



Professional Commercial & Residential Inspections

8209 Foothill Boulevard, Suite A124, Sunland, CA 91040

Report: Sample

Confidential Inspection Report

**1234 Sample Address
Sample City CA. 12345**



**Prepared for: Sample Client
Prepared By: Matthew Bano**

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GENERAL INFORMATION

Client Information:

1.1 INSPECTION DATE:

November 23, 2021.

1.2 TIME:

1:00pm.

1.3 OCCUPIED?

Yes - Client should understand that there are many stored items throughout the interiors restricting access and view to certain, components, systems and general interiors. Some issues, such as and not limited to defects, stains and cracks may go unnoted in this report that were not in view at the time of the inspection.

1.4 COMMENTS:

The illustrations in this report are intended to help client have a visual understanding of what is being expressed in the report. "Code Check" is simply the name of the book that appears in the illustration. It should not be interpreted as being a code compliance report as this is not the intention of the inspection.

Building:

1.5 MAIN ENTRY FACES:

East.

1.6 ESTIMATED AGE:

1956.

1.7 BUILDING TYPE:

1 family.

1.8 STORIES:

One story.

1.9 SPACE BELOW GRADE:

Concrete slab on grade.

Climatic Conditions:

1.10 WEATHER

Clear.

1.11 SOIL CONDITION:

Dry.

1.12 OUTSIDE TEMPERATURE (F):

80-90.

Utility Services:

1.13 WATER SOURCE:

Public.

1.14 SEWAGE DISPOSAL:

Public.

1.15 ELECTRIC:

Municipal.

1.16 FUEL:

Natural Gas. Supplied by local utility company.

1.17 UTILITIES STATUS:

All utilities on.

Definition Of Terms:

1.18 SATISFACTORY/SERVICEABLE:

Both terms mean that the system, component, or unit operated as they should during the inspection. Client should not be under the impression that the term signifies any warranty or guaranty that the system, component or unit is problem free or free of any future defect.

1.19 ATTENTION NEEDED:

This term, when seen in the report, indicates that the system, component or unit is in need of further evaluation by qualified licensed and insured professional prior to the close of escrow and during the inspection contingency. It is the client's sole responsibility to ensure that these specialists conduct further evaluation. Client should also understand that during the course of further evaluation by qualified licensed contractors, other issues may come up as their inspection is far more detailed than the general visual inspection conducted by this company.

1.20 UNSATISFACTORY:

This term indicates that there is an extremely unsafe condition or that the system, component or unit is in a state of disrepair and is in need of immediate attention by a qualified licensed professional. It is the clients responsibility to ensure that all additional inspections and further evaluations be conducted during the inspection contingency period and prior to the close of escrow.

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 home, 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. The inspection is performed in compliance with generally accepted standards of practice, (a copy of which is available upon request).

Systems and conditions which are not within the scope of the inspection include, but are not limited to: mold, fungus, 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.

SUMMARY

Client should be aware that during the course of further evaluation by recommended specialist other issues may come up during the course of their inspection that is not noted in this report. The specialist or contractor is conducting a more detailed investigation than our limited general visual inspection. We are not conducting a punch list type inspection so do not limit the evaluation of recommended specialist or contractor to items we simply noted in our report. The purpose in further evaluations is for the specialist to examine the entirety of the component and/or system. Normally when one or two items are not correct the chances are there are more items in that component or system. Client should also not limit the reading of the report to this summary.

Interiors:

2.1 INSPECTOR COMMENT:

The client should be aware that there is old abandoned transite pipe in the attic and crawl space that may contain asbestos.

Plumbing:

2.2 INSPECTORS COMMENT:

Water hammering noted when some of the water fixtures were operated. There can be several reasons for this occurrence. For example, inadequate strapping of water pipes, air in the lines or water pressure too high. Recommend contacting a licensed and insured plumbing contractor for further evaluation.

Some corrections are needed. Consult a licensed plumbing contractor for further evaluation on cost to remedy noted issues as well as any other issue that may come up during the course of their evaluation. All further evaluations should be achieved during inspection contingency. Refer to Plumbing Systems section.

Mechanical:

2.3 INSPECTORS COMMENT:

A licensed heating and air contractor needs to conduct further inspection of the system(s) to determine what corrections or repairs are needed as well as cost. Refer to HVAC section.

Electrical:

2.4 INSPECTORS COMMENT:

Some repairs and further evaluation is needed. All electrical repairs, no matter how simple, should only be attempted by licensed and insured electrician. Refer to Electrical Systems section.

Roof System:

2.5 INSPECTORS COMMENT:

Blistering or ridging noted on some of the roof material. This does indicate that the material is not adhering to the roof deck and that there are air pockets and/or areas that are soft. Contact licensed roofing contractor for repairs.

Contact a licensed and insured roofing contractor for further evaluation of the roof system at this time. Implications are potential for leaks posing damage to the structure as well as interior content. Refer to Roofing section.

Exteriors:

2.6 INSPECTOR COMMENT

Portions of the exterior siding are suffering from apparent water related damage. General repairs needed. Consult at least two of three licensed contractors for further evaluation and cost. Have a qualified chimney expert conduct a more invasive inspection of the chimney component at this time.

Additional Comments:

2.7 INSPECTOR COMMENT:

Water damage noted in various areas. Consult licensed termite agency for additional inspection or refer to any recent termite report.

SITE

This inspection is not intended to address or include any geological conditions or site stability information. We do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this can only be confirmed by a geological evaluation of the soil. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. We cannot determine drainage performance of the site or the condition of any underground piping, including subterranean drainage systems and 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. Any areas too low to enter or not accessible are excluded from the inspection. We do not evaluate any detached structures such as storage sheds and stables, nor mechanical or remotely controlled components such as driveway gates. We do not evaluate or move landscape components such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Any such mention of these items is informational only and not to be construed as inspected.

Site:

3.1 SITE DRAINAGE:

Attention Needed- The lot needs some adjustment in areas to prevent water from standing in the yard, such as left and rear.

3.2 GENERAL PLANTING:

Client should be aware that planters adjacent to the structure can be a source of water entry into substrate.

3.3 TREES:



Attention Needed- There are trees that are planted close to the structure. Client should be aware that tree roots can affect the foundation. Trees overhanging the structure need to be trimmed so that limbs, leaves, and rain will not drop off the tree onto the roof covering and clog the gutters, damage the roof, or promote moss growth. Trees that rub against the roof can cause severe damage and can drastically reduce the life of the roofing material.

Paving Condition:

3.4 MATERIAL:

Concrete.

3.5 DRIVEWAY CONDITION:

Satisfactory - The driveway surface material is in satisfactory condition with only normal deterioration noted.

3.6 WALKWAYS:



Attention Needed - The walkways need action. Repair or replacement is indicated. Broken segments in walkways are unsightly and likely to continue movement.

Patio:

3.7 MATERIALS:

Concrete.

3.8 CONDITION:

Satisfactory.

3.9 PATIO COVER CONDITION:



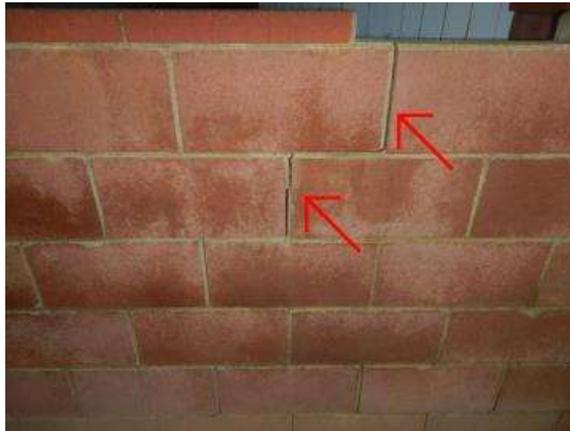
Attention Needed - The method of attachment of the patio cover to the house is incorrect. Without proper flashing, there is a potential for water entry into the wall and framing. Repairs are needed. Consultation with a qualified roofer as to the best method of repair may be indicated. Patio cover is in need of maintenance, debris noted in areas.

Fences & Gates:

3.10 MATERIALS:

Concrete masonry block walls are installed as fencing. Fencing is generally shared with neighboring property. Neighbors would need to be consulted prior to repairs. Any comment made related to fencing is done out of courtesy. Inspector is not conducting a survey to determine where property line actually is located. This can only be done by qualified surveyor.

3.11 CONDITION:



Attention Needed - The fencing needs to be repaired, cracking/separation noted at the left side and rear, right side.

3.12 GATES:



Attention Needed - The gate or latch hardware needs repair to function as intended. The gate is not functional or is deteriorated to the degree that repairs is indicated.

FOUNDATION

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that appear to be firm and solid can become unstable during seismic activity or may expand with the influx of water, moving structures with relative ease and fracturing slabs and other hard surfaces. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, minor cracks or deteriorated surfaces are common 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 curing 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. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. We also routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

Foundation:

4.1 TYPE:

Slab on grade - Refers to a concrete slab poured at grade level.

4.2 MATERIALS:

Poured in place concrete.

4.3 PERCENTAGE VISIBLE:

The exterior view of the foundation is limited to the portions visible above grade. Only about 5% to 10% of the foundation was visible.

4.4 FOUNDATION SLAB:

The monolithic slab as viewed from common observation appears to be performing as intended. It needs to be understood that a slab foundation can not be adequately inspected due to floor coverings. There is always a possibility that significant cracks can go unseen.

STRUCTURE

While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. During the course of the inspection, the inspector does not enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the inspector or other persons.

Structure:

5.1 TYPE OF CONSTRUCTION:

Conventional wood framing, with stucco cladding.

5.2 OBSERVATIONS:



Attention Needed - General areas of peeling stucco noted at and/or near the bottom of the exterior siding.

5.3 TRIM CONDITION:

Attention Needed - Some portion of the trim boards needs some painting to prevent further deterioration.

5.4 SOFIT & EAVES:



Attention Needed - Areas of apparent water damage noted. Further investigation is needed.

5.5 FASCIA & RAKE BOARDS:



Attention Needed - There is/are adverse condition(s) noted, such as; rake boards show some areas of water damage. Consult a licensed termite agency for additional inspection or refer to recent termite inspection report.

5.6 PAINT SURFACE:

Satisfactory - The finish or exposed painted surfaces are satisfactory.

Doors & Windows:

5.7 EXTERIOR DOORS:

The exterior door(s) is/are satisfactory.

5.8 WINDOWS CONDITION:

Attention Needed - Water damage was seen to the exterior window material. Consult a licensed termite agency for additional inspection at this time or refer to recent termite inspection report.

Framing:

5.9 FRAMING MEMBERS:

The exposed percentages of wall framing members is minimal. Therefore, no assumption should be made as to the condition of the unexposed framing members. This is only a comment on the visible portions of the wall framing.

5.10 FLOOR/CEILING FRAMING:

The floor or ceiling framing is constructed with 2" x 6" members. The floor/ceiling is framed with 16-inch centers. As seen from accessible areas of attic space. Satisfactory - The exposed portions of the floor framing and ceiling joist members are in satisfactory condition.

Interior Finishes:

5.11 WALL COVERING:

The wall covering material is sheetrock.

5.12 CEILING MATERIAL:

The ceiling covering material is sheetrock.

5.13 COMMENTS:

Interior walls and ceilings are in good repair.

Fireplace/Chimney:

5.14 FIREPLACE LOCATION:



Living room.

5.15 TYPE:

Masonry - There is a masonry-built fireplace installed.

5.16 FUEL TYPE:

Gas - The fireplace is designed to use gas fuel.

5.17 FIREBOX CONDITION:



Attention Needed - The firebox has a condition that needs attention. The services of a mason specializing in fireplace construction and repair may be needed. Cracks noted to masonry. Further evaluation is recommended. Loose material seen. Repairs needed to ensure functional use.

5.18 DAMPER CONDITION:



Action Necessary - The flue damper needs repair so that it will function as intended. The damper needs to be cleaned. Services of a professional chimney sweep are needed.

5.19 FLUE CONDITION:

The inspection is limited to the visible portions of the fireplace flue. Drop light, mirrors, and smoke testing are not a part of the inspection. Visibility in the flue is limited to as little as 20 percent. It is always recommended that a qualified professional chimney specialist conduct a more invasive inspection.

5.20 MATERIALS USED:

The exterior fireplace stack is made of mortar and brick.

5.21 CONDITION:



Action Necessary - The exterior stack has a condition that calls for repair. Cracks noted in the exterior indicate some movement or possible overheated situation. Services of a professional chimney sweep are needed to make a final determination by performing a chimney scan.

Be aware that this is an older unreinforced masonry chimney and may not perform well during seismic activity. Consult a qualified chimney specialist for further evaluation.

5.22 CHIMNEY TERMINATION:

There is a chimney cap. The chimney cap is made of mortar. Its function is to keep water from entering the brick stack causing deterioration. This cap appears to be functioning as intended.

5.23 SPARK ARRESTOR?

Yes - There is a metal spark arrestor installed. In addition to preventing fires, it will also keep animals and birds out of the flue.

5.24 FLASHING:

The installed flashing around the chimney stack appears to be functional.

5.25 HEARTH CONDITION:

The hearth is in satisfactory condition.

ROOF & ATTIC

Roof systems require periodic maintenance, such as checking the seals around flashings, removing foliage and cleaning out gutters. The inspector does not certify the roof system or determine how well it performs under extreme weather conditions. Inspector does not perform any roof structure calculations, leak test or determine efficiency and actual R value of any insulation. Inspector can not comment on attic framing or roof structures that do not have an accessible attic space nor can inspector determine integrity of roof deck as it is covered by roof material when inspected.

Roofing:

6.1 ROOF TYPE:

Gable. Roofing material appears to be Asphalt composition shingles. These consist of cellulose mat, asphalt impregnated with colored gravel on surface. Shingles are applied in horizontal rows. The roof covering was inspected by walking on the roof.

6.2 LAYERS:

The roof covering on the main structure appears to be the first covering.

6.3 UNDERLAYMENT?

Asphalt impregnated felt underlayment was noted under the roofing material in at least 2 locations that were checked.

6.4 SLOPE ROOF CONDITION:

Attention Needed - Blistering or ridging noted on some of the roof material. This does indicate that the material is not adhering to the roof deck and that there are air pockets and/or areas that are soft. Contact licensed roofing contractor for repairs. A licensed roofing contractor should be contacted for further evaluation at this time.

6.5 FLAT ROOF CONDITION:

Roof covering from a visual observation does appear satisfactory.

6.6 LIFE EXPECTANCY:

The roof covering material appears to have a remaining life expectancy of 5 to 8 years, assuming proper maintenance is completed as needed.

6.7 FLASHING:

Satisfactory.

6.8 RIDGES:

The ridge covering material appears to be in satisfactory condition.

Roof Drainage:

6.9 GUTTERS & DOWNSPOUTS:



Attention Needed- Extend down spouts further away from the foundation to reduce potential settlement of the structure.

Roof Assembly & Ventilation:

6.10 ACCESS LOCATION:

Hallway ceiling.

6.11 METHOD OF INSPECTION:

The attic cavity was inspected from the attic access only. Only the areas of the attic visible from the attic access way are included as a part of this inspection.

6.12 FRAMING:



A rafter system is installed in the attic cavity to support the roof decking.

Attention Needed- Water Stains are seen in areas. Inspector can not make any determination on whether or not these stains are from active leaks.

6.13 ROOF DECKING:

The roof decking material is 1/2" plywood sheeting.

6.14 VENTILATION:

Satisfactory.

6.15 INSULATION:



The following type of insulation was noted in the attic: Rockwool poured in place.

Attention Needed - The attic insulation appears to be insufficient to properly insulate the living spaces below.

Comments:

6.16 NOTE:

Client should at least be aware that there is older asbestos clay seen in attic area. This material does not pose a health risk at this time unless disturbed. Removal can always be achieved by qualified environmental agency.

GARAGE

Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. Garage door openings are not standard, so you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles. It is not uncommon for moisture to penetrate garages, particularly with slabs on-grade construction, and this may be apparent in the form of efflorescence or salt crystal formations on the concrete. You may want to have any living space above the garage evaluated further by a structural engineer, as it may be seismically vulnerable.

Garage:

7.1 TYPE:

The garage is detached and free standing.

7.2 SIZE:

Two car garage.

Overhead Doors:

7.3 NUMBER OF DOORS::

There is a single overhead door. The overhead doors are made of a synthetic plastic or fiberglass.

7.4 CONDITION:

The overhead door is in satisfactory condition, and it is functional.

7.5 AUTOMATIC GARAGE DOOR:

Satisfactory, There is an electronic beam safety reverse system installed. It appears to be functional.

7.6 ENTRY DOOR:

Satisfactory.

Garage Interiors:

7.7 FLOOR SLAB:

The garage floor is in satisfactory condition. Due to stored items on the garage floor, I was unable to determine the condition of the portions of the floor that are not visible.

7.8 WALLS:



Satisfactory. Efflorescence (This is the white chalk like substance) is seen on areas of concrete indicating past water infiltration. Corrections are needed to adjacent grade as this can promote decay. There is at least one crack on the ceiling. It does not appear to be a structural concern at this time.

7.9 CEILING:

Water stains are seen in areas. Inspector can not make any determination on whether or not these stains are from active leaks.

Garage Exteriors:

7.10 TYPE OF CONSTRUCTION:

Conventional wood framing.

7.11 SIDING:

Stucco.

7.12 CONDITION:

Satisfactory - The siding is in serviceable condition.

7.13 FASCIA & RAKE BOARDS:



Attention Needed - There is/are adverse condition(s) noted, such as; ridge boards show some areas of water damage. Consult a licensed termite agency for additional inspection.

7.14 PAINT SURFACE:

Satisfactory - The finish or exposed painted surfaces are satisfactory.

Garage Roof:

7.15 TYPE:

Gable with composition shingles.

7.16 CONDITION:

Satisfactory.

HEATING, VENTILATION & AIR CONDITIONING

The inspector can only readily open access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, or inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit. This 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. 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. We perform a conscientious evaluation of the system, but we are not specialists.

Please note that even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations we make for service or further evaluation 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 or warranty or guarantee. Normal service and maintenance is recommended on a yearly basis. Determining the presence of asbestos materials commonly used in heating systems can ONLY be performed by laboratory testing and is beyond the scope of this inspection. 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.

System:

8.1 HVAC:

A forced air furnace is installed as the primary source of heat with cooling unit. (Package Unit)

8.2 Heating Element Location:



Rooftop.

8.3 Fuel Source:

Gas.

8.4 Equipment Description:



System is Lennox brand.

8.5 Capacity & Efficiency:

BTUs, 72000 BTUs.

8.6 Approximate Age:

5 Years old. The typical service life for a forced air natural gas furnace is 18 - 20 years.

8.7 General Operation & Cabinet:

Attention Needed - Heater makes unusual noise during operation. Suggest further evaluation.

8.8 Air Filters:

The filter is clean and correctly installed. It is recommended that the filter(s) be changed or cleaned every 75 to 90 days for best performance.

8.9 Normal Controls:

Thermostat is located in the living room. Good - Electronic thermostat controls for central heating and air conditioning are installed. Automatic controls were not tested or overridden.

8.10 AIR CONDITIONING:

Package unit.

8.11 Service Disconnect:

The installed service disconnect is located within sight of the condensing coil cabinet and not more than 50 feet from the unit.

8.12 Condensate Line:

The condensate drain line appears to be adequately installed. Periodic checking to make sure that the line is clear will help to maintain the system.

8.13 Temperature Differential:

10 F air temperature drop over the coils. Cooling is not adequate. Further investigation is

needed by licensed HVAC technician.

8.14 Ducts Condition:

The ductwork appears to be properly installed and supported.

ELECTRICAL SYSTEMS

We are not electricians and in accordance with the 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, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed contractor. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow or during inspection contingency period, because an electrician could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrician. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment.

Primary Power Source:

9.1 SERVICE VOLTAGE:

125 amp - The ampacity of the main power panel appears to be within normal parameters for the structure's age. However, a load analysis is recommended if you anticipate adding more circuits or load to the system.

9.2 SERVICE TYPE & CONDITION:



An overhead service entrance cable used. It comes from local utility pole and attaches to a mast head which is attached to the structure

Attention Needed- The service entrance lines appear to be under undue stress from tree branches.

Main Panel:

9.3 MAIN PANEL LOCATION:



Exterior back.

9.4 MANUFACTURER:

Challenger.

9.5 SERVICE CABLE TYPE:

Copper.

9.6 PANEL TYPE & CONDITION:

Breakers - The structure is equipped with a breaker type main power panel. The power panel, as a container for safely covering electrical circuitry and components, is functioning as intended, minimizing the risk of electrical shock. Balance of multi wire components not verified.

9.7 BREAKER/FUSE:

Satisfactory - The breakers/fuses in the main power panel appear to be in serviceable condition.

9.8 LEGEND:

Identification of the breakers and the appliances or areas they control are clearly marked. This inspection does not verify the accuracy of this legend.

9.9 CONDITION OF PANEL WIRES:

Satisfactory - Electrical circuitry wiring in the panel appears neatly arranged with no unallowable splices.

9.10 GROUNDING:

The main service ground wire was located by the inspector. The ground driven rod, solid conductor, and connection were located.

Wiring Type & Condition:

9.11 WIRING TYPE & CONDITION:

Copper - The structure is wired using plastic insulated copper single conductor. Some in nonmetallic sheathing and some within conduit. Less than 1% is visible to inspector. Wiring is mostly concealed within walls and therefore not visible for inspection. Inspector can not make any reliable comment to areas which can not be viewed for inspection. The exposed wiring appears to be in satisfactory condition including connections, routing, fasteners, and insulation.

Outlets & Switches:

9.12 RECEPTACLES:

Attention Needed- The client should be aware that the dwelling is equipped with a good amount of the older two prong receptacles. Upgrades to three prong grounded type should be considered as most appliances require three prong grounded receptacles. Loose receptacles noted in areas, repairs are needed. Repeated use of loose receptacles can result in damage to the wiring at the junction box. Cover plates are missing in areas. Install at this time to prevent any safety concerns.

9.13 GROUND FAULT CIRCUIT INTERRUPTERS:

Predate - This structure predates the requirement for newer construction of Ground Fault protected outlets. For safety reasons, they should be installed in the following locations: Any outlets within 6' of a water source, all circuits in the kitchen (except refrigerator), all exterior locations, any non-dedicated outlets in the garage, and any outlets in an unfinished basement. For more information on Ground Fault Circuit Interrupt protected outlets, contact this inspection company.

9.14 SWITCHES:

A representative sampling of switches was achieved. These tested appeared to be operating properly.

9.15 LIGHTING:

A representative sampling of lighting was achieved. These tested appeared to be operating properly.

9.16 SMOKE DETECTORS:

Disclaimer - The existing smoke detectors were not tested, but they are only noted as to presence. We do not test the smoke detectors because they may work today but not work when you need them to work. This is why it is important for **you** to test them on a regular basis, monthly at least.

9.17 EXTERIOR ELECTRICAL:



Attention Needed- There are exterior outlet receptacles used to provide permanent power without appropriate full dome type covers. Corrections are needed.

Ground Fault Interrupt Outlets:

9.18 LAUNDRY:

This laundry room does not have a Ground Fault Circuit Interrupt outlet installed. The age of the structure may predate the required installation. However, for safety considerations, it is strongly suggested that one be installed at any location within 6 feet of a water source.

PLUMBING SYSTEM

Water quality or hazardous materials (lead) testing is available from local testing labs, and not included in this inspection. 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, nor can the presence of mineral build-up that may gradually restrict their inner diameter and reduce water volume. Plumbing components such as gas pipes, potable water pipes, drain and vent pipes, and shut-off valves are not generally tested if not in daily use. The inspector cannot state the effectiveness or operation of any anti-siphon devices, automatic safety controls, water conditioning equipment, fire and lawn sprinkler systems, on-site water quality and quantity, on-site waste disposal systems, foundation irrigation systems, spa and swimming pool equipment, solar water heating equipment, or observe the system for proper sizing, design, or use of materials.

The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. Therefore a regulator is recommended whenever street pressure exceeds 80 psi. However, regardless of pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress washers and diaphragms within various components.

Waste and drainpipes pipe condition 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. Older homes with galvanized or cast iron supply or waste lines can be obstructed and barely working during an inspection but later fail under heavy use. If the water is turned off or not used for periods of time (such as a vacant house waiting for closing), rust or deposits within the piping can further clog the piping system. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains at the time of inspection. Nonetheless, blockages will still occur in the life of any system.

Water Supply:

10.1 SOURCE::

City/Municipal. Meter is located at Front parkway.

10.2 TYPE/CONDITION:

Water pipe seen coming ground is, copper. Supply line appears to be in satisfactory condition.

Building Water Supply:

10.3 PIPE SIZE:

The interior water supply piping is 1/2" in diameter.

10.4 WATER PRESSURE:

Water pressure was checked at an exterior hose bib. Water pressure from 40 to 80 pounds per square inch is considered within normal/acceptable range.

10.5 MATERIAL & CONDITION:

The interior supply piping in the structure is predominantly copper. Only 1% of the water supply system is visible to the inspector. Most of the water pipes are within walls, into common areas and below grade and therefore can not be viewed.

Attention Needed- Water hammering noted when some of the water fixtures were operated. There can be several reasons for this occurrence. For example, inadequate strapping of water pipes, air in the lines or water pressure too high. Recommend contacting a licensed and insured plumbing contractor for further evaluation.

10.6 EXTERIOR HOSE BIBS:

Attention Needed - Continuous drip is noted to one of the exterior hose bibs.

Waste Disposal:

10.7 SEWAGE DISPOSAL TYPE:

Client should understand that the sewer line from the dwelling to the street sewer is not visible in this type of general visual inspection. Inspector can not determine condition or adequacy of this waste pipe. We always recommend contracting with a qualified sewer line inspector who uses a scope and camera to view the system and render a report as to its condition.

10.8 SEWAGE DISPOSAL SYSTEM:

This inspection merely identifies the type of sewage waste disposal system. It does not comment on the adequacy or effectiveness of the system.

10.9 MATERIAL & CONDITION:

Waste disposal installation and waste vent installation is not visible for the most part. Inspector is solely judging adequacy of drainage by one person operating and viewing one fixture at a time.

10.10 LOCATION OF CLEANOUTS:



Front.

Other Plumbing:

10.11 LAWN SPRINKLERS:

The inspection of the installed lawn sprinkler is beyond the scope of this inspection. Recommend further inspection by a licensed plumber or lawn sprinkler company.

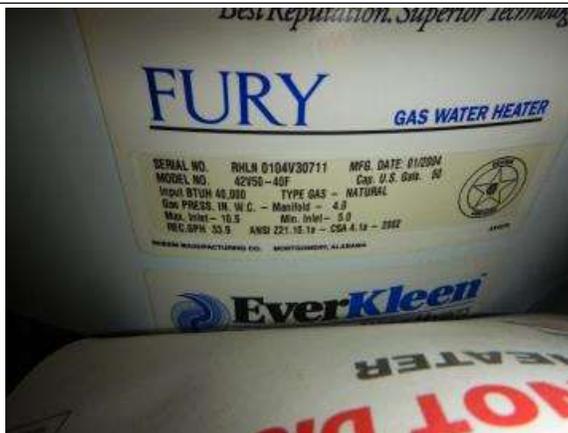
Water Heater:

10.12 LOCATION:



Entry Hall, Interior closet.

10.13 Model & Serial Numbers:



10.14 AGE:

17 Years old. Average life span of a water heater is 12 to 15 years.

10.15 TANK CAPACITY:

A 50 gallon water heater is installed.

10.16 FUEL SOURCE:

The water heater is gas-fired.

10.17 CONDITION:

Unit was working at time of inspection.

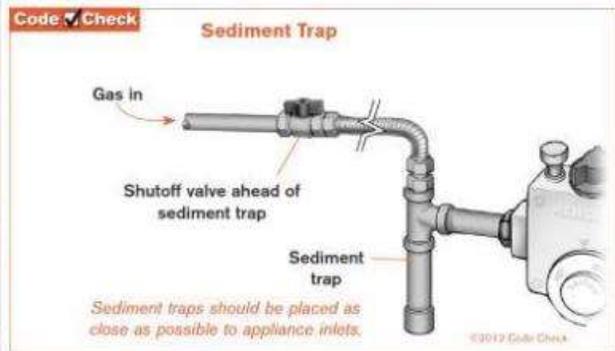
10.18 FIRE BOX:

Satisfactory.

10.19 COMBUSTION AIR:

There appears to be an adequate amount of fresh air supply to ensure complete combustion.

10.20 DRIP LEG?:



No - There is no drip leg or sediment trap installed on the incoming gas line to the water heater. Installation of a drip leg is recommended to prevent debris from getting into the gas valve.

10.21 GAS VALVE:

There is a gas valve cutoff installed adjacent to the hot water tank.

10.22 VENT PIPE CONDITION:



Attention Needed - There is evidence of poor drafting. This means that the gases are spilling

back down rather than expelling to the exteriors. Consult licensed plumber for further evaluation.

10.23 WATER PIPES:

Satisfactory.

10.24 TEMPERATURE CONTROL:

Not operated or tested.

10.25 TPRV:



Attention Needed- There is an overflow pipe installed, but it does not extend to within 6" of the floor or outside the structure. The existing pipe should be replaced, not extended.

10.26 BRACING:

Satisfactory.

Be aware that the inspector can not detect gas leaks and is only commenting on visual portions of the gas lines. We do not operate gas valves nor light pilots to appliances that are off at the time of the inspection. Much of the gas lines, such as to any pool heater or BBQ are below grade and therefore not visible as mentioned above and can not be located or viewed for inspecting. Inspector is also not performing any calculations as to pipe sizing for certain appliances or adequacy and efficiency of flow and pressure. This can only be done by qualified licensed professional plumbing contractor with the use of special gauges and instruments.

Gas Service:

10.27 METER LOCATION:



Exterior, right side. An automatic seismic gas shut off valve is installed.

10.28 GAS SUPPLY TYPE:

Natural Gas.

10.29 PIPE MATERIAL USED:

Black Iron Pipe.

10.30 CONDITION:

Satisfactory.

BATHROOM

Shower pans are not tested by this inspection agency as this should only be done by a pest control operator who is licensed by the state of California. Efficiency of hot water flow to fixtures is not part of this inspection and inspector does not comment on whether or not temperature of hot water is adequate. Client should have a licensed plumber set water heater thermostat to desired hot water setting. When away for long periods be sure to set your water heater thermostat to vacation mode. Functional drainage flow is only judged as seen while running water under normal conditions. Excessive use of improper use can always cause back ups.

Bathroom(s)

11.1 LOCATION:



Entry Hall bath.

11.2 VANITY CABINETS

Satisfactory.

11.3 BASIN & DRAIN:



Attention Needed- The basin or drainage fixture needs attention. There is corrosion on the trap or drain line. This is an early warning of future failure. It may not be currently leaking, but it will need to be replaced in the near future.

11.4 FAUCET:

Faucets and supply lines appear satisfactory.

11.5 TOILET:

Functional.

11.6 SHOWER FIXTURES:

The shower, shower head, and mixing valves are all performing.

11.7 TUB & SHOWER WALLS:



Attention Needed - Tile is cracked in areas, repairs are recommended to prevent potential damages.

11.8 ENCLOSURE:

Satisfactory.

11.9 HEAT SOURCE:

We recommend that older wall electric heaters be removed as they tend to pose some hazards. Especially when towels are hung above them.

11.10 WALLS & CEILINGS:

Satisfactory.

11.11 FLOOR:

The floor covering material is tile. Flooring is satisfactory.

Bathroom 2:

11.12 LOCATION:



Hall left.

11.13 VANITY CABINET

The vanity cabinet and top in this bathroom are satisfactory.

11.14 BASIN & DRAIN:



Attention Needed- The basin or drainage fixture needs attention. There is corrosion on the trap or drain line. This is an early warning of future failure. It may not be currently leaking, but it will need to be replaced in the near future. Sink basin is chipped. Plan on upgrades as this condition does worsen in time.

11.15 FAUCET:

Faucets and supply lines appear satisfactory.

11.16 TOILET:

The toilet in this bathroom appears to be functional.

11.17 TUB:

Fiberglass Tub OK - The bathtub is a fiberglass reinforced plastic material, and it appears to be in satisfactory condition. Use caution on type of cleaning materials and method of application.

The surface of the tub can be easily damaged.

11.18 SHOWER FIXTURES:



Attention Needed - Shower diverter leaks when fixtures are operated.

11.19 TUB & SHOWER WALLS:



Attention Needed - Seal along where tub meets wall tile is in need of some repair. Improvements are needed at this time.

11.20 HEAT SOURCE:

We recommend that older wall electric heaters be removed as they tend to pose some hazards. Especially when towels are hung above them.

11.21 WALLS:

The walls in this bathroom are satisfactory.

11.22 WINDOW(S):

The windows and associated hardware in the bathroom are all satisfactory. The window is in a wet area that will need periodic inspection to check for moisture damage.

11.23 FLOOR:

The floor covering material is tile. Flooring in this bathroom is satisfactory.

KITCHEN

Clothes washers and dryers are not inspected. Inspector will only operate, if at all, a dishwasher in one cycle. Efficiency and quality of operation is not verified. Be aware that water fill lines for refrigerator ice makers are not fully visible to inspect and inspector will not move a refrigerator to examine this device.

Kitchen:

12.1 LOCATION:



Main level rear of house.

Fixtures:

12.2 FAUCET:

Faucets and supply lines appear satisfactory with no leaks noted.

12.3 SINK & DRAIN:

The sink and drainage lines appear to be satisfactory.

12.4 CAULKING:

The caulking in water contact areas appears to be satisfactory.

Walls & Ceiling:

12.5 CONDITION:

The walls and ceiling in the kitchen appear to be satisfactory.

Floors:

12.6 CONDITION & TYPE:

The floor covering material is tile, The flooring in the kitchen is satisfactory.

Counter Tops & Cabinetry:

12.7 CABINETRY:



Attention Needed- Water damage is noted within cabinet under sink. Expect repairs.

12.8 COUNTER TOPS:

The countertops in the kitchen are satisfactory.

Appliances:

12.9 DISPOSAL:

Attention Needed- Unit is noisy while in operation. Possible bad bearings.

12.10 RANGE HOOD:

The range hood and exhaust fan appeared to work correctly on one or both speeds. There is a filter installed, and it will require periodic cleaning.

12.11 RANGE/OVEN:

Built-in - There is a built-in gas range top and oven. They appeared to function correctly at the time of the inspection. The timers and temperature settings were not tested and are not a part of this inspection.

12.12 REFRIGERATOR:

There is a refrigerator installed; however, it was not included as a part of this inspection.

LAUNDRY

Laundry:

13.1 LOCATION:



Kitchen.

13.2 WASHER HOOK UPS:



Washer hook ups provided. These valves are not tested. Inspector simply notes the presence of fill valves and drainage. Hooks ups are currently not installed properly.

13.3 DRYER HOOK UPS:

There is a gas line provided for a gas dryer. If you have an electric clothes dryer, you will need to have additional electrical circuitry installed or get a gas dryer.

13.4 DRYER EXHAUST:



Attention Needed - Duct is in need of cleaning at this time. Excessive lint buildup noted at the flapper on the exterior vent hood. Dryer exhaust is not properly secured, recommend repairs. The clothes dryer exhaust system is an upflow installation. This does require continual maintenance from a duct cleaning company to prevent lint build up. We recommend cleaning duct out at least once a year.

13.5 AREA VENTILATION:

Satisfactory - The area ventilation seems adequate.

INTERIORS

The inspector does not move furniture or items, if present, when conducting the inspection. The interiors are conducting a precursory examination. The inspector will mostly note issues that may be a sign of something more serious, such as movement cracks, water stains. Stains on flooring or worn flooring may be noted though these are usually cosmetic issues and do not affect use unless noted otherwise. The inspector will conduct a representative sampling of doors and windows to base his opinion. Client should come to their own conclusion as regards to cosmetic repairs that may be desired. We are not qualified to perform a mold inspection. This should only be done by qualified environmental agency. Other substances that are not tested are and not limited to fungus, asbestos and lead paint. We are not doing air samplings nor testing for radon. Again this is only done by a qualified environmental agency. So please do not ask the inspector other than to seek advise on whether or not you should have further testing. More than likely he will suggest that you do.

Doors:

14.1 EXIT DOORS:

Satisfactory. Exit doors operated as intended.

14.2 INTERIOR DOORS:

Attention Needed- Some of the doors are out of true and plumb and do not operate well due to past settlement of the structure.

Windows:

14.3 TYPE & CONDITION:



Windows are: Aluminum, Sliders, Single pane.

Attention Needed- Cracked window panes noted, such as, Entry hall bathroom. Some of the windows have sustained water damage, such as, bedroom windows.

Floors:

14.4 TYPE/CONDITION:

Carpet is used for floor finish.

Attention Needed- Stains are noted in areas. Uncertain on whether or not these stains can be removed.