YOUR LOGO

PROPERTY INSPECTION REPORT

123 Apple Ln.

Example, WA, 12345

Wednesday, May 9, 2018

Inspected *by* **Bob The Inspector**

Prepared *for* **John Doe**

John Doe
Buyer's Agent
Elite Realty

Jane Doe
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1 - CONDITION TO BE MONITORED AND/OR MAITAINED

1.1 - HOUSE WALL FINISH

HOUSE WALL FINISH OBSERVATIONS

There are typical cracks in the stucco, which you should view for yourself. All cracks result from movement, and are structural in that respect, but the vast majority of them have only a cosmetic significance.

1.2 - SITE & OTHER OBSERVATIONS

LANDSCAPING OBSERVATIONS

Vegetation is encroaching on the structure, and should be kept a minimum of twelve inches away for the general welfare of the walls and foundation.

1.3 - GRADING & DRAINAGE

INTERIOR-EXTERIOR ELEVATIONS

At points around the residence, there are similar elevations between the exterior grade and the interior floors. Such conditions are obviously not ideal, and moisture intrusion could result. The door thresholds must be kept sealed and the base of the walls monitored, and particularly during prolonged rains.

GENERAL COMMENTS

Water is destructive, and if it's not given a way around a residence it will likely find a way in. For this reason the ideal residence is surrounded by surfaces that slope away from it for a minimum of six feet, and it has interior floors that are several inches higher than the exterior grade. It has roof gutters that discharge into area drains that convey water to a street or other hard surface. Unfortunately, many older residences don't meet this ideal, and people often fail to realize why positive drainage is essential until a problem occurs. Water not only flows on surfaces but beneath them as well and can penetrate walls and floors by capillary action or hydrostatic pressure, for which reason, capillary breaks and French drains are typically installed on modern sites to protect residences against moisture intrusion. A capillary break consists of layers of sand and gravel and a vapor barrier underneath a slab, and a French drain consists of five inch diameter tubes with holes facing the direction of the flow. They're typically enclosed in a sleeve or sock and encased in a bed of gravel in a trench that parallels a footing below the level of a floor, where they not only receive subterranean water that takes the path of least resistance, but can also receive water from roof gutters and area drains. However, area drains are only as good as their type and size. The least efficient are usually round and two or three inches in diameter, which are not only difficult to clean by hand but are easily obstructed by debris. The most efficient are five or six inches wide or larger and are similar to catch-basins that discharge close to the middle of the drain and allow any sediment or debris that's

washed in to drop to the bottom where it can be easily removed. All area drains can be displaced by soil movement or blocked by roots and sedimentary material, and we don't flush-test them because it could literally take hours of time and hundreds of gallons of water, or entail the use of equipment or high-pressure hoses, for which reason we cannot guaranty that a drainage system will function as it's intended. We cannot guarantee the condition of any subterranean drainage system, and if a property does not meet this ideal, or if any portion of the interior floor is below the exterior grade, we cannot endorse it and recommend that you consult with a grading and drainage contractor, even though there may not be any evidence of moisture intrusion.

1.4 - GAS WATER HEATERS

COMMON OBSERVATIONS

The water heater is functional, but beyond its warranty period and you should expect that it may fail without any advanced notice and require replacement at anytime in the near future.

1.5 - LAUNDRY ROOM

DRYER VENT

Faulty dryer vents have been responsible for thousands of fires, hundreds of injuries, and even deaths. The best vents are a smooth-walled metal type that travels a short distance; all other types should be regarded as suspect, and should be inspected bi-annually to ensure that they do not contain trapped lint or moisture.

1.6 - EXTERIOR COMPONENTS

YARD WALLS

There are typical stress fractures or grout joint separations in the cinder block yard walls, but they are reasonably firm and do not appear to be in any danger of falling.

1.7 - HVAC SPLIT SYSTEMS

FURNACE

The furnace is well beyond the commonly accepted design life of twenty years, and will need to be monitored more closely for evidence of metal fatigue.

3 - FUNCTIONAL

3.1 - MULTI-CAR GARAGE

AUTOMATIC OPENER

The garage door opener is functional.

GARAGE DOOR & HARDWARE

The garage door and its hardware are functional.

FIREWALL SEPARATION

The firewall separating the garage from the residence is functional.

VENTILATION PORTS

The ventilation ports are functional.

ENTRY DOOR INTO THE HOUSE

The house entry door is solid core, or fire-rated, and self-closes in conformance with fire-safety regulations.

LIGHTS

The lights are functional and do not need service at this time.

GARAGE SIDE DOOR

The side door is functional.

3.2 - MASTER BATHROOM

TUB

The tub is functional.

DOORS

The door is functional.

LIGHTS

The lights are functional.

TOILET & BIDET

The toilet is functional.

SINK COUNTERTOP

The sink countertop is functional.

SINGLE-GLAZED WINDOWS

The window is functional.

SINK FAUCET VALVES & CONNECTORS TRAP & DRAIN

The sink and its components are functional.

OUTLETS

The outlets are functional and include ground-fault protection.

STALL SHOWER

The stall shower is functional.

3.3 - EXTERIOR COMPONENTS

OUTLETS

The outlets that were tested are functional and include ground-fault protection.

LIGHTS

The lights outside the doors of the residence are functional. However, we do not inspect or evaluate decorative lights, low voltage lighting, yard lights or any other lighting systems that are not directly attached to the residence structure.

SLIDING GLASS DOORS

The sliding glass doors are tempered and in acceptable condition.

EXTERIOR DOORS

The exterior doors are in acceptable condition.

3.4 - MASTER BEDROOM

CLOSETS

The closet and its components are functional.

LIGHTS

The required lighting is supplied from a switched receptacle that responded properly to the wall switch.

OUTLETS

The outlets that were unobstructed and able to be tested are functional.

DOORS

The door is functional.

3.5 - SECOND GUEST BEDROOM

OUTLETS

The outlets that were unobstructed and able to be tested are functional.

LIGHTS

The required lighting is supplied from a switched receptacle that responded properly to the wall switch.

CLOSETS

The closet and its components are functional.

SINGLE-GLAZED WINDOWS

The windows that were unobstructed were checked, and found to be functional.

DOORS

The door is functional.

3.6 - DOWNSTAIRS HALLWAY BATHROOM

SINK COUNTERTOP

The sink countertop is functional.

LIGHTS

The lights are functional.

SINGLE-GLAZED WINDOWS

The window is functional.

TOILET & BIDET

The toilet is functional.

STALL SHOWER

The stall shower is functional.

SINK FAUCET VALVES & CONNECTORS TRAP & DRAIN

The sink and its components are functional.

DOORS

The door is functional.

3.7 - LAUNDRY ROOM

LIGHTS

The lights are functional.

DOORS

The door is functional.

GAS VALVE & CONNECTOR

The gas valve and connector are functional.

OUTLETS

The outlets that were tested are functional.

CABINETS

The cabinets are functional.

VALVES & CONNECTORS

The valves and connectors are functional. However, because they are not in daily use they typically become stiff or frozen.

TRAP & DRAIN

The trap and drain are functional.

3.8 - FIRST GUEST BEDROOM

LIGHTS

The required lighting is supplied from a switched receptacle that responded properly to the wall switch.

OUTLETS

The outlets that were unobstructed and able to be tested are functional.

SINGLE-GLAZED WINDOWS

The windows that were unobstructed were checked, and found to be functional.

DOORS

The door is functional.

CLOSETS

The closet and its components are functional.

3.9 - GAS WATER HEATERS

DRAIN VALVE

The drain valve is in place and presumed to be functional.

COMBUSTION AIR VENTS

The water heater does have appropriate combustion-air vents.

GAS SHUT-OFF VALVE & CONNECTOR

The gas control valve and its connector at the water heater are functional.

WATER SHUT-OFF VALVE & CONNECTORS

The shut-off valve and water connectors are functional.

SEISMIC STRAPS

The water heater is seismically secured in accordance with state and local standards.

3.10 - CONCRETE TILE ROOF

FLASHING

The roof flashings are in acceptable condition.

TILE CONDITION

The roof is in acceptable condition, but this is not a guarantee against leaks. For a guarantee, you would need to have a roofing company perform a water-test and issue a roof certification.

3.11 - UPSTAIRS HALLWAY BATHROOM

TUB-SHOWER

The tub/shower is functional.

SINK COUNTERTOP

The sink countertop is functional.

LIGHTS

The lights are functional.

SINK FAUCET VALVES & CONNECTORS TRAP & DRAIN

The sink and its components are functional.

TOILET & BIDET

The toilet is functional.

DOORS

The door is functional.

EXHAUST FAN

The exhaust fan is functional.

3.12 - KITCHEN

GAS COOKTOP

The gas cook top is functional.

SINK & COUNTERTOP

The sink and countertop are functional.

BUILT-IN GAS OVEN

The built-in gas oven is functional, but was neither calibrated nor tested for its performance.

LIGHTS

The lights are functional.

VALVES & CONNECTORS

The valves and connectors below the sink are functional. However, they are not in daily use and will inevitably become stiff or frozen.

EXHAUST FAN OR DOWNDRAFT

The exhaust fan or downdraft is functional.

FAUCET

The sink faucet is functional.

GARBAGE DISPOSAL

The garbage disposal is functional.

DISHWASHER

The dishwasher is functional.

CABINETS

The cabinets are functional, and do not have any significant damage.

TRAP AND DRAIN

The trap and drain are functional.

3.13 - IRRIGATION OR SPRINKLERS

HOSE BIBS

The hose bibs are functional, but we may not have located and tested every one on the property.

3.14 - POTABLE WATER SUPPLY PIPES

PRESSURE REGULATORS

A functional pressure regulator is in place on the plumbing system. A water pressure regulator is a valve that automatically cuts off, or reduces the flow of water at a certain pressure. Regulators are used to allow high-pressure water supply lines or tanks to be reduced to safe and/or usable pressures for residential applications.

PRESSURE RELIEF VALVES

A pressure relief valve is a safety device that relieves overpressure in the water piping. There is a pressure relief valve on the plumbing system, as required.

COPPER WATER PIPES

The potable water pipes are in acceptable condition.

3.15 - HVAC SPLIT SYSTEMS

THERMOSTATS

The thermostat is functional.

COMBUSTION-AIR VENTS

The combustion-air vents appear to be adequate to support complete combustion.

REGISTERS

The registers are reasonably clean and functional.

3.16 - LIVING ROOM

OUTLETS

The outlets that were tested are functional.

3.17 - DINING ROOM

OUTLETS

The outlets that were tested are functional.

LIGHTS

The lights are functional.

3.18 - BREAKFAST AREA

OUTLETS

The outlets that were tested are functional.

LIGHTS

The lights are functional.

3.19 - MAIN ENTRY

DOORS

The door is functional.

LIGHTS

The lights are functional.

3.20 - UPSTAIRS HALLWAY

LIGHTS

The lights are functional.

3.21 - FAMILY ROOM

OUTLETS

The outlets that were tested are functional.

BAR SINK

The bar sink is functional.

3.22 - MAIN STAIRS

LIGHTS

The lights are functional.

3.23 - ELECTRICAL EQUIPMENT & SERVICE PANEL

CIRCUIT BREAKERS

There are no visible deficiencies with the circuit breakers.

PANEL COVER OBSERVATIONS

The interior panel cover is in acceptable condition.

PANEL COVER OBSERVATIONS

The exterior panel cover is in acceptable condition.

4 - FURTHER INVESTIGATION ADVISED

4.1 - LEAD PAINT ADVISORY

LEAD SAFE CERTIFICATION PROGRAM

This residence was, or portions of it were constructed during or prior to 1978, in which case, there may be lead based paint on painted surfaces such as wall and ceilings. We do not test for the presence of lead based paint during our inspection, and specifically disclaim it in our contract agreement. On April 22, 2008, EPA issued a rule requiring the use of lead-safe work practices aimed at preventing lead poisoning in children. On April 22, 2010, the rule became effective and firms performing renovation, repair and painting projects that disturb lead-based paint in homes built before 1978 must be certified. Individual renovators must be trained by an EPA-accredited training provider, and the firms and renovators must follow specific work practices to prevent lead contamination. Violators of this law may be subject to fines up to $37,500 per day. Lead-based paint affects more than one million children today. Adverse health effects include learning disabilities, behavioral problems, and speech delays. If not done in a lead-safe manner, renovations and repair activities that disturb lead-based paint can expose children, as well as adults, to harmful levels of lead dust. More information about lead poisoning, and how this law may affect you as a home owner can be found at http://www.epa.gov/lead

4.2 - GENERAL GAS COMPONENTS

GAS SEISMIC SHUT-OFF VALVE

The gas main is not equipped with a seismic shut-off valve. A natural gas seismic shut-off valve automatically shuts off your gas service when an earthquake of a sufficient magnitude occurs at your home's location. Although they are not mandated by this jurisdiction, many insurance companies will require that a seismic shut-off valve be installed at the gas main. Therefore, you should check with your insurance provider.

4.3 - IRRIGATION OR SPRINKLERS

SPRINKLERS OR IRRIGATION SYSTEMS

We do not evaluate sprinkler systems, which should be demonstrated by the sellers.

4.4 - HVAC SPLIT SYSTEMS

COMMON OBSERVATIONS

The split-system needs to be serviced by a qualified HVAC contractor. This service should be scheduled within the inspection period, because a specialist could reveal additional defects or recommend upgrades that may affect your evaluation of the system.

4.5 - MULTI-CAR GARAGE

SLAB FLOOR

The garage is too full to permit a clear view of the slab. Therefore, we disclaim any responsibility for defects that exist in areas that are inaccessible for a visual inspection.

GARAGE OBSERVATIONS

The garage is too full of personal belongings for an adequate evaluation of the systems and components within. Therefore, it is important that you do a thorough investigation at some point after the garage has been emptied to determine if any addition deficiencies exists that were not visible at the time of the inspection.

5 - RECOMMEND UPGRADE

5.1 - LAUNDRY ROOM

VALVES & CONNECTORS

The water supply to washing machines is commonly left on, and the rubber hoses that are commonly used to supply water can become stressed and burst. For this reason we recommend replacing the rubber supply hoses with metal-braided ones that are more resilient.

5.2 - EXTERIOR COMPONENTS

FASCIA & TRIM

The fascia and trim need maintenance type service, and particularly where they are exposed to direct sunlight. Regular maintenance will help prevent moisture intrusion and infestation from wood-destroying insects

5.3 - GAS WATER HEATERS

DRIP PAN & OVERFLOW PIPE

The water heater is not equipped with a drip pan and overflow pipe, which is recommended, and which is designed to prevent or minimize water damage from a leak.

5.4 - CHIMNEY/FIREPLACE

WEATHER CAP-SPARK ARRESTOR

The chimney has a spark arrestor but not a weather cap, which is recommended.

6 - INFORMATIONAL

6.1 - MAIN ENTRY

WALLS & CEILING

The walls and ceiling are in acceptable condition.

FLOORING

The floor has no significant defects.

6.2 - SECOND GUEST BEDROOM

WALLS & CEILING

The walls and ceiling are in acceptable condition.

FLOORING

The floor has no significant defects.

6.3 - BREAKFAST AREA

FLOORING

The floor has no significant defects.

SINGLE-GLAZED WINDOWS

The windows are functional.

WALLS & CEILING

The walls and ceiling are in acceptable condition.

6.4 - SLAB FOUNDATION

COMMON OBSERVATIONS

The residence has a bolted slab foundation with no visible or significant abnormalities. There are horizontal voids in the stem walls of the slab foundation, which are referred to as cold-joints or honeycombs. These voids are common, and result when the concrete is not compacted sufficiently, or when the footings and the slab are poured at different times, but they are not typically regarded as being structurally threatening.

METHOD OF EVALUATION

We evaluated the slab foundation on the exterior, by examining the stem walls that project above the footing at the base of the house walls. The interior portions of the slab, which is also known as the slab floor, have little structural significance and because they are covered and not visually accessible, it is beyond the scope of our inspection.

GENERAL COMMENTS

This residence has a slab foundation. Such foundations vary considerably from older ones that have no moisture barrier under them and no reinforcing steel within them to newer ones that have both. Our inspection of slab foundations conforms to industry standards, which is that of a generalist and not a specialist. We check the visible portion of the stem walls on the outside for any evidence of significant cracks or structural deformation, but we do not move furniture or lift carpeting and padding to look for cracks or moisture penetration, and we do not use any of the specialized devices that are used to establish relative elevations and confirm differential movement. Significantly, many slabs are built or move out of level, but the average person may not become aware of this until there is a difference of more than one inch in twenty feet, which most authorities regard as being tolerable. Many slabs are found to contain cracks when the carpet and padding are removed, including some that contour the edge and can be quite wide. They typically result from shrinkage and usually have little structural significance. However, there is no absolute standard for evaluating cracks, and those that are less than 1/4" and which exhibit no significant vertical or horizontal displacement are generally not regarded as being significant. Although they typically do result from common shrinkage, they can also be caused by a deficient mixture of concrete, deterioration through time, seismic activity, adverse soil conditions, and poor drainage, and if they are not sealed they can allow moisture to enter a residence, and particularly if the residence is surcharged by a hill or even a slope, or if downspouts discharge adjacent to the slab. However, 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, and we would be happy to refer one.

6.5 - FIRST GUEST BEDROOM

FLOORING

The floor has no significant defects.

WALLS & CEILING

The walls and ceiling are in acceptable condition.

6.6 - DOWNSTAIRS HALLWAY BATHROOM

CABINETS

The cabinets are in acceptable condition.

FLOORING

The floor has no significant defects.

WALLS & CEILING

The walls and ceiling are in acceptable condition.

6.7 - ATTIC

ROCK WOOL INSULATION

The attic is insulated with approximately six inches of rock-wool insulation. You may wish to consider upgrading to a more efficient type of insulation, but this is a common type used in the fifties and sixties.

ELECTRICAL

The electrical components that are fully visible appear to be in acceptable condition.

FRAMING

The visible portions of the conventionally stacked roof framing are in acceptable condition, and would conform to the standards of the year in which they were installed.

VENTILATION

Ventilation is provided by a combination of eave, dormer, turbine, or gable vents, and should be adequate. We do not evaluate, nor do we operate or check the function of solar or electric powered ventilator fans.

PLUMBING VENTS

The drainpipe vents that are fully visible are in acceptable condition.

6.8 - WASTE & DRAINAGE SYSTEMS

GENERAL COMMENTS

We attempt to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a video-scan of the main line would confirm its actual condition. However, you can be sure that blockages will occur, usually relative in severity to the age of the system, and will range from minor ones in the branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main line. The minor ones are easily cleared, either by chemical means or by removing and cleaning the traps. However, if tree roots grow into the main drain that connects the house to the public sewer, repairs could become expensive and might include replacing the entire main line. For these reasons, we recommend that you ask the sellers if they have ever experienced any drainage problems, or you should consider having the main waste line video-scanned during your inspection contingency period. Failing this, you should obtain an insurance policy that covers blockages and damage to the main line. However, most policies only cover plumbing repairs within the house, or the cost of rooter service, most of which are relatively inexpensive.

DRAIN WASTE & VENT PIPES

Based on industry recommended water tests, the drainpipes are functional at this time. However, only a video-scan of the main drainpipe would confirm its actual condition.

TYPE OF MATERIAL

The visible portions of the drainpipes are acrylonitrile butadiene styrene type, or ABS.

CLEAN OUTS

Clean-outs are a necessary component of any residential waste and drainage system. They are designed to allow easy access for repairs, modifications and maintenance of the main drain-line and branch drain-lines, and are required components in modern plumbing systems. Clean-outs are often inadvertently concealed behind

exterior wall covering, ground cover or even slabs, such as patios and sidewalks. During our inspection we do not locate nor report on clean-outs except to note obvious deficiencies such as unsealed openings or obvious leakage. As generalists, we do not comment on the quantity, adequacy or lack of clean-outs on an existing system, and it may become necessary at some point in the future to add a clean-out or even multiple clean-outs to the system.

6.9 - UPSTAIRS HALLWAY

CLOSETS & CABINETS

The closet, or closets, is in acceptable condition.

WALLS & CEILING

The walls and ceiling are in acceptable condition.

FLOORING

The floor has no significant defects.

6.10 - LAUNDRY ROOM

WALLS & CEILING

The walls and ceiling are in acceptable condition.

FLOORING

The floor has no significant defects.

6.11 - SMOKE DETECTORS

SMOKE DETECTOR OBSERVATIONS

Except as otherwise noted within the report, the residence is equipped with smoke detectors in locations consistent with state and local requirements.

CA SMOKE DETECTOR REQUIREMENTS

A smoke detector is a device that detects smoke, typically as an indicator of fire. Smoke detectors are required to be installed in a manner consistent with the Building Codes in effect at the time of original construction. Additional detectors may be required if additions or alterations to structure have occurred, but at minimum, all residential homes in CA are required to have at least one working smoke detector. The California Health & Safety Code, Section 13113.8, specifically states that on and after January 1, 1986, every single-family dwelling and factory-built housing, as defined in Section 19971, which is sold shall have an operable smoke detector. The detector shall be approved and listed by the State Fire Marshal and installed in accordance with the State Fire Marshal's regulations. Unless prohibited by local rules, regulations, or ordinances, a battery-operated smoke detector shall be deemed to satisfy the requirements of this section. In addition, we categorically recommend that all sleeping rooms be equipped with functional smoke detectors regardless of the minimum standards set by state or local laws. Smoke detectors should be installed at least three feet away from air-conditioning and heating registers and be positioned no more than twelve inches below the highest point of the ceiling in the room it serves. They should be checked periodically and batteries should be changed regularly. Also, the generally accepted life expectancy of smoke detectors is ten years and any detector more than ten years old should not be relied upon and should be replaced immediately. If you are unable to determine the age of the smoke detector, it should be replaced. During our inspection, we do not check nor do we comment on the age of the installed smoke detectors. We do not operate smoke detectors nor do we smoke-test detectors, which is the only definitive test to confirm proper function.

6.12 - FAMILY ROOM

SINGLE-GLAZED WINDOWS

The windows are functional.

WALLS & CEILING

The walls and ceiling are in acceptable condition.

FLOORING

The floor has no significant defects.

6.13 - HOUSE WALL FINISH

HOUSE WALL FINISH TYPE

The house walls are finished with a combination of stucco and siding.

GENERAL COMMENTS

The house walls are generally wrapped with a waterproof or water-resistant barrier prior to installation of the finished covering. This barrier is an essential component, and proper installation is critical to water proofing the exterior walls. However, this barrier is concealed and not visible during the course of a generalists inspection. We do not perform water tests or leak tests, therefore, we cannot guarantee the integrity of this barrier and specifically disclaim any responsibility for defects that may exist or that may develop over time, and indications of damage or defects in the waterproof barrier may only become evident during heavy, prolonged or wind-driven rainfall. For a guarantee against leaks or defects in the waterproof barrier of the exterior walls, you would need to hire a qualified contractor to perform a water test. In addition, any system or component that has been subsequently attached to the structure, such as patio covers, decks, awnings, satellite dishes, etcetera, will have unavoidably pierced the waterproof barrier at the attachment points and will remain a potential point of moisture intrusion.

6.14 - CHIMNEY/FIREPLACE

FIREPLACE

The fireplace is in acceptable condition.

CHIMNEY FLASHINGS

The vertical chimney flashings are in acceptable condition.

LINED MASONRY

The chimney is a lined masonry type, which is the most dependable because the flue liner not only provides a smooth transition for the bi-products of combustion to be vented beyond the residence but provides an approved thermal barrier as well.

HEARTH EXTENSION

The hearth extension is in acceptable condition.

COMMON OBSERVATIONS

There are small cracks in the chimney walls and grout joints which you may wish to have evaluated. However, such cracks are quite common, and rarely have any structural significance in a lined chimney. They can result from shrinkage, common settling, thermal extremes, moisture contamination, and the expansion and contraction associated with freezing and thawing,

6.15 - UPSTAIRS HALLWAY BATHROOM

CABINETS

The cabinets are in acceptable condition.

WALLS & CEILING

The walls and ceiling are in acceptable condition.

FLOORING

The floor has no significant defects.

6.16 - GAS WATER HEATERS

RELIEF VALVE & DISCHARGE PIPE

The water heater is equipped with a mandated pressure-temperature relief valve.

CA STATE REQUIREMENTS FOR SEISMIC STRAPPING

California Health & Safety Code, Section 19211 requires that all new and replacement water heaters, and all existing residential water heaters, shall be braced, anchored, or strapped to resist falling or horizontal displacement due to earthquake motion. At a minimum, any water heater shall be secured in accordance with the California Plumbing Code, or modifications made thereto by a city, county, or city and county pursuant to Section 17958.5. The California Plumbing Code Section 508.2 reads as follows; Protection from Seismic Damage. Water heaters shall be anchored or strapped to resist horizontal displacement due to earthquake motion.

Strapping shall be at points within the upper one third (1/3) and lower one-third (1/3) of its vertical dimensions. At the lower point, a minimum distance of four (4) inches (102 mm) shall be maintained above the controls with the strapping.

GENERAL COMMENTS

There are a wide variety of residential water heaters that range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak. So it is always wise to have them installed over a drain pan plumbed to the exterior. Also, it is prudent to flush them annually to remove minerals that include the calcium chloride bi-product of many water softening systems. The water temperature should be set at a minimum of 110 degrees Fahrenheit to kill microbes and a maximum of 140 degrees to prevent scalding. Also, water heaters can be dangerous if they are not seismically secured and equipped with either a pressure/temperature relief valve and discharge pipe plumbed to the exterior, or a Watts 210 gas shut-off valve.

OVER-TEMPERATURE AND OVER-PRESSURE SAFETY SYSTEM

All storage-type (tank-type) water heaters are required to include an over-temperature and over-pressure safety system. Generally, this system will include a standard temperature & pressure relief (TPR) valve and discharge pipe. The purpose of the valve is to relieve excessive temperature or pressure build up inside the tank if it approaches the limits of the tank's safe design range. The discharge pipe is designed to route the discharge of water and steam to a safe location. The valve should be located near the top of the tank, and is usually threaded directly into the tank top itself. To test the valve, lift up on the handle slightly and hot water should discharge out of the overflow pipe.

6.17 - LIVING ROOM

FLOORING

The floor has no significant defects.

WALLS & CEILING

The walls and ceiling are in acceptable condition.

SINGLE-GLAZED WINDOWS

The windows are functional.

6.18 - STRUCTURAL ELEMENTS

IDENTIFICATION OF WALL STRUCTURE

The walls are conventionally framed with wooden studs.

IDENTIFICATION OF CEILING STRUCTURE

The ceiling structure consists of standard joists.

IDENTIFICATION OF ROOF STRUCTURE

The roof structure is conventionally framed with rafters, purlins, collar-ties, et cetera.

IDENTIFICATION OF FLOOR STRUCTURE

The floor structure consists of a poured slab that could include reinforcing steel.

6.19 - VARIOUS HARD SURFACES

COMMON OBSERVATIONS

There are common settling, or curing, cracks in the hard surfaces. This is somewhat predictable, and is typically not regarded as being structurally significant.

6.20 - KITCHEN

FLOORING

The floor has no significant defects.

PORTABLE MICROWAVE OVEN

We do not evaluate portable microwave ovens as a part of our service.

WALLS & CEILING

The walls or ceiling have cosmetic damage

6.21 - IRRIGATION OR SPRINKLERS

GENERAL COMMENTS

There are a wide variety of irrigation components, such as pipes that could include old galvanized ones, more dependable copper ones, and modern polyvinyl ones that are commonly referred to as PVC. However, among the latter, the quality can range from a dependable thick-walled type to a less dependable thin-walled type, and it is not uncommon to find a mixture of them. To complicate matters, significant portions of these pipes cannot be examined because they are buried. Therefore, we identify a system based on what type of pipe that can be seen. However, our inspection only includes the visible portions of the system, and we do not test each component, nor search below vegetation for any concealed hose bibs, actuators, risers, or heads. We do not test the automatic or manual sprinkler systems and recommend that you have the sellers demonstrate any sprinkler system during your inspection contingency period and indicate any seasonal changes that they may make to the program.

6.22 - GRADING & DRAINAGE

MOISTURE & RELATED ISSUES

Moisture intrusion is a perennial problem, with which you should be aware. It involves a host of interrelated factors, and can be unpredictable, intermittent, or constant. When moisture intrusion is not self evident, it can be inferred by musty odors, peeling paint or plaster, efflorescence, or salt crystal formations, rust on metal components, and wood rot. However, condensation and humidity can produce similar conditions if the temperature in an area is not maintained above the dew point. Regardless, if the interior floors of a residence are at the same elevation or lower than the exterior grade we cannot rule out the potential for moisture intrusion and would not endorse any such areas. Nevertheless, if such conditions do exist, or if you or any member of your family suffers from allergies or asthma, you should schedule a specialist inspection.

DRAINAGE MODE

Drainage is facilitated by soil percolation hard surfaces and full or partial gutters, which is not ideal but we did not see any evidence of moisture threatening the living space.

6.23 - CARBON MONOXIDE DETECTORS

CA CARBON MONOXIDE DETECTOR REQUIREMENTS

A carbon monoxide detector or CO detector is a device that detects the presence of carbon monoxide (CO) gas in order to prevent carbon monoxide poisoning. CO is a colorless and odorless compound produced by incomplete combustion. The California Health & Safety Code, Section 17926 requires, with very few exceptions, that all existing homes in California must be equipped with carbon monoxide alarms. CA Law requires that an approved carbon monoxide alarm be installed in dwelling units and in sleeping units within which fuel-burning appliances are installed, and in dwelling units that have attached garages. Carbon monoxide alarms and carbon monoxide detectors should be installed on or near the ceiling in the immediate vicinity of fuel burning appliances and other sources of carbon monoxide such as attached garages. The generally accepted life expectancy of carbon monoxide alarms is ten years and any alarm more than ten years old should not be relied upon and should be replaced immediately. If you are unable to determine the age of the CO alarm, it should be replaced. During our inspection, we do not operate or test the function of CO detectors.

6.24 - MASTER BEDROOM

WALLS & CEILING

The walls and ceiling are in acceptable condition.

FLOORING

The floor has no significant defects.

6.25 - MASTER BATHROOM

WALLS & CEILING

The walls and ceiling are in acceptable condition.

CABINETS

The cabinets are in acceptable condition.

FLOORING

The floor has no significant defects.

6.26 - CONCRETE TILE ROOF

GENERAL COMMENTS

Concrete tile roofs are among the most expensive and durable of all roofs, and are warranted by the manufacturer to last for forty years or more, but are usually only guaranteed against leaks by the installer from three to five years. Like other pitched roofs, they are not designed to be waterproof, only water resistant, and are dependent on the integrity of the waterproof membrane beneath them, which cannot be seen without removing the tiles, but which can be split by movement, deteriorated through time, or by ultra-violet contamination. In addition, although there is some leeway in installation specifications, the type and quality of membranes that are installed can vary from one installer to another, and leaks do occur. The majority of leaks result when a roof has not been well maintained or kept clean, and we recommend servicing them annually.

METHOD OF EVALUATION

We evaluated the roof and its components by walking on its surface.

6.27 - DINING ROOM

FLOORING

The floor has no significant defects.

WALLS & CEILING

The walls and ceiling are in acceptable condition.

SINGLE-GLAZED WINDOWS

The windows are functional.

6.28 - GENERAL GAS COMPONENTS

GAS SUPPLY PIPES

The visible portions of the gas pipes appear to be in acceptable condition.

GAS MAIN SHUT-OFF LOCATION

The gas main shut-off is located in the garage side yard. You should be aware that gas leaks are not uncommon, particularly underground ones, and that they can be difficult to detect without the use of sophisticated instruments, which is beyond the scope of a typical home inspection. Therefore, we recommend that you request a recent gas bill from the sellers, so that you can establish a norm and thereby be alerted to any potential leak.

6.29 - MULTI-CAR GARAGE

WALLS & CEILING

The walls are sheathed and in acceptable condition.

6.30 - INTERIOR OBSERVATIONS

INTERIOR OBSERVATIONS

The residence is furnished, and in accordance with industry standards we only inspect those surfaces that are exposed and readily accessible. We do not move furniture, lift carpets or rugs, nor do we remove or rearrange items within closets or cabinets. It is quite common for damage to occur during the vacating process. Typical components that become damaged include floor covering, drywall at walls and ceilings, windows, drain lines and water supply lines within cabinets, water connectors behind refrigerators, gas and water connectors behind laundry appliances, cabinet doors and drawers, lighting fixtures and any other component(s) in areas where occupants items have been stored or staged. On your final walk through, or at some point after furniture and personal belongings have been removed, it is important that you inspect the interior portions of the residence that were concealed or otherwise inaccessible and contact us immediately if any adverse conditions are observed that were not reported on in your inspection report.

INTERIOR OBSERVATIONS

There are stress fractures to the walls and ceilings at various points throughout the residence, which have resulted from movement, but have little or no structural significance. We can elaborate on this issue, but you may wish to have a specialist comment. Such cracks are common, but can continue to reappear after being repaired and particularly if they are not repaired correctly.

6.31 - EXTERIOR COMPONENTS

WALKWAYS

There are offsets in the walkways that could prove to be trip-hazards.

GENERAL COMMENTS

It is important to maintain a property, including painting or sealing walkways, decks, and other hard surfaces, and it is particularly important to keep the house walls sealed, which provide the only barrier against deterioration. Unsealed cracks around windows, doors, and thresholds can permit moisture intrusion, which is the principle cause of the deterioration of any surface. The evidence of such intrusion may only be obvious when it is raining.

WINDOWS

The windows appear to be the same age as the residence and will not necessarily function smoothly. Windows that open vertically may not stay open due to old, weak or damaged balance systems. Rollers and track systems for horizontally operated windows may not seal or operate effectively, and the thermal insulating factor of these windows is significantly inferior to newer, dual-paned windows. We do not necessarily consider aged systems or components to be materially defective, however, you should consider having the windows replaced at some point, if for no reason other than to increase the energy efficiency of the home.

FENCES & GATES

The fences and gates are serviceable, but have damage commensurate with their age.

WINDOW ADVISORY

In accordance with industry standards, we do not test every window in the house, and particularly if the house is furnished. There are many styles of windows but only two basic types, single and dual-glazed. Dual-glazed windows are superior, because they provide a thermal barrier, as well as an acoustical barrier. However, the hermetic seals on these windows can fail at any time, and cause condensation to form between the panes. Unfortunately, this is not always apparent, which is why we disclaim any evaluation of hermetic seals. In addition, the proper installation of windows and the flashings around windows is critical to water proofing the exterior walls. Missing, damaged or improperly installed flashings, and improperly installed windows are the most common cause of moisture intrusion to walls and baseboards beneath windows. Because the flashings are concealed by the exterior wall covering, we cannot endorse them and specifically disclaim any evaluation of these flashings, and leaks may become evident only during heavy, prolonged or wind-driven rainfall. Nevertheless, in accordance with industry standards, we test a representative number of unobstructed windows, and ensure that at least one window in every bedroom is operable and facilitates an emergency exit.

SCREENS

We do not evaluate window screens, because many people choose to remove them for aesthetic reasons. Also, they are easily damaged and can be removed after our inspection. Therefore, we choose to disclaim them.

DRIVEWAYS

There are predictable cracks in the driveway that would not necessarily need to be serviced.

BALCONIES GUARDRAILS ETC

The balcony surface is sheathed with a mineral cap sheet, or a rolled-roofing material, which is not designed for foot traffic and should not be used as such or expected to last as long as a conventional balcony surface.

6.32 - POTABLE WATER SUPPLY PIPES

RECIRCULATING SYSTEMS

Hot water recirculation systems deliver hot water to fixtures quickly without waiting for the water to get hot. Rather than relying on water pressure in water lines, recirculating systems use a pump to rapidly move water from a water heater to the fixtures. The plumbing system on this residence does not include a recirculating pump, which means that there will be a delay in hot water service relative to the distance of the fixture from the water heater.

PUBLIC WATER SUPPLY

The potable water is supplied to the residence by a public utility company.

WATER METER LOCATION

The water meter is located near the street, at the end of the driveway.

WATER MAIN SHUT-OFF LOCATION

The main water shut-off valve is located in the house side yard.

6.33 - MAIN STAIRS

CLOSETS & CABINETS

The closet, or closets, in the area of the stairs and landing is in acceptable condition.

WALLS & CEILING

The walls and ceiling have no significant defects.

FLOOR TREADS & RISERS

There are audible sub-floor squeaks on the landing at the top of the stairs, or at points on the second floor. They result when the sub-floor separates slightly from the floor joists and then rubs up and down on the fasteners that hold it in place. This condition can be usually eliminated by adding pre-drilled screws close to the fasteners.

FLOOR TREADS & RISERS

The floors on the second floor are not perfectly level which is not uncommon.

6.34 - ELECTRICAL EQUIPMENT & SERVICE PANEL

SERVICE ENTRANCE

The main conductor lines are underground, or part of a lateral service entrance. This is characteristic of modern electrical services but, inasmuch as the service lines are underground and cannot be seen, they are not evaluated as part of our service.

SERVICE EQUIPMENT GROUNDING & BONDING

The system is grounded to foundation steel, known also as a UFER ground, or concrete encased electrode.

SERVICE PANEL OBSERVATIONS

The panel and its components have no visible deficiencies.

GENERAL COMMENTS

National safety standards require electrical panels to be readily accessible, and have a minimum of thirty-six inches of clear space in front of them for service. Also, they should have a main disconnect, and each circuit

within the panel should be clearly labeled. Industry standards only require us to test a representative number of accessible switches, receptacles, and light fixtures. However, we attempt to test every one that is unobstructed, but if a residence is furnished we will obviously not be able to test each one.

SERVICE PANEL SIZE & LOCATION

The residence is served by a 100 amp, 240 volt panel, located in the garage side yard.

WIRING OBSERVATIONS

The residence is wired predominantly with a vinyl conduit known as non-metallic cable (NMC) or Romex.

WIRING OBSERVATIONS

The visible portions of the wiring have no visible deficiencies.

WIRING OBSERVATIONS

The conductors are predominantly copper throughout the residence

6.35 - HVAC SPLIT SYSTEMS

AGE & LOCATION

Central heat and air-conditioning are provided by a single split-system, consisting of a 31 year-old furnace with an evaporator coil that is located in the attic.

CONDENSATE DRAINPIPE

The condensate drainpipe discharges to the exterior of the residence.

RETURN-AIR COMPARTMENT

The return-air compartment is in acceptable condition.

FIBERGLASS DUCTING

The boots of the fiberglass ducts include a known asbestos-containing paper seal where they join the registers. Although common sense may dictate that this asbestos-containing paper is not likely to have contaminated the system, asbestos has become such a litigious issue that we will not endorse it and encourage you to take what ever action you may deem appropriate.

FIBERGLASS DUCTING

The ducts are a semi-rigid compressed fiberglass type that can be easily damaged and do not spring back into shape. Also, their fibers could provoke an allergic response in people sensitive to this material.

7 - RECOMMENDED SAFETY UPGRADE

7.1 - MULTI-CAR GARAGE

OUTLETS

The outlets should be upgraded to include ground fault protection, which is mandated by current standards and is an important safety feature.

7.2 - HVAC SPLIT SYSTEMS

VENT PIPE

The heat vent includes a Transite pipe, which is comprised of a solid, cement-like material that is known to contain asbestos fibers. Admittedly, these fibers could not easily escape from within the material, but the majority of heat vents, and certainly those that pass through attics, are required to be double-walled, or Type-B. Inasmuch as an imperceptible crack in a single-walled vent pipe could result in a fire, we recommend that the Transite pipe be replaced with a modern double-walled type.

7.3 - KITCHEN

OUTLETS

All of the countertop outlets should be upgraded to have ground fault protection, which is mandated by current standards and is an important safety feature.

7.4 - GENERAL GAS COMPONENTS

GAS MAIN OBSERVATIONS

There is no wrench at the gas shut-off valve to facilitate an emergency shut-off, and we recommend that you buy one and leave it in-place near the valve.

7.5 - GAS WATER HEATERS

VENT PIPE & CAP

The heat vent includes a Transite pipe, which is comprised of a solid, cement-like material that is known to contain asbestos fibers. Admittedly, these fibers could not easily escape from within the material, but the majority of heat vents, and certainly those that pass through attics, are required to be double-walled, or Type-B. Inasmuch as an imperceptible crack in a single-walled vent pipe could result in a fire, we recommend that the Transite pipe be replaced with a modern double-walled type.

7.6 - EXTERIOR COMPONENTS

BALCONIES GUARDRAILS ETC

The balcony guardrail is climbable, and therefore not child-safe. If children occupy or visit this property appropriate precautions should be taken to make the area more secure.

7.7 - MAIN STAIRS

HANDRAILS & GUARDRAILS

The intermediate rails in the stair guardrails are more than four inches apart and are not child safe. Therefore, you may wish to add a protective barrier.

HANDRAILS & GUARDRAILS

If small children occupy or visit this residence, suitable precautions should be taken to safeguard them.

8 - NEEDING SERVICE

8.1 - DOWNSTAIRS HALLWAY BATHROOM

OUTLETS

The outlets should be serviced to include ground-fault protection, which is required.

8.2 - UPSTAIRS HALLWAY BATHROOM

OUTLETS

The outlets should be serviced to include ground-fault protection, which is required.

8.3 - LAUNDRY ROOM

EXHAUST FAN

The exhaust fan does not respond and should be serviced.

8.4 - CARBON MONOXIDE DETECTORS

CARBON MONOXIDE DETECTOR OBSERVATIONS

The residence is not equipped with carbon monoxide alarms, which are required by state law. At least one carbon monoxide alarm is required, and should be installed in a location consistent with the manufacturers installation instructions and local ordinances.

8.5 - CHIMNEY/FIREPLACE

CHIMNEY FLUE

The transition between the firebox and the flue is suspect and should be evaluated for service by a specialist. The transition should be smooth, and it is possible that a component is missing or has been installed incorrectly.

DAMPER

The damper is stuck and does not function properly. It should be serviced or replaced by a qualified contractor.

CROWN OR CHASE COVER

The crown, which is designed to seal the chimney wall and shed rainwater, is cracked and should be sealed.

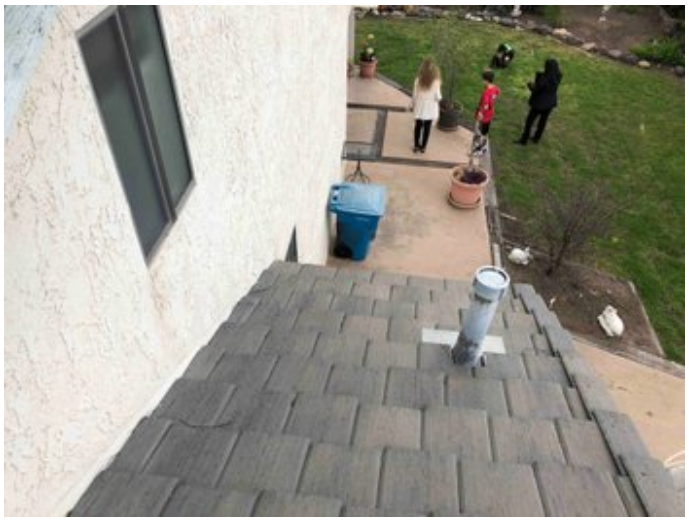
8.6 - MULTI-CAR GARAGE

ELECTRICAL OBSERVATIONS

Generally, any wiring or conduit that has been installed exposed on the face of drywall or wall studs, or is less than six-feet off of the garage floor is considered to be subject to physical damage. Electrical standards require that NM type cable that has been installed in a manner that subjects to physical damage must be covered or otherwise shielded to prevent damage. Therefore, the NM cable in the garage should be serviced accordingly by a qualified contractor.

8.7 - GAS WATER HEATERS

VENT PIPE & CAP



The termination for the water heater vent pipe is improper and too close to openable windows. This could result in carbon monoxide being introduced into the residence which is a significant health and safety hazard. Gas

appliance vents are required to terminate at least eight inches above the roof line where they are within eight feet of an openable window, or vertical wall. You may wish to get a second opinion by a qualified contractor for options on raising the vent to an acceptable height, but in any event, it is recommended that appropriate measures are taken to eliminate the potential for carbon monoxide to enter the residence from this vent.

8.8 - CONCRETE TILE ROOF

GUTTERS

The roof gutters need to be cleaned and serviced in order to drain properly.

8.9 - WASTE & DRAINAGE SYSTEMS

DRAIN WASTE & VENT PIPES

A sunk drain has been tied into a clean out, which is improper. All connections are required to be made with approved fittings and this should be corrected by a qualified plumber.

8.10 - HVAC SPLIT SYSTEMS

EVAPORATOR COIL

Energy is being lost at the seams of the evaporator coil at the furnace, which should be sealed.

DISTRIBUTION SYSTEM

The ducting for the distribution system consist of the original ducts for a forced-air heating system. A modern air-conditioning system has been installed to provide both heated and chilled air. Due to its density, chilled air requires larger ducts to operate effectively. The distribution system should be evaluated by a qualified HVAC contractor to determine the its adequacy with the current system.

CONDENSING COIL

There is no condenser attached to the system, which will be necessary for operation of the cooling system. The costs for this installation may be substantial and you should obtain estimates during your inspection contingency period since this may affect your evaluation of the property.

COMMON OBSERVATIONS

The asbestos-containing material (ACM) used to insulate the evaporator coil are in friable condition, which means they present a health hazard in their current condition. This material should be removed by a qualified contractor, and disposed of in accordance with local and federal laws.

GAS VALVE & CONNECTOR

There is an odor of gas at the appliance connector for the furnace in the attic, which should be serviced as soon as possible by a qualified contractor.

GAS VALVE & CONNECTOR

The gas line includes a brass appliance connector. Brass connectors have been recalled by their manufacturers and are no longer allowed for use in gas supply systems. Additionally, the utility company will discontinue service to the residence if they become aware that brass connectors are in use. The connector should be replaced with a flexible steel connector by a qualified plumber.

8.11 - EXTERIOR COMPONENTS

FASCIA & TRIM

There is damage to the wood trim that should be evaluated for service by a qualified termite inspector.

PATIO COVERS OR GAZEBOS

The patio cover has been attached directly to a fascia board, which has no structural value. There are no indications that this fascia board has been adequately secured to the structure in order to support the patio cover. Generally, a ledger board is bolted directly to the structure for adequate support. You should have the patio cover evaluated by a qualified contractor, and serviced to ensure that an adequate attachment has been established.

BALCONIES GUARDRAILS ETC

There is damage to the beams of the balcony that should be evaluated by a qualified termite inspector.

BALCONIES GUARDRAILS ETC

The balcony has been attached to and is being supported by the cantilever floor joists of the residence. This is generally not allowed by building standards, and is an indication that appropriate building permits were not obtained for the installation. We do not endorse the installation of the balcony and recommend that it be removed. You may wish to seek a second opinion before acting upon this recommendation.

BALCONIES GUARDRAILS ETC

The ledger for the balcony has been attached to the structure with lag-bolts, which unavoidably pierce the waterproof membrane of the exterior siding. The bolts may have been installed with a sealant to reduce the potential for leaks, but there is no visible flashing above the ledger attachment, and this will remain a potential point for moisture intrusion to the interior of the residence. For this reason, we recommend that a flashing be

installed beneath the stucco above the ledger-board by a qualified contractor to reduce or eliminate the potential for moisture intrusion.