functional.

Outlets

Functional Components and Conditions

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

Inspection Address: 1234 Favorite Street, Anywhere CA. 90000
Inspection Date/Time: 3/26/2005 3:45 pm to 6:00 pm

Smoke Detector

Informational Components

There is no smoke detector in the bedrooms, and although one may not be mandated we recommend them.

Bathrooms

In accordance with home inspection standards our inspection of bathrooms is to report visible water damage and fixture operation. Dry rot, toilet rings, inaccessible plumbing, shower pans, under tub/shower base systems, and cosmetic issues are not within the scope of this inspection. Shower doors and seals tend to deteriorate and leak; they should always be maintained to prevent water from leaking onto the floor covering. Supply valves (under fixtures) are not turned due to their delicate nature. Countertops require regular maintenance of the caulking and grout to reduce the chance of moisture intrusion. Minor cracks, grout irregularities and minor de-lamination are considered cosmetic issues and are usually not reported on unless they present an obvious moisture intrusion problem.

Powder Room

Size and Location

Informational Components

The powder room is located downstairs.

Doors

Functional Components and Conditions

The door is functional.

Flooring

Informational Components

The floor has no significant defects.

Walls & Ceiling

Informational Components

The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

Functional Components and Conditions

The window is functional.

Sink Countertop

Functional Components and Conditions

The sink countertop is functional.

Sink Faucet Valves & Connectors Trap & Drain

Functional Components and Conditions

The sink and its components are functional.

Toilet

Functional Components and Conditions

The toilet is functional.

Lights

Functional Components and Conditions

The lights are functional.

Outlets

Components and Conditions Needing Service

The outlets should be upgraded to have ground-fault protection.

Guest Bathroom Up

Size and Location

Informational Components

The guest bathroom is a full, located upstairs.

Doors

Functional Components and Conditions

The door is functional.

Flooring

Informational Components

The floor has no significant defects.

Walls & Ceiling

Informational Components

The walls and ceiling are in acceptable condition.

Single-Glazed Windows

Functional Components and Conditions

The window is functional.

Dual-Glazed Windows

Functional Components and Conditions

The window is functional.

Sink Countertop

Functional Components and Conditions

The sink countertop is functional.

Sink Faucet Valves & Connectors Trap & Drain

Functional Components and Conditions

The sink and its components are functional.

Tub-Shower

Informational Components

The tub/shower valves leak and should be serviced.

Toilet

Functional Components and Conditions

The toilet is functional.

Lights

Functional Components and Conditions

The lights are functional.

Outlets

Functional Components and Conditions

The outlets are functional and include ground-fault protection.

Master Bathroom

Size and Location

Informational Components

The master bathroom is a full, and is located adjacent to the master bedroom.

Doors

Functional Components and Conditions

The door is functional.

Flooring

Informational Components

The floor has no significant defects.

Walls & Ceiling

Informational Components

The walls and ceiling are in acceptable condition.

Inspection Address: 1234 Favorite Street, Anywhere CA. 90000
Inspection Date/Time: 3/26/2005 3:45 pm to 6:00 pm

Dual-Glazed Windows

Functional Components and Conditions

The window is functional.

Sink Countertop

Functional Components and Conditions

The sink countertop is functional.

Sink Faucet Valves & Connectors Trap & Drain

Functional Components and Conditions

The sink and its components are functional.

Tub

Functional Components and Conditions

The tub is functional.

Stall Shower

Functional Components and Conditions

The stall shower is functional.

Toilet

Functional Components and Conditions

The toilet is functional.

Lights

Functional Components and Conditions

The lights are functional.

Outlets

Functional Components and Conditions

The outlets are functional and include ground-fault protection.

Kitchen

Per home inspection standards our inspection of kitchen components is limited to built in appliances where utilities are provided. These items are tested under normal operating conditions. Extensive evaluations such as calibration, operation of timers, clocks, heat settings, rotisseries, thermostat accuracy, self cleaning systems, temperature probes, and other peripheral components are not within the scope of this inspection. Due to the inaccessibility of the dishwasher components we can do no more than manipulate the controls to simulate normal wash, rinse, and dry cycles; cleaning and drying adequacy are not verified. Dishwashers can fail at any time due to their complexity.

Supply valves (under fixtures) are not turned due to their delicate nature. Refrigerators and components are not tested or inspected.

Countertops require regular maintenance of the caulking and grout to reduce the chance of moisture intrusion. Minor cracks, grout irregularities and minor de-lamination are considered cosmetic issues and are usually not reported on unless they present an obvious moisture intrusion problem.

Kitchen

Flooring

Informational Components

The floor has no significant defects.

Dual-Glazed Windows

Functional Components and Conditions

The window is functional.

Sink & Countertop

Informational Components

The sink and countertop are functional.

Cabinets

Informational Components

There are dead rodents under the kitchen sink. Inspection limited due to possible health hazard to inspector. Recommend evaluation by a qualified pest control contractor.

Garbage Disposal

Functional Components and Conditions

The garbage disposal is functional.

Electric Cooktop

Functional Components and Conditions

The electrical cook top is functional.

Built-in Electric Oven

Functional Components and Conditions

The electrical oven is functional, but was neither calibrated nor tested for its performance.

Dishwasher

Functional Components and Conditions

The dishwasher is functional.

Exhaust Fan or Downdraft

Functional Components and Conditions

The exhaust fan or downdraft is functional.

Built-in Microwave

Functional Components and Conditions

The built-in microwave is functional but we did not test it for leakage, which would require a specialized instrument.

Lights

Informational Components

The light is functional.

Outlets

Functional Components and Conditions

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

Pool/Spa

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

Typically an electrical sub-panel is installed near pool equipment, installation of electrical components near sources of water are inherently dangerous, all electrical work should be performed by a licensed electrician. Lights in and around water, and receptacles near water should be protected by Ground Fault Circuit Interrupters. (GFIC's) Older systems without GFIC protection should be upgraded by a Licensed Electrician. Pool computer control systems and remote activation devices are not activated or checked, ask the seller to demonstrate the pool computer and remote activation systems if present.

Evaluation of the pool or spa surface is not possible while full of water; inspection of the surface condition WAS NOT PREFORMED.

The pool water was not tested for serviceability, we recommend having a pool cleaning service test the condition of the pool water to determine if it is serviceable. Draining and re-filling the pool could be an unexpected expense.

Determining the efficiency of the heating system (if installed) would require calculating the volume and

temperature of water in vessels and is beyond the scope of this inspection.

Our evaluation of the water filter is for external condition and signs of leakage only. It is not possible to determine the condition of grids or media without dis-assembling the filter unit. We recommend that you contract with a pool/spa technician to do an initial service on the equipment.

Pumps should be anchored to the pads to avoid breaking the plumbing connections. Un-insulated pumps for in-ground concrete pools also require an electrical grounding bond for safety and they should be protected from weather.

Child Safety: Current construction techniques would require that a pool or spa be protected by barriers with strict and specific design requirements. We strongly recommend that you determine all local pool/spa safety requirements and comply with them completely.

THIS INSPECTION IS NOT A SAFETY INSPECTION.

Spa

Overall Spa Observations

Informational Components

We do not evaluate spas as part of our inspection service. Therefore, you should have a pool contractor evaluate them before the close of escrow, and you should be aware of local ordinances governing pool and spa safety.

Hall/Stairs

Our evaluation of hallways and staircases is identical to that of living space.

Main Stairs

Floor Treads & Risers

Informational Components

The floor has no significant defects.

Walls and Ceiling

Informational Components

The walls and ceiling have no significant defects.

Handrails & Guardrails

Informational Components

The balusters in the stair rails are more than four-inches apart and are not child safe. Therefore, you may wish to add a protective barrier. This was not a requirement when house was built.

Lights

Functional Components and Conditions

The lights are functional.

Smoke Detector

Components and Conditions Needing Service

The smoke detector did not respond, and should be serviced.

Laundry

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

Inspection Address: 1234 Favorite Street, Anywhere CA. 90000
Inspection Date/Time: 3/26/2005 3:45 pm to 6:00 pm

routinely recommend plastic dryer vent hoses be replaced with a modern metal flexible type.

Laundry Room

Flooring

Informational Components

The floor has no significant defects.

Walls and Ceiling

Informational Components

The walls and ceiling are in acceptable condition.

Exhaust Fan

Functional Components and Conditions

The exhaust fan is functional.

Sink

Functional Components and Conditions

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

Dryer Vent

Informational Components

The dryer vents vertically. The lint trap must be kept clean, because trapped lint can rapidly turn into a fire hazard.

Lights

Functional Components and Conditions

The lights are functional.

Outlets

Functional Components and Conditions

The outlets that were tested are functional.

Garage

If there is living space above the garage, that space may be seismically vulnerable. Ideally, the columns and beams around the garage door will be made of structural steel, but in many residences these components are made of wood that should include some structural accessories, such as post-straps and hold-downs, or plywood shear paneling. (All of which is normally concealed) Regardless, we are not engineers, and recommend that you read about this in a booklet (Environmental Hazard and Earthquake Guide) that should have been given to you by your realtor.

Double-Car Garage

Slab Floor

Functional Components and Conditions

The slab floor is in acceptable condition. Small cracks are common and result as a consequence of the curing process, seismic activity, common settling, or the presence expansive soils, but are not structurally threatening.

Also, you may notice some salt crystal formations that are activated by moisture penetrating the slab.

Walls and Ceiling

Informational Components

The walls are sheathed and in acceptable condition.

Dual-Glazed Windows

Functional Components and Conditions

The window is functional.

Firewall Separation

Functional Components and Conditions

The firewall separating the garage from the residence is functional.

Inspection Address: 1234 Favorite Street, Anywhere CA. 90000
Inspection Date/Time: 3/26/2005 3:45 pm to 6:00 pm

Entry Door Into the House

Components and Conditions Needing Service

The house entry door is not self-closing and is required to be, to maintain the necessary firewall separation between a garage and living quarters, and will need to be serviced.

Garage Side Door

Informational Components

The garage side door is stiff. Adjustment recommended.

Garage Door and Hardware

Functional Components and Conditions

The garage door and its hardware are functional.

Automatic Opener

Functional Components and Conditions

The garage door opener and safety device is functional.

Lights

Informational Components

There are loose and uncovered wires and wire connections noted in the garage trusses. Recommend wiring be properly attached and enclosed.



Outlets

Functional Components and Conditions

The outlets that were tested are functional, and at least one includes ground-fault protection.

Attic

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

Primary Attic

Access Location & General Condition

Informational Components

The attic can be accessed through a hatch in the hallway ceiling.

Method of Evaluation

Informational Components

We evaluated the attic by direct access. Our inspection is limited to readily visible components.

Framing

Informational Components

The roof framing consists of a factory built truss system, comprised of components called chords, webs, and struts that are connected by wood or metal gussets nailed or glued in place. Each component of the truss is designed for a specific purpose, and cannot be removed or modified without compromising the integrity of the

Inspection Address: 1234 Favorite Street, Anywhere CA. 90000
Inspection Date/Time: 3/26/2005 3:45 pm to 6:00 pm

entire truss. The lowest component, which is called the chord and to which the ceiling is attached, can move by thermal expansion and contraction and cause creaking sounds, which are more pronounced in the mornings and evenings along with temperature changes. Such movement has no structural significance, but can result in small cracks or divots in the drywall or plaster. Inspection limited to readily visible components.

Ventilation

Informational Components

Ventilation is limited, and could be improved. Therefore, we recommend that you have a second opinion from a licensed contractor.

Plumbing Vents

Informational Components

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

Factory-Built Chimney Fire-Stop

Informational Components

The chimney flue does include a metal fire block, or fire-stop, which is mandated.

Batt Insulation

Informational Components

The attic floor is adequately insulated with fiberglass batt insulation that obscures the framing.

REPORT CONCLUSION

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

The Pre-Closing Walk-Through is an essential part of any real estate transaction. We suggest you perform it with your Real Estate Agent.

There are many reasons for performing this inspection before the close of escrow. A typical time frame of one to three months may have passed between signing the sales agreement, The Home Inspection, and the move in date. Even if all repair recommendations have been adhered to, many things can happen before actual move in. Often times things become more apparent after personal belongings have been removed from the property. Changes in weather patterns or other unpredictable events may also uncover items of concern.

At this pre-closing time, it is your responsibility as the buyer to make certain that all deficiencies found during or after the inspection have been rectified. You should also make certain all repair agreements between you and the seller have been honored.

What exactly is involved? Preferably a week before escrow is scheduled to close, re-inspect the property to be sure everything is in order. To make the most of your pre-close walk-through, we suggest you take the report along and use it as a checklist. The report is very detailed, be sure to check the items that passed on the report, things can change. Checking every item just as we did will prove to be a good investment of your time. Be sure to keep the following items in mind.

No damage has occurred to the home since you decided to buy it.

Fixtures, appliances, window coverings, and items the seller agreed to leave are present.

Work you requested by appropriate specialists has been completed and guaranteed.

Major systems, water heater, air conditioner, heater etc. are still operational.

Take this opportunity to ask the seller if there have been any changes in the property since you decided to purchase it, or if there are any problems they may have failed to mention. Such as roof leaks, carpet, flooring, foundation, sewage drain line, septic system, plumbing, electrical problems etc.

Again, this is your last opportunity to eliminate any misunderstandings about the condition of the property, or discover problems the seller may be aware of; ask a lot of questions and take your time.

We are proud of our service, and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the visible condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we did not test every outlet or switch, open every window and door, or identified every minor/cosmetic defect; window coverings are considered a wear and tear item and were not inspected. Also because we are not specialists and because our inspection is specifically visual, latent defects could exist. Therefore, you should not regard our inspection as conferring a guarantee or warranty. It does not. It is simply a report on the general visible condition of this property at this time. Furthermore, as a homeowner, you should reasonably expect problems to occur. Roofs may leak, drain lines may become blocked, and components or systems may fail without warning. For this reasons, you should take into consideration the age of the house and its components and keep a comprehensive insurance/warranty policy current. If you have been provided with a home warranty/protection policy, read it carefully. Such policies often cover only insignificant costs, and the representatives of some warranty companies can be expected to deny coverage on the grounds that a given condition was pre-existing

Inspection Address: 1234 Favorite Street, Anywhere CA. 90000
Inspection Date/Time: 3/26/2005 3:45 pm to 6:00 pm

or not covered because of what they claim to be a minor code infraction or a manufacture's defect. (We are not code inspectors and do not have access to manufactures specifications, or specific recall lists and notifications) Read warranty policies very carefully; Home Warranty Companies usually repair or replace covered systems and components, but they DO NOT cover or repair incidental or accidental water, smoke, fire, or other damage due to system failures, it's always best to make repairs or replacements before a failure occurs.

Thank you for taking the time to read this report, and call us if you have any questions or observations whatsoever. We are always attempting to improve the quality of our service and our report; your input would be greatly appreciated 1-866-346-3337

Thank you for choosing American Real Estate Inspection.