

Inspection Report Exclusively For: 15-25 Years Old-072706

REPORT DEFINITIONS & SCOPE

Thank you for selecting **Our Company** to provide your property inspection. Our business is mostly through referrals and we would appreciate you recommending our service to your family, friends and associates who may be in need of our services.

Our inspectors are all proud members of **CREIA** (California Real Estate Inspection Association) and/or **ASHI** (American Society of Home Inspectors), the two major professional organizations for property inspectors in California. Both **CREIA** and **ASHI** require members to meet and adhere to all membership standards set forth in our standards of practice, they mandate a strict code of ethics and they require continual education in the property inspection profession.

This report describes the property conditions on the date of the inspection, to current **CREIA** and **ASHI** standards -- where there are differences between the two we adhere to the strictest. Within the **CREIA** and **ASHI** standards, our judgment is based upon locally accepted practice for comparable properties with respect to quality and workmanship allowing for reasonable wear and tear. The IRC Code is one source we take into account, but our service is not a code compliance inspection.

Soil conditions, inaccessible features, and cosmetic considerations are specifically excluded from the scope of this report. Our work is not technically exhaustive and does not include tests such as an appropriate professional might perform on any given system. We test components with normal operating controls and do not break down nor take apart any system. Our fees do not include guarantees or warranties either expressed or implied.

Some features are not inspected. For instance: Sewer drainage, which can become blocked without warning; timer controlled devices; thermostats and similar control devices are not checked for calibration; security systems; elevators; and personal property such as refrigerators and drapes. We cannot judge what we cannot see, such as conditions hidden within walls, beneath rugs, or deliberately masked. We do not dismantle, turn on gas service to appliances, nor venture into or onto areas, which our judgment may be hazardous. The inspection is strictly limited to those items detailed in this report. To review our standards of practice and code of ethics please visit www.creia.org.

We're here to help and encourage you so please call if you have any questions. Our code of ethics does not allow us to provide professional referrals.

We serve Orange, Los Angeles, Ventura, San Diego, Riverside and San Bernardino Counties.

This Report Complies with the CREIA Standards of Practice

These Standards of Practice provide guidelines for a *real estate inspection* and define certain terms relating to these *inspections*. ***Italicized*** words in these Standards are defined in Part IV, Glossary of Terms.

A. A *real estate inspection* is a survey and basic *operation* of the *systems* and *components* of a *building* which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may result in damage to the property or personal injury to the *Inspector*. The purpose of the inspection is to provide the Client with information regarding the general *conditions* of the *building(s)*. Cosmetic and aesthetic *conditions* shall not be considered.

B. A *real estate inspection* report provides written documentation of material defects discovered in the *inspected building's* *systems* and *components* which, in the opinion of the *Inspector*, are *safety hazards*, are not *functioning* properly, or appear to be at the ends of their service lives. The report may include the *Inspector's* recommendations for correction or further evaluation.

C. *Inspections* performed in accordance with these Standards of Practice are not *technically exhaustive* and shall apply to the *primary building* and its associated *primary parking structure*.

A *real estate inspection* includes the *readily accessible systems* and components or a *representative number* of multiple or similar *components* listed in SECTIONS 1 through 9 subject to the limitations, exceptions, and exclusions in Part III.

CODE DEFINITIONS

SAFETY CONCERNS

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

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Inspection Report Exclusively For: 15-25 Years Old-072706**FURTHER EVALUATION**

[FE] Further Evaluation: Conditions noted that warrant further evaluation and/or corrections by the appropriate professional in the appropriate trade.

CORRECTIONS RECOMMENDED

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

RECOMMENDED UPGRADE

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

INSPECTION INFORMATION

This report is intended only as a general guide to help the client make an evaluation of the overall condition of the home and is not intended to reflect the value of the property, nor make any representation as to the advisability of purchase. The report expresses the opinion of the inspector, based upon 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 evacuation 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.

Systems and conditions which are not within the scope of the building inspection include but are not limited to: formaldehyde, lead paint, mold, asbestos, radon, 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. The report does not constitute any expressed or implied warranty of merchantability or fitness for use regarding the condition of the property, and it should not be relied upon as such.

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 as set forth in the Inspection Agreement, 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.

All repairs should be done by an appropriate professional in the appropriate trade. This is the best assurance that the repairs are done correctly, for the protection of everyone involved. If the seller is accepting responsibility for any repairs, ask for contractor bill(s) as proof of completion.

Re-inspections are only performed on items not accessible or that were unable to be inspected due to utilities not being turned on at the time of original inspection. Should repairs be necessary we suggest they be performed by an appropriate professional in the appropriate trade and that all work complies with applicable laws, including governmental permits, inspections, and approval requirements. Buyer should obtain from seller receipts for repairs performed by others, a written statement indicating the date of repairs performed by seller and provide copies of receipts and statements of seller prior to final verification of condition.

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See body of report for detailed descriptions of findings and recommendations.

California law requires a broad disclosure statement to be provided by the sellers to buyer of most residential property (CA D.R.E. Form TDS-14). If the statement was provided to us, it is used at the inspection to double-check problem areas. We do not cover all the items in the state form; and some items may not be inspected.

NOTWITHSTANDING POSSIBLE STATEMENTS TO THE CONTRARY IN THE REAL ESTATE TRANSFER DISCLOSURE STATEMENT (CA D.R.E.FORM TDS-14), OUR INSPECTION IS NOT A SUBSTITUTE DISCLOSURE AS DESCRIBED BY CIVIL CODE 1102. This means we are *not* responsible for any errors or omissions on the disclosure statement nor any possible consequences of such errors or omissions.

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

CLIENT & SITE INFORMATION

FILE/DATE/TIME File # 15-25 year old Date: 07/27/06 Time: 3:00 PM.
CLIENT NAME Your Name Here.
LOCATION 123 Main, Newport Beach, CA 92680.



BUYER'S AGENT Your Agent.
WEATHER/SOIL Weather conditions during the inspection: clear, 70-80 degrees and the ground was moist to dry.

BUILDING CHARACTERISTICS

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MAIN ENTRY	Faces: South.
DESCRIPTION	Reportedly 21 years old, 2 story, reportedly 3000 square Ft. condominium unit.
FOUNDATION	Foundation types: concrete slab on grade.

UTILITIES

UTILITIES	All utilities on.
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OTHER INFORMATION

PEOPLE PRESENT	People present: client, buyer's agent, listing agent, appraiser, termite inspector.
BUILDING OCCUPIED	The building was not occupied during the inspection.
INSPECTED BY	A 1 P I Associate.
COMMENTS	Where noted, material defect(s) in the systems, structures, or components of the building are preceded by condition codes i.e. [SC], [FE], [CR] and [RU]. Each code is defined in the "Condition Code" section of page 3 of this report. We recommend all maintenance, repairs, or corrections be made by the appropriate persons "professionals in the appropriate trades" using approved methods prior to the close of escrow.

INTRODUCTORY NOTES**IMPORTANT INFORMATION**

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

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

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

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

[NOTE] Regardless of the age of the building we recommend inquiring about any permits and inspection records with final signatures for the building and for any changes, remodels or additions that may have been made to the building.

[NOTE] We are not soil or geotechnical engineers and cannot render an opinion regarding soil stability or potential soil movement. If desired, a qualified professional in the appropriate trade should be consulted on these matters.

[NOTE] Shortly before closing you will be given an opportunity for a final walk through of the property to assure you that the property is as it should be. We strongly suggest that you ask the present occupant/seller if any adverse conditions, changes, or remedial work done by others, which may have caused damage behind furniture or to another component of the house have occurred since your property inspection was performed.

[NOTE] Further evaluations and all corrections are recommended to be completed before the close of this transaction.

[NOTE] Square footage of and age of building quoted is information given by other parties in the transaction and is a guide for the inspection company to determine amount of time and the fee to perform the inspection. All parties to the transaction need to determine the exact square footage and age of building to their own satisfaction.

[NOTE] "The residential dwelling unit appears to be part of a complex that is managed

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and maintained by a Homeowners Association. The inspection will be limited to a visual evaluation of the systems and components that are located within the dwelling unit inspected.

The current condition of the "common elements" such as, but not limited to, roofs; stairs; landings; porches; hallways; walks; balconies; decks; patios; pools; spas; recreational areas/equipment; elevators; utility metering; parking stalls/ports; building site condition; structural stability; drainage systems; and all common areas on the property are not considered to be part of the inspection report. Any comments made regarding same have been made as a courtesy only, and should be addressed to the Homeowners Association or their representative.

It is suggested that the Homeowners Association's Proforma Operating Budget, including a Reserve Study as required by California Civil Code Section 1365 & 1365.5 and the Department of Real Estate, be carefully reviewed. The Reserve Study should provide an awareness as to the anticipated remaining life expectancies of the major components and systems. The budget should also include a statement of present funds, and a funding strategy to cover future major repair and/or replacement. Approved or anticipated special assessments should also be addressed.

It is also suggested that the current residential unit owner (the seller) and the Homeowners Association be consulted regarding known past defects, all corrective work performed, and to thoroughly review the "C.C. & R's" and Reserve Study for disclosure of pertinent facts affecting the current condition and market value of the residential unit, the complex's common elements and areas, and any existing or pending litigation."

ENVIRONMENTAL CONCERNS

Client acknowledges what is being contracted for is a building inspection and not an environmental evaluation and the inspection is not intended to; detect, identify or disclose any health or environmental concerns regarding the building(s) and/or adjacent property, including but not limited to, the presence of asbestos, radon, lead, urea-formaldehyde, fungi, mold, bio-organic growth, PCB's, electromagnetic radiation, buried fuel oil tanks, ground water contamination, soil contamination, or any other toxic materials or substances contained in the water, air, soils, or building materials or products. We are not trained or licensed to recognize or analyze any of these materials. We may make reference to one or more of these materials when/if noted during the inspection. Should further study or analysis seem prudent, then a full evaluation by an appropriate professional in the appropriate trade is recommended. Information related to these products can be found in the "Buyers/Homeowners Guide to Earthquake Safety & Environmental Hazards" pamphlet.

FOUNDATION, BASEMENTS AND UNDER-FLOOR AREAS

SECTION 1**A. Items to be inspected:**

1. Foundation *system*
2. Floor framing *system*
3. Under-floor ventilation
4. Foundation anchoring and cripple wall bracing.
5. Wood separation from soil.
6. Insulation.

We recommend that all *material defects* noted below be fully evaluated and/or corrected by an appropriate professional in the appropriate trade using approved methods, prior to the close of this transaction or contingencies.

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

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FOUNDATION AND SUPPORT COMPONENTS

101 FOUNDATION TYPE(S)	Foundation types: Concrete slab on grade.
102 EXTERIOR	The visible exterior areas of the concrete foundation showed no sign of unusual cracking or movement.
103 INTERIOR	The current condition of the concrete slab could not be confirmed by visual inspection due to wall-to-wall floor coverings.

FOUNDATION ANCHORING AND CRIPPLE WALL BRACING

117 ANCHORING & BRACING	A visual examination could not confirm the presence or condition of foundation anchor bolting because of concealment due to the type of foundation system employed. (slab-on-grade)
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SECTION 1

B. The Inspector is not required to:

1. Determine size, spacing, location or adequacy of foundation bolting/bracing components or reinforcing systems.
2. Determine the composition or energy rating of insulation materials.

EXTERIOR

SECTION 2

A. Items to be inspected:

1. Surface grade directly adjacent to the buildings
2. Doors and windows.
3. Attached decks, porches, patios, enclosures, balconies, stairways and their enclosures.
4. Wall cladding and trim
5. Portions of walkways and driveways that are adjacent to the buildings

We recommend that all material defects noted below be fully evaluated and/or corrected by an appropriate professional in the appropriate trade using approved methods, prior to the close of this transaction or contingencies.

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

EXTERIOR INFORMATION

201 SITE GRADING	Stair step site.
202 DRIVEWAY(S)	Materials: concrete.
204 WALKWAY(S)	Materials: concrete, brick and, stepping stones.
206 MAIN ENTRY	Materials: concrete pavers.
207 PATIO(S)	Materials: brick.
209 SITE DRAINAGE	Surface and underground drains.
210 SIDING/CLADDING(S)	Materials: manufactured wood siding.


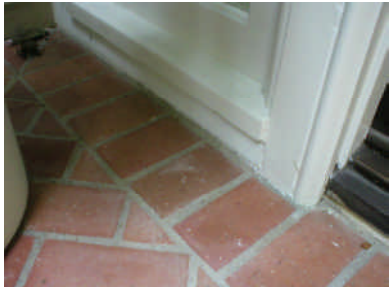

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212 EXTERIOR TRIM	Materials: wood.
213 DOORS)	Materials: wood and metal.
214 WINDOW(S)	Materials: wood, horizontal/vertical sliding, fixed with a combination of single-pane/non-thermal and double-pane/thermal windows present.

SURFACE GRADE, HARDSCAPING AND DRAINAGE

215 ASSOCIATIONS	Please read the residential dwelling unit statement in the "Introductory Notes" section on the "Inspection Information" page of the report.
216 SITE GRADING	<p>[CR] Present standards require a minimum of 4 inches clearance between the soil and any wood/metal construction. We recommend maintaining this clearance as much as is practical without creating a negative slope towards the structure.</p> <p>[CR] There were areas where, adjustments (removal of top soil and/or vegetation) of the grading at the foundation would be advised to help excess moisture flow away from the foundation.</p> <p>[CR] Sections of the interior slab/floor level were below or marginally above the exterior hardscape. We recommend modifications in these areas to maintain a minimum of 2 inches clearance between the grade and slab/floor level.</p>
217 DRIVEWAY(S)	[CR] There were cracks in the driveway.
219 WALKWAY(S)	<p>[SC] Evidence of ponding water with a moss condition was noted on the walkway(s). This condition is a slip and fall hazard.</p> 
223 MAIN ENTRY	<p>[FE] The entry/porch surface is against the bottom edge of the wood siding, this condition is conducive to moisture intrusion and deterioration of the wall.</p> 
224 PATIO(S)	<p>[FE] The patio surface was against the bottom edge of the manufactured wood siding wall. This condition is conducive to moisture intrusion and deterioration of the wall.</p> 
227 SITE DRAINAGE	[NOTE] An underground drainage system was installed, it was not water tested during the inspection. We make no representations as to its effectiveness and recommend its operation be noted during adverse weather.

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CLADDING, VENEERS, FLASHING, TRIM, EAVES, SOFFITS, FASCIAS

241 MANUFACTURED SIDING

[FE] Portions of the manufactured siding lacked adequate clearance from or were buried in the ground. These conditions are conducive to moisture intrusion/deterioration.

[CR] The manufactured siding was damaged/deteriorated at several locations of the building. These conditions are conducive to moisture intrusion/deterioration.

[CR] There were gaps between the manufactured siding and adjacent materials. These conditions are conducive to moisture intrusion/deterioration.

[CR] There were gaps noted at siding joints. These conditions are conducive to moisture intrusion/deterioration.

[FE] There were underdriven and overdriven fasteners noted. These condition(s) are conducive to moisture intrusion and deterioration.

247 FLASHING(S)

The visible areas of the flashings appeared functional.

248 EXTERIOR TRIM

[FE] There were damaged/deteriorated trim materials noted.

[CR] There were gaps between the trim materials and adjacent materials. These conditions are conducive to moisture intrusion/deterioration.

250 FASCIA(S)

The visible fascia materials appeared functional.

EXTERIOR DOORS AND WINDOWS

253 DOOR(S)

The doors viewed from the exterior appeared functional.

254 WINDOW(S)

The windows viewed from the exterior appeared functional.

[FE] Double-pane windows/doors reduce noise and improve efficiency of heating/cooling systems. The space between the panes is factory sealed. If a seal fails, air from the environment enters the formerly sealed space. This condition causes condensation or fogging in the window(s), depending on the climatic conditions. We cannot assure the seal on each and every window, but we will attempt to note in the report the presence of visible condensation, fogging and/or moisture staining noted during the inspection. Due to climatic conditions, nature of the components and cleanliness of the glass, it is not possible to determine all failures.

OUTSIDE THE SCOPE OF THE INSPECTION

256 RETAINING WALL(S)

The decorative retaining/planter walls appeared functional.

SECTION 2

B. The Inspector is not required to:

1. *Inspect* door or window screens, shutters, awnings or security bars
2. *Inspect* fences or gates or *operate* automated door or gate openers or their safety devices
3. Use a ladder to *inspect systems* or *components*

ROOF COVERINGS

SECTION 3

A. Items to be inspected:

1. Covering
2. Drainage
3. Flashing
4. Penetrations
5. Skylights

We recommend that all material defects noted below be fully evaluated and/or corrected by an appropriate professional in the appropriate trade using approved methods, prior to the close of this transaction or contingencies.

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

ROOF INFORMATION

301 INSPECTION METHOD

Condominium and shake roofs are not walked on, but are viewed from the eaves, windows and the ground when possible. These precautions are taken to prevent damage the roof and for inspector safety. This is a limited inspection.

302 ROOF COVERING(S)

Materials: wood shakes.

303 ROOF LAYER(S)

1 layer observed.

304 ROOF DRAINAGE

Materials: metal rain gutters.

ROOF COVERINGS

307 WOOD SHAKES

[FE] There were a number of wood shakes that were damaged, deteriorated.

[SC] There were metal repair/replacement shingles noted.

[FE] The roof appeared old and showed signs of advanced deterioration.

[CR] Trees were touching/over hanging the roof. We recommend they be trimmed and the debris removed to prevent damage to the roof and to prevent animal access.



ROOF DRAINAGE SYSTEMS

317 ROOF DRAINAGE

[CR] The gutters were filled with debris which restricts proper drainage.

318 DOWNSPOUT(S)

The visible downspouts appeared functional.

FLASHINGS

320 FLASHING(S)

[FE] There are unsealed flashings noted at roof to wall intersection(s).

[CR] Some of the flashings were rusty. Debris noted behind chimney. We recommend they be cleaned, painted and/or replaced as needed.



PENETRATIONS

322 PENETRATION(S)

The visible roof penetrations appeared functional.

323 FLUE PIPE(S)

The visible exhaust flue pipes and weather caps appeared functional.

COMMENTS

[NOTE] We recommend having all roof surfaces re-inspected following any maintenance, corrections, and/or tenting, prior to the close of this transaction.

[FE] Given the condition(s) noted above. We recommend a full evaluation and/or corrections by an appropriate professional in the appropriate trade.

SECTION 3

B. The Inspector is not required to:

1. Walk on the roof surface if, in the opinion of the *Inspector*, there is risk of damage or a hazard to the *inspector*
2. Warrant or certify that roof *systems*, coverings or *components* are free from leakage

ATTIC AND ROOF FRAMING

SECTION 4

A. Items to be inspected:

1. Framing
2. Ventilation
3. Insulation

We recommend that all *material defects* noted below be fully evaluated and/or corrected by an appropriate professional in the appropriate trade using approved methods, prior to the close of this transaction or contingencies.

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

ATTIC/FRAMING INFORMATION

401 ATTIC ACCESS(S)

Access: 2 Location: garage and upper hall closet Type: pull-down stairs and hatch in the ceiling.

402 ROOF FRAMING

Framing types: conventional framing.

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403 ROOF SHEATHING	Materials: plywood.
404 INSULATION	Materials: fiberglass batts.
405 VENTILATION	Vent types: roof and gable.

FRAMING AND SHEATHING

406 ROOF FRAMING	[FE] Moisture stains were noted on the roof framing. [FE] Area above garage converted for storage. We recommend verification and approval of installation by a licensed structural engineer.
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407 ROOF RAFTER(S)	The visible areas of the rafter framing appeared functional.
409 PURLIN(S)	The visible areas of the purlins and braces appeared functional.
411 CEILING JOIST(S)	The visible areas of the ceiling joists appeared functional.
412 ROOF SHEATHING	The visible areas of the roof sheathing appeared functional.

ACCESS OPENING(S) AND ACCESSIBILITY

414 ATTIC ACCESS(S)	[SC] The garage attic hatch was of non fire rated material. [SC] The ladder to the attic space was not installed properly due to: drywall screws used in place of nails.
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VENTILATION

416 VENTILATION	The visible attic ventilation appeared adequate.
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INSULATION

418 INSULATION	The visible attic insulation appeared functional.
419 COMMENTS	[FE] Given the condition(s) noted above. We recommend a full evaluation and/or correction(s) by an appropriate professional in the appropriate trade.

SECTION 4**B. The Inspector is not required to:**

1. *Inspect* mechanical attic ventilation systems or components
2. *Determine* the composition or energy rating of insulation materials

PLUMBING

SECTION 5

A. Items to be inspected:

1. Water supply piping
2. Drain, waste and vent piping
3. Faucets and *fixtures*
4. Fuel gas piping
5. Water heaters
6. *Functional flow and functional drainage*

We recommend that all *material defects* noted below be fully evaluated and/or corrected by an appropriate professional in the appropriate trade using approved methods, prior to the close of this transaction or contingencies.

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

PLUMBING SYSTEM INFORMATION

- | | | |
|-----|------------------------|---|
| 501 | MAIN WATER LINE | Materials: copper piping, where visible. |
| 502 | WATER SHUTOFF | The main water shutoff valve was located at the right rear side of the building. |
| 503 | WATER PIPING | Materials: copper piping, where visible. |
| 504 | WASTE LINES | Materials: ABS black plastic piping, where visible. |
| 505 | GAS SHUTOFF | The gas meter and shutoff valve are located at the right of the building, in an exterior cabinet. |

WATER SUPPLY PIPING

- | | | |
|-----|----------------------|---|
| 506 | WATER SHUTOFF | The main water shutoff valves are outside the scope of the inspection and are not tested. |
| 507 | WATER PIPING | The visible water supply piping appeared functional. |

DRAIN, WASTE AND VENT PIPING

- | | | |
|-----|---------------------|--|
| 508 | DRAINS | The visible drain pipes were functional. |
| 509 | WASTE PIPING | The visible waste piping appeared functional. |
| 510 | VENT PIPING | The visible areas of the vent pipes appeared functional. |
| 511 | COMMENTS | At 3:25 PM water pressure at an exterior hose faucet tested at 63 psi. |

FAUCETS AND FIXTURES

- | | | |
|-----|-------------------------|---|
| 512 | SINK FAUCET(S) | [CR] Upper hall bathroom front sink cold side the faucet handle was stuck and there was no water flow. |
| 513 | HOSE FAUCET(S) | [CR] The vacuum breakers were missing from the hose faucets
[CR] The hose faucets leaked at the handles when operated. |
| 514 | SINK(S) | The visible and accessible sinks appeared functional. |
| 515 | TOILET(S) | The toilet(s) functioned. |
| 518 | TUB(S)/SHOWER(S) | [CR] The grout/caulking was cracked or missing. We recommend correcting this condition to prevent moisture intrusion into concealed spaces.
[CR] Upper hall bathroom the tub-to-shower diverter failed to fully divert the water flow to the showerhead. The tub diverter also leaked at the handle. |

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- 520 **SHOWER(S)** [CR] The grout/caulking was cracked or missing. We recommend correcting this condition to prevent moisture intrusion into concealed spaces.
- [FE] Master bathroom shower there was little or no water flow from the shower faucet.
- [CR] Master bathroom shower the shower faucet dripped.
- 521 **ENCLOSURE(S)** The enclosure(s) were functional, with safety glass markings.

FUEL GAS PIPING

- 523 **GAS SHUTOFF** [RU] The supply shutoff appeared functional, we do not operate these devices. There is no emergency shutoff wrench present. We recommend providing a wrench or installing a seismic automatic shut off valve for emergencies.
- 524 **GAS PIPING** [SC] Rear exterior gas line was not capped at the shutoff valve/connector.

WATER HEATER INFORMATION

- 527 **LOCATION(S)** The water heater was located in the garage.
- 528 **BRAND NAME(S)** State.
- 529 **APPROX. AGE(S)** 2004.
- 530 **SIZE / GALLONS** 75 gallon.
- 531 **ENERGY TYPE(S)** Natural gas.

WATER HEATER CONDITIONS

- 533 **VENTING SYSTEM(S)** [SC] The flue vent pipe was not secured at connections as required.
- [SC] The flue vent piping was close to combustible materials in attic. This condition is a fire hazard.



- 534 **SUPPLY PIPING** [RU] The shutoff valve and visible water supply connectors appeared functional, they were not insulated. We recommend insulating the exposed water piping to minimize heat loss.

- 535 **"T & P" VALVE(S)** [SC] The temperature & pressure relief valve discharge line was routed in a material that was not rated for this application, [flex copper]. We recommend installing an approved discharge line that extends to the exterior and terminates close to the ground facing downward.



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536 TANK(S)	The water heater tank appeared functional, no leakage noted.
537 SEISMIC BRACING	[SC] The water heater seismic strapping was installed in a manner that did not meet the State Architect's requirements, unless straps used are rated for 75 gallon tanks. If not rated up to 75 gallons a third strap is required. [SC] The water heater straps were loose.
538 COMBUSTION AIR	A combustion air supply for the water heater was present. Adequate ventilation for all fuel burning appliances is vital for their safe operation.
539 ENERGY SUPPLY(S)	The gas shutoff valve and flexible gas connector appeared functional.
540 CONTROL(S)	The temperature control was set in the "normal range" and the water at the faucets was warm/hot.
541 ELEVATION(S)	The water heater ignition source/pilot light was elevated 18" inches or more above the floor.
542 CIRCLING PIPING	[FE] Circulation pump mount questionable. In some instances this configuration will void the manufacturers warranty. We recommend inquiring about condition(s) noted. [CR] The water supply connectors were corroded.
543 COMMENTS	[RU] There was no drip pan and drain line under the water heater to catch and divert any dripping water to the exterior. We recommend a pan and drain line be installed for water heaters located in interior spaces. [FE] Moisture stains and damage were noted on the walls near the water heater platform. We recommend locating and correcting the source and any damaged materials.

FUNCTIONAL FLOW AND FUNCTIONAL DRAINAGE

544 FUNCTIONAL FLOW	A number of fixtures were operated simultaneously with a functional water flow.
545 FUNCTIONAL DRAINAGE	[FE] During the limited testing of your drainage system today the drains operated, no blockage or slow drains were noted. Drains have been known to block at any time whether new construction or older properties with mature tree growth. We recommend to have a video camera test be performed on the drainage system prior to close of this transaction.

CROSS-CONNECTIONS

547 CROSS-CONNECTIONS	There were no visible cross-connections between the potable and non-potable water at the fixtures or faucets.
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SECTION 5**B. The Inspector is not required to:**

1. Fill any *fixture* with water, *inspect* overflow drains or drainstops, or evaluate backflow *devices*, waste ejectors, sump pumps or drain line cleanouts
2. *Inspect* or evaluate water temperature balancing *devices*, temperature fluctuation, time to obtain hot water, water circulation or solar heating *systems* or *components*
3. *Inspect* whirlpool baths, steam showers, or sauna *systems* or *components*
4. *Inspect* fuel tanks or determined if the fuel gas system is free of leaks
5. *Inspect* wells or water treatment *systems*

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ELECTRICAL

SECTION 6

A. Items to be inspected:

1. Service equipment.
2. Electrical panels.
3. Circuit wiring.
4. Switches, receptacle outlets and lighting *fixtures*.

We recommend that all *material defects* noted below be fully evaluated and/or corrected by an appropriate professional in the appropriate trade using approved methods, prior to the close of this transaction or contingencies.

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

ELECTRICAL SERVICE INFORMATION

601 SERVICE TYPE	Underground.
602 MAIN PANEL	Located at the right of the building, in an exterior cabinet.
603 SERVICE RATING	120/240 volt system, rated at 200 Amperes.
604 SERVICE WIRING	Materials: not visible at the main panel.
605 CIRCUIT WIRING	Materials: copper and aluminum, where visible in the main panel.
606 DISCONNECT TYPE	Circuit breakers.

SERVICE EQUIPMENT

607 SERVICE WIRING	The underground service lateral was not visible to inspect.
608 CAPACITY	The electrical system capacity appeared adequate for the structure.

SERVICE EQUIPMENT AND GROUNDING

610 GROUND TYPE(S)	Water piping & foundation rebar system.
611 GROUNDING	The visible ground connections appeared functional.

DISTRIBUTION PANELS

613 MAIN PANEL	The circuit breakers in the panel were labeled. The accuracy of the labeling was not verified [SC] There were missing twist-outs/unused breaker slots in the panel. This condition is a safety hazard.
614 WORKMANSHIP	The wiring within the panel appeared functional.

WIRING TYPES AND METHODS

621 WIRING TYPE(S)	Materials: copper and aluminum, non-metallic sheathed cable and conduit.
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622 CIRCUIT WIRING

[SC] The exposed wiring within six feet of the attic access opening was not protected from damage.



SWITCHES, RECEPTACLE OUTLETS AND LIGHT FIXTURES

624 DOOR BELL

The door bell functioned when the button was operated.

625 SWITCHES

The accessible switches were functional.

626 RECEPTACLE(S)

[SC] Rear exterior there were loose receptacles.

[SC] Living room the accessible receptacles were found to have open ground connections.

[SC] Upper right front and rear bedrooms receptacle cover plates were missing.

627 LIGHT(S)/FIXTURE(S)

The light(s) were functional.

[CR] Pantry and bedroom closets the light globes were either damaged or missing.

628 GFCI DEVICE(S)

GFCI protection devices were located in the following areas: exterior, garage, laundry room, kitchen, bathroom(s) .

[RU] There was no GFCI protection provided at the areas where required today. We recommend upgrading by providing GFCI protection at the appropriate locations. Wet ba, all kitchen receptacles within 60 inches of sink.

630 COMMENTS

[FE] Given the condition(s) noted above. We recommend a full evaluation and/or corrections by an appropriate professional in the appropriate trade.

OUTSIDE THE SCOPE OF THE INSPECTION

632 INTERCOM

[FE] These systems are outside the scope of the inspection and are not inspected. We recommend consulting with an appropriate professional in the appropriate trade regarding the system's operation and maintenance.

633 CENTRAL VACUUM

[FE] These systems are outside the scope of the inspection and are not inspected. We recommend consulting with an appropriate professional in the appropriate trade regarding the system's operation and maintenance.

SECTION 6

B. The Inspector is not required to:

1. Operate circuit breakers or circuit interrupters.
2. Remove cover plates.
3. Inspect de-icing systems or components
4. Inspect private or emergency electrical supply systems or components

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HEATING AND COOLING SYSTEMS

SECTION 7

A. Items to be inspected:

1. Heating equipment.
2. Central cooling equipment.
3. Energy source connections.
4. Combustion air and exhaust vent systems.
5. Condensate drainage.
6. Conditioned air distribution systems .

We recommend that all *material defects* noted below be fully evaluated and/or corrected by an appropriate professional in the appropriate trade using approved methods, prior to the close of this transaction or contingencies.

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

HEATING SYSTEM INFORMATION

701 LOCATION(S)	The unit was located in the attic.
702 BRAND	Goodman.
703 APPROX. AGE	2000.
704 TYPE & FUEL	Forced air natural gas fired system.
705 APPROX. BTU(S)	80-90,000 btu's.
706 FILTER TYPE(S)	Disposable.

HEATING EQUIPMENT AND OPERATION

707 SUPPLY PLENUM(S) [CR] There were air leaks and conditioned air was escaping.



708 HEATING UNIT(S) The furnace was functional

[CR] There were moisture stains on the platform under the air conditioning section of the furnace. The stains are wet at this time. We recommend locating and correcting the source and any damaged materials.



709 BURNER(S) The burner flame(s) appeared typical for this type of unit.

710 HEAT EXCHANGER(S) [NOTE] The heat exchanger was not visible to inspect without dismantling the unit, which is beyond the scope of the inspection.

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- 711 **BLOWER / FILTER(S)** The blower and filter appeared functional.
- 712 **RETURN PLENUM(S)** [SC] There were air leaks in the return air plenum at the base of the furnace. This condition can allow contaminated air to be drawn into the system and distributed throughout the building.
- 713 **COMBUSTION AIR** The combustion air supply for the furnace appeared adequate.
- 714 **VENTING SYSTEM(S)** The visible areas of the flue vent piping were intact and secured at the connections.
- 715 **THERMOSTAT(S)** The thermostat was operated and the system responded.

AIR CONDITIONING SYSTEM INFORMATION

- 717 **LOCATION(S)** The unit was located on the left side of the building.
- 718 **BRAND** Lennox.
- 719 **APPROX. AGE(S)** 1984.
- 720 **SYSTEM TYPE(S)** "Split system" The condensing unit and evaporator coils were at different locations.

COOLING EQUIPMENT AND OPERATION**723 CONDENSING UNIT(S)**

[CR] The condensing unit outer casing was damaged/deteriorated.

[CR] The condensing unit was not level. This condition puts stress on the coolant lines and accelerates motor bearing wear.

[CR] The condensing unit was not bolted/fastened/strapped in place.

[CR] A number of the coil fins of the condensing unit were damaged/deteriorated. This condition reduces the units overall performance

[CR] The condensing unit was not elevated above the surrounding grade. This condition is conducive to deterioration of the unit.

[CR] The coolant lines were not sealed to the wall where they entered the building. This condition allows for rodent access.

[CR] Vegetation was growing around the condensing unit. This condition is conducive to deterioration of the unit and reduces the overall performance.

**724 SYSTEM CONDITION(S)**

The system responded to normal operating controls and a temperature differential between the supply and return air grills was within the normal range of (18 - 22) degrees.

725 THERMOSTAT(S)

The thermostat was operated and the system responded.

ENERGY SOURCE CONNECTIONS**727 HEATING EQUIPMENT ENERGY SOURCE CONNECTIONS**

The gas shutoff valve and flexible gas connector appeared functional.

728 CENTRAL COOLING EQUIPMENT ENERGY SOURCE CONNECTIONS

[CR] The electrical disconnect was rusted/deteriorated.

[CR] The flex connector/conduit was not fastened to the wall after exiting the electrical

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disconnect panel.

[CR] Access to the disconnect panel was restricted by vegetation. We recommend the vegetation be trimmed/eliminated to provide safe access to the panel for maintenance or emergency needs.

CONDENSATE DRAINS**730 CONDENSATE DRAIN(S)**

[FE] Gas heaters with electric air conditioning: We recommend installing a trap and vent on the primary condensate drain line to prevent the loss of conditioned air and to guard against the introduction of contamination into the system. Traps and vents are required by various manufacturers but not all. Compliance to specific manufacturers' specifications is beyond the scope of our inspection. To determine if a trap and vent is required we recommend further evaluation by a factory qualified technician of this specific manufacturer.



[CR] The secondary condensate drain line had an improper slope to provide for adequate drainage and blockage may result.

CONDITIONED AIR DISTRIBUTION SYSTEMS**732 DUCT TYPE(S)**

Plastic covered and metalized covered and insulated flexible ducting.

733 DUCT CONDITIONS

[CR] The outer plastic covering on the conditioned air ducts was deteriorated.

[CR] There were conditioned air ducts in the attic that have come apart.

**734 VENT(S) & GRILL(S)**

[CR] Upper stairway/hall there was no air flow from the register/grill.

735 COMMENTS

[FE] Given the condition(s) noted above. We recommend a full evaluation and/or corrections by an appropriate professional in the appropriate trade.

SECTION 7**B. The Inspector is not required to:**

1. *Inspect* heat exchangers or electrical heating elements.
2. *Inspect* non-central air conditioning units or evaporative coolers.
3. *Inspect* radiant, solar, hydronic or geothermal *systems* or *components*.
4. *Determine* volume, uniformity, temperature, airflow, balance, or leakage of any air distribution *system*.
5. *Inspect* electronic air filtering or humidity control *systems* or *components*.

FIREPLACES & CHIMNEYS

SECTION 8

A. Items to be inspected:

1. Chimney exterior.
2. Spark arrestor.
3. Firebox.
4. Damper.
5. Hearth extension.

We recommend that all material defects noted below be fully evaluated and/or corrected by an appropriate professional in the appropriate trade using approved methods, prior to the close of this transaction or contingencies.

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

FIREPLACE/GAS APPLIANCE/WOOD BURNING STOVE INFORMATION

- | | |
|-------------------------|--|
| 801 LOCATION(S) | Locations: family room, living room. |
| 802 UNIT TYPE(S) | Materials: manufactured 0-clearance fireplace. |
| 803 FUEL TYPE(S) | Fuels: gas and/or wood burning. |
| 804 CHIMNEY(S) | Materials: wood chimney with a metal flue. |

CHIMNEYS, SPARK ARRESTORS, FIREBOXES, DAMPERS AND HEARTH EXTENSIONS

- | | |
|--------------------------------|---|
| 805 CHIMNEY(S) | The visible areas of the chimney appeared functional. |
| 806 SPARK ARRESTOR(S) | There were spark arresters installed. |
| 807 FIREBOX(S) | [FE] Both units there were cracks in the fire box ceramic panels.

[RU] Both units there were no glass doors present. We recommend adding doors as an energy upgrade. |
| 808 DAMPERS | [SC] Family room the visible areas of the flue was dirty. We recommend the flue and related components be cleaned by an appropriate professional in the appropriate trade.

[SC] Living room there was a gas appliance or log set installed in the fireplace. The flue damper was not blocked/clamped in the open position to prevent products of combustion from spilling out into the room. |
| 809 HEARTH EXTENSION(S) | Family room the hearth extension appeared functional.

[CR] Living room the hearth extension had damaged materials. |
| 810 ACCESSORY(S) | [CR] Living room the fireplace front was damaged. |

SECTION 8

B. The Inspector is not required to:

1. Inspect chimney interiors.
2. Inspect fireplace inserts, seals and gaskets.
3. Operate any fireplace or determine if the fireplace can be safely used

BUILDING INTERIOR

SECTION 9

A. Items to be inspected:

1. Walls, ceilings and floors.
2. Doors and windows.
3. Stairways, handrails and guardrails.
4. *Permanently installed* cabinets.
5. *Permanently installed* cook-tops, mechanical range vents, ovens, dishwashers and food waste disposers.
6. Absence of smoke alarms.
7. Vehicle doors and openers.

We recommend that all *material defects* noted below be fully evaluated and/or corrected by an appropriate professional in the appropriate trade using approved methods, prior to the close of this transaction or contingencies.

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

BUILDING INTERIOR INFORMATION

901 ROOMS INSPECTED	All.
902 WALL(S)/CEILING(S)	Materials: sheetrock.
903 FLOOR(S)	Materials: carpet, tile and wood.
904 WET BAR(S) #	1

WALLS, CEILINGS AND FLOORS

907 WALL(S)/CEILING(S)	[CR] Damage was noted on the wall(s)/ceiling.
908 CLOSET(S)	The closet(s) were functional.
909 CARPET FLOORING	[CR] The carpet was soiled. [FE] Upper bedrooms and hall there were portions of the floor that were not level or bumpy. We recommend removal of the floor coverings to determine cause.
910 TILE FLOORING	[CR] Upper hall bathroom there were damaged floor tiles. [CR] Master bathroom there were cracked floor tiles.
912 WOOD FLOORING	The visible areas of the wood flooring appeared functional.

DOORS AND WINDOWS

915 INTERIOR DOOR(S)	[CR] Lower bathroom, kitchen the doors rubbed.
916 EXTERIOR DOOR(S)	[CR] Living room the upper door lock was difficult to lock. [SC] Living room, kitchen the doors swing out over a step, this condition is a safety hazard. [SC] Kitchen the deadbolt lock in the door was key operated from both sides. This condition is a safety hazard. We recommend upgrading to a lock with a flip-lever on the inside for emergency egress.
917 WINDOW(S)	[CR] There was evidence of moisture stains and damage in the window sill(s).

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Inspection Report Exclusively For: 15-25 Years Old-072706**919 VENTILATION**

The ventilation components appeared functional.

SAFETY GLAZING SUBJECT TO HUMAN IMPACT**921 SAFETY GLAZING**

There were visible safety glass markings on the glass pane(s) at the locations subject to human impact.

STAIRS, HANDRAILS AND GUARDRAILS**923 STAIRWELL(S)**

[SC] There was improper rise on stairs, this condition is a trip hazard.

**924 HANDRAIL(S)**

The handrail(s) were functional.

925 GUARDRAIL(S)

The guard rails were functional.

CABINET AND COUNTERTOP SURFACES**927 CABINET(S)**

[FE] Under lower bathroom sink, under master bathroom sink(s) there was evidence of moisture stains in the cabinet. We recommend locating and correcting the source and any damaged materials.

[FE] Under laundry room sink, under kitchen sink, upper right front bedroom below windows there was evidence of moisture stains and damage in the cabinets. We recommend locating and correcting the source and any damaged materials.

[CR] Upper hall bathroom the interior of the cabinet s were not visible due to stored personal items.

928 COUNTERTOP(S)

[CR] Kitchen, bathroom(s), laundry room the grout/caulking was cracked, We recommend correcting this condition to prevent moisture intrusion into concealed spaces.

KITCHEN APPLIANCE & COMPONENT CONDITION**944 COOKTOP(S)**

The cooktop/range burners functioned.

945 EXHAUST VENT(S)

The exhaust fan functioned.

946 OVEN(S)

The ovens functioned.

947 DISHWASHER(S)

[CR] The dishwasher failed to function.

948 GARBAGE DISPOSAL(S)

The garbage disposal(s) functioned.

[SC] The power cord/wiring was not clamped to the disposal as required.



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- 949 MICROWAVE(S) The microwave oven functioned and heated a wet rag.
- 950 TRASH
COMPACTOR(S) The trash compactor(s) functioned through the "Normal Cycle" with no trash present.
- 952 REFRIGERATOR(S) [FE] These systems are outside the scope of the inspection and are not inspected. We recommend consulting with an appropriate professional regarding the operation and maintenance of this system.
- 954 FOOD
PROCESSOR(S) [FE] Countertop unit-These systems are outside the scope of the inspection and are not inspected. We recommend consulting with an appropriate professional regarding the operation and maintenance of this system.

SMOKE ALARMS

- 959 SMOKE ALARM(S) Testing of smoke detectors is not included in this inspection. Pushing the "test" button only verifies that there is power at the detector, either a battery or wired to the house wiring and not the operational workings of the detector. The operational check is done by filling the sensor with smoke and is beyond the scope of this inspection. Battery operated smoke alarms should be checked on a routine basis and the batteries should be changed frequently.
- Smoke detectors were noted at; upper hall
- [RU] We recommend upgrading to the current building standards and installing smoke detectors in each of the sleeping rooms and areas adjacent to them and in all other locations recommended by the smoke detector manufacturer's installation instructions.

LAUNDRY COMPONENT & EQUIPMENT CONDITION

- 963 WASHER SERVICE The laundry faucets were functional, no visible leaks, no machine connected. We do not operate the faucets.
- 964 DRYER SERVICE There was both gas and 220 volt electric hookups for a dryer.
- [SC] Gas line was not capped at the shutoff valve/connector.
- 965 DRYER VENT(S) Dryer venting was provided and terminated at the exterior.

GARAGE COMPONENT & EQUIPMENT INFORMATION

- 967 TYPE & LOCATION(S) Garage; attached, two car.
- 968 VENTILATION Vent types: exterior wall vents.
- 969 GARAGE DOOR(S) Door types: sectional.

GARAGE COMPONENT & EQUIPMENT CONDITION

- 970 VENTILATION The vents appeared functional.
- 971 GARAGE FLOOR(S) [CR] There were cracks in the garage floor.
- [FE] The floor was not fully visible, due to stored items. We recommend checking these areas after the stored items are removed.
- [FE] There were efflorescence (white mineral salts) stains on the foundation stem wall. This condition is an indication of moisture intrusion. We recommend locating and correcting the source as well as any damaged materials.

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- 972 **GARAGE DOOR(S)** The garage door(s) were operated and appeared functional.
- 973 **DOOR OPENER(S)** The secondary safety system (electric eyes) functioned.
- The automatic garage door opener(s) were operational and the automatic reversing system(s) functioned when the door(s) hit a 1 1/2 inch object placed in its path on the ground while closing.
- 974 **FIRE WALL(S)** [SC] The garage attic hatch was of non fire rated material. This condition is a breach in the fire-resistive wall(s).
- 975 **FIRE DOOR(S)** The door between the garage and living space appeared to be a fire-resistant door and was self-closing & latching.
- 976 **COMMENTS** [FE] Area above garage converted for storage. We recommend verification and approval of installation by a licensed structural engineer or truss manufacturer's representative.

SECTION 9**B. The Inspector is not required to:**

1. *Inspect* window, door or floor coverings.
2. *Determine* whether a *building* is secure from unauthorized entry.
3. *Operate* or test smoke alarms or vehicle door safety devices.
4. Use a ladder to *inspect systems* or *components*.