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INSPECTION INFORMATION

It is the client's sole responsibility to read this report in its entirety and to research any and all jurisdictional permits required by the local authorities regarding the property in contract before the close of escrow. The client is to personally perform a diligent visual inspection of the property after the seller vacates to insure that no "condition" was concealed by personal property and/or stored items while occupied or damaged during the seller's evacuation of the building. Should any "condition" be revealed that was not addressed within this report prior to or after the close of escrow, please contact our office immediately for an additional evaluation regarding such "condition."

CLIENT & SITE INFORMATION

101 FILE/DATE/TIME:	File # 5507 Date: 06-07-08 Time: 10:00 Completion time: 1:30.
102 CLIENT NAME:	John and Jane Doe.
103 LOCATION:	1234 Anywhere Street, Big Town, Ca. 92000.
104 BUYER'S AGENT:	Jim Smith.
105 LISTING AGENT:	Lisa Brown.

CLIMATIC CHARACTERISTICS

106 WEATHER/SOIL:	Weather conditions during the inspection: partly cloudy, light breeze, 60-70 degrees and the ground was dry.
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BUILDING CHARACTERISTICS

107 MAIN ENTRY:	Faces: Southeast.
108 STRUCTURE:	58 year old, 900 square ft., 1 story, single-family residence; as stated by the buyer's agent.
109 FOUNDATION:	Foundation types: raised foundation.

UTILITY SERVICES

110 ELECTRICITY:	Municipal.
111 GAS:	Municipal.
112 WATER/SEWER:	Municipal.
113 UTILITIES:	All utilities on.

OTHER INFORMATION

114 ATTENDING:	People present: buyer's agent, client(s) and inspector.
115 OCCUPIED:	The building was not occupied during the inspection.
116 INSPECTED BY:	Bill Thompson.
117 COMMENTS:	There were material defect(s) noted in the systems, structures, and components of the building. These conditions are preceded by codes e.g. [SC], [FE], [CR] and [RU]. Each code is defined in the "DEFINITIONS" section below. We recommend all maintenance, repairs, or corrections be made by specialists in the appropriate trade

Inspection Report Exclusively For: John and Jane Doe

using approved methods prior to the close of escrow.

INTRODUCTORY NOTES

118 IMPORTANT INFORMATION:

[NOTE] Any statements made in the body of this inspection report pertaining to left, right, front or rear were referenced by standing in front of and facing the building.

[NOTE] We recommend obtaining equipment operating manuals and documentation for all warranted items of the building.

[NOTE] We recommend inquiring about any/all permits and inspection records with final signatures for any changes or additions that may have been made to the building, and/or any known conditions that may have been inadvertently left out of the disclosure statements.

[NOTE] We recommend having the locks of all exterior doors re-keyed after taking possession of the building for security reasons.

[NOTE] Photographs, when used, are simply a tool to convey our findings, they are not intended to enhance those findings or diminish any findings not photographed.

[FE] Sections of the building appeared to have been remodeled. We recommend inquiring about any/all permits and inspection records with final signatures for any changes or additions that may have been made to the building.

[FE] [NOTE] We recommend obtaining equipment operating manuals and documentation for all warranted items of the building.

119 ENVIRONMENTAL CONCERNS:

Environmental issues include, but are not limited to, asbestos, lead paint, lead contamination, mold, mildew, radon, toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, ground water contamination, and soil contamination. We are not trained or licensed to recognize or analyze any of these materials. We may make reference to one or more of these materials when/if noted during the inspection. Should further study or analysis seem prudent, then a full evaluation by a specialist in the appropriate trade is recommended. Information related to these products can be found in the "Homeowners Guide to Earthquake Safety & Environmental Hazards" pamphlet.

DEFINITIONS

120 MATERIAL DEFECT:

A material defect is a condition that significantly affects the value, desirability, habitability, or safety of the building. Style or aesthetics shall not be considered in determining whether a specific system, structure, or component is defective.

121 SAFETY CONCERNS:

[SC] **Safety Concerns:** Conditions noted that may pose a hazard to humans, the building or both. These conditions warrant further evaluation and corrections by a specialist in the appropriate trade.

122 FURTHER EVALUATION:

[FE] **Further Evaluation:** Conditions noted that warrant further evaluation by specialists in the appropriate trades.

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123 CORRECTIONS RECOMMENDED:

[CR] **Corrections Recommended:** Conditions noted in need of maintenance, repair, or replacement. We recommend that all corrections be made by specialists in the appropriate trades.

124 RECOMMENDED UPGRADE:

[RU] **Recommended Upgrades:** Upgrades are systems and/or components that may not have been available or have been improved since the building was constructed. These may be, but are not limited to, safety-related items such as GFCI receptacle(s) and smoke detector locations and the installation of safety glass where subject to human impact.

125 NOTE:

The term [NOTE], where used in this report was designed to draw your attention to a specific condition or component of a system. While corrective action may not be warranted, we felt it was important that you be aware of its existence.

126 SERVICEABLE:

Serviceable: As defined in Webster's Dictionary, "That can be of service; ready for use; useful; useable". Means that a system and/or component was capable of performing its intended *function* and/or task. It does not imply that the system and/or component was in perfect or in like-new condition or that it would meet every individual's interpretation of an acceptable state.

127 FUNCTIONED:

Functioned: as defined in the CREIA/ASHI Standards of Practice, "Performing its normal, proper and characteristic action."

128 FAILED:

Failed: As defined in Webster's Dictionary, "To be deficient or negligent in an obligation, duty, or expectation." If an item did not *function*, then it was not *serviceable* and was considered to have *failed*.

129 SPECIALIST:

Specialist: as defined in Webster's Dictionary, "A person who specializes in a particular field of study, professional work. Any individual schooled, trained and/or who otherwise holds a special knowledge of specific systems or components." Trade school or factory trained individuals in specific fields of expertise may be considered a "*Specialist*", as well as qualified state licensed contractors in specific occupations.

FOUNDATION/UNDER-FLOOR AREAS

The visible areas of the foundation system and structural components were examined to determine their current condition. Areas of the foundation and/or structural components of the building were inaccessible because they were installed at or below grade level, and/or behind walls. Areas concealed from view by any means are excluded from this report. All concrete experiences some degree of cracking due to shrinkage in the drying process. If large cracks are present along with movement, we recommend further evaluation by a structural engineer. All exterior grades should allow for surface water and roof runoff to be directed away from the foundation system. All maintenance, repairs, or corrections should be made by specialists in the appropriate trade using approved methods prior to the close of escrow.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

FOUNDATION INFORMATION

201 TYPE:

Foundation types: Raised foundation with a concrete perimeter and concrete interior stem walls.

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202 BOLTS/BRACING: [NOTE] Foundation anchor bolts were noted in the visible and accessible areas of the crawl space.

RAISED FOUNDATION CONDITIONS

206 ACCESSIBILITY: Accessed from the exterior at the right side of the building. [NOTE] The crawl space was generally accessible.

207 FOUNDATION: [NOTE] The concrete foundation had hairline and/or small cracks. This type of cracking is often a result of shrinkage of materials, settlement and/or seismic action and usually does not affect the strength of the foundation. [CR] There was a condition known as efflorescence on portions of the foundation walls. This is a salt deposit left when moisture in the foundation evaporates. It indicates that the foundation is experiencing wet and dry cycles. We recommend the exterior grading and drainage be improved to divert moisture away from the foundation.



209 FRAMING: The visible floor framing appeared serviceable.

210 MUDSILL: [FE] There was evidence of conditions that require further evaluation by a pest control operator. We recommend further evaluation and corrections by a specialist in the appropriate trade.



212 FLOOR JOISTS: The visible areas of the floor joists appeared serviceable.

214 SUBFLOOR: Water stains were noted under the bathroom area. The area was dry during the inspection. Monitoring the area for further staining and moisture evidence is recommended. If further moisture-related conditions are noted, corrective measures should be taken to eliminate the source of the moisture before deterioration results.

215 INSULATION: [RU] There was no visible floor framing insulation installed. We recommend installing insulation as an energy conservation upgrade.

216 VENTILATION: [CR] Exterior ventilation screens were noted to be torn, damaged. We recommend they be replaced to keep animals out of the crawl space. [NOTE] minor at this time.

218 MOISTURE: The crawl space soil was dry, with no notable damage.

EXTERIORS


The visible exterior surfaces and materials of the building were visually examined to determine their current condition. Areas concealed from view by any means are excluded from this report. Moisture intrusion through cracks or openings in the exterior siding, trim, windows, and doors is the source of moisture damage and deterioration. We recommend sealing all cracks or openings in, and between the exterior siding and trim materials, especially around windows and doors. Routine maintenance may extend the service life and minimize deterioration of the exterior surfaces. All maintenance, repairs, or corrections should be made by specialists in the appropriate trade using approved methods prior to the close of escrow.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

EXTERIOR INFORMATION

301 SIDING TYPE:	Materials: stucco.
303 EXT TRIM TYPE:	Materials: wood.
304 EXT DOOR TYPE:	Materials: wood and metal.
305 WINDOW TYPE:	Types: horizontal sliding, vertical sliding, casement and louver. There was a combination of single-pane/non-thermal and double-pane/thermal windows present.
306 WINDOW MATRLS:	Materials: metal and wood.

EXTERIOR CONDITIONS

308 STUCCO SIDING:	<p>[CR] There were cracks/gaps in the stucco siding. These conditions are conducive to moisture intrusion/deterioration. We recommend further evaluation and corrections by a specialist in the appropriate trade. [NOTE] minor/common/ongoing maintenance. [RU] This building was built in an era before weep screens were installed at the bottom edge of the stucco siding, the stucco was extended into the soil. The stucco wicks water up out of the soil which causes it to deteriorate from being moist for prolonged periods. We recommend minimizing moisture around the building to help protect the stucco and the foundation from moisture damage. [CR] The stucco siding was damaged/deteriorated at some lower areas of the building. These conditions are conducive to moisture intrusion/deterioration. We recommend correcting the condition(s) noted. [NOTE] common.</p>	
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309 WOOD SIDING:

[NOTE] see comment in stucco siding section about lower area damage/deterioration.

**317 EXT TRIM:**

[FE] There were damaged/deteriorated trim materials noted at some eave/rafter tail areas. We recommend further evaluation and corrections by a specialist in the appropriate trade. [FE] There was evidence of conditions that require further evaluation by a pest control operator. We recommend further evaluation and corrections by a specialist in the appropriate trade.

**318 EXT DOORS:**

The doors viewed from the exterior appeared serviceable with signs of aging and wear.

319 WINDOWS:

[CR] There was cracked/broken glass in one of the rear window(s) off garage area. We recommend correcting the condition(s) noted. [FE] Condensation/stains were noted between the glass panes in the right side bathroom area thermal window(s). We recommend further evaluation and corrections by a specialist in the appropriate trade. [NOTE] Double-pane windows/doors reduce noise and improve efficiency of heating/cooling systems. The space between the panes is factory sealed. If a seal fails, air from the environment enters the formerly sealed space. This condition causes condensation or fogging in the window(s), depending on the climatic conditions. We cannot assure the seal on each and every window, but we will attempt to note in the report the presence of visible condensation, fogging and/or moisture staining noted during the inspection. Due to climatic conditions, nature of the components and cleanliness of the glass, it is not possible to determine all failures. [CR] A number of the window screens were damaged. We recommend they be repaired or replaced as needed. [SC] There were no visible safety glass markings on the glass in the following locations: Garage area windows. We recommend the glass be identified as safety type or upgraded.

**322 LIGHTS/FIXTURES:**

[CR] Some light(s) failed to function. We recommend correcting the condition(s) noted. [CR] Light globe was missing at light system by garage area. We recommend correcting the condition(s) noted.

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- 323 RECEPTACLES: [RU] There were no visible exterior electrical receptacles present. We recommend correcting the condition(s) noted.
- 326 MOIST CONTROL: [NOTE] Our observations regarding evidence of damaged or deteriorated wood should not be a substitute for an inspection by a licensed pest control operator or exterminator. We report current visible conditions only and cannot render an opinion regarding their cause or remediation.
- 327 COMMENTS: [CR] There was vegetation growing next to and in contact with the building in areas. This condition limits the inspection, and is conducive to moisture intrusion/deterioration. We recommend correcting the condition(s) noted.


The items listed below were visually examined to determine their current condition during the inspection. Areas concealed from view by any means are excluded from this report. The permanently installed components or equipment are checked for basic operation, with the exception of lawn sprinklers and low-voltage yard lighting. This inspection is a visual examination and does not attempt to determine site drainage performance or the condition of any underground piping, including municipal or private water and sewer service piping or concealed clean-outs. This inspection is not intended to address or include any geological conditions or site stability information. For information in these areas we recommend consulting with a geologist and/or a geotechnical engineer.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

GROUNDS INFORMATION

- 328 DRIVEWAY: Materials: stamped concrete and concrete.
- 330 WALKWAYS: Materials: concrete and stamped concrete.
- 331 STEPS & STAIRS: Materials: tile on concrete and concrete.
- 332 MAIN ENTRY: Materials: tile on concrete.
- 333 PATIOS: Materials: concrete and stamped concrete.
- 336 RETAINING WALLS: Materials: brick.
- 337 FENCING & GATES: Materials: wood.

GROUNDS CONDITIONS

- 339 DRIVEWAY: [CR] There were cracks in the driveway. We recommend correcting this condition to prevent moisture intrusion into concealed spaces. [SC] Evidence of ponding water was noted on the driveway. This condition is a slip and fall hazard. We recommend correcting the condition(s) noted. [CR] There was a gap between the driveway and the garage floor. We recommend correcting this condition to prevent moisture intrusion into concealed spaces. [NOTE] minor at this time. 

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341 WALKWAYS:

There were cracks noted in the walkway(s). No action is needed at this time. [SC] Evidence of ponding water was noted on the walkway(s). This condition is a slip and fall hazard. We recommend correcting the condition(s) noted. [NOTE] minor.

342 HANDRAILS:

[SC] There were no handrail(s) at the rear stair system. We recommend correcting the condition(s) noted. [NOTE] The front area handrail(s) were serviceable.



343 GUARDRAILS:

[RU] The guardrail(s) installed were in serviceable condition and appear to have meet the standards at the time of construction, however the wide spaces between the balusters pose a hazard for small children. Modern construction requires a maximum of 4 inch openings. While upgrading is not required, additional measures for child safety like netting or some other means is strongly recommended.

344 STEPS & STAIRS:

[CR] There were loose tile in the front area stair feature. We recommend correcting the condition(s) noted to prevent moisture intrusion into concealed spaces. [NOTE] The rear area stairs were serviceable.

345 MAIN ENTRY:

The entry area appeared serviceable. [NOTE] The entry area was tiled. We cannot determine what type or if any membrane and/or flashing was installed under the tile.

346 PATIOS:

[SC] There were cracks and heaving or settling of the patio(s). These conditions pose a trip hazard. We recommend correcting any trip hazard conditions. [SC] Evidence of ponding water was noted on the patio. This condition is a slip and fall hazard. We recommend correcting the condition(s) noted. [NOTE] common.

350 RETAINING WALLS:

[CR] The decorative retaining/planter walls were damaged/cracked. We recommend correcting the condition(s) noted.



351 FENCING & GATES:

The yard fencing appeared serviceable, with signs of aging and wear present. Periodic maintenance is recommended to minimize damage and extend the service life. [CR] The gate(s) needed adjustment or repairs to restore proper closing and latching operation. We recommend correcting the condition(s) noted. [NOTE] minor.

GRADING/DRAINAGE/LANDSCAPING INFORMATION

- 358 SITE GRADING: Flat site.
- 359 SITE DRAINAGE: Surface drainage.
- 360 LAWN SPRINKLRS: [FE] These system(s) are outside the scope of the inspection and are not inspected. We recommend consulting with a specialist regarding the operation and maintenance of this system. [NOTE] We recommend the system(s) be demonstrated to the buyer(s).

GRADING/DRAINAGE/LANDSCAPING CONDITIONS

- 363 SITE GRADING: [CR] The site grading appeared to have inadequate slope in areas to drain excess surface water away from the foundation. The grading should fall away from the foundation at a rate of 1 inch per foot for at least 6 feet to prevent moisture accumulation next the foundation. We recommend correcting the condition(s) noted. [NOTE] common/ongoing maintenance.
- 365 LANDSCAPING: [CR] Maintenance, trimming or removal of vegetation was needed at areas of the property to prevent overgrowth and encroachment onto the building. [NOTE] maintain separation.

ROOF COVERINGS

The visible areas of the roof and components were examined to determine their current condition. Areas concealed from view by any means are excluded from this report. 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 testing of gutters, downspouts and underground drain piping is beyond the scope of this report. All maintenance, repairs or corrections should be made by specialists in the appropriate trade using approved methods prior to the close of escrow.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

ROOF INFORMATION

- 401 INSPECT METHOD: The inspector walked on the roof and viewed the accessible roofing components.
- 402 ROOF COVERING: Materials: fiberglass/asphalt composition shingles.
- 403 ROOF LAYERS: 1 layer.
- 405 ROOF DRAINAGE: Materials: there were no rain gutters installed.

ROOF CONDITIONS

407 COMP SHINGLE:

The visible areas of the roof appeared serviceable with signs of weathering and aging. Periodic inspection and maintenance is recommended. [CR] The installation of the basketball hoop feature is a breach of the materials and more likely will cause the roof to possibly leak in that area over time. We recommend correcting the condition(s) noted.



416 FLASHINGS:

[FE] [CR] There was substandard/improperly installed flashings at the structure heating system flue feature area. We recommend further evaluation and corrections by a specialist in the appropriate trade. [NOTE] All other visible flashings appeared serviceable.



417 FLUE PIPES:

The visible exhaust flue pipes and weather caps appeared serviceable.

420 ROOF DRAINAGE:

[RU] There were no rain gutters to control roof runoff. We recommend installing rain gutters and downspouts on all down-sloped roofs.

422 COMMENTS:

[NOTE] [RU] Annual inspections/maintenance is recommended for the roof system.

ATTIC AREAS & ROOF FRAMING

The visible areas of the attic and roof framing were examined to determine their current condition. Areas concealed from view by any means are excluded from this report. The accessible permanently installed equipment or components are checked for basic operation. Thermostatically operated attic vent fans are excluded from the inspection. All maintenance, repairs, or corrections should be made by specialists in the appropriate trade using approved methods prior to the close of escrow.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

ATTIC/FRAMING INFORMATION

501 ATTIC ACCESS:

1 Accesses: located in the hallway area.

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502 FRAMING: Framing types: conventional framing.

503 SHEATHING: Materials: wood planks.

504 INSULATION: Materials: blown-in fiberglass.

505 VENTILATION: Vent types: roof and soffit.

ATTIC/FRAMING CONDITIONS

506 ACCESS: The attic examination was conducted from the access opening. We do not enter attics with blown-in insulation due to possible damage to the ceiling and potential personal injury.

507 FRAMING: The original framing was noted to be in serviceable condition. Although the framing does not conform to present standards, no adverse conditions were noted and no action is necessary.

508 RAFTERS: The visible areas of the rafter framing appeared serviceable, [NOTE] Rafters are structural members used to support the roof sheathing and roof covering.

512 CEILING JOISTS: The visible areas of the ceiling joists appeared serviceable.

513 SHEATHING: [FE] Moisture stains were noted on the sheathing and framing in areas. The stains tested to be dry during the inspection. We recommend locating and repairing the source as well as any damaged materials.



514 INSULATION: The visible attic insulation appeared serviceable.

515 VENTILATION: The visible attic ventilation appeared adequate, [NOTE] Good attic ventilation is beneficial to the longevity of the roofing material and comfort of the living spaces. Attic ventilation can be provided by a variety of static or powered venting systems.

516 ELECT WIRING: [SC] The exposed wiring within six feet of the attic access opening was not protected from damage. We recommend correcting the condition(s) noted.



518 EXHAUST VENTS:

The visible areas of the exhaust vent pipe(s) appeared serviceable.

PLUMBING

The visible areas of the main water line, shutoff valve, water supply and drain lines, gas meter and piping were examined to determine their current condition. Areas concealed from view by any means are excluded from this report. The accessible permanently installed equipment or components are checked for basic operation. Leakage or corrosion in underground or concealed piping cannot be detected by a visual examination. Older fixtures or components should be budgeted for replacement. Some corrosion is common. We are not equipped to repair leaky shutoffs, therefore we do not operate fixture shutoffs. We recommend fixture shutoffs be examined by a specialist in the appropriate trade equipped to repair or replace the shutoffs should leakage occur. All maintenance, repairs or corrections should be made by specialists in the appropriate trade using approved methods prior to the close of escrow.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

PLUMBING INFORMATION

- 601 MAIN WATER LINE: Materials: copper piping where visible.
- 602 WATER SHUTOFF: The main water shutoff valve was located at the front of the building.
- 603 WATER PRESSRE: 51 PSI.
- 604 WATER PIPING: Materials: copper piping where visible.
- 605 WASTE LINES: Materials: cast iron piping and ABS black plastic piping where visible.
- 606 GAS SHUTOFF: The gas meter and shutoff valve are located at the right side of the building.

PLUMBING CONDITIONS

607 WATER SHUTOFF:

[CR] The main water shutoff valve was leaking. We recommend correcting the condition(s) noted. [RU] Recommend replacing the older gate valve with a newer ball valve system.



608 WATER PRESSRE:

The water pressure measured at an exterior hose faucet was within the acceptable range.

609 WATER PIPING:

[CR] Areas of the supply piping appeared to be undersized by today's standards, resulting in reduced water volume/flow. We recommend correcting the condition(s) noted.

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610 WATER FLOW:

[FE] An excessive loss of water volume occurred while operating a number of fixtures simultaneously. We recommend locating and correcting the source of the condition.
[NOTE] 20-30 psi. drop.

612 WASTE PIPING:

The visible waste piping appeared serviceable, [NOTE] There was corrosion on areas of the cast iron waste piping, no leakage noted. We recommend monitoring the condition(s) noted.



613 WASTE FLOW:

A number of drains were emptied simultaneously and appeared serviceable.

615 VENT PIPING

The visible areas of the vent pipes appeared serviceable.

616 GAS SHUTOFF:

[RU] The supply shutoff appeared serviceable. We do not operate these devices. There is no emergency shutoff wrench or automatic valve present. We recommend providing a wrench or installing a seismic automatic shut off valve for emergencies.

617 GAS PIPING:

The visible areas of the gas piping appeared serviceable.

WATER SOFTENER SYSTEM

628 COMMENTS:

[NOTE] exterior right side visible piping appears to be plumbed for possible future water softening equipment.



WATER HEATERS

The water heater(s) and the related components were examined to determine their current condition. Areas concealed from view by any means are excluded from this report. Water heaters that were shut down, turned off or inactive will not be turned on or activated. Water that is hotter than the manufacturer's recommended setting of 125 degrees is considered a scald hazard. The water temperature should not be set higher than the manufacturer's recommended setting. All maintenance, repairs or corrections should be made by specialists in the appropriate trade using approved methods prior to the close of escrow.


[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

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WATER HEATER INFORMATION

701 LOCATION:	The water heater was located in the garage.
702 MANUFACTURER:	Kenmore.
703 MANUFCTR DATE:	2005.
704 SIZE / GALLONS:	40 gallon.
705 ENERGY TYPE:	Natural gas.

WATER HEATER CONDITIONS

707 VENTING SYSTEM:	<p>[SC] The flue vent pipe was not secured as required. We recommend correcting the condition(s) noted.</p> 
708 WATER PIPES:	[RU] The shutoff valve and visible water supply connectors appeared serviceable, but they were not insulated. We recommend insulating the exposed water piping to minimize heat loss.
709 T&P VALVE:	[RU] A temperature and pressure (T&P) relief valve and discharge line were installed as required. The discharge line did not extend to the exterior. We recommend it be extended to the exterior and terminated close to the ground facing downward.
710 TANK:	The water heater tank appeared serviceable, no leakage noted.
711 SEISMIC :	[SC] The water heater was double strapped incorrectly. The straps were loose and the unit was not stabilized/blocked to resist movement as required by the State Architect. We recommend correcting the condition(s) noted.
712 COMBUSTION AIR:	A combustion air supply for the water heater was present. Adequate ventilation for all fuel-burning appliances is vital for their safe operation.
713 ENERGY SUPPLY:	The gas shutoff valve and flexible gas connector appeared serviceable.
714 CONTROLS:	The temperature control was set in the "normal range" and the water at the faucets was warm/hot.
715 ELEVATION:	The water heater ignition source/pilot light was elevated 18 inches or more above the floor.
717 COMMENTS:	[RU] There was no drip pan and drain line under the water heater to catch and divert any dripping water to the exterior. We recommend a pan and drain line be installed for water heaters located in interior or garage spaces.

ELECTRICAL SYSTEMS


The service entrance, grounding system, main and sub panels were examined to determine their current condition. Areas concealed from view by any means are excluded from the report. Lights, ceiling fans and accessible receptacles were checked for basic operation. Light fixtures that have missing or dead bulbs were considered nonfunctional. The location of GFCI circuit protection devices will be identified when present. The operation of time control devices is not verified. The location of smoke detectors will be identified when present. All maintenance, repairs, or corrections should be made by specialists in the appropriate trade using approved methods prior to the close of escrow.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

ELECTRICAL SERVICE INFORMATION

801 SERVICE TYPE:	Overhead.
802 MAIN PANEL:	Garage interior.
803 SERVICE RATING:	[NOTE] Amperage rating was not determined, No main breaker exists.
804 SERVICE WIRING:	Materials: copper where visible in the.
805 BRANCH WIRING:	Materials: copper where visible in the main panel and subpanel.
806 DISCONNCT TYPE:	Circuit breakers.
807 GROUNDING:	Water piping.

ELECTRICAL SERVICE CONDITIONS

808 SERVICE WIRING:	<p>[SC] The overhead service entrance cables were hung too low over the rear area walkway/patio. This condition is a safety hazard. We recommend correcting the condition(s) noted.</p>	
809 GROUNDING:	The visible ground connections appeared serviceable.	
810 MAIN PANEL:	The circuit breakers/fuses in the panel were labeled. The accuracy of the labeling was not verified [NOTE] only 6 of the 8 circuit breakers in the main/sub-panel were in service at the time of the inspection. [NOTE] Six or fewer breakers in a panel does not require a main breaker. Amperage rating was not determined, no main breaker installed.	
811 WORKMANSHIP:	The wiring within the panel appeared serviceable.	
812 BREAKERS/WIRE:	The breaker-to-wire connection(s) appeared compatible where visible within the panel.	

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814 COMMENTS:

[RU] [FE] The present electrical system may have met the needs at the time the building was constructed. We recommend consulting with a specialist in the appropriate trade about upgrading the electrical system to the present standards and needs.

BRANCH CIRCUIT WIRING CONDITIONS

815 CONCERNS:

[SC] Some accessible interior three prong receptacles were found to have improper wiring in the form of open ground connections and one receptacle in the kitchen area had reversed polarity connections. We recommend correcting the condition(s) noted.
[SC] Some older two prong receptacles had loose wire connections. We recommend correcting the condition(s) noted.

816 COMMENTS:

[FE] We recommend further evaluation of the conditions noted by a specialist in the appropriate trade.

HOUSEHOLD COMPONENT CONDITIONS

817 DOOR BELL:

The doorbell functioned when the button was operated.

818 SWITCHES:

Serviceable overall; deficiencies are identified in the location of the conditions.

819 LIGHTS/FIXTURES:

Serviceable overall; deficiencies are identified in the location of the conditions.

820 RECEPTACLES:

Serviceable overall; deficiencies are identified in the location of the conditions.

821 GFCI DEVICES:

GFCI protection devices were located in the following areas: bathroom. [NOTE] Ground fault circuit interrupter devices (GFCI) afford additional protection against electrical shock. GFCI protection is typically found in homes built from the mid-1970's in areas where electrical receptacles are located near sources of water. Local building codes vary as to where these devices or their protection feature are required and when the requirement began. We have identified areas that are appropriate for GFCI installation.

822 SMOKE DETECTORS:

Smoke detectors were noted at: hallway. [NOTE] two systems. [RU] We recommend upgrading to the current building standards and installing smoke detectors in each of the sleeping rooms and in all other locations recommended by the smoke detector manufacturer's installation instructions. [SC] Smoke detector(s) without test buttons could not be tested. We recommend inquiring about the condition(s) noted. [NOTE] one hallway system appears to be connected to the alarm feature.

823 ALARM SYSTEM:

[FE] These system(s) are outside the scope of the inspection and are not inspected. We recommend consulting with a specialist regarding the operation and maintenance of this system. [NOTE] We recommend the system(s) be demonstrated to the buyer(s).

ELECT. SUBPANEL CONDITIONS

829 LOCATION:

Garage.

830 PANEL RATING:

Undetermined.

831 DISCONNECT TYPE:

Circuit breakers.

832 ELECTRIC PANEL:

[SC] The circuit breakers were not labeled. We recommend they be accurately labeled to allow individual circuits to be shut off for maintenance or emergency needs. [NOTE] labeling should be detailed.

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833 WORKMANSHIP:	The wiring within the panel appeared serviceable.
834 BREAKERS/WIRE:	The breaker-to-wire connection(s) appeared compatible where visible within the panel.

HEATING SYSTEMS

The visible areas of the heating system(s) and related components were examined to determine their current condition. Areas concealed from view by any means are excluded from this report. The accessible permanently installed equipment or components are checked for basic operation. Determining the condition of heat exchangers is beyond the scope of this report. The inspector does not light pilot lights. Thermostats are not checked for calibration or timed functions. Routine maintenance is recommended per the manufacturer's specifications and operating conditions. All maintenance, repairs, or corrections should be made by specialists in the appropriate trade using approved methods prior to the close of escrow.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

HEATING SYSTEM INFORMATION

901 LOCATION:	The unit was located in the attic.
902 MANUFACTURER:	Ruud.
903 MANUFCTR DATE:	2002.
904 TYPE & FUEL:	Forced air natural gas-fired system.
905 APPROX. BTU'S:	50,000 Btu's.
906 FILTER TYPE:	Disposable. [NOTE] located in the hallway area ceiling air return.

HEATING SYSTEM CONDITIONS

908 VENTING SYSTEM:	The visible areas of the flue vent piping were intact and secured at the connections.
909 SUPPLY PLENUM:	The supply air plenum appeared serviceable.
910 HEATING UNIT:	The furnace was serviceable.
911 COMBUSTION AIR:	The combustion air supply for the furnace appeared adequate.
912 ENERGY SUPPLY:	The gas shutoff valve and flexible gas connector appeared serviceable.
913 BURNERS:	The burner flame(s) appeared typical for this type of unit.
914 HEAT EXCHANGR:	[NOTE] The heat exchanger was not visible to inspect without dismantling the unit, which is beyond the scope of the inspection.
915 BLOWER / FILTER:	[CR] The filter was dirty which blocks the air flow. We recommend the filter be cleaned or replaced. [NOTE] The blower appeared serviceable.
916 RETURN PLENUM:	The return air ducting appeared serviceable.

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917 THERMOSTAT:	The thermostat was operated and the system responded.
918 SUGGESTIONS:	[RU] Recommend installing a carbon monoxide detector as a safety feature.
919 COMMENTS:	[NOTE] There was no air-conditioning system installed, [NOTE] [RU] Annual inspections/maintenance is recommended for the heating equipment.

DUCTING SYSTEM CONDITIONS

920 TYPE:	Materials: plastic-covered insulated flexible ducting.
921 CONDITION:	The visible areas of the conditioned air ducts appeared serviceable.

KITCHEN

The visible areas of the walls, ceilings, floors, cabinets, and counters were examined to determine their current condition. Areas concealed from view by any means are excluded from this report. The accessible doors, windows, lights, receptacles, conditioned air vents, and permanently installed components or equipment are checked for basic operation. Self or continuous cleaning functions, timing devices, and thermostat accuracy are beyond the scope of the inspection. All maintenance, repairs, or corrections should be made by specialists in the appropriate trade using approved methods prior to the close of escrow.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade


KITCHEN CONDITIONS

1101 WALLS/CEILING:	The visible areas of the walls and ceiling appeared serviceable, with signs of aging and wear.
1103 TILE FLOOR:	The visible areas of the tile floor appeared serviceable, with signs of aging and wear. [CR] Base boards were missing. We recommend correcting the condition(s) noted.
1107 INT DOORS:	[CR] The door(s) was removed. We recommend correcting the condition(s) noted.
1108 EXT DOORS:	The door(s) was serviceable.
1109 WINDOWS:	The accessible window(s) was serviceable.
1110 HEAT & COOL:	There was air movement from the air register(s)/grill(s)
1111 LIGHTS/FIXTURES:	The light(s) was serviceable.
1112 RECEPTACLES:	[SC] One accessible receptacles were found to have reversed polarity connections. We recommend correcting the condition(s) noted. [RU] The accessible receptacles were not GFCI protected. We recommend upgrading to provide GFCI protection for the receptacles for safety reasons.



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- 1113 CABINETS/TOPS: The cabinet(s)/ counter(s) were serviceable, with signs of aging/wear. [CR] The cabinet interior under the sink was wet. We recommend locating and correcting the source as well as any damaged materials.

- 1114 SINK/PLUMBING: [CR] There was low water flow from the faucet. We recommend correcting the condition(s) noted. [CR] Active leaks were noted at the water supply piping/shutoff valves. We recommend correcting the condition(s) noted. [CR] Active leaks were noted at the waste pipes. We recommend correcting the condition(s) noted. 

- 1115 DISPOSAL: [CR] The disposal made unusual noises. We recommend correcting the condition(s) noted.

- 1116 DISHWASHER: There was no dishwasher installed.
- 1117 COMPACTOR: No trash compactor installed.
- 1118 EXHAUST VENT: The exhaust vent fan built into the microwave functioned.
- 1121 MICROWAVE: The microwave oven functioned and heated a glass of water.

LAUNDRY

The visible areas of the walls, ceilings, floors, cabinets and counters were examined to determine their current condition. Areas concealed from view by any means are excluded from this report. The accessible doors, windows, lights, receptacles, conditioned air vents and permanently installed components or equipment are checked for basic operation. Drain lines and water/gas supply valves serving the laundry machines are not operated during the inspection. The supply valves sit for long periods of time without being operated and are subject to leak when turned off and the present equipment is removed. We recommend checking these valves for evidence of leakage during your final walk-through before closing escrow. All maintenance, repairs or corrections should be made by specialists in the appropriate trade using approved methods prior to the close of escrow.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

LAUNDRY CONDITIONS

- 1201 LOCATION: Located in the garage.

- 1202 WALLS/CEILING: [FE] Past repairs were noted on the wall(s). We recommend inquiring about the condition(s) noted.

- 1207 CONCRTE FLOOR: The visible areas of the concrete floor appeared serviceable.

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1211 HEAT & COOL:	There was no source of heat in this area and it is not required.
1212 LIGHTS/FIXTURES:	The light(s) were serviceable, [CR] Light globe was missing. We recommend correcting the condition(s) noted.
1213 RECEPTACLES:	[RU] The accessible receptacle was serviceable, but not GFCI protected. We recommend upgrading to provide GFCI protection for the receptacles for safety reasons.
1214 VENTILATION:	Exterior roof vents and window.
1217 WASHR SERVICE:	The laundry faucets were serviceable, no visible leaks, no machine connected. We do not operate the faucets. [RU] [NOTE] The drain pipe installed for the washing machine was smaller than the 2 inch diameter now required. Newer more powerful laundry machines may cause the pipe to overflow when draining. [RU] There was no visible leak pan/drain line for the washing machine in the laundry area. We recommend correcting the condition(s) noted.
1218 DRYER SERVICE:	The dryer hookup was provided for a gas unit only.
1219 DRYER VENTING:	Dryer venting was provided and terminated at the exterior.
1220 COMMENTS:	[RU] Recommend the use of steel braided hoses for the water supply connections to the washing machine.

BATHROOMS

The visible areas of the walls, ceilings, floors, cabinets and counters were examined to determine their current condition. Areas concealed from view by any means are excluded from this report. The accessible doors, windows, lights, receptacles, conditioned air vents and permanently installed components or equipment are checked for basic operation. All maintenance, repairs, or corrections should be made by specialists in the appropriate trade using approved methods prior to the close of escrow.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

NUMBER OF BATHROOM PRESENT

1 BATHROOM:

HALL BATH:

1301 WALLS/CEILING:	The visible areas of the walls and ceiling appeared serviceable, with signs of aging and wear.
1303 TILE FLOOR:	The visible areas of the tile floor appeared serviceable.
1307 INT DOORS:	The door(s) were serviceable, [CR] Door stopper is missing. We recommend correcting the condition(s) noted.
1309 WINDOWS:	[FE] Condensation/stains were noted between the glass panes in the thermal window(s). We recommend further evaluation and corrections by a specialist in the appropriate trade. [CR] Window lock feature was mounted loose to the window. We recommend correcting the condition(s) noted.

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1310 HEAT & COOL:	There was air movement from the air register(s)/grill(s)
1311 LIGHTS/FIXTURES:	The light(s) were serviceable.
1312 RECEPTACLES:	The accessible receptacle was serviceable and GFCI protected.
1313 VENTILATION:	The ventilation was provided by a window which appeared adequate.
1314 CABINETS/TOPS:	The cabinet(s)/ counter(s) were serviceable, with signs of aging/wear.
1315 SINK/PLUMBING:	The faucet(s), sink(s) and piping were serviceable, no leakage noted, with signs of aging/wear. [CR] The stopper mechanism was defective. We recommend correcting the condition(s) noted.
1316 TOILETS:	The toilet(s) functioned, no leakage noted.
1319 TUB/SHOWER:	The tub/shower area was serviceable, with signs of aging/wear. [CR] The faucet handle was damaged. We recommend correcting the condition(s) noted. [CR] Shower head feature is missing. We recommend correcting the condition(s) noted.
1322 ENCLOSURE:	The enclosure(s) were serviceable, with safety glass markings.
1325 MEDICINE:	[NOTE] There was no medicine cabinet present and they are not required.
1326 MIRRORS:	The mirror(s) were serviceable.
1327 TOWEL BARS:	The towel bar(s) and toilet paper holder(s) were serviceable.

BUILDING INTERIOR

The visible areas of the walls, ceilings, floors, cabinets and counters were examined to determine their current condition. Areas concealed from view by any means are excluded from this report. The accessible doors, windows, lights, receptacles, conditioned air vents, and permanently installed components or equipment are checked for basic operation. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. In general almost all insulated glass window seals will fail and can fail at any time. Fireplaces with gas lines should have the damper fixed so it will not close and the gas line should be sealed to the wall where it enters the fireplace. All fireplaces should be cleaned and inspected on a regular basis to insure safe operation. Smoke detectors should be installed within 15 feet of all sleeping rooms. To examine or test smoke detectors is beyond the scope of the inspection. We recommend older homes be upgraded to meet the current smoke detector installation standards for additional occupant safety. All maintenance, repairs, or corrections should be made by specialists in the appropriate trade using approved methods prior to the close of escrow.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

BUILDING INTERIOR INFORMATION

1401 ROOMS INSPCTD:	Front entry, living room, dining area, hallway(s) and bedrooms.
1402 WALLS/CEILINGS:	Materials: sheetrock and plaster.
1403 FLOORS:	Materials: carpet and tile.

Inspection Report Exclusively For: John and Jane Doe

**1406 SMOKE
DETCTRS:**

Smoke detectors were noted at; hallway. [NOTE] two systems. [RU] We recommend upgrading to the current building standards and installing smoke detectors in each of the bedrooms and in all other locations recommended by the smoke detector manufacturer's installation instructions.

1408 WALLS/CEILING:

The visible areas of the walls and ceiling appeared serviceable, with signs of aging and wear. [NOTE] with some cracks noted.

**1409 CARPET FLOOR:**

[CR] The carpet was soiled in areas. We recommend correcting the condition(s) noted.

1410 TILE FLOOR:

The visible areas of the tile floor appeared serviceable.

1414 INT DOORS:

The door(s) were serviceable with signs of aging and wear.

1415 EXT DOORS:

[CR] The rear area door/deadbolt lock was missing. We recommend correcting the condition(s) noted.

1416 WINDOWS:

The accessible window(s) were serviceable, with signs of aging and wear. [CR] Some window screen(s) had damaged mesh. We recommend correcting the condition(s) noted.

1417 HEAT & COOL:

There was air movement from the air register(s)/grill(s)

1418 LIGHTS/FIXTURES:

The light(s) and ceiling fans were serviceable. [CR] Some wall switches were not operating anything visible. We recommend inquiring with the sellers to confirm what the switches do.

1419 RECEPTACLES:

[SC] Some accessible three prong receptacles were found to have open ground connections. We recommend correcting the condition(s) noted. [SC] Some older two prong receptacles had loose wire connections. We recommend correcting the condition(s) noted.


**1420 CLOSET(S):**

The closet(s) were serviceable.

1421 SMOKE DETCTR:

Smoke detectors were present. Regular testing is recommended. [SC] One smoke detector appeared to be connected to the alarm system. We recommend inquiring about the condition(s) noted. [NOTE] one detector responded to the test button.

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1422 CABINETS/TOPS:	The cabinet(s) were serviceable, with signs of aging/wear.
1428 COMMENTS:	<p>[FE] Speaker features are out of the scope of the inspection. [NOTE] We recommend the system(s) be demonstrated to the buyer(s).</p> 

GARAGE - CARPORT

The visible areas of the walls, ceilings, floors, cabinets and counters were examined to determine their current condition. Areas concealed from view by any means are excluded from this report. The accessible doors, windows, lights, receptacles and permanently installed components or equipment are checked for basic operation. The garage door balance and spring tension should be checked regularly by a garage door specialist. All garage door openers should have functional auto-reverse system safety features for child safety. All maintenance, repairs or corrections should be made by specialists in the appropriate trade using approved methods prior to the close of escrow.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

GARAGE/CARPORT INFORMATION

1501 TYPE & LOCATN:	attached two car garage;
1503 VENTILATION:	Vent types: roof.
1504 EXT DOOR TYPE:	Materials: wood and metal.
1505 WINDOW TYPE:	Window types: vertical sliding.
1506 WINDOW MATRL:	Materials: wood.
1507 GARAGE DOOR(S):	Door types: aluminum sectional(s)
1508 INTERIOR WALLS:	Materials: plaster, pegboard, wood paneling and unfinished.
1509 INTERIOR FLOOR:	Materials: concrete and carpet over concrete.

GARAGE/CARPORT CONDITIONS

1510 VENTILATION:	The vents appeared to be in serviceable condition.
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1511 EXT DOORS:

[CR] The door(s) did not latch to the jamb. We recommend correcting the condition(s) noted.

1512 WINDOWS:

[CR] One window(s) had cracked and/or broken glass. We recommend correcting the condition(s) noted. [CR] One window(s) would not open. We recommend correcting the condition(s) noted. [SC] There were no visible safety glass markings on the glass in the garage area windows. We recommend the glass be confirmed as safety type or upgraded. [CR] One window screen(s) had damaged mesh. We recommend correcting the condition(s) noted.

1513 FRAMING:

The visible garage framing appeared serviceable. [SC] The garage ceiling/wall tie framing was being used for storage. The additional weight can damage the framing. We recommend it be engineered or removed.

1514 INTERIOR WALLS:

[CR] Evidence of damage was noted on the wall(s) in areas. We recommend correcting the condition(s) noted. [CR] Moisture/stains were noted on the walls. The stains tested dry during the inspection. We recommend locating and correcting the source as well as any damaged materials.

1515 GARAGE FLOOR:

[FE] [CR] There were cracks and uneven sections in the garage floor. This condition indicates movement and is a trip hazard. We recommend further evaluation and corrections by a specialist in the appropriate trade. [SC] The carpet on the garage floor can trap spilled flammable liquids. This condition is a fire safety hazard. We recommend correcting the condition(s) noted.

**1516 CABINETS/TOPS:**

The cabinet(s)/ counter(s) were serviceable, with signs of aging/wear.

1518 FIRE WALL:

The visible areas of the garage firewall/ceiling appeared serviceable.

1519 FIRE DOOR:

[SC] The door was not of a fire-resistant type. The present standards call for the door between the garage and living space to be a fire-resistant door and be self-closing & latching. We recommend correcting the condition(s) noted. [SC] The door automatic closing-device was missing. The door did not close and latch shut by itself. We recommend correcting the condition(s) noted.

1520 GARAGE DOOR(S):

[CR] The car door(s) were damaged. We recommend correcting the condition(s) noted.



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- 1521 DOOR OPENERS:** [SC] The auto-reverse safety system(s) failed to function and the door did not reverse when it hit an object in its path while closing. We recommend correcting this condition for safety reasons. [CR] Light failed and light cover was missing. We recommend correcting the condition(s) noted.
- 1522 LIGHTS/FIXTURES:** The light(s) were serviceable, [CR] Light globe was missing. We recommend correcting the condition(s) noted. [NOTE] some lights were not powered/plugged in.
- 1523 RECEPTACLES:** [RU] The accessible receptacles were serviceable, but they were not GFCI protected. We recommend upgrading to provide GFCI protection for the receptacles for safety reasons.
- 1524 COMMENTS:** [CR] There were loose tiles in the garage area stair system. We recommend correcting the condition(s) noted.