

INSPECTION CONDITIONS

CLIENT & SITE INFORMATION:

DATE OF INSPECTION: October 28/2008.
TIME OF INSPECTION: 1:00.
CLIENT NAME: Mr. & Mrs. Smith.
INSPECTION LOCATION:



INSPECTOR: Robert Gaudreault.
1234 Any Street, My Town, California.

CLIMATIC CONDITIONS:

WEATHER: Clear.
SOIL CONDITIONS: Dry.
APPROXIMATE OUTSIDE TEMPERATURE: 80s.

BUILDING CHARACTERISTICS:

BUILDING

TYPE: 1 family.
STORIES: 1story.

UTILITY SERVICES:

WATER

SOURCE: Public.
SEWAGE

DISPOSAL: Public.

OTHER INFORMATION:

COMMENTS: The client should understand that the interiors have many personal items throughout, such as furniture, stored items and merchandise, hindering and/or obstructing full view or access to certain components, systems, wall coverings and floors.

REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the building and/or buildings , and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

TERMS DEFINED:

FUNCTIONAL:

This term signifies that the system, component and/or unit is performing the job it was intended to at the time of the inspection with the normal wear and tear. It does not signify that the system, component and/or unit complies with code requirements nor does it imply any form of warranty, and or guarantee.

NEEDS ATTENTION AND/OR SERVICING:

These terms indicate that the observable defect, component, system and/or unit is in need of further evaluation, inspection, correction and/or repairs per the observations and opinion of the inspector based on his understanding. It is the clients responsibility to have the appropriate professional take the needed actions to address the observable mentioned defects of the, component, system and/or unit during the time of the inspection contingency, before the close of escrow and/or transfer of title.

NOT FUNCTIONAL:

These terms indicate that the system, component and/or unit is not performing the job it was intended to, is damaged and/or missing, and/or is a safety issue. These terms also state that the system, component and/or unit is in need of repair or correction by the appropriate professional at this time.

INTENTION OF THE REPORT:

The intention of this report is to provide as much information about the structure as possible and within the standards of practice of CREIA (California Real Estate Inspections Association). It is to inform the client of significant material defects that are visible and accessible per these guide lines and to help the client have some basic understanding about the structure. The intention of this inspection is not to note every flaw the building may have and is based on the knowledge and experience of the inspector. The client should also understand that this inspection is not intended to be a detailed evaluation or specialized opinion. It is a limited general visual inspection. It is not intrusive, exhaustive nor does

the inspector do any destructive investigating. The intention of this inspection is to observe the existing components of the structure as they exist at the time of the inspection. The inspection does not give a guarantee or predictions of any component, system or unit, written estimates and it is not intended to evaluate the cause of any defect but rather defers to the appropriate professional. The intention of the inspection is also not to guarantee that the building is problem free or free of any future defects or defects due to extreme acts of nature.

REPORT USE:

The items mentioned in the report are the items that were inspected. Any item mentioned in this report is to the attention of the client and is the responsibility of the client to be aware of such noted situations or comments and enquire with the pertinent parties or professionals during the inspection contingency period prior to the close of escrow or transfer of title. Items or issues not mentioned in the report are items not inspected. It is recommended that the client do his or her own due diligence in reviewing the property and to gather as much information about the structure and property from any pertinent parties.

INTERIOR

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

DOORS:

MAIN ENTRY

DOOR: Functional`

OTHER

EXTERIOR

DOORS: Functional.

INTERIOR

DOORS: Based on a representative sampling the general condition of the interior doors are functional.

WINDOWS:

TYPE: Vinyl.

CONDITION: A representative sampling was taken. Windows as a grouping are generally operational however locking devices to bedroom windows are out of reach of children. Suggest improvements for safety egress reasons.

INTERIOR ROOMS:

MATERIAL: The interior walls are mainly made of drywall material.

LIVING ROOM: Functional.

BEDROOMS:

MASTER

BEDROOM: End front.

CONDITION: Functional.
BEDROOM 2 End back.
CONDITION: Functional.
BEDROOM 3 First front.
CONDITION: Functional.
BEDROOM 4 First right or back.
CONDITION: Functional.

FLOORS:

TYPE: Carpet, Wood.
CONDITION: General condition of the floors appear functional however the threshold is missing from entry door into garage.

FIREPLACE/WOOD BURNING DEVICES:

LOCATION: Living room.
TYPE: Masonry. Client should be aware that the interior flue of this chimney unit is not fully visible in this type of precursory inspection. This can only be done with the use of a scope by a qualified chimney inspection company which is always recommended during the inspection contingency and upon purchasing the home.
DAMPER: Needs Attention. Damper is hard to operate. Could not get unit to fully open or close.
LOG LIGHTER: Needs Attention. Brass flex gas connector should not be used within gas system of firebox.

INTERIOR COMMENTS:

This inspection does not verify the presence of mold, fungus and/or mildew. This type of service is beyond the scope of a standard general visual inspection and can only be done by a qualified mold, fungus or mildew expert. If the buyer suspects that mold, fungus or mildew are present then it is at his own discretion to take the appropriate actions with the appropriate specialist.

ADDITIONAL NOTES:

NOTE: The issues or circumstances mentioned in the report are observed during the inspection and are intended to point out the mentioned items or circumstances and to bring them to the attention of the client. It is advised that any mentioned items or circumstances be addressed during the inspection contingency period prior to the close of escrow or transfer of title.

KITCHEN - APPLIANCES - LAUNDRY

Inspection of stand alone freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

KITCHEN SINK:

TYPE: Porcelain.
CONDITION: Functional.

DRAIN ASSEMBLY:

CONDITION: Functional.

SINK FAUCET:

CONDITION: Functional.

RANGE/COOK TOP AND OVEN:

TYPE: Gas, -Free standing unit.
CONDITION: Functional.

VENTILATION:

TYPE: External.
CONDITION: Functional.

DISHWASHER:

CONDITION: Needs Attention. A proper air gap is not installed as part of the dishwasher drain line system. An air gap is required as an integral part of the unit by most municipalities and most manufacturers.

GARBAGE DISPOSAL:

CONDITION: Functional.

COUNTER TOPS:

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CONDITION: Functional.

CABINETS:

CONDITION: Functional.

WALLS & CEILINGS

CONDITION: Functional.

FLOORS:

TYPE: Floor covering wood.
CONDITION: Functional.

SWITCHES/
FIXTURES/
OUTLETS:

NOTE: Outlets within 6 feet of the sink are not GFCI protected . See electrical comments on outlets.

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned.

LAUNDRY:

LOCATION: Garage.
WASHER HOOK
UPS:

Needs Attention. Drain trap assembly at laundry sink drain is not installed per industry standards. This could result in waste siphoning from the trap thus allowing waste vapors to emit into interiors.



BATHROOMS

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

BATHROOM AREA:

BATH LOCATION:	Hall.
CONDITION OF SINK:	Needs Attention. Sink is cracked to some degree.
CABINETS & COUNTER TOPS:	Functional.
CONDITION OF TOILET:	Needs Attention. Toilet is no longer properly attached to the sub floor and therefore loose. Tighten and check wax seal as needed.
JET TUB OBSERVATIONS:	Non Functional due to safety concerns. Jet tub motor is not bonded with a bonding wire from the motor to a fixed plumbing pipe. Also there should be an access door provided so that the motor is readily accessible. GFCI switch is located at main panel.
TUB/SHOWER AND WALLS:	Tub and shower areas appear functional.
SHOWER ENCLOSURE:	Functional.
BATH VENTILATION:	Functional.
WALLS & CEILING:	Functional.
FLOORS:	Functional.

SECOND BATHROOM:

BATH LOCATION:	Main bedroom.
CONDITION OF SINK:	Sink stopper is missing.
CABINETS & COUNTER TOPS:	

**CONDITION OF
TOILET:
TUB FIXTURES:**

Functional.

Functional.
Needs Attention.
Fixtures are not operational at this time. Also, seal around tub spout poor. Prolonged water infiltration into substrate may be present and result in water damage in areas that are not visible in this type of inspection.



**SHOWER
FIXTURES:
TUB/SHOWER
AND WALLS:
BATH
VENTILATION:
WALLS &
CEILING:
FLOORS:**

Shower head is loose from wall.

Tub and shower areas appear functional.

Functional.

Functional however client should be aware that section of wall was removed.
Functional.

PLUMBING

Water quality or hazardous materials (lead) testing is available from local testing labs. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. The temperature pressure relief valve, at the upper portion of the water heater, is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

MAIN LINE:

LOCATION:	The main line shut off valve is located at the front of the building.
MATERIAL:	Copper pipe is visible coming up from the ground.
CONDITION:	Present. Client should understand that valves are not operated to verify their functionality.

SUPPLY LINES:

MATERIAL:	Copper.
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CONDITION:

Needs Attention.
Overall visible sections of water pipes appear serviceable however, older angle stop shut off valves noted to interior plumbing fixtures. Client should understand that these older type valves do tend to leak, especially when operated. Consider upgrades. Also, Copper to Galvanized piping contact is noted in areas without the appropriate buffer between the two metals, such as exterior hose bib. Corrections to these areas is recommended. This can cause corrosion as the two types of material are not compatible.



WATER PRESSURE:

80 lbs.

WASTE LINES:

MATERIAL:
CONDITION:

Plastic noted from visible locations.
Functional at visible and accessible locations other than laundry sink drain in garage.

HOSE FAUCETS:

OPERATION: Sample operated, appeared serviceable.

WATER HEATER:

LOCATION: Garage.
TYPE: Gas.
SIZE: 40 Gallons.
AGE: 3 years.
CONDITION: Needs Attention. The pressure relief valve drain line is missing or ends prematurely. This is a safety issue. It is recommend that this drain line be extended to a safe and required location.



BRACING: The water heater tank is not properly braced per California requirements for earthquake safety.

VENTING: Needs Servicing, Improper flue venting noted. The newer vent pipe is connected to an older clay type pipe. This can cause spillage back into the unit.

COMBUSTION AIR: Functional.

FUEL SYSTEM:

METER/TANK LOCATION- CONDITION: GAS- There is not a seismic gas shut off on this gas meter. One will need to be installed before the close of escrow.

PLUMBING COMMENTS:

The client should understand that the waste lines for the most part are not visible as they are buried below the grade. Inspection is solely based on what is seen from accessible and visible locations and judged from performance of fixture drainage at the time of the inspection.

HEATING - AIR CONDITIONING

The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector can not light pilot lights. Safety devices are not tested by the inspector.

NOTE: Asbestos materials have been commonly used in heating systems. Determining the presence of asbestos can ONLY be preformed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

HEATING SYSTEM DESCRIPTION:

LOCATION: Attic.



SYSTEM TYPE: Forced Air.

FUEL TYPE

Natural Gas.

AND NOTES:

APPROXIMATE

AGE IN YEARS:

CONDITION:

Appears to be 3 years of age.

Needs Attention. Areas of concern are: This unit lacks adequate working platform from along the front to prevent ceiling damage when system is being serviced, unit cover does not fit and is loosely placed at this time. Flue pipe prevents it from fully closing, component should not be anchored from truss system as these framing units are not designed for additional weight and opening into attic space does not appear to be large enough to remove largest part of heater.

COMBUSTION

AIR:
VENTING:

Functional.
Non Functional due to safety concerns: There is inadequate clearance observed from around the vent flue pipe to combustible material that is nearby. In other words the vent pipe, which gets very hot, is touching or is too close to a combustible product. This is a fire hazard and should be corrected at this time.



AIR FILTERS:
NORMAL
CONTROLS:

Functional.
Appear Functional.

AIR CONDITIONING:

TYPE:

Split System.



LOCATION:
POWER
SOURCE:
COMPRESSOR
AGE IN YEARS:
CAPACITY OF
UNIT:
SYSTEM
CONDITION:

The unit is located in the side yard to the right.
220 Volt.
3 years.
4 ton.
Functional.

**CONDENSATE
LINE:**

Non Functional due to health concerns. Improper installation of condensate drain pipe observed. Condensate drain line exiting the evaporator unit in attic space empties into a PVC drain line. When connected with the sanitary sewer, the possibility of bacterial contamination is present. Waste fumes from the sewer system could enter the unit. This situation contributed to Leigonaires disease some years ago in Philadelphia.



DUCTWORK:

**TYPE:
DUCTS/AIR
SUPPLY:**

Flexible Round.

Functional for the most part however new EPA standards state that as of October 2005, whenever a major component is changed out the duct work must be pressure tested and certified by a third party.

ELECTRICAL SYSTEM:

This report addresses the primary electrical power distribution system serving the building. Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire building should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Any ceiling fans are checked for general operation only. Smoke Alarms should be tested regularly. Security alarm systems and their components are not addressed by this inspection. We recommend you consult with the alarm monitoring company for further information.

SERVICE:

TYPE: The power source is from underground referred to as the service lateral.
VOLTS: 120/240.

MAIN PANEL:

MAIN PANEL

LOCATION: Exterior right side.
AMPERAGE: 100.
CONDITION: Non Functional due to safety concerns. There is more than one wire connected to a single breaker. This is referred to as double tapping, which can result in a poor connection between the wiring and the breaker lug. It can also cause over-loading of the circuit to the breaker. Corrections are recommended by a licensed electrical contractor at this time to prevent any possibility of future malfunctions. The conductors that are double tapped are under sized in ratio to over current protector which could cause electrical wires to overheat and pose a fire hazard.



OVER CURRENT PROTECTORS:

TYPE: Breakers.
CONDITION: Breakers not operated to verify functionality.

GROUNDING:

CONDITION: Present.

SUB PANELS:

SUBPANEL #1
LOCATION: Pool.
CONDITION: Sub panel appears serviceable.

CONDUCTORS:

ENTRANCE
CABLES: Copper.
BRANCH
WIRING:

CONDITION:

Visible wiring indicates plastic insulated copper conductors primarily within metal flexible, rigid conduit pipe/nonmetallic flexible conduits.

Non Functional. Due to safety concerns. For the most part supply wiring appears serviceable however, Junction box or pull box cover(s) missing at some of the electrical boxes leaving wires exposed, such as attic space and Z power cord, which is simply a lamp extension cord, such as in attic space, is used to provide permanent 110 power.



This is a fire hazard and should be corrected at this time by a licensed and insured electrician.

OUTLETS:

CONDITION: Needs Attention. Cover plates are missing, such as garage and reverse polarity (meaning the wires are reversed) is noted at some of the outlets, such as at wall to the left of entry of master bedroom. This is based off of a general representative sampling. Recommend that a licensed electrician go through all of the outlets and make any needed corrections. Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at exterior, garage, bath rooms & kitchen outlets.

FIXTURES:

CONDITION: Needs Attention. There is a missing light fixture at exterior right side of dwelling. Install to improve side yard illumination.

SMOKE DETECTORS:

CONDITION: Smoke detectors are needed to comply with current regulations. Normally, depending on the municipality, they would be located in every sleeping area, hallways and garages. In commercial/multi family buildings they would need to be hard wired with battery back ups with low battery signals.

ELECTRICAL COMMENTS:

Client should understand the cover plates are not removed in this inspection and that the wiring for the most part is not visible as they do run within walls and at times under grade and/or within attic area under insulation.

ROOF SYSTEM

The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection.

ATTIC AND INSULATION:

ACCESSIBILITY:	Hall area.
TYPE OF FRAMING:	Truss framing.
CONDITION:	Water stains noted. Not sure how old these water stains are.
VENTILATION:	Functional.
INSULATION TYPE:	Wool batts.
INSULATION CONDITION:	NOTE: Client should be aware that insulation in general is worn due to age. Consider upgrades.

ROOF:

STYLE:	Gable.
TYPE:	Composition shingles.
INSPECTION METHOD:	The roof was walked on to inspect it.

**ROOF
COVERING
STATUS:**

Needs Attention.
Areas of concern are as such: Deteriorated ridge cap observed. The ridge cap is that portion of roof material that folds over the uppermost section of roof system. In its current state it is damaged and deteriorated and poses potential leakage, cracked shingles noted throughout system and Nail heads/ Fasteners are protruding from the roof surface in general areas. These nail heads can eventually rust and pop up and pose a future leak issue. A licensed roofing contractor should be consulted to make further evaluation and/or repairs as needed.



EXPOSED FLASHINGS:

TYPE: Metal.

CONDITION:

Non Functional. Overall collar flashings are poorly installed or constructed and more than likely not a water tight seal.



GUTTERS & DOWNSPOUTS:

CONDITION:

Needs Attention. The gutter system is sloped improperly in areas and holding water-such as along front side of dwelling.

COMMENTS:

Other observations and notes:

The client should understand that the roof was inspected during a dry period and therefore was not being observed performing the job it was intended to perform under prolonged rainy conditions. For this reason it should be stated that if there are aforementioned comments about the roof and its parts noted as being serviceable that these comments are not intended to be a positive opinion that the system is leak free. Another thing to consider is that all roofs require periodic maintenance, such as cleaning off any debris or leaves, routine maintenance of sealants around roof protrusion and flashings as well keeping the downspouts and gutters clean and free of matter.

EXTERIOR

Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

WALLS:

MATERIAL: Stucco and masonite siding.
CONDITION: Functional.

TRIM:

MATERIAL: Wood.
CONDITION: Functional.

WINDOWS:

CONDITION: Needs Attention. Flush fin windows are not adequately sealed and may be a source of water infiltration. Consult a qualified licensed window installer for improvements.



CHIMNEY:

MATERIAL: Brick covered with stucco.

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CONDITION:

Needs Attention. Flashing around chimney where it meets roof line is in poor condition. Corrections recommended to ensure a water tight seal.



**SPARK
ARRESTER:**

There is not a spark arrestor on the system. Spark arrester screens are recommended and normally required by most municipalities.

FOUNDATION - STRUCTURE

All directional references to left, right, front, or rear assume the reader is standing in the street, facing the front doors of the building being referenced. The following opinion is based on an inspection of the visible portion of the foundation and structural components. Masonry foundation walls commonly develop minor settlement or shrinkage cracks over time, and should be caulked or sealed as part of ongoing maintenance. Any cracks that are significant in the opinion of the inspector are discussed below. Periodic entry of ground water should be expected at basement walls during times of prolonged rainfall. As a first attempt to remedy, check the grading and water runoff around the perimeter of the house for needed improvements. This report is not intended as a termite clearance. We recommend you obtain the services of a licensed pest control operator to determine the presence of any termite infestation. Your inspector probes a representative number of structural components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not required when probing would damage any finished surface or where no deterioration is visible. This report is not intended to provide any engineering or architectural service or to offer an opinion as to the adequacy of any structural system or component.

FOUNDATION:

TYPE:	The structure is built on a monolithic concrete slab on grade type foundation.
CONDITION:	The concrete slab is not fully visible due to the finish floor coverings. There were however no notable indications of fractures or deflections in the slab at the time of the inspection. It appears to be performing the functions of supporting the structure at this time.

GARAGE - CARPORT

The following opinion is based on an inspection of the visible portion of the foundation and structural components. Masonry foundation walls commonly develop minor settlement or shrinkage cracks over time, and should be caulked or sealed as part of ongoing maintenance. Any cracks that are significant in the opinion of the inspector are discussed below. Periodic entry of ground water should be expected at basement walls during times of prolonged rainfall. As a first attempt to remedy, check the grading and water runoff around the perimeter of the house for needed improvements. This report is not intended as a termite clearance. We recommend you obtain the services of a licensed pest control operator to determine the presence of any termite infestation. Probing is not done as part of this inspection. This report is not intended to provide any engineering or architectural service or to offer an opinion as to the adequacy of any structural system or component. The reliability of the garage door auto reverse safety feature is not determined in this inspection. It is recommended that a periodic check of the unit be performed to insure its workability and to ensure that it is child safe. Determining the fire resistance of the fire wall is not within the scope of this inspection and it is recommended that flammable items not be stored in any garage area. It is also not part of this inspection to determine the square footage of the garage area and to evaluate whether or not it is a two or three car garage.

TYPE:

LOCATION: Attached Garage.

FLOOR:

CONDITION: Functional.

WALLS:

CONDITION:

Needs Attention.
Drywall is missing from between the garage and living space thus compromising the needed fire barrier. Suggest repairs at this time.



CEILING:

CONDITION:

Needs Attention.
Damaged truss noted. Bottom cord appears to be split. Consult a qualified truss company for repairs. NOTE: Suggest that items not be stored on truss system as it is not designed for additional weight.



GARAGE DOOR(S):

CONDITION:
GARAGE DOOR
OPENER:

Needs Attention. Balance is out. Adjust springs as needed.

Needs Attention. Garage door does not reverse when under pressure. Garage door should not fully rely on light sensors but should also reverse when it is under a certain amount of pressure and some of the warning labels are missing, such as from control button and garage door itself. NOTE: All garage door repairs and/or adjustments should only be achieved by a qualified garage door installer.

OTHER ACCESS DOORS:

CONDITION:

Needs Attention. The door between the interiors and the garage is not self closing and it does not appear to be a fire rated door.

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MISCELLANEOUS:

The stored items that are in the garage at the time of the inspection do restrict full viewing and observation of areas and or access to particular components.

GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

DRIVEWAY:

TYPE: Concrete.
CONDITION: Functional, Cracks noted in areas appear typical and are normally characteristic to this type of construction. They can however enlarge through time.

SIDEWALKS:

TYPE: Concrete.
CONDITION: Functional.

LANDSCAPING:

CONDITION: Maintained.

GRADING:

SITE: Gentle slope.
CONDITION: The inspection did occur during a dry period and therefore the site drainage could not be observed. The inspector does not use a hose or other means of inducing water onto the grounds to observe site drainage. The client may want to consult the seller on history of water run off from the property.

FENCES & GATES:

CONDITION: Refer to pool section of report.

OUT BUILDING:

COMMENTS:

BBQs are not generally part of this inspection though it should be mentioned that there is a nonstandard drain assembly to this sink.



POOL/HOT TUB & EQUIPMENT

Inspection was limited to those areas which are above ground or water level. The only way to detect an underground leak in a supply line, buried pipe fitting, or pool surface crack is by observation of the persistent and continuous loss of water from the pool over an extended period of time. Pool filtering devices are not disassembled to determine the condition of any installed filter elements. Operation of time clock motors and thermostatic temperature controls cannot be verified during a visual inspection. Pilot lights on LP gas pool heaters are not lit during the inspection.

POOL SURFACE:

TYPE: Concrete/Plaster.
CONDITION: Functional.

SKIMMER & BASKET:

CONDITION: Functional.

POOL LIGHT:

Could not test GFCI switch for pool as a sprinkler timer was being utilized by outlet. This outlet should only be for pool service and not designated for exterior timers. Inspector did not test as it would have interfered with mechanism.

PUMPING EQUIPMENT:

PUMP/MOTOR
CONDITION: Functional.
LEAKAGE? No.

PRIMARY FILTER:

TYPE: Diatomaceous earth.
CONDITION: Functional.

VISIBLE PLUMBING LINE:

CONDITION: Functional.

HEATERS:

Smith.1234 Any Street, My Town, CA

TYPE: Natural gas.
CONDITION: The heater failed to respond at the time of inspection.

POOL ENCLOSURE:

TYPE: No enclosure is provided. This is a liability should a neighbor child wander into the area and have an accident.
CONDITION: It is recommended that you practice child safety and provide adequate self closing gates that open away from the pool, fences that are to the required height and any door that enters the pool area from the home have an alarm on it indicating that someone has entered the vicinity of the pool.

POOL COMMENTS:

The pool system is controlled by an intricate remote control. It is advisable that you go over the system and its operation with the current owner or an appropriate professional as this type of system is excluded from this inspection and the inspection standards.

SUMMARY

COMMENT:

This section of the report is not intended to negate other issues that were mentioned in the body of the report but rather direct client to appropriate professional for further evaluation, inspection, repair and or corrections. This section of report is, by the opinion of the inspector, meant to defer, systems and or components to qualified professionals. The client should understand that during the course of further investigation, inspection and or repairs other issues may arise that need attention as these inspections, evaluations, and or repairs by said expert exceed the standards of a general visual inspection by this inspection company. It should also be stated that any further inspection, evaluation and or investigation suggested in this report should be done before the close of close escrow and or transfer of title and during the inspection contingency.

PLUMBING:

NOTE:

Repair any copper to galvanized contact, such as at back of dwelling, improve drainage of laundry sink and exterior sink and some improvements are needed to water heater. Also suggest upgrading angle stop valves. Contact a licensed plumber for these repairs. Fixtures pipe feed to master tub have been capped off at this time. Consult seller as to history.



ELECTRICAL:

NOTE:

It is recommended that a licensed electrician examine the electrical system of the building in its entirety. His inspection would determine what corrections and repairs are needed to achieve a safe and functional system.

HVAC:

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NOTE:

Recommend that a licensed Heating and Air contractor do further evaluation of the systems to determine what repairs and or corrections are needed.

ROOF SYSTEM:

NOTE:

It is recommended that a licensed roofing contractor examine the roof to make further evaluations of the system and determine what corrections should be done at this time, meaning at this inspection period and before the close of escrow or transfer of title.

EXTERIOR:

NOTE:

Corrections are needed to flush fin windows to ensure a water tight seal.