

Report: ChrisHI Site Address:

Confidential Inspection Report

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Prepared for:

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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November XX, 2010

Prospective Buyer
678 Home Street
New Town, CA 94XXX

RE: 123 Main St.
Any Town, CA 95XXX



Dear Prospective Buyers:

At your request, a visual inspection of the above referenced property was conducted on November XX, 2010 . 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. No disclosures were available at the time of inspection.

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.

Here is a list of **major defects** that need further evaluation or repair by appropriately Licensed Contractors.

GROUNDS

Patio / Porch:

Slab:

Patio type: Concrete. Portion adjacent to home slopes inward, Sloped toward building.
Cracks noted - major.

ROOF SYSTEM

Roof:

Roof Covering:

Numerous end tiles partially detached from roof and present serious hazard and potential injury should they fall.
Recommend they all be secured by qualified contractor.

ELECTRICAL SYSTEM

Electrical Outlets:

General:

All bath, kitchen outlets adjacent to sinks were tested for GFCI. All were good except for two in kitchen on either side of sink. Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at exterior, garage, bath rooms & kitchen outlets. Garage outlets were GFCI protected.

Electrical Outlets:

General:

Missing or damaged cover plates viewed. In closet under stairway.

GARAGE - CARPORT

Garage Door:

Material - Condition:

Door appears serviceable with no noted deterioration.

Door Operator:

Automatic door opener(s)- not operational. Chain and bracket mechanism missing. Based on size of door automatic opener is recommended to avoid injury.

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

Fences & Gates:

Condition:

Type: Wood, Broken/missing boards, in rear of property, West side, Front, West side.

Grading:

Site:

Pitch slope of soils away from foundation. Slope should fall away from the foundation at a minimum of 1/2 inch per foot and extend at least 10 feet away from the foundation. Proximity of adjacent homes prevents 10 feet. With the exception of the patio, slope away appears adequate.

Landscaping:

Condition:

Sprinkler heads too close to home. Should be 18" away. Appear to be bubbler type that may mitigate the issue.

EXTERIOR - FOUNDATION

Exterior Walls:

Materials & Condition:

Walls are constructed with: Stucco, Cracks noted are typical, But bear monitoring. Suggest sealing identified cracks, noted in rear west side.

Window Trim:

Small crack noted on front window first floor. Suggest sealing to prevent water penetration. No other signs of damage.

Chimney:

Height & Clearance:

The chimney should extend 3 feet above the roof through which it protrudes or be 2 feet above any surface within 10 feet horizontally, whichever is higher. Suggest confirming actual height during roof inspection.

ROOF SYSTEM

Flashings:

As viewed from roof edge on ladder appeared serviceable. One vent appeared to have excessive gap. Suggest evaluation when roof is inspected by contractor. The potential for water entry is present.

Gutters & Downspouts:

Debris in gutter, should be cleaned.

HEATING - AIR CONDITIONING

Heating Equipment:

Burners / Heat Exchangers:

Burner Flame(s) appear typical, 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.

Air Filters:

The filters are in need of cleaning or replacement. Replacing or cleaning filters every 30 to 45 days is recommended.

Ductwork / Distribution:

Ducts / Air Supply:

Flexible Round, Minor re-taping is needed on one duct in crawl space. Registers in living room are not secured in place (floor mounted) and could cause an accident if left open. Suggest implementing some means of securing the registers.

KITCHEN - APPLIANCES

Range/ Cooktop / Oven:

Type & Condition:

Gas, Electric ignition, Right front burner is inoperative. Suggest cleaning of burner to see if that resolves problem. Oven tested to 330 degrees F setting and matches thermometer.

BATHROOMS

Tub/Shower Fixtures:

Master Bath:

The following problems were noted at the tub/shower drain: Drain is slow at tub. Suggest removing drain stopper and inspect for debris, or clean out associated trap.

GARAGE - CARPORT

Ceilings:

Condition:

Previous repairs noted, Two current areas to watch. Take note of new Carbon Monoxide detector requirements and required installation prior to escrow closure.

The full Inspection Report follows including photographs.

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

Sincerely,

Chris
Chris Home Inspection, LLC

GENERAL INFORMATION

Client & Site Information:

Inspection Date: November XX, 2010.
Client: Omitted.
Inspection Site: 123 Main St, Any Town, CA.
House Occupied? No.
People Present: Buyers and Selling Agent.

Building Characteristics:

Main Entry Faces: North.
Estimated Age: 20 years.
Building Type: 1 family.
Stories: 2
Space Below Grade: Crawl space.

Climatic Conditions:

Weather: Clear.
Soil Conditions: Very wet.
Outside Temperature (f): 45-50.

Utility Services:

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

Payment Information:

Total Fee: \$450.00.
Paid By: Check.

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

This inspection is not intended to address or include any geological conditions or site stability information. We do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this can only be confirmed by a geological evaluation of the soil. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. We cannot determine drainage performance of the site or the condition of any underground piping, including subterranean drainage systems and municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. Any areas too low to enter or not accessible are excluded from the inspection. We do not evaluate any detached structures such as storage sheds and stables, nor mechanical or remotely controlled components such as driveway gates. We do not evaluate or move landscape components such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Any such mention of these items is informational only and not to be construed as inspected.

Paving Conditions:

	OK	MM	RR	SAF	NI	
Driveway:	p	..	..	..	..	Concrete, properly sloped away from building.
Walks:	p	..	..	..	..	Sidewalk type: Concrete.
Exterior Steps / Stoops:	p	..	..	..	..

Patio / Porch:

Condition:

OK p " " "

Sprinkler heads too close to home. Should be 18" away. Appear to be bubbler type that may mitigate the issue.



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:

" p " " "

Walls are constructed with: Stucco, Cracks noted are typical, But bear monitoring. Suggest sealing identified cracks, noted in rear west side.



Moisture:

p

There were no elevated moisture levels noted on the exposed areas of the crawlspace walls, and there was no evidence of moisture throughout the area.



Beams/Underfloor:

OK MM RR SAF NI
p

Satisfactory - The main beam installed appears to be in satisfactory condition. Underfloor insulation restricts viewing. There appears to be 6" of insulation.

Ventilation:

p

Satisfactory - The cross-ventilation in the crawlspace appears to be adequate. One ventilation duct has some torn exterior covering hanging. When possible, repair is encouraged. Location east wall near front of home.



Floor:

p

Soil.

Posts / Piers:

p

Exposed concrete piers at least 8" in diameter are visible in the crawlspace. The piers as installed appear to be adequate. No engineering analysis was completed. One large pier was noted under the kitchen area.



Insulation & Vapor Retarders:

In Unfinished Areas:

p

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.
Roof Access: Viewed from roof edge on ladder.
 OK MM RR SAF NI
Roof Covering: p

Tile. Appears serviceable/within useful life.



. p p
 Numerous end tiles partially detached from roof and present serious hazard and potential injury should they fall. Recommend they all be secured by qualified contractor.



Flashings:

OK MM RR SAF NI

.. p

As viewed from roof edge on ladder appeared serviceable. One vent appeared to have excessive gap. Suggest evaluation when roof is inspected by contractor. The potential for water entry is present.



Eaves - Soffits - Fascias:

p

Appear in serviceable condition with no visible deterioration.



Gutters & Downspouts:

.. p

Debris in gutter, should be cleaned.



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 hatch areas only. Access is restricted by low headroom and structural construction.



Structure: OK MM RR SAF NI
p " " " "

A rafter system is installed in the attic cavity to support the roof decking and appears to be in satisfactory condition. The rafter spacing appears 16 inch on center, but could not be measured. Additional rafter bracing was noted.



Ventilation: p " " " " " " Ventilation appears adequate as there was no evidence of moisture presence currently or in the past. There are soffit vents installed and gable end vents installed that allow ventilation.

Insulation: p " " " " " " Fiberglass- Blown, The vapor barrier was not evident as access was restricted.

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: p " " " " Underground, 110/220 Volt, Circuit breakers.

Grounding Equipment: p " " " " Grounded via connection to metallic pipe.



Electrical Distribution Panels:

Main Panel Location: p " " " " Exterior of house, west side.



Main Panel Observations: Circuit and wire sizing correct so far as visible.



Switches & Fixtures:

General: p " " " " Switches and fixtures all tested and appear operational.

Master Bath: Operational.

Hall Bath: Operational.

Other Bath: Operational.
Master Bedroom: Operational.
Bedroom #2: Operational.
Bedroom #3: Operational.
Garage Walls: Operational.

Electrical Outlets:

OK MM RR SAF NI

General: p " " " " With exceptions noted below, all outlets were functional.

Kitchen Interior: Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at exterior, garage, bath rooms & kitchen outlets.

Master Bath: A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the room are in serviceable condition. GFCI operational.

Hall Bath: A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the room are in serviceable condition. GFCI operational.

Other Bath: A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the room are in serviceable condition.

Master Bedroom: A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the room are in serviceable condition.

Bedroom #2: A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the room are in serviceable condition.

Bedroom #3: A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the room are in serviceable condition.

Laundry: 220 Service-operational.

Garage Walls: A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the house are in serviceable condition. GFCI operational.

Electrical Outlets:

General: " " p p " All bath, kitchen outlets adjacent to sinks were tested for GFCI. All were good except for two in kitchen on either side of sink. Ground Fault Circuit Interrupter



(GFCI) outlets are recommended for installation at exterior, garage, bath rooms & kitchen outlets. Garage outlets were GFCI protected.

Electrical Outlets:

OK MM RR SAF NI

General:

.. . p p ..

Missing or damaged cover plates viewed. In closet under stairway.



Ceiling Fans:

Living Room:

Satisfactory - There is a ceiling fan installed in this room. It appears to be functional.

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, Garage.					
Fuel Source:	Natural Gas.					
Capacity / Approx. Age:	The typical service life for a forced air natural gas furnace is 18 - 20 years.					
	OK	MM	RR	SAF	NI	
General Operation & Cabinet:	p	"	"	"	"	
Burners / Heat Exchangers:	"	p	"	"	"	Burner Flame(s) appear typical, 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:	p	"	"	"	"	
Combustion Air:	p	"	"	"	"	
Air Filters:	"	p	"	"	"	The filters are in need of cleaning or replacement. Replacing or cleaning filters every 30 to 45 days is recommended.
Normal Controls:	p	"	"	"	"	Thermostat is located in the living room and appears to operate properly.

Air Conditioning:

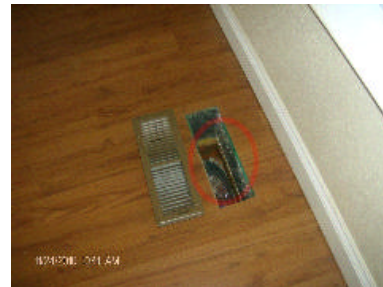
Primary Type:	Central.					
Fuel Source:	220 Volt.					
Capacity / Approx. Age:	Original Installation.					
System Condition:	"	"	"	"	p	Outdoor temperature lower than 65 degrees F, operation of AC could damage unit.
Normal Controls:	"	"	"	"	p	

Ductwork / Distribution:

Ducts / Air Supply:

... p

Flexible Round,
Minor re-taping is
needed on one duct
in crawl space.
Registers in living
room are not
secured in place
(floor mounted) and
could cause an
accident if left open.
Suggest
implementing some
means of securing
the registers.



Living Room:

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent, however it appears to provide the service intended. See comment regarding loose registers elsewhere in this report. There is an air return vent located in this room.

Master Bedroom:

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent. Appears to provide service intended. Second floor return in hallway.

Bedroom #2:

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent. Appears to meet the function intended. Return register in hallway.

Bedroom #3:

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent. However it appears to meet the function intended. Return register is hallway.

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:

Shut Off: Main shutoff valve is located at front west corner of home. Valve not tested.
Material: Main line is 3/4 inch diameter.
Pressure: Water pressure appears adequate.

Supply Lines:

Material: Copper.
OK MM RR SAF NI
Condition: p " " " " No leakage is noted, but monitor in the future.

Waste Lines:

Material: Plastic.

Hose Bibs / Hookups:

General: p " " " " Sample operated, appeared serviceable.

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.
Capacity: 40 Gallons.
Location: Garage.



Condition: p Pressure relief valve noted, not tested, Flue vent intact. Unit appears new, typical service life 7-10 years.

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

Fixtures & Drain

OK MM RR SAF NI

Kitchen Sink: p Porcelain, Minor wear noted, Faucet is serviceable.

Hose Bibs / Hookups/Sink Faucets:

Laundry: p Plumbing appears serviceable, There is a connection box installed in the wall with both hot and cold water and a drain pipe. The drain pipe was not flood tested.

Waste Lines/Sink Drains:

Laundry: There is a hookup for a 220-volt electric dryer.

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:

Type & Condition: . . . p Gas, Electric ignition, Right front burner is inoperative. Suggest cleaning of burner to see if that resolves problem. Oven tested to 330 degrees F setting and matches thermometer.



Ventilation:

OK MM RR SAF NI

Type & Condition: p " " " " Fan/Hood operational.

Dishwasher:

Condition: p " " " " Dishwasher tested, soap doors functional, door hinge proper. Air gap device or high-loop is present on drain line- Proper.

Garbage Disposal:

Condition: p " " " " "

Other Built-ins:

Microwave: p " " " " "

Kitchen Interior:

Counters & Cabinets: p " " " " " Cabinets appear serviceable, with minor wear noted. Counters with granite surface.

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:

Master Bath: p " " " " " Evidence of prior leakage in the drain appeared. Currently no leakage was observed, but may have been evidence of previous problems in the garage.

Hall Bath: p " " " " "

Other Bath: p " " " " "

Toilet:

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Master Bath: p " " " "

Hall Bath: p " " " "

Other Bath: p " " " "

Tub/Shower Fixtures:

Master Bath: " p " " "

The following problems were noted at the tub/shower drain:
Drain is slow at tub.
Suggest removing drain stopper and inspect for debris, or clean out associated trap.



Hall Bath: p " " " "

Tub/Shower And Walls:

Master Bath: p " " " "

Shower walls appear serviceable, however, double caulking at North end may have been solution to repairs noted in garage by door to street.

Hall Bath: p " " " "

Bath Ventilation:

Master Bath: p " " " "

Only a window is provided for ventilation. Consider installing an exhaust fan to provide additional ventilation.

Hall Bath: p " " " "

Other Bath: p " " " "

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:

- Master Bath:** Hardware operational.
- Other Bath:** Hardware operational.
- Master Bedroom:** Hardware operational.
- Bedroom #2:** Hardware operational.
- Bedroom #3:** Hardware operational.

Windows:

- Kitchen Interior:** At least one window or associated hardware in this room needs repair. The thermal seal is broken. Although it is keeping the elements out, it has a clouded appearance. This condition will worsen.

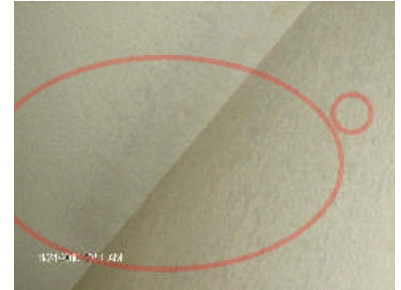


- Master Bath:** Operational.
- Master Bedroom:** Operational.
- Bedroom #2:** Operational.

Bedroom #3: Operational.

Ceilings:

Living Room: Previous Leak - There are signs of a previous water leak in the ceiling in this room. It does not appear to be an active leak.



Previous Leak - There are signs of a previous water leak in the ceiling in this room. It does not appear to be an active leak.



Dining Room: There is a condition in the ceiling that needs attention. There is some minor cracking noted in the living room ceiling observable on the second floor landing. Be sure to take note of any future movement. Most minor cracking is due to shrinkage of the construction materials.



Floors:

Living Room: The floor covering material is hardwood. Good - The floor covering is newer, and it should provide years of service.

Master Bedroom: The floor covering material is carpet.

Bedroom #2: The floor covering material is carpet.

Bedroom #3: The floor covering material is carpet.

Closets:

Master Bedroom: The mirror is cracked at the bottom left corner on the closet door and should be replaced.



Smoke / Fire Detector:

Kitchen Interior: Not Inspected. Buyers should ensure operational smoke detectors are present prior to escrow closing, and new requirements for Carbon Monoxide detectors are observed as well.

Master Bedroom: Not Inspected. The buyers should ensure operational smoke detectors are present prior to escrow.

Bedroom #2: Not Inspected. The buyers should verify the presence of operational smoke detectors prior to escrow closing.

Bedroom #3: Not Inspected. The buyers should ensure the presence of operational smoke detectors prior to escrow closing.

LAUNDRY AREA

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned. See Plumbing and Electrical pages for more details about those types of system components.

Laundry:

Location: Garage.

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:

Attached, Two car.

Ceilings:

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Condition:

.. p Previous repairs noted, Two current areas to watch. Take note of new Carbon Monoxide detector requirements and required installation prior to escrow closure.



Garage Door:

Material - Condition:

p .. p Door appears serviceable with no noted deterioration.

Door Operator:

.. .. p p .. Automatic door opener(s)- not operational. Chain and bracket mechanism missing. Based on size of door automatic opener is recommended to avoid injury.



Service Doors:

p Hardware operational.

Garage Walls:

Type & Condition:

p Drywall.

Fire Wall

The wall covering appears to meet the minimum fire separation standards. However, it is not possible to verify after the sheetrock is finished.

Floor:

Condition:

p Intact with no significant cracks present.