



Chris Home Inspection

1281 Ridgestone Rd
Livermore CA 94551
925 914 9170
CHRISHILLC@comcast.net

Report: ChrisHILLC Report **Address:** 123 Main Terrace

July 17, 2016

Mr. Anonymous Client
645 Any Street
Next Door, CA 95123

RE: 123 Main Terrace
Friendly Town, CA 95123



Dear Mr. Client:

At your request, a visual inspection of the above referenced property was conducted on July 17, 2016 . An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, reflecting the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

SUMMARY OF AREAS REQUIRING FURTHER EVALUATION

IMPORTANT: The Summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report. The entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

It is strongly recommended that you have appropriate licensed contractors evaluate each concern further and the entire system for additional concerns that may be outside our area of expertise or the scope of our inspection BEFORE the close of escrow. Please call our office for any clarifications or further questions.

Please Note: Photos of the following items appear in the main body of the report.

Please Note: To access a particular section on the report use the bookmarks at the left.

Here is a list of **Health and Safety Concerns and Urgent Items** that need further evaluation or repair by appropriately Licensed Contractors.

GROUNDS

Decks / Balcony:

Condition:

The handrails and guardrails do not comply with currently recommended dimensional spacing on both the steps and deck. This is a safety concern. As a safety upgrade, recommend engaging a skilled tradesperson to retrofit as required.

EXTERIOR - FOUNDATION

Chimney:

Chimney Exterior:

One or more areas of deteriorated grout were observed and hair line cracks noted. Further evaluation and repair is recommended. Recommend engaging a licensed Chimney sweep to further evaluate and provide required repairs.

ELECTRICAL SYSTEM

Electrical Distribution Panels:

Main Panel Observations:

It was noted that this panel is a Federal Pacific Electric panel. There have been recalls for this type of panel due to overheating. This is a safety concern. Recommend engaging a licensed Electrician to further evaluate, make recommendations and implement repairs as required.

Subpanel #1:

Located in the basement.

It was noted that this panel is a Federal Pacific Electric panel. There have been recalls for this type of panel due to overheating. This is a safety concern. Recommend engaging a licensed Electrician to further evaluate, make recommendations and implement repairs as required.

Other concerns were noted in this panel. The ground and neutral wires were connected to the same bar, older wiring observed apparently routed to knob and tube wiring, and wire twists were not taped. These are safety concerns as well. Recommend engaging a Licensed Electrician to further evaluate, make and implement recommendations.

Subpanel #2:

Located in the basement right front corner, no evidence of overheating, circuits are labeled.

The 30 amp wires appear undersized and there was no evidence of a ground bar. These are a safety concern. Recommend engaging a Licensed Electrician to further evaluate, make recommendations and implement repairs.

Conductors:

Branch Wiring:

It was noted that an electrical cable was routed over the access hatch in the house attic. This is a safety concern. Recommend engaging a Licensed Electrician to reroute.

Switches & Fixtures:

General:

Globes were missing from one or more closet lights. Recommend engaging a skilled tradesperson to install globes to eliminate a fire hazard.

Electrical Outlets:

General:

Two open junction boxes were noted in the basement and exposed wiring was noted under the deck. Hot and Neutral were reversed in a dining room outlet. These are a safety concern. Recommend engaging a licensed electrician to further evaluate and provide repairs.

GFCI protection was not present in the kitchen, basement, and first floor bathroom. This is a safety concern. Recommend engaging a licensed electrician to further evaluate and provide repairs.

HEATING - AIR CONDITIONING

Heating Equipment:

Fuel Source:

It was noted that there was no flexible gas line installed. As a seismic safety upgrade, installation is recommended. Recommend engaging a Licensed HVAC contractor to install.

Burners / Heat Exchangers:

The heater appears in serviceable condition. The heat exchanger portion of a gas or oil fired heater is difficult to access without disassembly, and cannot be adequately checked during a visual inspection. We recommend a service contract be placed on the unit and a heating contractor called to verify the condition of the heat exchanger prior to settlement date.

Flues, Vents, Plenum:

It was noted that the flue is improperly routed as it does not slope upward at 1/4" per foot. This is a safety concern. Recommend engaging a licensed HVAC contractor to repair as required.

PLUMBING SYSTEM

Water Heater:

Power Source:

It was noted that there was no flexible gas line installed. As a seismic safety upgrade, installation is recommended. Recommend engaging a Licensed Plumber to install.

Condition:

There are a number of concerns with the installation. No seismic safety straps were installed. The flue vent sloped downward. There are no flex water lines leading to the heater. There is no flex fuel line installed. These are safety concerns. Recommend engaging a licensed Plumber to further evaluate and repair as required.

The owner advised a Plumber was scheduled the day following the inspection.

INTERIOR ROOMS

Stairs & Handrails:

Condition:

The stairs and handrails were secure, however, do not meet current recommendations for baluster spacing and closed handrails. As a safety upgrade, recommend considering retrofitting to meet current requirements. Recommend engaging a skilled tradesperson to further evaluate make recommendations and implement.

Smoke / Fire Detector:

General:

Smoke Detectors are recommended in each bedroom and adjacent hall. Carbon Monoxide devices are recommended on each floor, and outside and near bedrooms

These units were not present as required. (Smoke noted in hall). Recommend engaging a skilled tradesperson to install as required.

GARAGE - CARPORT

Garage Door:

Door Operator:

Automatic door opener(s)- operational. No auto reverse sensor lights were installed. This is a safety concern. Recommend engaging a skilled tradesperson to install auto reverse feature.

Other **Minor Items** are also noted in the entire inspection report and should receive eventual attention, but do not affect the habitability of the house and the majority are the result of normal wear and tear.

GROUNDS

Decks / Balcony:

Condition:

The porch deck posts are deteriorated at the bottom. Further deterioration could lead to an unstable porch. See Termite Report for additional information. Recommend engaging a skilled tradesperson to repair as required.

The handrails and guardrails do not comply with currently recommended dimensional spacing on both the steps and deck. This is a safety concern. As a safety upgrade, recommend engaging a skilled tradesperson to retrofit as required.

Grading:

Site:

The grade at the foundation should fall away from the foundation at a minimum of 1 inch per foot and extend at least 6 feet away from the foundation. This condition appears to have been satisfied at the left and rear of the home.

The grade at the front and right sides slope toward the home, and the rear patio area slopes toward the garage. Underground drainage noted on one or more downspouts. Recommend periodic monitoring for any impact on the foundation and possible additional drainage actions.

Landscaping:

Condition:

Recommend periodic trimming of vegetation. Right rear, over the garage, and at the front of the garage currently required.

EXTERIOR - FOUNDATION

Exterior Walls:

Flashing & Trim:

Overall appear in serviceable condition.

Minor deterioration noted at the front door. See Termite report for additional information. Recommend engaging a skilled tradesperson to effect repairs.

Chimney:

Chimney Cap:

Inspected with binoculars from the ground. A rain hat and spark arrestor were observed. Appears serviceable so far as visible.

Recommend further inspection by a licensed chimney sweep.

BASEMENT - CRAWLSPACE

Basement:

Access:

Deterioration noted on the basement access door. See Termite Report for further information. Recommend engaging a skilled tradesperson to repair as required.

Walls:

Walls are poured concrete. Most exposed portions of the interior foundation perimeter walls appear to be satisfactory. Evidence of efflorescence (prior moisture seepage) and some crumbling near the inside top was observed in one or more areas.

Small cracks noted at the right front corner, near the sump pit, with some protrusion inward, and on the floor in this area. Small cracks noted further inward in this area. Deterioration noted in the cripple wall in this area. See Termite Report for further information. Recommend engaging a licensed contractor to further evaluate these issues, make and implement recommendations.

Posts & Piers:

Deterioration and cracks noted on one pier and post near the furnace. Recommend repair to prevent progressive damage. Recommend engaging a licensed contractor to further evaluate, make recommendations and implement repairs.

Floor:

Typical crack noted at the right front corner. See remarks in Wall section.

ROOF SYSTEM

Roof:

Roof Access:

A limited inspection was performed from the ground with binoculars. Some areas were not visible. Recommend engaging a licensed roofing contractor to fully inspect the roof, garage roof, flashing and gutter systems. Roof Doctors 800 913 1180 may be able to perform an inspection at no charge.

Roof Covering:

Composition shingles. Overall appears serviceable. Two areas on the left appear lifted and should be evaluated by a Roofing contractor.

Gutters & Downspouts:

Gutters & Downspouts:

One or more downspouts route to underground drainage. The effectiveness of this system was not evaluated as that determination is beyond the scope of this inspection.

Other downspouts terminate at the foundation, and at the vicinity of the underground system. Recommend engaging a skilled tradesperson to evaluate the possibility of routing these downspouts into the underground system.

Attic & Insulation:

Access:

It was noted the springs on the access ladder for the garage did not have safety wires installed. As a safety upgrade, recommend installation by a skilled tradesperson.

ELECTRICAL SYSTEM

Service:

Grounding Equipment:

Evidence of ground was observed in the main electrical panel, however attachment to a ground rod or rebar in the garage was not observed. Recommend engaging a licensed electrician to verify proper ground.

HEATING - AIR CONDITIONING

Heating Equipment:

Air Filters:

Replacing or cleaning filters every 60-90 days is recommended.

PLUMBING SYSTEM

Waste Lines:

Condition:

Plumbing vents appear serviceable. Most drains were appropriate.

Considering the age of the home a sewer lateral inspection is generally recommended. Recommend engaging a licensed Plumber to perform this inspection.

Hose Bibs / Hookups:

General:

Back flow prevention device recommended at all bibs. This small attachment available at hardware stores prevents water from being drawn back into the inside in the event of a pressure drop.

Fuel System:

Meter / Tank:

Meter located at exterior, System appears serviceable.

Recommend installing a fuel shutoff wrench at the meter.

Sump Pump:

Basement:

Three sump pumps and pits observed. Two at the front corners and one at the rear. The right front pump operated, and a leak in the piping was noted. The left front was unplugged, and the rear float did not activate due to limited water level.

Recommend engaging a skilled tradesperson to bring the left front pump to operation, and repair the leak in the pipe at the right front.

KITCHEN - APPLIANCES

Range/ Cooktop / Oven:

Type & Condition:

Gas cooktop and oven with electric ignition. All burners operated appropriately.

No anti tilt bracket was installed to prevent accidental tipping. A gas shutoff valve was not present. As a safety upgrade, recommend installing these components. Recommend engaging a skilled tradesperson & plumber to install.

Ventilation:

Type & Condition:

Hood and light operated appropriately. Appears to be routed to the exterior.

The light cover was missing, exposing the interior. Recommend engaging a skilled tradesperson to replace the cover.

Garbage Disposal:

Condition:

The garbage disposal did not operate. Recommend engaging a skilled tradesperson to repair as required. The owner commented a Plumber was scheduled for repair the day following the inspection.

BATHROOMS

Sink & Cabinetry:

Bathrooms:

Overall these components were in serviceable condition and drained appropriately in the second floor bathroom. Functional flow was appropriate.

The first floor sink drained slowly. Recommend engaging a skilled tradesperson to repair as required. The owner

advised a Plumber was scheduled the day following the inspection.

Toilet:

Bathrooms:

The toilets flushed appropriately. Both toilets were loose. Leakage below the floor was not determined. Recommend engaging a skilled tradesperson to secure as required. The owner advised a Plumber was scheduled the day following the inspection.

Tub/Shower Fixtures:

Bathrooms:

The tub/shower fixtures appear serviceable. First floor tub drained slowly. Recommend engaging a skilled tradesperson to clear as needed. The owner advised a Plumber was scheduled the day following the inspection.

INTERIOR ROOMS

Windows:

General Type & Condition:

Sliding windows and double hung windows with dual pane construction. A representative sampling was opened and closed. One or more of these newer windows did not latch properly (ex Master Bedroom and Front Bedroom). Recommend engaging a skilled tradesperson to adjust as required)

GARAGE - CARPORT

Garage Door:

Service Doors:

Appeared serviceable.

Deterioration noted at the jamb. See Termite report for more information. Recommend engaging a skilled tradesperson to repair as needed.

Thank you for selecting Chris Home Inspection to do your pre-listing home inspection. If you have any questions regarding the inspection report or the home, please feel free to call me.

Sincerely,

Chris Graber
Chris Home Inspection
ChrisHILLC@comcast.net
925 914 9170

P.S. Should friends, family or acquaintances require an inspection, please refer Chris Home Inspection!

Confidential Inspection Report
123 Main Terrace
Friendly Town, CA 95123



Prepared for:

Mr. Anonymous Client

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

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GENERAL INFORMATION

Client & Site Information:

Inspection Date: May 25, 2016 11:00 AM
Client: Anonymous Client
Inspection Site: 123 Main Terrace
Friendly Town, CA 95123
House Occupied? Yes
People Present: Owner
Termite Inspector
Owner friends
Comments: No disclosures were available at the time of inspection.

Building Characteristics:

Main Entry Faces: West
Estimated Age: 96 years
Building Type: Detached single family
Stories: Two
Space Below Grade: Basement

Climatic Conditions:

Weather: Clear
Soil Conditions: Dry
Outside Temperature (f): 60-70 degrees F

Utility Services:

Water Source: Public
Sewage Disposal: Public
Utilities Status: All utilities on

Payment Information:

Total Fee: \$475.00

Paid By: Check # 2441

About Rated Items:

Items not found in this report are beyond the scope of this inspection and should not be considered inspected at this time. Please read the entire report for important details. Inspected items may be generally rated as follows:

OK = "Serviceable" = Item is functional and we did not observe conditions that would lead us to believe problems existed with this system or component. Some serviceable items may show wear and tear. Other conditions may be noted in the body of the report.

MM = "Marginal/Maintenance" = Item warrants attention or monitoring, or has a limited remaining useful life expectancy and may require replacement in the not too distant future. Further evaluation or servicing may be needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.

RR = "Repair or Replace" = Item, component, or unit is not functioning as intended and needs repair or replacement. Further evaluation is needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.

SAF = "Safety Concern" = Poses a risk of Injury or death.

NI = "Not Inspected" = Item was not visible, not accessible, or not able to be operated at the time of inspection, due to safety concerns or the possibility of damage.

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 standard 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: 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.

GROUNDS

Paving Conditions:

OK MM RR SAF NI

Walks:

Pavingstone path to the front appears serviceable.



Exterior Steps / Stoops:

Steps at the front appear in serviceable condition.



Patio / Porch:

OK MM RR SAF NI

Slab:

Slab appears in serviceable condition.



Decks / Balcony:

Condition:

The porch deck posts are deteriorated at the bottom. Further deterioration could lead to an unstable porch. See Termite Report for additional information. Recommend engaging a skilled tradesperson to repair as required.

The handrails and guardrails do not comply with currently recommended dimensional spacing on both the steps and deck. This is a safety concern. As a safety upgrade, recommend engaging a

skilled tradesperson to retrofit as required.



Fences & Gates:

OK MM RR SAF NI

Condition:

Fences and gates are not a part of this inspection. The gate latch mechanism and lower securing bolts require repair. Comments included as a courtesy.



Grading:

- OK MM RR SAF NI

Site:

The grade at the foundation should fall away from the foundation at a minimum of 1 inch per foot and extend at least 6 feet away from the foundation. This condition appears to have been satisfied at the left and rear of the home.

The grade at the front and right sides slope toward the home, and the rear patio area slopes toward the garage. Underground drainage noted on one or more downspouts. Recommend periodic monitoring for any impact on the foundation and possible additional drainage actions.





Landscaping:

Condition:

OK	MM	RR	SAF	NI
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Recommend periodic trimming of vegetation. Right rear, over the garage, and at the front of the garage currently required.



EXTERIOR - 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.

Exterior Walls:

OK MM RR SAF NI

Materials & Condition:

Exterior walls are constructed of stucco, and appear in serviceable condition.



Flashing & Trim:

Overall appear in serviceable condition.

Minor deterioration noted at the front door. See Termite report for additional information. Recommend engaging a skilled tradesperson to effect repairs.



Chimney:

Please Note:

There are a wide variety of chimneys and interrelated components. However, there are three basic types, single-walled metal, masonry, and pre-fabricated metal ones that are commonly referred to as factory-built ones. Single-walled metal ones should not be confused with factory-built metal ones, and are rarely found in residential use, but masonry and factory-built ones are commonplace. Our inspection of them conforms to industry standards, and is that of a generalist and not a specialist. However, significant areas of chimney flues cannot be adequately viewed during a field inspection. Therefore, because our inspection of chimneys is limited to areas easily viewed and does not include the use of specialized equipment, we will not guarantee their integrity or drafting ability and recommend that they be more thoroughly evaluated before the close of escrow.

OK MM RR SAF NI

Chimney Exterior:

Brick chimney with additional structural support straps secured to the roof. Inspected from the ground with binoculars. No structural analysis completed.

One or more areas of deteriorated grout were observed and hair line cracks noted. Further evaluation and repair is recommended. Recommend engaging a licensed Chimney sweep to further evaluate and provide required repairs.



	OK	MM	RR	SAF	NI	
Flue:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Not accessible.
Flashing:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Not visible from the ground.
Chimney Cap:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Inspected with binoculars from the ground. A rain hat and spark arrestor were observed. Appears serviceable so far as visible.
						Recommend further inspection by a licensed chimney sweep.



OK MM RR SAF NI

Height & Clearance:

The chimney should extend 3 feet above the roof through which it protrudes and be 2 feet above any surface within 10 feet horizontally, whichever is higher. This condition appear to have been satisfied.

Foundation:

Materials & Condition:

Satisfactory - The exposed portions of the perimeter foundation walls appear to be in serviceable condition.

Recent Movement:

There is no evidence of any recent movement.

Driveway:

Paving Conditions:

The pavingstone driveway properly slopes away from the home and toward the garage where a drainage trough keeps water away from the garage.



BASEMENT - CRAWLSPACE

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.

Basement:

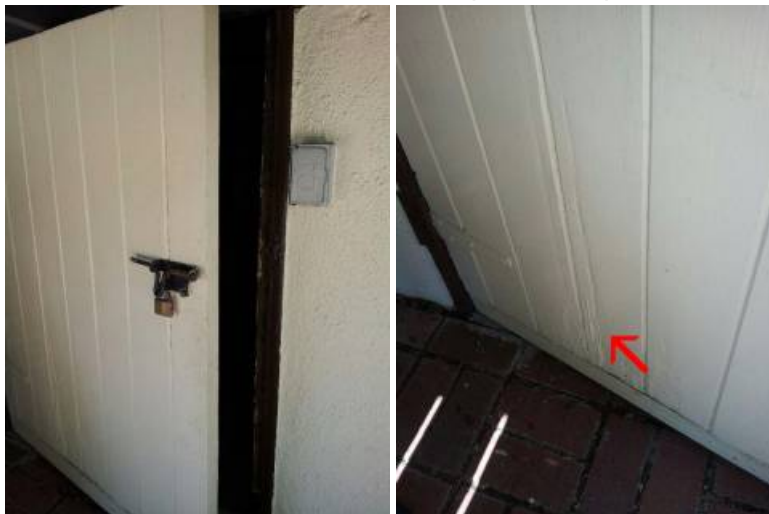
Access:

The basement was accessed through the door beneath the porch deck.

OK MM RR SAF NI

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Deterioration noted on the basement access door. See Termite Report for further information. Recommend engaging a skilled tradesperson to repair as required.



Walls:

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Walls are poured concrete. Most exposed portions of the interior foundation perimeter walls appear to be satisfactory. Evidence of efflorescence (prior moisture seepage) and some crumbling near the inside top was observed in one or more areas.

Small cracks noted at the right front corner, near the sump pit, with some protrusion inward, and on the floor in this area. Small cracks noted further inward in this area. Deterioration noted in the cripple wall in this area. See Termite Report for further information. Recommend engaging a licensed contractor to further evaluate these issues, make and implement recommendations.





OK MM RR SAF NI

Foundation Bolts:

Evidence of the use of foundation bolts to secure the framing to the foundation was observed.



Moisture:

Overall the concrete floor was dry, with accumulated water observed in the three sump pits. Some moisture noted in the drainage channels.

Beams/Underfloor:

The beams and underfloor appear in serviceable condition.



Posts & Piers:

OK MM RR SAF NI

Deterioration and cracks noted on one pier and post near the furnace. Recommend repair to prevent progressive damage. Recommend engaging a licensed contractor to further evaluate, make recommendations and implement repairs.

Other posts and piers appear serviceable.



Floor:

OK MM RR SAF NI

Typical crack noted at the right front corner. See remarks in Wall section.

Overall appear serviceable, moisture noted in drainage channel.



ROOF SYSTEM

Although not required to, we generally attempt to evaluate various roof types by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method used to evaluate them. Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance. We can only offer an opinion of the general quality and condition of the roofing material.

The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The waterproof membrane beneath roofing materials is generally concealed and cannot be examined without removing the roof material. Although roof condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings or on framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company. We do not inspect attached accessories including by not limited to solar systems, antennae, and lightning arrestors.

Roof:

Style: Gable
 OK MM RR SAF NI

Roof Access:

A limited inspection was performed from the ground with binoculars. Some areas were not visible. Recommend engaging a licensed roofing contractor to fully inspect the roof, garage roof, flashing and gutter systems. Roof Doctors 800 913 1180 may be able to perform an inspection at

no charge.

OK MM RR SAF NI

Composition shingles. Overall appears serviceable. Two areas on the left appear lifted and should be evaluated by a Roofing contractor.

Roof Covering:





Eaves - Soffits - Fascias:

OK MM RR SAF NI

Appear serviceable so far as visible from the ground.



Gutters & Downspouts:

OK MM RR SAF NI

Gutters & Downspouts:

One or more downspouts route to underground drainage. The effectiveness of this system was not evaluated as that determination is beyond the scope of this inspection.

Other downspouts terminate at the foundation, and at the vicinity of the underground system. Recommend engaging a skilled tradesperson to evaluate the possibility of routing these downspouts into the underground system.





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

Attic & Insulation:

Access:

Viewing was limited, to observing from garage and second floor hatch areas only. Access is restricted by low headroom and insulation between the joists, or no platform area

OK MM RR SAF NI

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It was noted the springs on the access ladder for the garage did not have safety wires installed. As a safety upgrade, recommend installation by a skilled tradesperson.





OK MM RR SAF NI

Structure:

A rafter system is installed in the attic cavities to support the roof decking. The rafter system appears to be in satisfactory condition. The rafter spacing appears ~ 24 inch on center.



Ventilation:

Appears to be satisfactory. Gable end vents were observed.



OK MM RR SAF NI

Insulation:

Insulation is installed between the joists in the house attic.



Depth:

~ 6 inches.

ELECTRICAL SYSTEM

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, 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.

Service:

	OK	MM	RR	SAF	NI	
Type & Condition:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Service is 100 amp, 110/220 Volts, with circuit breakers.
Grounding Equipment:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Evidence of ground was observed in the main electrical panel, however attachment to a ground rod or rebar in the garage was not observed. Recommend engaging a licensed electrician to verify proper ground.



Electrical Distribution Panels:

OK MM RR SAF NI

Main Panel Location:

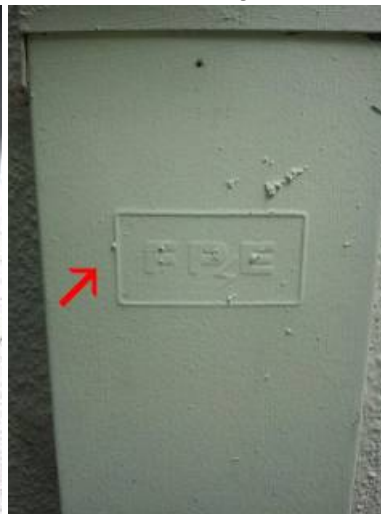
Exterior of house on the right front area, 3 foot clear access is provided. Weatherproof and secure.



Main Panel Observations:

It was noted that this panel is a Federal Pacific Electric panel. There have been recalls for this type of panel due to overheating. This is a safety concern. Recommend engaging a licensed Electrician to further evaluate, make recommendations and implement repairs as required.

The main disconnect is located here. Circuit and wire sizing correct so far as visible, no evidence of over heating.





OK MM RR SAF NI

Subpanel #1:

Located in the basement.

It was noted that this panel is a Federal Pacific Electric panel. There have been recalls for this type of panel due to overheating. This is a safety concern. Recommend engaging a licensed Electrician to further evaluate, make recommendations and implement repairs as required.

Other concerns were noted in this panel. The ground and neutral wires were connected to the same bar, older wiring observed apparently routed to knob and tube wiring, and wire twists were not taped. These are safety concerns as well. Recommend engaging a Licensed Electrician to further evaluate, make and implement recommendations.





OK MM RR SAF NI

Subpanel #2:

Located in the basement right front corner, no evidence of overheating, circuits are labeled.

The 30 amp wires appear undersized and there was no evidence of a ground bar. These are a safety concern. Recommend engaging a Licensed Electrician to further evaluate, make recommendations and implement repairs.





Conductors:

OK MM RR SAF NI

Entrance Cables:

Not visible.

Branch Wiring:

Copper so far as visible.

It was noted that an electrical cable was routed over the access hatch in the house attic. This is a safety concern. Recommend engaging a Licensed Electrician to reroute.



Switches & Fixtures:

General:

A representative selection of switches and fixtures throughout the home were inspected and appear in serviceable condition.

Globes were missing from one or more closet lights. Recommend engaging a skilled tradesperson to install globes to eliminate a fire hazard.



Electrical Outlets:

OK MM RR SAF NI

General:

A representative selection of electrical outlets throughout the home were inspected and appear in serviceable condition, with appropriate polarity and grounding. Two open junction boxes were noted in the basement and exposed wiring was noted under the deck. Hot and Neutral were reversed in a dining room outlet. These are a safety concern. Recommend engaging a licensed electrician to further evaluate and provide repairs.

Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at exterior, garage, bath rooms, & kitchen outlets. GFCI protection was not present in the kitchen, basement, and first floor bathroom. This is a safety concern. Recommend engaging a licensed electrician to further evaluate and provide repairs.



HEATING - 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 preformed 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.

Heating Equipment:

Type & Location:

Forced air located in the basement. Also, an electric wall heater in the first floor bathroom.



OK MM RR SAF NI

Fuel Source:

Natural Gas. There is a fuel shutoff valve at this location.

It was noted that there was no flexible gas line installed. As a seismic safety upgrade, installation is recommended. Recommend engaging a Licensed HVAC contractor to install.



Capacity / Approx. Age: This is an older installation est 20+ years. Capacity not visible. The typical service life for a forced air natural gas furnace is 18 - 20 years. Exact dates were not discernable.

OK MM RR SAF NI

General Operation & Cabinet:

The furnace operated appropriately with no unusual noises.



Burners / Heat Exchangers:

The heater appears in serviceable condition. The heat exchanger portion of a gas or oil fired heater is difficult to access without disassembly, and cannot be adequately checked during a visual inspection. We recommend a service contract be placed on the unit and a heating contractor called to verify the condition of the heat exchanger prior to settlement date.

- Pump / Blower Fan:** Appear operational with no unusual noises.
 OK MM RR SAF NI
- Combustion Air:** Appears serviceable.
- Flues, Vents, Plenum:** During this inspection it is impossible to determine the condition of the interior of the flue. The interior of the flue may be deteriorated, but during a visual inspection we were unable to see the interior walls.

It was noted that the flue is improperly routed as it does not slope upward at 1/4" per foot. This is a safety concern. Recommend engaging a licensed HVAC contractor to repair as required.



- Air Filters:** Replacing or cleaning filters every 60-90 days is recommended.



Normal Controls: Thermostat is located in the hall.

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.

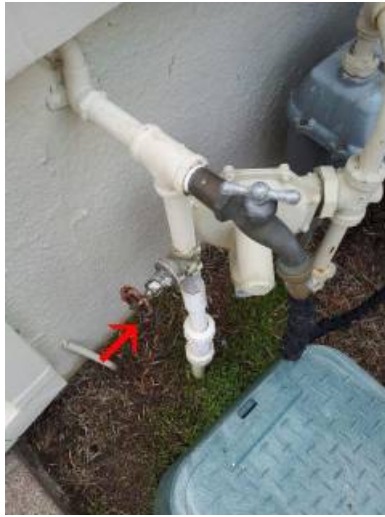
The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. Therefore a regulator is recommended whenever street pressure exceeds 80 psi. However, regardless of pressure, leaks will occur in any system, and particularly in 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.

Main Line:

OK MM RR SAF NI

Shut Off: The main shutoff valve is located on the left side.



OK MM RR SAF NI

Material:

Plastic

Pressure:

Water pressure appears satisfactory as observed in a functional flow test at the sinks.

Supply Lines:

Material:

Copper.

Condition:

Appear serviceable, functional flow appropriate at interior locations.

Waste Lines:

Material:

Cast/ABS waste system, appears serviceable.



Condition:

-
-
-
-
-

Plumbing vents appear serviceable. Most drains were appropriate.

Considering the age of the home a sewer lateral inspection is generally recommended. Recommend engaging a licensed Plumber to perform this inspection.

Hose Bibs / Hookups:

- OK
- MM
- RR
- SAF
- NI

General:

-
-
-
-
-

Back flow prevention device recommended at all bibs. This small attachment available at hardware stores prevents water from being drawn back into the inside in the event of a pressure drop.



The temperature pressure relief valve at the upper portion of the water heater is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

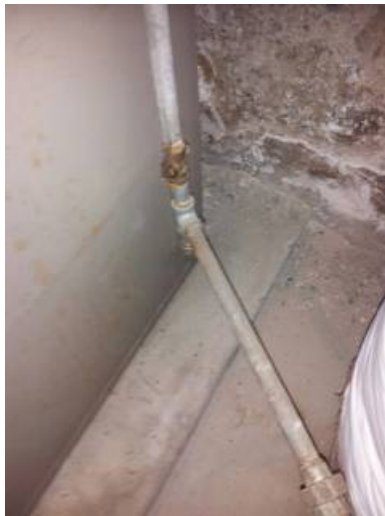
Water Heater:

Power Source:

-
-
-
-
-

Gas. There is a gas line cutoff valve installed adjacent to the hot water heater.

It was noted that there was no flexible gas line installed. As a seismic safety upgrade, installation is recommended. Recommend engaging a Licensed Plumber to install.



Capacity:

Label not visible, estimated ~ 40 gallons.

Location:

In the basement.



Condition:

OK	MM	RR	SAF	NI
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

This appears to be an older installation, label not visible.

There are a number of concerns with the installation. No seismic safety straps were installed. The flue vent sloped downward. There are no flex water lines leading to the heater. There is no flex fuel line installed. These are safety concerns. Recommend engaging a licensed Plumber to further evaluate and repair as required.

The owner advised a Plumber was scheduled the day following the inspection.

OK MM RR SAF NI



Fuel System:

Meter / Tank:

Meter located at exterior, System appears serviceable.

Recommend installing a fuel shutoff wrench at the meter.



Sump Pump:

OK MM RR SAF NI

Basement:

Three sump pumps and pits observed. Two at the front corners and one at the rear. The right front pump operated, and a leak in the piping was noted. The left front was unplugged, and the rear float did not activate due to limited water level.

Recommend engaging a skilled tradesperson to bring the left front pump to operation, and repair the leak in the pipe at the right front.





See Bathrooms section of report for information about plumbing and fixtures in those areas.

Fixtures & Drain

OK MM RR SAF NI

Kitchen Sink:

Porcelain sink, Faucet is serviceable, Hand sprayer is serviceable. Sink drains appropriately.



KITCHEN - APPLIANCES

We may test kitchen appliances for basic functionality, but cannot evaluate them for their performance nor for the variety of their settings or cycles. Appliances older than ten years may exhibit decreased efficiency. Even if general comments are made, these items are not inspected: free-standing appliances, refrigerators, freezers, ice makers, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills, or rotisseries, timers, clocks, thermostats, the self-cleaning and cooking capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards. These items should be considered outside the scope of the inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

Range/ Cooktop / Oven:

OK MM RR SAF NI

Type & Condition:

Gas cooktop and oven with electric ignition. All burners operated appropriately.

No anti tilt bracket was installed to prevent accidental tipping. A gas shutoff valve was not present. As a safety upgrade, recommend installing these components. Recommend engaging a skilled tradesperson & plumber to install.



Ventilation:

Type & Condition:

Hood and light operated appropriately. Appears to be routed to the exterior.

The light cover was missing, exposing the interior. Recommend engaging a skilled tradesperson to replace the cover.



Dishwasher:

OK MM RR SAF NI

Condition:

This unit appears serviceable, door hinges ok. soap dish opened upon operation. The air gap was present and operated appropriately.



Garbage Disposal:

Condition:

The garbage disposal did not operate. Recommend engaging a skilled tradesperson to repair as required. The owner commented a Plumber was scheduled for repair the day following the inspection.



Kitchen Interior:

OK MM RR SAF NI

Counters & Cabinets:

Tile counters are in serviceable condition.
Cabinets appear serviceable.



BATHROOMS

In accordance with industry standards of practice, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do we leak-test shower pans, which is usually the responsibility of a termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants.

Our inspection of interior areas includes the visually accessible areas of walls, floors, cabinets and closets, and a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

Sink & Cabinetry:

OK MM RR SAF NI

Bathrooms:

Overall these components were in serviceable condition and drained appropriately in the second floor bathroom. Functional flow was appropriate.

The first floor sink drained slowly. Recommend engaging a skilled tradesperson to repair as required. The owner advised a Plumber was scheduled the day following the inspection.





Toilet:

OK MM RR SAF NI

Bathrooms:

The toilets flushed appropriately. Both toilets were loose. Leakage below the floor was not determined. Recommend engaging a skilled tradesperson to secure as required. The owner advised a Plumber was scheduled the day following the inspection.



Tub/Shower Fixtures:

Bathrooms:

The tub/shower fixtures appear serviceable. First floor tub drained slowly. Recommend engaging a skilled tradesperson to clear as needed. The owner advised a Plumber was scheduled the day following the inspection.



Tub/Shower And Walls:

OK MM RR SAF NI

Bathrooms: Overall appear in serviceable condition.

Bath Ventilation:

Bathrooms: Appeared serviceable with vent fan and/or window as well.

INTERIOR ROOMS

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the close of escrow.

Doors:

OK MM RR SAF NI

Main Entry Door:

Wood construction with appropriate weather stripping, minor adjustment required at the bottom. Hardware operated appropriately.



Other Exterior Doors:

Appear in serviceable condition.

Overall Interior Door Condition:

Appear in serviceable condition with no binding and hardware was operational.

Windows:

General Type & Condition:

Sliding windows and double hung windows with dual pane construction. A representative sampling was opened and closed. One or more of these newer windows did not latch properly (ex Master Bedroom and Front Bedroom).

Recommend engaging a skilled tradesperson to adjust as required)

Walls:

OK MM RR SAF NI

General Material & Condition:

The walls are of drywall construction and appear in good condition.

Ceilings:

General Type & Condition:

The ceilings are of drywall construction and appear in good condition. No stains were detected.

Floors:

General:

A combination of hardwood, wall to wall carpeting, and tile flooring was present and appeared in serviceable condition.

Minor subfloor sounds noted on the second floor.





Closets:

OK MM RR SAF NI

General:

Appear in serviceable condition.

Fireplace

Wood Burning Fire Place:

Pellet stove noted in the fireplace. Not a part of this inspection.

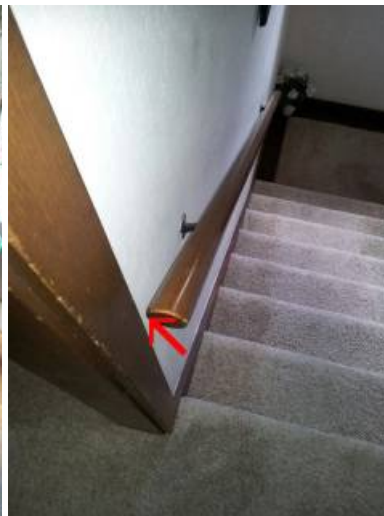


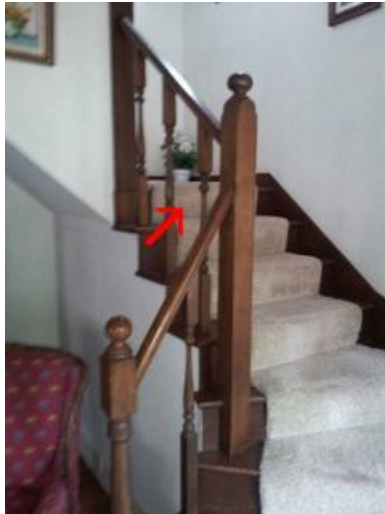
Stairs & Handrails:

OK MM RR SAF NI

Condition:

The stairs and handrails were secure, however, do not meet current recommendations for baluster spacing and closed handrails. As a safety upgrade, recommend considering retrofitting to meet current requirements. Recommend engaging a skilled tradesperson to further evaluate make recommendations and implement.





Smoke / Fire Detector:

OK MM RR SAF NI

General:

Smoke Detectors are recommended in each bedroom and adjacent hall. Carbon Monoxide devices are recommended on each floor, and outside and near bedrooms

These units were not present as required. (Smoke noted in hall). Recommend engaging a skilled tradesperson to install as required.

Condition

Duct Work/Distribution

Floor registers were present and operated appropriately. Rerturn register located in the dining room. Ducts were flexible round and appear serviceable.



GARAGE - CARPORT

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.

Type:

Detached, 2-3 car tandem garage.

Roof:

OK MM RR SAF NI

Condition: Recommend engaging a licensed roofing contractor to inspect along with the home.

Ceilings:

Condition: Appeared serviceable.

Garage Door:

Material - Condition: Garage doors appear in serviceable condition.

Door Operator: Automatic door opener(s)- operational. No auto reverse sensor lights were installed. This is a safety concern. Recommend engaging a skilled tradesperson to install auto reverse feature.

Service Doors: Appeared serviceable.

Deterioration noted at the jamb. See Termite report for more information. Recommend engaging a skilled tradesperson to repair as needed.



Garage Walls:

OK MM RR SAF NI

Type & Condition:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Appear serviceable with no damage noted.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	





Floor:

OK MM RR SAF NI

Condition:

Appears in serviceable condition. Sealed cracks noted.





HOME INSPECTION AGREEMENT

Inspector's Name: Chris Graber

NAHI, Membership # 23467

Company: Chris Home Inspection _____

Address: 1281 Ridgestone Rd _____

City: Livermore _____ State: CA _____ Zip: 94551 _____

Telephone: 925 914 9170 _____ Fax: 925 454 0185 _____ E-Mail: ChrisHILLC@Comcast.Net _____

THIS INSPECTION AGREEMENT IS INTENDED TO BE A LEGALLY BINDING CONTRACT PLEASE READ IT CAREFULLY

Client's Name: _____ eMail: _____

Report #: 07172016-1

Property Address: _____

Client Telephone: _____

Contact: _____

Agreed Inspection Fee: _____ \$xxx.00

Additional Fee(s) For: Crawl Space (Incl.) _____ \$___.00

Additional Fee(s) For: _____

TOTAL INSPECTION FEES: \$ xxx.00

1. Client requests a limited visual inspection of the residential structure identified at the above address by the listed inspector of the above company, herein after collectively referred as the "Company" and Client hereby represents and warrants that all approvals necessary have been secured for company's entrance on to the property.

2. Client warrants (a) they have read the following Agreement carefully, (b) they understand they are bound by all the terms of this contract, and (c) they will read the entire inspection report when received and promptly call Company with any questions they may have.

3. Client understands that the inspection and inspection report are performed and prepared for their sole, confidential and exclusive use. Client agrees that they will not transfer or disclose any part of the inspection report to any other person with these exceptions ONLY. (a) one copy may be provided to the current seller(s) of the property but only upon the express condition that the seller(s) covenant to use the inspection report only in connection with Client's transaction, and agree not to transfer or disclose the report to any persons other than their real estate agent, and (b) one copy may be provided to the real estate agent representing Client and/or a bank or other lender for use in Client's transaction only. Client agrees to indemnify, defend and hold harmless Company from any third party claims relating to this inspection or inspection report.

4. Company agrees to perform a limited visual inspection of the residential structure at the above address and to provide Client with a written opinion as to the apparent general condition of the structure's components and systems, including identification of significant observable deficiencies as they exist at the time of inspection. The inspection will be performed in a manner consistent with the standards of the National Association of Home Inspectors. A copy of these Standards are provided to Client.

5. The Inspection only includes those systems and components expressly and specifically identified in the inspection report. Any area which is not exposed to view, is concealed, is inaccessible because of soil, walls, floors, carpets, ceilings, furnishings or any other thing, or those areas/items which have been excluded by the National Association of Home Inspectors standards and/or by agreement of the parties is not included in this inspection. The inspection does not include any destructive testing or dismantling. Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection or exists in any area excluded from inspection by the terms of this agreement. Maintenance and other items may be discussed but will NOT form a part of the inspection report. The following areas/items, systems and components are among those NOT included in the inspection:

- The inspector is not required to provide an inspection of any condominium or townhouse association common component, or system including but not limited to roof, siding, grounds, remote panels or evaluate condominium/townhouse association reserve accounts.
Code or zoning violations
System or component installation
Permit research
Structural, geological, soil, wave action or hydrological stability, survey, engineering, analysis or testing
Termites or other wood destroying insects, rodents or other pest, dry-rot or fungus
Latent or concealed defects
Asbestos radon gas, lead paint, urea formaldehyde, toxic or flammable chemicals, water or air quality, PCB's or other toxins, electro-magnetic fields, underground storage tanks, proximity to toxic waste sites or other environmental or health hazards
Private water or sewage systems
Pools, spas, hot tubs, saunas, steam baths, fountains or other types of or related systems and components

