

American Real Estate Inspection

A Wholly Owned Subsidiary of Dehlinger Enterprises Inc

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CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

Mr. and Mrs. Client

INSPECTION ADDRESS

12345 Any Street, Anywhere, CA

INSPECTION DATE

9/6/2005 10:00 am to 1:00 pm



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.

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SUMMARY REPORT

Client: Mr. and Mrs. Client
Realtor:
Inspection Address: 12345 Any Street, Anywhere, CA
Inspection Date: 9/6/2005 Start: 10:00 am End: 1:00 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 full narrative 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.

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Components and Conditions Needing Service

Exterior

Grading and Drainage

Drainage Mode

- Erosion noted at front and west side

Exterior Components

Windows

- Broken windows noted
- There is a window pane (s) with a broken hermetic seal

Roof

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Spanish Tile Roof Roofing Material

- The roof will needs to be serviced for the reasons indicated within the report

Plumbing

Gas Water Heaters

Vent Pipe and Cap

- Moisture stain noted at vent pipe

Relief Valve and Discharge Pipe

- The pressure relief valve is plugged and not pointing down

Seismic Straps

- The water heater is not properly secured

Heat-A/C

HVAC Split Systems

Furnace

- Furnace and air handler is not secured in attic

Return-Air Compartment and Filter

- The return-air duct is disconnected at the furnace

Kitchen

Kitchen

Cabinets

- Moisture and or stains noted under sink

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GENERAL INFORMATION

Inspection Address: 12345 Any Street, Anywhere, CA
Inspection Date: 9/6/2005 Time: 10:00 am to 1:00 pm
Weather: Clear and Dry - Temperature at time of inspection: 80 Degrees

Inspected by: Steven L Dehlinger

Client Information: Mr. and Mrs. Client
Structure Type: Wood Frame (concealed)
Furnished: Yes
Number of Stories: One

Structure Style: Single Family Residence

Structure Orientation: North West

Approx. Year Built: 1997
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 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 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 or The Commercial Standards if this is a Commercial Property. 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, 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 yard sprinklers, decorative and low-voltage lighting, portable spas, fountains and ponds, barbecues, fire-pits, pool sweep assemblies, in-line chlorinators, or similar

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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.)

Should repairs or evaluations be recommended, we suggest licensed contractors perform them and that all repairs comply with applicable codes and laws. This would include any permits, inspections, and approval requirements. All repairs or other inspections recommended within this report should be completed BEFORE THE CLOSE OF ESCROW. As buyer, you should obtain all documentation pertaining to the legality and legitimacy of repair work prior to final verification of condition.
(Reference: Residential Purchase Agreement Form RPA-11 page 4 item 10.)

The Client is strongly advised to further investigate and contract with the appropriate persons to further investigate, any/all conditions/items noted for evaluation or service in this Report, as well as items that were inoperable or inaccessible. Also, any items beyond the scope of a CREIA Inspection or items that may have been disclosed by others, including any items which you yourself, your Agent, The Sellers themselves, or the Sellers Agent may be concerned about, including any items of concern on the Transfer Disclosure Statement. Such evaluations/investigations are to be done before the close of escrow or sooner should your residential purchase agreement have a specific time limit.

NOTICE TO CLIENTS WHO WERE NOT AT THE INSPECTION

We prefer to have our clients present during, or immediately following, the inspection so that we can elaborate on what may well be complicated or technical issues that could be somewhat difficult for the average person to understand, and to go over the support documents and Inspection agreement. We have included a copy of The Standard Inspection Agreement and a copy of the CREIA Standards with this report, our insurance carrier requires that you sign a Standard Inspection Agreement to activate our policy, please notify the office immediately if you have not received a copy of the Agreement and Standards along with this report. If you choose to rely upon the information in this report you have in fact accepted the terms of the Standard Inspection Agreement as a condition of that reliance. Also; please DO NOT rely on anything that we may have been purported to have said; issues can become distorted, particularly by people who are not properly trained or those who have a vested interest in the outcome of the transaction. Please contact the Inspector directly with any questions or concerns you may have. Steven Dehlinger 951-522-9478

In accordance with the terms of the Inspection Agreement, any service recommendations or observations that we make in this report should be evaluated 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: Sample Report II

SCOPE OF WORK

You have contracted with American Real Estate Inspection to perform an Inspection in accordance with the applicable Standards of Practice established by the California Real Estate Inspection Association, a copy of which was delivered at the inspection, including The Inspection Agreement which 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 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. We do not evaluate the capacity, uniformity, or compatibility of heating and cooling equipment nor do we calculate square footage and/or living space area to determine tonnage or BTU requirements. This type of inspection requires calculations that are beyond the scope of this inspection. You should consult with a qualified HVAC contractor if you are concerned about such issues. 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 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 structure may contain contaminated airborne materials or toxins, hazardous chemicals, contaminated soil, or other materials that can be hazardous. Structures built before 1978 can reasonably be expected to contain materials that are considered hazardous. This 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 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. Should further study or analysis seem prudent, then a full evaluation by a specialist in the appropriate trade is recommended. A Phase I Environmental assessment is recommended for commercial property transfers where industrial chemicals are being used, or have ever been used on the property, or in the general area.

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. Belongings may have prevented a complete inspection of the windows, flooring, walls, switches, and receptacles throughout the structure and/or garage as well as under the sinks. We do not check the attachment of floor tiles and only report on readily visible cracking or irregularities. Be sure to inspect the structure 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

Exterior

We evaluate the following exterior features that are readily visible from the walls of the structure: driveways, walkways, fences, gates, handrails, guardrails, yard walls, carports, patio covers, decks, building walls, fascia/trim, balconies, doors, windows, and on structure lights, and outlets. However, we do not evaluate any detached structures or components, 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. 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

Vegetation is encroaching on the structure, and should be kept a minimum of eight inches away for the general welfare of the walls and foundation.

There is a tree or trees growing close to the house and/or under the eaves. Recommend that you monitor this condition closely as they could eventually damage the structure. It would be prudent to have the tree evaluated by an arborist, we routinely recommend removal of trees near the structure/foundation.

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 structure and the interior floors will be several inches higher than the exterior grade. Also, the structure 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 structures when it was raining that would not have been apparent otherwise. Also, in conjunction with the cellulose material found in most modern structures, 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 visible 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.

Components and Conditions Needing Service

There is some deep erosion noted at the front and west side that appears to be road water runoff.

Recommend evaluation by a drainage contractor to divert or contain the runoff to prevent further erosion.



Hillside

Informational Components

This is a hillside or sloped rural 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. This is not a geological inspection.

House Wall Finish

Identification of House Wall Finish

Informational Components

The house walls are finished with stucco.

House Wall Finish Observations

Informational Components

Inadequate weep screed clearance noted at concrete decking and/or planters. The 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, as well as for ventilation. Therefore the interior and exterior plaster in this area should be monitored to ensure that no moisture damage results. Keep dirt or landscape material out of this space and clear of stucco or siding. There is staining at the base walls and chips noted in stucco coat near the kitchen where the weep is covered. Regular maintenance recommended.

Exterior Components

General Comments and Description

Informational Components

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

Driveways

Informational Components

The driveway is in acceptable condition.

Walkways

Informational Components

The walkway surfaces are in acceptable condition.

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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

Functional Components and Conditions

The fascia board and/or eaves are in acceptable condition.

Sliding Glass Doors

Informational Components

The sliding glass door appears tempered and in acceptable condition.

Exterior Entry Doors

Informational Components

The exterior entry doors are in acceptable condition, but the front entry deadbolt lock needs adjustment to fully engage.

Wood & Masonry Decks

Informational Components

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

Steps and Handrails

Informational Components

There is no grippable handrail on the exterior stairway. We routinely recommend grippable handrails at all stairways.

Windows

Components and Conditions Needing Service

The dining room window pane is cracked and the kitchen window is broken and they will need to be replaced. There are at least two windows with a broken hermetic seal (s), which should be serviced/replaced by a window specialist. (Front office/bedroom and rear side bedroom) We routinely recommend that all dual pane windows be checked by a specialist when we notice windows with this problem, as this condition is not always readily noticeable.

Screens

Informational Components

The window screens are functional.

Outlets

Functional Components and Conditions

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

Lights

Informational Components

The lights outside the doors of the residence are functional. However several did not respond and we assume that the bulbs are out. Maintenance is needed. We do not inspect or evaluate automatic, decorative, or low voltage yard lights.

Outbuildings

Informational Components

Outbuildings are not included in our inspection.

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 floor covering. 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. (Concealed)

Identification of Ceiling Structure

Informational Components

The ceiling structure consists of engineered joists that are part of a prefabricated truss system. (Concealed)

Identification of Roof Structure

Informational Components

The roof structure consists of a prefabricated truss system. Inspection limited to readily visible components. (Concealed)

Slab Foundation

General Comments and Description

Informational Components

This structure 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 belongings or lift floor coverings 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. Furthermore, 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 floor coverings 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 structure 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.

Slab Foundation Observations

Informational Components

The residence appears to be a bolted, slab foundation with no readily visible or significant abnormalities. Areas behind vegetation and under flooring were not inspected.

Structural anchor attachment system is hidden in the walls and was not inspected.

Roof

Roof coverings can be hazardous to walk on, and we make every effort to walk roofs that are readily accessible from a 16 foot ladder if it appears safe and sturdy. The inspector has noted below the method used to inspect the roof. In many cases the roof can be reasonably inspected from the ground using binoculars and/or other vantage points. Due to their fragile nature, we DO NOT walk on older concrete tile, clay tile, or slate roofs. Likewise, we do not walk on roofs if we feel it is unsafe or inaccessible with a sixteen foot ladder. 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 structure will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your 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.

Spanish Tile Roof

General Comments and Description

Informational Components

There are several types of authentic Spanish tile, all of which are made of clay and are easily broken. Like most inspectors, we elect not to walk on them but view them instead from a variety of vantage points using a ladder and binoculars. They can be installed in different ways, using various fasteners and mortar, over one or more waterproof membranes of varying weights. Sometimes the tiles appear to be carelessly installed, or randomly layered and irregularly placed, but this is characteristic of a classic Spanish tile roof. As with other pitched roofs, they are not designed to be waterproof only water-resistant, and are dependant on the integrity of the membrane beneath them, which is concealed, but which can be split by movement, or deteriorated through time and ultra-violet contamination. These roofs can leak, and sometimes without there being any obvious damage to the tiles, and particularly if damaged tiles have been replaced over a deteriorated membrane. However, the most common form of leakage occurs when the valleys or other drainage channels become blocked by debris, which causes water to back up and be directed under the flashing. Therefore, it is important to inspect these roofs annually and to have them cleaned. This IS NOT a roof certification inspection, such an inspection can only be performed by a Licensed C39 Roofing Contractor.

Method of Evaluation

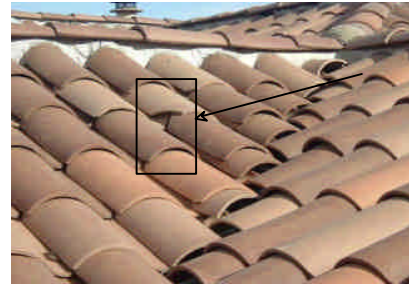
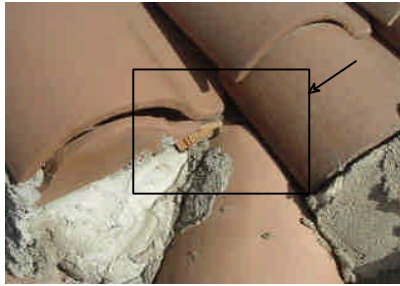
Informational Components

We elected not to walk the roof because the roofing material is easily broken, and evaluated it from several other vantage points including a ladder.

Estimated Age

Informational Components

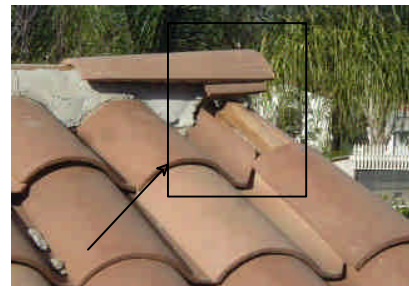
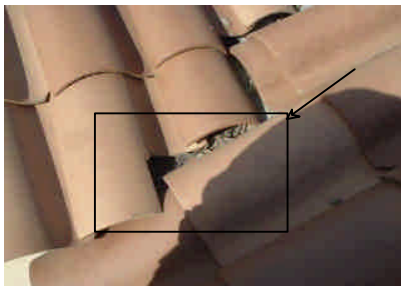
The roof appears to be the same age as the residence.



Roofing Material

Components and Conditions Needing Service

The roof needs to be evaluated/serviced by a Licensed C39 roofing contractor for the following reasons: There are a number of slipped, cracked, and detached tiles at various locations. There is debris in some of the roof flashings and the edge/corner flashing by the air conditioner is not properly angled to divert slow moving water off the roof without dripping down the wall. There is an exposed wood piece over the kitchen dining room area, and a missing bird stop outside the family room sliding door. This service should be scheduled well before the close of escrow, because additional defects could be revealed by a specialist, and our service does not include any guarantee against leaks. For a guarantee, a roofing company would have to perform a water-test and issue a roof certification.



Skylights

Informational Components

The roof includes one or more skylights, which are notoriously problematic and a common point of leaks. There are different methods of installing them and, although opinions will vary, some methods are better than others. Therefore, it will be important to keep the area around them clean and to monitor them for evidence of leaks.

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.

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. This IS NOT a National Fire Protection Association 211 Level II Chimney Inspection, which is recommended as outlined below. Significant areas of chimney flues cannot be adequately viewed during a field inspection, as has been documented by The Chimney Safety Institute of America, and The National Fire Protection Association. 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, and The National Fire Protection Association recommends that chimneys be inspected by a Certified Fireplace/Chimney Inspector every two years and/or before transfer of ownership. You can get more information at www.nfpa.org - www.csia.org - or www.f-i-r-e-service.com.

Bedroom 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.

Weather Cap-Spark Arrestor

Informational Components

The chimney has a functional weather cap/spark arrestor.

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.

Glass Doors

Informational Components

The fireplace glass doors are functional.

Hearth

Informational Components

The hearth is in acceptable condition.

Living Room Chimney

Weather Cap-Spark Arrestor

Informational Components

The chimney has a functional weather cap/spark arrestor.

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.

Glass Doors

Informational Components

The fireplace glass doors are functional.

Hearth

Informational Components

The hearth is in acceptable condition.

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 Cross Link Polyethylene (PEX), because they are less prone 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

Pressure Regulators

Informational Components

A functional pressure regulator is in place on the plumbing system. Pressure was within acceptable industry standards.

Water Main Location

Informational Components

The residence is served by a Municipal Water Supply. The main water shut-off valve is located in the garage side yard

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, but the bibb by the main valve leaks from the stem and needs service.

General Gas Components

Gas Main Shut-Off Location

Informational Components

This property is served by a propane system. We recommend you ask the private gas supplier to inspect the system if you feel it should be inspected. Piping inspections are limited to readily visible components.

Gas SupplyPipes

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 standard 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 what appears to be the original 50 gallon water heater that is located in the garage.

Water Shut-Off Valve and Connectors

Informational Components

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

Gas Shut-Off Valve and Connector

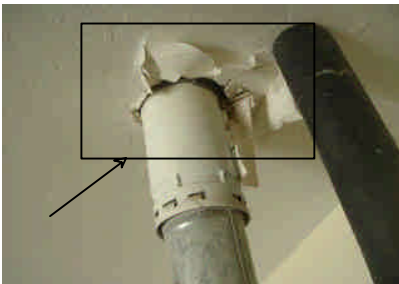
Informational Components

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

Vent Pipe and Cap

Components and Conditions Needing Service

There is a moisture stain on the ceiling at the water heater vent pipe, and the pipe is touching the drywall. this is a one inch clearance requirement and there should be a proper drywall can installed. You should ask the roofer to look at this pipe where it passes through he roof.



Relief Valve and Discharge Pipe

Components and Conditions Needing Service

The pressure relief valve is clogged and does not point to the ground as required. recommend evaluation/service by a Licensed Plumbing Contractor..

Drain Valve

Informational Components

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

Seismic Straps

Components and Conditions Needing Service

The water heater is not properly secured, and should be strapped in accordance with local or State standards.. Two approved straps are normally required to en-circle unit, one in the top 1/3 - one in the bottom 1/3- and the bottom strap is required to be at least four inches above the control mechanism. Straps are required to be properly lag screwed into studs with proper washer plates attached flush with the wall. Attachment points should be visible for proper confirmation.

Irrigation or Sprinklers

General Comments and Description

Informational Components

Our limited review of the yard sprinkler system does not include adequacy of fixtures, spray patterns, or buried piping. THE SYSTEM WAS NOT ACTIVATED, we perform a limited visual coverage assessment to identify obvious spray patterns that are hitting the structure or equipment and view the readily visible supply valves and anti-siphon devices for damage or leakage. Sprinkler components are frequently damaged or redirected by gardeners, children and pets. Expect to make repairs and adjustments to the system on a regular basis, as this is typical for all sprinkler systems. Take the time to have the seller demonstrate the system and components for you before the close of escrow. Sprinklers should always be directed away from the structure and/or equipment to prevent moisture damage, and mold or mildew.

Automatic Sprinklers

Informational Components

We do not evaluate sprinkler systems, but some sprinklers appear to be hitting the structure. Recommend re-directing sprinklers.



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 system 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 structure, or the cost of roofer service, most of which are relatively inexpensive. The washing machine drain if applicable 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 before the close of escrow. 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 older 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 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.

Size and Location

Informational Components

The residence is served by a 200 Amp 220/110 volt panel, located on the left front of the residence.

Panel Cover Observations

Informational Components

The exterior panel cover is in acceptable condition.

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. (Breaker labeling was not confirmed)

Grounding

Informational Components

The ground system is partially concealed and therefore not fully inspected. System appears adequate.

Smoke Detectors

Smoke Detectors

Informational Components

The residence is equipped with dual voltage smoke detectors per current requirements. Detectors responded to test buttons, but this IS NOT a test of the smoke detection capability of the units, it merely confirms that they are powered. Recommend detectors be tested for smoke detection capability and that fresh batteries be installed before occupancy and on a regular schedule per the manufacturers recommendation.

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 approximate age when 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, heat exchanger, firebox, electronic air-cleaners, humidifiers, ducts and in-line duct-motors or dampers. We do not evaluate tonnage, BTU's, including size in relation to square footage or interior space and/or component compatibility as this type of investigation is beyond the scope of the inspection. 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 structure.

HVAC Split Systems

Age and Location

Informational Components

Central heat and air-conditioning are provided by what appears to be the original single split-system, consisting of a furnace with an evaporator coil that is located in the attic, and a compressor that is located in the right side yard.

Furnace

Informational Components

The furnace (s) is/are functional.

Components and Conditions Needing Service

The furnace and air handler in the attic are not secured and is sitting on OBS panels. Recommend unit be properly secured By a Licensed C20 HVAC Contractor to prevent movement during seismic activity and to evaluate and confirm proper base spacing.



Vent Pipe

Informational Components

The combustion vent (s) appear functional.

Circulating Fan

Informational Components

The circulating fan (s) is/are functional.

Gas Valve and Connector

Informational Components

The gas valve (s) and connector (s) appear in acceptable condition, we did not test the valve (s). Propane system noted without containment pan which may not be required at this location but is required in some

jurisdictions. We routinely recommend that you have the HVAC Contractor comment on this condition while on site.

Return-Air Compartment and Filter

Components and Conditions Needing Service

The intake duct has been disconnected from the furnace in the attic Recommend evaluation by a Licensed C20 HVAC Contractor as the duct will need to be properly re-attached and a filter installed in the hallway air intake grill.

Condensate Drainpipe

Informational Components

The condensate primary drainpipe discharges at a bathroom sink drain. Drainage was not confirmed.

Condensing Coil

Informational Components

The air conditioner condensing coil (s) responded to the thermostat (s) and is/are functional.

Condensing Coil Disconnect

Informational Components

The electrical disconnect at the condensing coil (s) is/are present.

Refrigerant Lines

Informational Components

The visible portions of the refrigerant lines are in acceptable condition.

Thermostats

Informational Components

The thermostat (s) is/are functional.

Registers

Informational Components

The registers are reasonably clean and functional.

Flexible Ducting

Informational Components

Other than the intake duct noted above, the readily visible portions of the ducts in the attic have no readily visible deficiencies.

Living

Our inspection of the building interior or 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 belongings, lift floor coverings, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of 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.

Dual-Glazed Windows

Functional Components and Conditions

The windows that were unobstructed are functional,

Lights

Informational Components

The lights/switches and/or ceiling fans are functional, but there are a few bulbs that did not respond and will need to be replaced.

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.

Walls and Ceiling

Functional Components and Conditions

The walls and ceiling are in acceptable condition.

Sink & Countertop

Informational Components

The sink and countertop are functional.

Cabinets

Components and Conditions Needing Service

There is active leakage and dark stains under the kitchen sink. Recommend evaluation by a licensed C20 Plumbing Contractor or drainage contractor to determine cause of moisture or to repair any leakage. Dark staining could indicate microbial type growth.. (See Moisture concern notations near the end of this report)



Valves and Connectors

Functional Components and Conditions

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

Faucet

Functional Components and Conditions

The sink faucet is functional.

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Trap and Drain

Functional Components and Conditions

The trap and drain appear functional.

Garbage Disposal

Functional Components and Conditions

The garbage disposal is functional.

Gas Range

Informational Components

The gas range/oven is functional, but was neither calibrated nor tested for its performance, and the right rear burner was difficult to light and may need to be cleaned/serviced.

The gas range is probably the same age as the residence, and should not be expected to last indefinitely. It is functional but is in need of cleaning/service.

Gas Cooktop

Informational Components

The gas cook top is functional, but the right rear burner was difficult to light and needs to be cleaned/serviced.

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

Informational Components

The exhaust fan is functional and a type that vents internally. Most jurisdictions and appliance manufacturers require exterior venting of gas combustion appliances or recommend that a nearby window be opened during prolonged use to prevent a buildup of carbon monoxide within the living space.

Built-in Microwave

Functional Components and Conditions

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

Lights

Functional Components and Conditions

The lights are functional.

Outlets

Functional Components and Conditions

The outlets that were tested are functional and include at least one with ground-fault protection at the appropriate locations.

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

Laundry Area

Sink

Informational Components

The laundry sink is functional, but there is evidence of seepage behind the splash plate. We routinely recommend that you consider adding a sealed waterproof backing board behind the sink to help prevent water from splashing behind the sink and on to the wall.



Faucet

Functional Components and Conditions

The laundry sink faucet is functional.

Valves and Connectors

Functional Components and Conditions

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

Trap and Drain

Functional Components and Conditions

The trap and drain are functional.

Dryer Vent

Informational Components

The dryer vent appears functional but was not tested.

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

Informational Components

The doors are functional.

Flooring

Informational Components

The floor has no significant defects.

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Inspection Date/Time: 9/6/2005 10:00 am to 1:00 pm

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 (s) and components appear functional.

Lights

Functional Components and Conditions

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

Bathrooms

In accordance with 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

Powder room is a half bath

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.

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

Functional Components and Conditions

The outlets are functional and include ground-fault protection.

Guest Bathroom Down

Size and Location

Informational Components

The downstairs guest bathroom is a three-quarter, located off the front 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.

Dual-Glazed Windows

Functional Components and Conditions

The windows are functional.

Sink Countertop

Informational Components

There is a typical separation between the sink countertop and the back-splash, which should be sealed to forestall moisture intrusion between the cabinet and the wall.

Sink Faucet Valves & Connectors Trap & Drain

Functional Components and Conditions

The sink and its components are 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.

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.

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Dual-Glazed Windows

Functional Components and Conditions

The windows are functional.

Sink Countertop

Functional Components and Conditions

The sink countertop is functional.

Sink Faucet Valves & Connectors Trap & Drain

Functional Components and Conditions

The sink (s) and components are functional.

Informational Components

The right side master sink drain is slow or partially blocked and should be serviced, to ensure that the blockage has not progressed beyond the trap and involved the main waste line.

Tub

Functional Components and Conditions

The tub is functional.

Informational Components

The mechanical tub stopper does not engage, and should be serviced/replaced.

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.

Jack and Jill Bathroom

Size and Location

Informational Components

The Jack and Jill bathroom is a full bath.

Doors

Informational Components

The doors are 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 (s) and components are functional.

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Tub-Shower

Functional Components and Conditions

The tub/shower is functional.

Informational Components

The mechanical tub stopper does not engage, and should be serviced/replaced.

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.

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.

Multi-Car Garage

Slab Floor

Informational Components

The slab floor is cracked, but not load-bearing. Such cracks are common and result as a consequence of the curing process, seismic activity, ordinary settling, or the presence of expansive soils, but are not structurally threatening. (Monitor)

Walls and Ceiling

Informational Components

The walls are sheathed and in acceptable condition.

Dual-Glazed Windows

Functional Components and Conditions

The windows are functional.

Firewall Separation

Informational Components

Belongings prevented a complete inspection of the firewall.

Entry Door Into the House

Functional Components and Conditions

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

Garage Side Door

Informational Components

The side or rear door is functional, but somewhat stiff and needs adjustment.

Garage Door and Hardware

Informational Components

The right and center garage overhead doors and related hardware are functional, the left door was blocked and was not tested.

Automatic Opener

Functional Components and Conditions

The center garage door opener is functional.

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Lights

Functional Components and Conditions

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

Outlets

Functional Components and Conditions

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

Belongings

Informational Components

Belongings restricted a complete inspection of the garage. Check for damage at walk through.

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, insulation, or belongings. In such cases we inspect them as best we can from the access point or equipment platform. 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 or R value. 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. Attic rafters and truss systems routinely have dark mold or mildew type staining. We do not comment on this condition as it is universal in nature and noted in virtually every modern wood frame structure due to the storage process of stacking lumber outdoors before shipping to the job site.

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 inspected the attic from the equipment platform. We do not venture into attics that have deep insulation as this could be a danger to the inspector and the ceiling. Our inspection is limited to readily visible and readily accessible 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 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

Attic ventilation appears adequate.

Plumbing Vents

Informational Components

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

Batt Insulation

Functional Components and Conditions

The attic floor is well insulated with approximately 7 - 8 inches of fiberglass, batt and blown insulation. Joists are covered and were not inspected.

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Evidence of Rodent Activity

Informational Components

There is evidence of transient rodent activity in the attic. We routinely recommend evaluation by a pest control contractor when we see this type of condition. Trimming trees and vines away from the residence would further discourage this type of activity.

Moisture

Mold, mildew, fungus, and other organisms can occur in areas that show evidence of, have the potential for, or exhibit leaking and/or water intrusion; and in areas of inadequate ventilation. Although this report may indicate the visual presence of moisture, stains, discoloration, or other areas of concern; identification of fungal organisms is beyond the scope of this inspection. Any areas or items exhibiting such conditions can be a health hazard. Concerns regarding this possibility should be investigated by a Certified Mold Inspector, and/or a Certified Industrial Hygienist before the close of escrow to determine if microbial contamination exists, and the steps necessary to eliminate the condition.

The complete elimination of moisture into the building materials is paramount to controlling such conditions.

This inspection IS NOT such an investigation.

Plumbing repairs should be addressed by a Licensed Plumbing Contractor.

Roofing repairs should be addressed by a Licensed Roofing Contractor.

Window repairs should be addressed by a Licensed Window Contractor

Wall/moisture repairs should be addressed by a Professional Water Restoration Contractor.

Moisture Concerns

Moisture intrusion concern

Informational Components

There are moisture concerns noted within this report that may require repair/attention, moisture intrusion may present the possibility of microbial growth under certain conditions. Such conditions and/or investigations are beyond the scope of this inspection and report. Concerns regarding the possibility of microbial growth should be investigated by a Certified Mold Inspector. (Weep screed clearance, roofing notations, stains under kitchen sink, water heater vent pipe)

REPORT CONCLUSION

Congratulations on the purchase of your 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 functional items 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 moisture intrusion or leakage, roof leaks or any related insurance claims which could cause your Homeowners Insurance to be denied or rated. Defects or problems with carpeting, flooring, foundation, sewage drain line, septic system, plumbing, electrical problems etc.

Again, this is your last opportunity to eliminate any misunderstandings about the past or current 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: 12345 Any Street, Anywhere CA.
Inspection Date/Time: 9/6/2005 10:00 am to 1:00 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.

Re-inspections are only performed on items that were hidden, concealed, inaccessible, or inoperative because the utilities were off. We do not re-inspect to validate the quality or conformity of repair work. Contract for evaluations and repairs before the close of escrow with qualified, licensed professional contractors who issue warranties and guarantees for their work, always get their recommendations and/or determinations in writing. Re-inspection fees vary, and are based on the system or component to be re-inspected.

NOTICE TO CLIENTS WHO WERE NOT PRESENT DURING THE INSPECTION

We prefer to have our clients present during, or immediately following, the inspection so that we can elaborate on what may well be complicated or technical issues that could be somewhat difficult for the average person to understand. READ THE ENTIRE REPORT. We have included a copy of The Standard Inspection Agreement and a copy of the CREIA Standards with this report, our insurance carrier requires that you sign a Standard Inspection Agreement to activate our policy, please notify the office immediately if you have not received a copy of the Agreement and Standards along with this report. If you choose to rely upon the information in this report you have in fact accepted the terms of the Standard Inspection Agreement as a condition of that reliance. Also; please DO NOT rely on anything that we may have been purported to have said; issues can become distorted, particularly by people who are not properly trained or those who have a vested interest in the outcome of the transaction. Please contact the Inspector directly with any questions or concerns you may have. Steven Dehlinger 951-522-9478

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.

Steven L Dehlinger

CREIA Certified Inspector
NACHI Certified Inspector