



Accurate

HOME INSPECTIONS

"Serving the Real Estate Community with Pride"

Property Inspection Report



Prepared for:

Oscar & Rina Posadas
160 Shepard St.,
Hercules, Ca
c/o
Jackie Plata
Plata Realty Group

Thank you for choosing **ACCURATE HOME INSPECTIONS** for your inspection needs. Our goal is to provide the most comprehensive report possible. We take great pride in our reports and welcome any questions and or comments.

Please feel free to contact our office with any questions or comments that you may have.

From all of us at **ACCURATE HOME INSPECTIONS**,

Thank you.



P.O. Box 2044, Vacaville, Ca 95696 707-592-0479



INSPECTION CONDITIONS

CLIENT AND SITE INFORMATION:

FILE # **FF082021-1**

DATE OF INSPECTION: **8/20/2021**

TIME OF INSPECTION: **10:00 AM**

CLIENT NAME: **Oscar & Rina Posadas**

AGENT **Jackie Plata**

OFFICE **Plata Realty Group**

FEE: **\$ 460.00**

PAID BY: **Invoice**

INSPECTION LOCATION: **160 Shepard St.,**

CITY/STATE/ZIP: **Hercules, Ca**

EXTERIOR CONDITIONS:

WEATHER: **OVERCAST**

SOIL CONDITIONS: **DRY**

APPROXIMATE OUTSIDE

TEMPERATURE: **63 DEGREES +/-**

BUILDING CHARACTERISTIC:

MAIN ENTRY FACES: **SOUTH WEST**

ESTIMATED AGE OF HOUSE: **32 YEARS +/-**

BUILDING TYPE: **SINGLE FAMILY**

STORIES: **TWO**

ESTIMATED AREA: **2675 +/- SQ. FT. NOT MEASURED**

BUILDING FURNISHED: **NO**

CLIENT PRESENT: **YES**

AGENT PRESENT: **NO**

UTILITY SERVICES:

WATER SOURCE: **MUNICIPAL**

SEWAGE DISPOSAL: **MUNICIPAL**

UTILITIES STATUS: **FUNCTIONAL**



Property Inspection Report

Pre-Inspection / Inspection Agreement

The property address is: **160 Shepard St., Hercules, Ca** Fee for Inspection: \$ **460.00**
THIS AGREEMENT made this **20th** day of **AUGUST** 2021

Accurate Home Inspections (hereinafter "INSPECTOR") and the undersigned (hereinafter "CLIENT"), collectively referred to herein as "the parties". The parties Understand and Voluntarily Agree as follows.

1. INSPECTOR agrees to perform a visual inspection of the home/building and to provide CLIENT with a written inspection report identifying the defects that INSPECTOR both observed and deemed material. INSPECTOR may offer comments as a courtesy, but these comments will not comprise the bargained-for report. The report is only supplementary to the seller's disclosure.
2. Unless otherwise inconsistent with this Agreement or not possible, INSPECTOR agrees to perform the inspection in accordance to the current Standards of Practice of the International Association of Certified Home Inspectors posted at <http://www.nachi.org/sop.htm>. Although INSPECTOR agrees to follow InterNACHI's Standards of Practice, CLIENT understands that these standards contain certain limitations, exceptions, and exclusions. CLIENT also understands that InterNACHI is not a party to this Agreement and that InterNACHI has no control over INSPECTOR or representations made by INSPECTOR and does not supervise INSPECTOR. Unless otherwise indicated below, CLIENT understands that INSPECTOR will NOT be testing for the presence of Radon – a colorless, odorless, radioactive gas that may be harmful to humans. Unless otherwise indicated below, CLIENT understands that INSPECTOR will NOT be testing for mold. Unless otherwise indicated in separate writing, CLIENT understands that INSPECTOR will not test for compliance with applicable building codes or for the presence of potential dangers arising from asbestos, lead paint, formaldehyde, molds, soil contamination, and other environmental hazards or violations. The client specifically acknowledges that the Property Inspection will not and is not intended to detect, identify, disclose, or report on the presence of Chinese Drywall products or the actual or potential environmental concerns or hazards arising out of the existence of these products. Client agrees to hold the Company and Inspector harmless for any injury, health risk, or damages of any nature caused or contributed to by these products. Furthermore, Client acknowledges that any discussions regarding the actual or potential presence of Chinese Drywall are informative in nature only and that the Property Inspection Company and / or Inspector do not hold the Company or themselves to be experts pertaining to the potential concerns associated with Chinese Drywall.
3. The inspection and report are performed and prepared for the use of CLIENT, who gives INSPECTOR permission to discuss observations with real estate agents, owners, repairpersons, and other interested parties. INSPECTOR accepts no responsibility for use or misinterpretation by third parties. INSPECTOR'S inspection of the property and the accompanying report are in no way intended to be a guarantee or warranty, express or implied, regarding the future use, operability, habitability or suitability of the home/building or its components. Any and all warranties, express or implied, including warranties of merchantability and fitness for a particular purpose, are expressly excluded by this Agreement to the fullest extent allowed by law. If any structure or portion of any structure that is to be inspected pursuant to this Agreement, is a log home, log structure or similar log construction, CLIENT understands that such structures have unique characteristics that make it impossible for an inspector to inspect and evaluate them by an exterior visual inspection. Therefore, the scope of the inspection to be performed pursuant to this Agreement does not include decay of the interior of logs in log walls, log foundations or roofs or similar defects that are not visible by an exterior visual inspection.
4. INSPECTOR assumes no liability for the cost of repair or replacement of unreported defects or deficiencies either current or arising in the future. CLIENT acknowledges that the liability of INSPECTOR, its agents, employees, for claims or damages, costs of defense or suit, attorney's fees and expenses and payments arising out of or related to the INSPECTOR'S negligence or breach of any obligation under this Agreement, including errors and omissions in the inspection or the report, shall be limited to liquidated damages in an amount equal to the fee paid to the INSPECTOR, and this liability shall be exclusive. CLIENT waives any claim for consequential, exemplary, special or incidental damages or for the loss of the use of the home/building even if the CLIENT has been advised of the possibility of such damages. The parties acknowledge that the liquidated damages are not intended as a penalty but are intended (i) to reflect the fact that actual damages may be difficult and impractical to ascertain; (ii) to allocate risk among the INSPECTOR and CLIENT; and (iii) to enable the INSPECTOR to perform the inspection at the stated fee.
5. INSPECTOR does not perform engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the inspection is taking place, unless the inspector holds a valid occupational license, in which case he/she may inform the CLIENT that he/she is so licensed, and is therefore qualified to go beyond this basic home inspection, and for additional fee, perform additional inspections beyond those within the scope of the basic home inspection. Any agreement for such additional inspections shall be in a separate writing.
6. In the event of a claim against INSPECTOR, CLIENT agrees to supply INSPECTOR with the following: (1) Written notification of adverse conditions within 14 days of discovery, and (2) Access to the premises. Failure to comply with the above conditions will release INSPECTOR and its agents from any and all obligations or liability of any kind.
7. The parties agree that any litigation arising out of this Agreement shall be filed only in the Court having jurisdiction in the County in which the INSPECTOR has its principal place of business. In the event that CLIENT fails to prove any adverse claims against INSPECTOR in a court of law, CLIENT agrees to pay all legal costs, expenses and fees of INSPECTOR in defending said claims. CLIENT further understands that any legal action against InterNACHI itself allegedly arising out of this Agreement or INSPECTOR'S relationship with InterNACHI must be brought only in the District Court of Boulder County, Colorado.
8. If any court declares any provision of this Agreement invalid or unenforceable, the remaining provisions will remain in effect. This Agreement represents the entire agreement between the parties. All prior communications are merged into this Agreement, and there are no terms or conditions other than those set forth herein. No statement or promise of INSPECTOR or its agents shall be binding unless reduced to writing and signed by INSPECTOR.

Continued next page.....

Property Inspection Report

160 Shepard St.,
Hercules, Ca

Inspection / Pre Inspection Agreement

No change or modification shall be enforceable against any party unless such change or modification is in writing and signed by the parties. This Agreement shall be binding upon and enforceable by the parties and their heirs, executors, administrators, successors and assignees. CLIENT shall have no cause of action against INSPECTOR after one year from the date of the inspection.

9. Payment of the fee to INSPECTOR is due upon completion of the on-site inspection unless other arrangements are made in advance. The CLIENT agrees to pay all legal and time expenses incurred in collecting due payments, including attorney's fees, if any. If CLIENT is a corporation, LLC, or similar entity, the person signing this Agreement on behalf of such entity does personally guaranty payment of the fee by the entity.

10. If CLIENT requests a re-inspection, the re-inspection is also subject to all the terms and conditions set forth in this agreement.

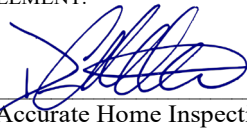
11. This Agreement is not transferable or assignable.

12. Should any provision of this Agreement requires judicial interpretation, the Court shall not apply a presumption that the term shall be more strictly construed against one party or the other by reason of the rule of construction that a document is to be construed more strictly against the party who prepared it.

13. Any dispute, controversy, interpretation or claim including claims for, but not limited to, breach of contract, any form of negligence, fraud, or misinterpretation arising out of, from or related to, this contract or arising out of, from or related to the inspection or inspection report shall be submitted first to a Non-Binding Mediation conference and absent a voluntary settlement through Non-Binding Mediation to be followed by final and Binding Arbitration, if necessary, as conducted by Construction Dispute Resolution Services, LLC or Resolute Systems, Inc. utilizing their respective Rules and Procedures. If you would like to utilize the Mediation or Arbitration services of another dispute resolution provider other than one of those so stated please submit your recommendation to us for our consideration. If the dispute is submitted to Binding Arbitration, the decision of the Arbitrator appointed there under shall be final and binding and the enforcement of the Arbitration Award may be entered in any Court or administrative tribunal having jurisdiction thereof. NOTICE: YOU AND WE WOULD HAVE A RIGHT OR OPPORTUNITY TO LITIGATE DISPUTES THROUGH A COURT AND HAVE A JUDGE OR JURY DECIDE THE DISPUTES BUT HAVE AGREED INSTEAD TO RESOLVE DISPUTES THROUGH MEDIATION AND BINDING ARBITRATION.

14. This report shall be null and void without a signature on this agreement by both parties.

THE CLIENT HAS CAREFULLY READ THE FOREGOING, AGREES TO IT, AND ACKNOWLEDGES RECEIPT OF A COPY OF THIS AGREEMENT.

X		08/20/21	X	Copy on file	
For Accurate Home Inspections	Date	Date	Client or Clients Representative	Date	



THE FOLLOWING ITEMS WERE NOTED WITHIN THIS REPORT:

Soil condition, movement, possibility of movement, contamination, mold, fungus and drainage is not part of this report. Any comments are informational only.

Zoning, setbacks, easements, property boundaries, and the actual size of the property are not part of this report.

Any out buildings referred to and those not referred to are not part of this report. Any references made are informational only.

Our inspection does not revolve around and may or may not include infestation, dry rot or wood destroying organisms. A licensed Pest Inspection and a WDO Report should be obtained for information in those areas.

This report is intended to be a broad overview of the condition of this building. It should not be interpreted as though every defect and or deficiency was discovered. Our inspection is that of a generalist and not a specialist in any particular field.

Permits for construction, additions and or modifications were not verified and are beyond the scope of this report. Our report is not a code compliance report. We advise our client to research the local building department for permits on file.

This report is for the exclusive use of our client. Use of this report by anyone other than our client is not authorized without our written permission.

Photographs used in this report may only be a sampling of conditions in those categories. The absence of a photo does not mean a condition is not important.

Engineering and or architectural integrity, strength, spans or support is not part of this report. A qualified engineer should be obtained for information in this area.

Litigation within a community, track of homes or complex past, present or pending is beyond the scope of this report.

This report is only supplementary to and does not replace a full disclosure by the seller or their representatives in the property transaction.

This report is prepared in accordance with the Standards of Practice set forth by the National Association of Certified Home inspectors. A copy is available at nachi.org or accuratehomeinspection.com.

Class actions and or recalls of any type are beyond the scope of our inspection.

EXTERIOR:

General Appearance - The general appearance of this building is consistent with other similar buildings in the area.



For reference left and right, front and rear is determined from the street facing the home or building.

General Comments – Areas not exposed to view and or concealed are considered inaccessible and not part of this report. These areas may include wall or floor coverings, exterior surfaces, furnishings or personal storage etc.

Siding / Trim - The exterior finish of this home is a wood trim, brick and wood or composite fiber veneer siding finish. Small cracks in the siding materials are common. These cracks should be sealed prior to painting during routine maintenance.

Siding and trim material are susceptible to moisture penetration if not protected. Efforts should be made to protect the wood siding and trim from excessive exposure to moisture.

Numerous engineered wood siding or composite fiber veneer siding materials have been involved in recalls or litigation due to deficiencies. Wood fiber type siding can deteriorate at a high rate when protection is not provided. Moisture penetration should be eliminated and the material properly protected. Information is available from the manufacturer or on the net through your search engine at consumeraffairs.com.

The presence or absence of moisture penetration past or present cannot be determined without specialized equipment and or wall penetration. We recommend interested parties obtain a specialist in this field.

Wooden door trim materials are also susceptible to moisture penetration if not protected. Efforts should be made to protect the wood trim from excessive exposure to moisture.

Larger cracks or voids in the siding material can allow moisture penetration to the inner wall area. These cracks or voids should be repaired and sealed as needed. These cracks or voids as they may occur should be repaired and sealed as needed.

Deterioration of the wood siding is present at the rear area of the home. Refer to your pest report for comments in this area.





Deterioration of the wood siding is present at the right side area of the home. Refer to your pest report for comments in this area.



Deterioration of the wood siding is present at the front area of the home. Refer to your pest report for comments in this area.



Damage of the siding corner trim piece is present at the rear of the home. Repair as needed.

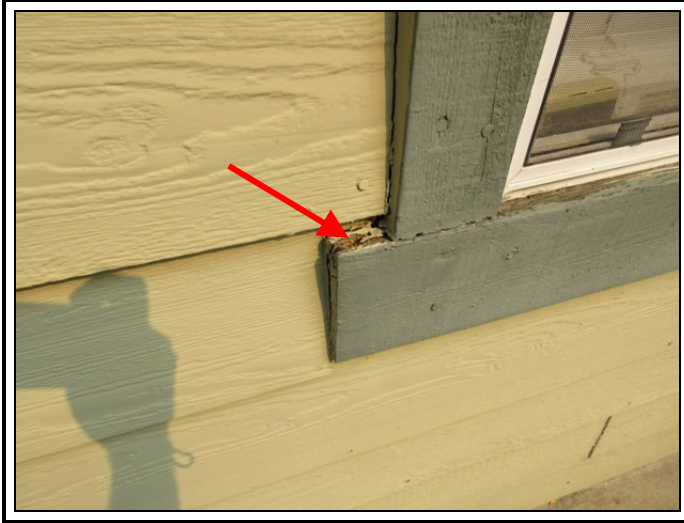


The siding seams are in need of caulking / sealing. Caulking / sealing of the siding seams should be included in a routine maintenance program.

Deterioration of the wood trim is present at the left side area of the home. Refer to your pest report for comments in this area.



Deterioration of the wood trim is present at the right side area of the home. Refer to your pest report for comments in this area.



Deterioration of the wood trim is present at the rear area of the home. Refer to your pest report for comments in this area.





The wood trim is in need of caulking / sealing. Caulking / sealing of the wood trim and trim to siding contact should be included in a routine maintenance program.

Vegetation - Vegetation around the perimeter limits the visibility of the inspector.

The vegetation should be trimmed away from the structure.

WDO Report – Comments and or conditions concerning fungus, deterioration or dry rot of wood members would be contained in your (WDO) pest report.

Driveway / Walkway - Cracking has occurred in the driveway and walkways. Cracking should be filled / sealed to prevent the collection of moisture below the surface.



Sprinklers – Sprinkler systems if present are not evaluated and beyond the scope of this report.

Perimeter Grading - Grading and drainage are probably the most significant aspects of a property; simply because of the direct and indirect damage that moisture can have on structures. More damage has probably resulted from moisture and expansive soils than from most natural disasters, and for this reason we are particularly diligent when we evaluate site conditions. In fact, we compare all sites to an ideal. In short, the ideal property will have soils that slope away from the house, and the interior floors will be at

least several inches higher than the exterior grade. Also, the residence will have gutters and downspouts that discharge into area drains with catch basins that carry water away to hard surfaces. If a property does not meet this ideal, or if any portion of the interior floor is below the exterior grade, we will not endorse it, even though there may be no evidence of moisture intrusion, and recommend that you consult with a grading and drainage contractor. We have discovered evidence of moisture intrusion inside homes when it was raining that would not have been apparent otherwise.

Surface grade within 6 feet of the inspected building appears to be minimal in providing drainage away from the structure.

A minimal grade may not provide drainage away from the structure during heavy or prolonged periods of rain. The grade within this distance should be maintained at a minimum of ¼" to the foot sloping away from the structure. Monitoring of this area for proper drainage is needed. Should pooling occur additional grading and or drainage may be needed to eliminate such a condition.

The surface grade beyond six feet is supported by a retaining wall.

Retaining walls are beyond the scope of a professional home inspection and are not evaluated. The primary purpose of a retaining wall is to provide lateral support for soil and or rock. We are not qualified to evaluate on the structural soundness, presence or absence and or the effectiveness. We do not comment on the need or lack of drainage of these walls as it is most often not visible. Interested parties with concerns about retaining walls or drainage associated with the walls should obtain a qualified engineer. Any comments made in this report are informational only and not part of this report.

Underground drainage should be maintained free of debris or blockage.

Fence – Section 3.2 IV paragraph A of the NACHI standard of practice states that an inspector is not required to inspect fencing. Any comments below are informational only and not part of this report.

Sections of the fence are deteriorated or in needed repair. Repair and or replacement should be made as needed.

Gate(s) – Appeared serviceable.

Patio / Porch - The concrete surfaces of the front and rear patios have cracked. Cracks of this type should be filled / sealed to prevent the collection of moisture below the concrete surface.



The rear patio was poured up to the weep screed. Generally a 2" clearance is maintained between the weep screed and the concrete.



Window Screens - See each area for comments in this section. Window screens should be evaluated at the final walk through.

Window / Frames – Windows used in this home are a combination of single and dual pane windows.

Sealing around the window frames should be included in a routine maintenance program.

Single pane windows are susceptible to sweating. Moisture around sweated windows should be removed to prevent a growth build up.

Dual pane windows are susceptible to seal failure and moisture accumulation between the two panes of glass. Every effort is made to identify those windows that may have failed seals during our inspection. However we do not guarantee that all or any failed window seals are noted in this report, which is consistent with the standard of practice. (Section 3.2 IV P) We recommend that a glazier evaluate all dual pane windows prior to close of escrow. We have found that failure may occur after or between inspections. A final visual inspection of the windows by our client is recommended at the final walk through to ensure no changes in the window condition have occurred.

Only a representative number of windows were operated. Furnishings or window coverings are not moved to gain access to the windows. The seller should disclose any defects in the window operation.

Windows are not water tested for leakage.

Chimney Flue – The National Fire Prevention Association recommends that all chimneys be cleaned and inspected before selling or buying a home. We recommend that a certified chimney sweep conduct a Level I and II inspection of the chimney, flue and related components. This inspection should be performed during your inspection period.

Spark arrestors are not removed during our inspections.

Note: All fireplaces and chimneys should be inspected prior to the client's first use, and not less than annually.

The tops of masonry chimneys are not pushed on to determine movement or separation.

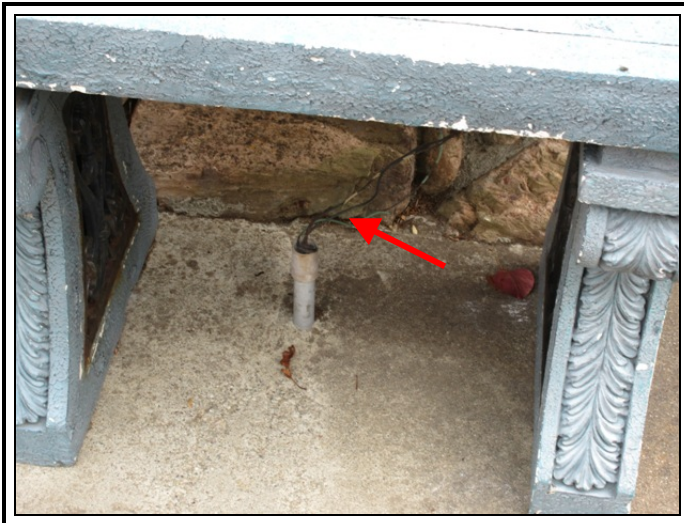
The installation of a certified spark arrestor with a rain cap assembly is recommended.



Refer to your chimney report for comments in this area.

Exterior Outlets - GFCI protection has been provided for the exterior outlet(s).

Unsafe Wiring – The electrical wiring located in the rear of the home is not properly terminated. Proper termination within a covered junction box is needed for safety.





General Comments – The shed was not inspected.

ROOF:

Material – All roofs should be evaluated by a qualified contractor. Our limited evaluation of the tile roof covering was performed from its perimeter at ground level without binoculars. Walking on the roof should be done by a qualified roofing contractor to avoid damage.

Evidence of previous leakage can be concealed by the finishes within the interior.

During our inspection chipped tiles were visible.

Leaks in a roof can develop or happen at any time depending on the wind, rain, ice or other factors or conditions. We recommend that a roof inspection and certification be obtained by a licensed roofer.

Accurate Home Inspections is not a licensed roofing contractor. To ensure the water tightness we recommend that a roof inspection and certification be obtained by a qualified roofing contractor.

Refer to your roof report (by others) for comments and or conditions concerning the roof.

This evaluation should not be interpreted as a roof certification or a guarantee against leakage.

Flashing - Sealing around the roof flashing should be part of a routine maintenance program.

Refer to your roof report for comments and or conditions in this area.

Vent Caps - Refer to your roof report for comments and or conditions in this area.

Gutters / Downspouts - Gutters and downspouts are not water tested for leakage.

Routine cleaning is recommended for proper drainage.

***Routine Maintenance** - Open joints in the gutter system should be sealed during routine maintenance.*

Over Hang / Eaves / Fascia - Refer to your pest report for possible comments and or conditions in this area.

Portions of the overhang and or fascia trim are weathered. Peeling and or blistered paint was noted. Proper preparation and a protective coating will prolong the material life and enhance the appearance.

Deterioration was noted in the roof sheeting at the front of the home. Refer to your pest report for comments in this area.





Deterioration was noted in the roof sheathing at the rear of the home. Refer to your pest report for comments in this area.



Deterioration was noted in the barge rafter at the right side of the home. Refer to your pest report for comments in this area.



Deterioration was noted in the barge rafter at the rear of the home. Refer to your pest report for comments in this area.





Deterioration was noted in the barge rafter at the left side of the home. Refer to your pest report for comments in this area.



GARAGE:

General Comments - Flammable and or combustible materials are often found stored in the garage. These items should be properly store away from any fired appliance and in accordance with the manufacturer's instructions to prevent a garage fire.

Walls – Cracking was noted in this area of the home. Cracking should be properly repaired as needed.

Vent screen(s) are in need of repair or replacement.



Floor – Cracking in the concrete floor was noted. This type of cracking should be sealed and monitored during routine maintenance.

The concrete floor area is oil stained. This condition can pose a tripping or falling hazard. Removal of a stain of this type should be done by a professional.



Outlets - The GFCI outlet(s) in the garage was functional at the time of our inspection. Periodic testing is recommended.

Overhead Doors – Overhead vehicle garage doors are evaluated for operation and their related safety features. Cosmetic conditions should be evaluated by our client.

Smaller cracks or dents in metal garage doors are common. Smaller cracks or dents that do not affect the safety features are considered cosmetic.

Garage door heights and width are not standard. Interested parties should consider measuring the garage to ensure their vehicle can access.

The following warning labels are recommended for safety:

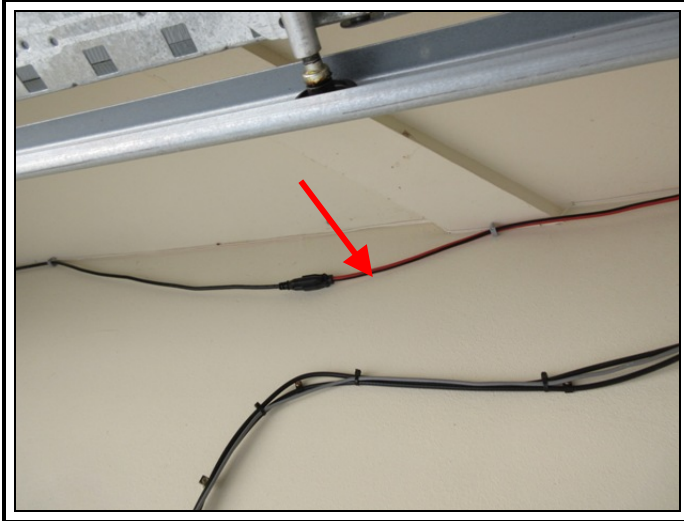
- 1) A spring warning label attached to the spring assembly;
- 2) A general warning label attached to the back of a door panel;
- 3) A warning label attached to the wall in the vicinity of the wall control button; and
- 4) Two warning labels attached to the door in the vicinity of the bottom corner brackets.
- 5) NOTE: Some newer doors have tamper-resistant bottom corner brackets that will not require these warning labels.

Door Openers – The garage doors are equipped with an automatic door opener. Automatic door openers require specific testing and safety features to ensure safe operation. The owner's manual should be read and understood prior to use. If the owner's manual is not available the manufacturer should be contacted to obtain one. Additional safety information is available from the National Safety Council.

Children should never be allowed to operate or play with garage doors.

California State Law effective July 1, 2019 requires that when a new garage door or new door opener is installed in a residence that a battery back up function also be installed in case of a power failure. This bill prohibits installation of a door or opener without such a device. Failure to follow this will result in a civil penalty of \$1000.00 per opener installed and operational.

Power to the garage door openers is supplied via extension cords. This type of wiring was not designed for permanent use. The installation of a dedicated outlet at the unit is recommended.



Safety Reverses - The garage doors are equipped with a safety reverse feature. During our inspection this feature did reverse when tested. Frequent testing is recommended to ensure proper operation.

Electric Eyes – The garage doors are equipped with an electric eye for safety. During our inspection this feature was operating properly. Frequent testing is recommended to ensure proper operation.

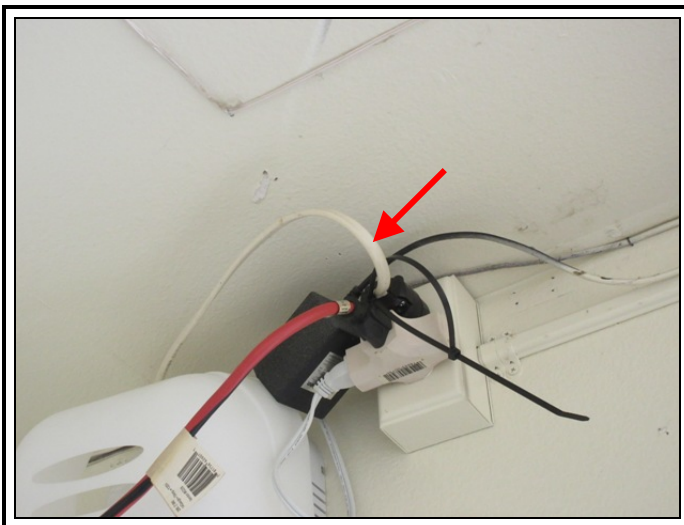
Fire Door Self-Closing Device(s) – Appeared Serviceable.

Firewall – The inspector does not determine the adequacy of or the firewall ratings.

Pedestrian / Man Door – The pedestrian or man door is deteriorated. Replacement is recommended. Refer to your pest report for comments in this area.



Unsafe Wiring – The romex electrical wiring located at the ceiling has had a plug installed and used as an extension or appliance cord. This type of wiring is not designed for this use. Proper hard wiring or removal is needed for safety. A qualified electrician should make the needed corrections.



PLUMBING:

General Comments - Water softeners and or purification systems are not evaluated and beyond the scope of this report.

Evaluation of and determining the adequacy or completeness of the following items are not included in this inspection: water recirculation pumps; solar water heating systems; Energy Smart or energy saver controls; catch pan drains. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit or a shut-off valve to be operated.

The inspector does not determine whether any faucet is designed to safely regulate temperature. Without "anti-scald" type faucets on tub and/or shower valves, you and especially small children may be injured by excessively hot water.

The inspector does not determine the flow rate of any fixture, showerhead or toilet. A disclosure by the seller is required as of January 1, 2017. If a disclosure is not made a plumber should be obtained.

Water Lines - The water line into this structure is a copper material.

Main Shut Off Valve - The main shut off valve is located in the front of the home. Water valves are not turned off and on during our inspections.

Water Pressure - Water pressure measured at the front hose bib was approximately 52 pounds.

Waste / Vent Piping – Drainage piping and fittings are evaluated for drainage and or leakage only. Each individual pipe or fitting, type or size is not evaluated. Should an evaluation of this type be desired a qualified plumbing contractor should be obtained. Piping of any type below the surface is beyond the scope of this report. Should an evaluation of this type be desired a qualified plumbing contractor should be obtained. Sewer clean outs are not always visible and may be covered by soil or bushes.

Our inspection is based on the inspection industry's definition of a recommended water test for "functional drainage" in a plumbing system. However, only a video-scan of the interior of drainpipes and drain lines can fully confirm their actual condition. When the house is vacant, the plumbing system is older, there are prior known drain problems or there are large trees on the grounds, it would be prudent to have the drain lines "video-scanned" prior to closing. Underground and hidden plumbing / sewer lines are not visible and not inspected.

Waste and vent piping for this structure is an ABS material.

ABS drainage and vent piping manufactured during the period of **1984-1990** may allegedly contained inferior material. Five manufacturers during this period have been involved in a class action over this material. It should be known that all piping manufactured by these five was not inferior and that it was only manufactured periodically. An evaluation for this condition should be referred to a qualified plumber. Class actions and or recalls are beyond the scope of our inspection. Additional information in this area is available from the manufacturer or abspipesettlement.com. The funds for this settlement have run out or the time has expired.

Water Heater - The water heater is an on demand tankless type water heater located in the garage.

Natural gas supplies the energy source for this unit.

Gas Supply / Sediment Trap - A flexible gas line and shut off valve have been installed. We do not turn gas valves off and on during our inspection.

Sediment - Water Heaters are susceptible to sediment build up internally over time. This build up may cause a longer time lapse for hot water recovery and may even restrict hot water flow to the faucet. Since the sediment is collected within the water heater and it is not visible to the inspector we cannot comment on this condition. Hot water flow / temperature are not measured during our inspection. Periodic draining of the water heater is recommended and may help eliminate such a condition.

General Comments - Water Heaters can cause burns if not monitored and or regulated. A water heater can reach temperatures near 160 degrees which can cause sever burns. An approximate one-second exposure to 160-degree water can and or will result in a third degree burn(s). The consumer product safety commission suggests that water heaters be set to a maximum of 120 degrees, even though a ten-minute exposure at this temperature can result in third degree burns. A safer temperature is 110-degrees.

We do not measure water temperatures during our inspections. Interested parties should evaluate water temperatures for safety.

Pressure Relief Valve - A pressure relief valve is part of the safety features of the water heater. Pressure relief valves are not opened during our inspection. Pressure relief valves should be tested by a qualified plumber.

The drip leg for the pressure relief valve has been plumbed to the exterior of the building for safety.

Water Heater Vent Piping - Ventilation for this unit has been provided.

Combustion Air - Combustion air is supplied by a direct vent system.

General Comment - *Homes that have been vacant for long periods of time have been known to develop plumbing, drainage and appliance leaks once occupied. This condition is generally due to the packing in the valves, o-rings and or seals drying out and or becoming brittle and failing. Comments in this report are condition present at the time of the inspection. Interested parties should monitor for leaks and may want to have the appropriated trade person evaluate the plumbing and or appliance systems.*

HEATING AND AIR CONDITIONING:

System - The Heating and Air Conditioning units combined with the compressor unit outside is evaluated for operation only. No disassembly is made.

Note: Cracked or damaged heat exchangers, recirculation systems, humidifiers, dehumidifiers and electronic air filters and hot water assisted units are not inspected and beyond the scope of this inspection.

Furnaces with pilot lights that are off are not lit by the inspector. The local utility company should be obtained for lighting.

Installation procedures, energy calculations and or equipment requirements are not evaluated and thus not part of this report. Each internal component or chemical charge is not evaluated. Should individual evaluation or procedures be required a Heating and Air Conditioning Contractor or the local utility company should be obtained.

Cleaning during routine maintenance is needed.

These units appeared operational and serviceable by use of the thermostat at the time of our inspection.

The furnace unit appeared operational by use of the thermostat at the time of our inspection.

We recommend that the Heating and Air Conditioning system be covered by a home warranty.

A number of register outlets revealed airflow but the efficiency of the units, balance or distribution system were not evaluated and are beyond the scope of this report.

We recommend a complete heating and air condition evaluation.

Energy Source - Natural gas supplies the energy source for this unit. The use of 120 volts a/c voltage for equipment operation is also supplied.

Gas Main - The gas main is located on the left side of the garage exterior. A shut off wrench located at the main shut off valve is recommended in case of an emergency.

A seismic shut off valve was not installed at the gas main. This type of device is designed to shut the gas off during seismic activity. Some jurisdictions require these devices on newer construction.

Gas Supply / Sediment Trap - *A sediment trap on the gas line into the furnace is recommended as an upgrade as close to the inlet as possible. This is to prevent moisture and debris from entering the firing chamber of the furnace.*

Thermostat Location – The thermostat is located in the downstairs hallway.

The thermostat was functional at the time of our inspection.

Note the testing of the thermostat timer; clock and or set back functions are beyond the scope of this report.

Venting - Ventilation for this unit has been provided.

Combustion Air - Combustion air is supplied within the garage by the open area.

Duct System - Ducting within this home is insulated for energy efficiency. Duct systems vary in each home and can leak or may be leaking. For this reason we recommend that a qualified HVAC contractor evaluate the system. A duct test for leakage and cleaning is recommended. We do not perform a leak test on the duct system during our inspection.

Filter - Cleaning the filters regularly will increase airflow and help maintain proper operation.

Note the evaluation of the home for indoor air quality is beyond the scope of this inspection.

Compressor / Electrical Disconnect - The electrical disconnect for the compressor unit is located within six feet of the compressor on the left side of the home.

Condenser Drain – The condenser drain has been plumbed to the exterior of the building.

Seer Comment 2005 – *Due to legislation homeowners and new purchasers should be aware that HVAC replacements may require duct repair or replacement at a significantly higher cost than the FAU or A/C condenser cost itself.*

If repairs are needed or suspected, buyers / sellers should verify what sort of expense might be incurred by having a licensed HVAC contractor review the system and provide an estimate.

ELECTRICAL SYSTEM:

Service to the Main – Service to the main is supplied from underground.

Supply Voltage - This home is supplied with 120/240 volts a/c.

Service Main Panel - The main panel is located to the left side of the garage exterior. The panel is equipped with a 100 and a 40 amp. main service disconnect.

Breakers in this panel have been marked for identification. We do not verify label markings of the circuitry. An electrician should be obtained.

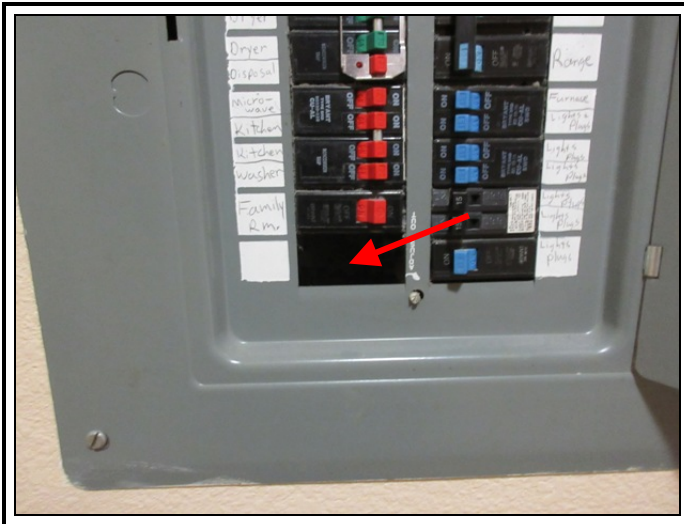
The electrical main panel is one of the older Zinsco panels. These panels were very popular during the late 60's through the late 70's. Breakers in these panels have come under question regarding their ability to trip under a normal over load condition. It is also know that these panels can contain buss bars that corrode and can cause over heating of the circuit breakers. Zinsco / Challenger panels are not internally evaluated. An electrician should be obtained.



Sub Panel(s) - A sub panel is located within the laundry area.

Breakers in this panel have been marked for identification. We do not verify label markings of the circuitry. An electrician should be obtained.

The electrical sub panel is in need of repair. Breakers and or blank plates have been removed exposing the buss bar and or live wires within this sub panel. A qualified electrician should make this correction as a safety measure.



Wiring / Grounding – The 110-volt wiring in this home is copper. The ground type or method is cable to pipe.

Arc Fault Breakers – Arc Fault Breakers were not installed. AFCI's are an electrical safety device installed in new home circuits, in some jurisdictions, for construction permitted **after January 1, 2002**. The AFCI's purpose is to prevent fires, which may occur due to faulty electrical appliances connected to a circuit.

General Comments - If ceiling fans have been installed in this home verification that they have been wired correctly and mounted in a safe manner is beyond the scope of this inspection. Ceiling fans are evaluated for operation only. Audible noise varies from fan to fan and is beyond the scope of this report. Some vibration or movement is common amongst ceiling fans. Our client should evaluate the ceiling fans for satisfaction concerning noise and movement.

Evaluation of the branch circuitry for load or capacity is beyond the scope of this report. An evaluation of this type requires specialized skill and equipment of a qualified electrician. Interested parties should obtain an electrician for information and or an evaluation in this area.

A representative number of switches and outlets were tested throughout the home during our inspection. Any comments concerning their condition would be listed below.

LAUNDRY AREA:

Laundry Appliances are not inspected. We do not check washing machine connections and we do not operate the hose bibs.

Walls – Previous repairs were noted.

Energy Source – Gas and electric have been installed for dryer operation.

Proper capping of the open gas line is needed for safety.



Dryer Vent – Routine cleaning of the dryer vent piping is recommended for safety.

INTERIOR:

General Comment - Personal content within the dwelling pose a condition of limited visibility. Our client is advised to contact our office should a re-inspection upon removal of the content be desired.

Floors – Floor surfaces are not measured for slopes or uneven surfaces. We do not move furniture or lift carpeting and padding or any floor covering materials and we do not use any specialized tools or measuring devices to establish relative elevations or determine any degree of differential settling. A thorough walk through by our client or those representing the client should be made. Any information in this report is informational

only. Should measuring for floor slopes or unevenness be desired or needed an engineer should be obtained.

Floor covering is not evaluated for physical appearance and or damage. Any comments are informational only.

The floor structures in various homes can vary. The load capability of the floor also varies. What this can mean is that one structure may carry the load of a tile floor while the other may not. Parties interested in changing floor covering materials or those that have question concerning load and deflection should contact a flooring specialist. We do not calculate floor loads.

Doors / Molding - We recommend maintaining door stops at all doors.

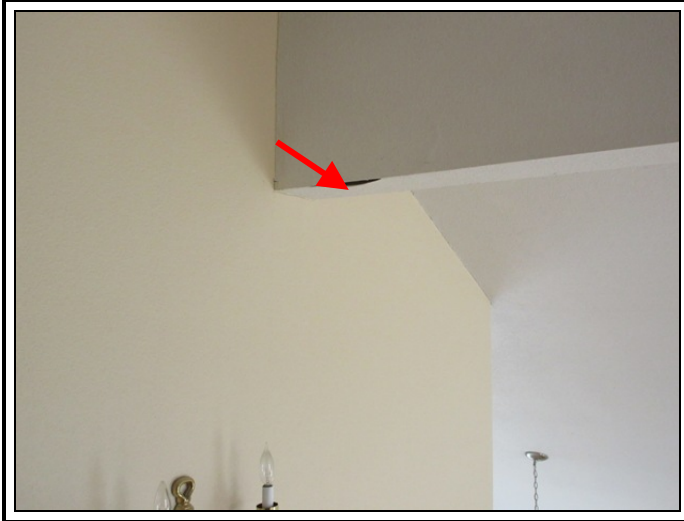
ENTRY AND HALLWAY:

Walls / Ceiling – Settling cracks are common and may appear at any time. Settling cracks should be evaluated during your walk through. These cracks when present should be properly repaired during routine maintenance.

Walls – A hole in the wall was noted at the rear of the closet accessing the area beneath the stairs. This void is in need of repair for fire safety.



Ceiling – Cracking was noted in this area of the home. Cracking should be properly repaired as needed.



Floor – The floor surface in the upstairs hallway area appeared uneven.

Railing / Stairs – Railing spindle spacing is in excess of 4". This condition poses a child safety issue.

This condition was likely approved at the time of construction.

Spacing for railings and stairs as well as their components has changed in various areas over the years. Currently a 4" maximum spacing is required for balusters / spindles for child safety. The effective dates of the changes established varied between cities. Interested parties may want to contact the local building department for specific information in this area.

The height of the railing assembly is less than the current 42" minimum. This condition may have been approved at the time of construction.

Windows – The seal that divides the two panes of glass has failed allowing moisture to collect between the two panes. Replacement is likely, as repairs of this type are generally not successful.



Smoke Detector(s) – A note about smoke detectors. The testing of smoke detectors is done using the manual test feature. This can be misleading as this test only verifies a power source to the device and not smoke particles to the detector itself. Smoke detectors do have a life span. Older detectors, those more than 10 years old should be replaced per the manufacturer.

Most homes built after the early 1990's have a network connecting all the detectors within the home. The testing of the network itself is beyond the scope of this report and may or may not be noted. Detectors are not removed during our inspection to check wiring or connections.

The smoke detectors within these areas appear to be integrated with the home alarm system. These types of smoke detectors do not meet current standards. Replacement with stand-alone devices is needed.

Devices of this type must remain audible and operational within these areas. Frequent testing is recommended.

We recommend that all smoke detectors be checked upon occupancy and that all batteries be changed.

Closet - Unsafe Wiring – Exposed romex type wiring is visible within the closet. Wiring in this location must be protected or enclosed in a conduit type material for electrical safety.



Carbon Monoxide Detector – Carbon Monoxide detectors are tested with the test button only. This type of test is not conclusive that the sensor is functional only that the test button feature is operational.

Carbon Monoxide detectors are not installed as required.

LIVING ROOM / DINING AREA:

Walls – Previous repairs were noted.

Screens – Window screen(s) are in need of repair in this area.

FAMILY ROOM:

Ceiling – Previous repairs were noted.

Fireplace / Chimneys – There are a wide variety of chimneys, which represent an even wider variety of interrelated components that comprise them. However, there are three basic types: single-walled metal, masonry, and pre-fabricated metal ones that are commonly referred to as factor-built ones. Single-walled metal ones should not be confused with factory-build ones, and are rarely found in residential use, but masonry and factory-build ones are commonplace. Our inspection of them is that of a generalist, not a specialist, and meets industry standards. However, significant areas of chimney flues

cannot be adequately viewed during a field inspection, as has been documented by the Chimney Safety Institute of America, which reported in 1992. The inner reaches of a flue are relatively inaccessible, and it should not be expected that the distant oblique view from the top or bottom is adequate to fully document damage even with a strong light. Therefore, because our inspection of chimneys is limited to those areas that can be viewed without dismantling any portion of them, and does not include the use of specialized equipment, we will not guarantee their integrity and recommend that they be inspected by a specialist.

Chimney flues need to be cleaned periodically, to prevent the possibility of chimney fires. However, the complex variety of deposits that form within chimney flues as a result of incomplete combustion, and which contribute to such fires, are complicated and not easily understood. They range from soot, or pure carbon, that does not burn, to tars that can ignite. All of these deposits are commonly described as creosote, but creosote has many forms, ranging from crusty carbon deposits that can be easily brushed away, to a tar-glazed creosote that requires chemical cleaning. These deposits must be identified and treated by a specialist. However, cleaning a chimney is not a guarantee against a fire. Studies have proven that a significant percentage of chimney fires have resulted within one month of the chimney being cleaned, and many more have resulted within a six-month period.

A damper stop is not installed. The installation of a damper stop is needed to prevent a gas accumulation within the firebox.

Refer to your chimney report for comments in this area.

Wet Bar - Outlets – A GFCI Circuit or outlet does protect the required outlet(s).

KITCHEN AND EATING AREA:

General Comments – We recommend that a Home Warranty be kept in place to cover the appliance in the kitchen. Appliances can and do fail.

Outlets – GFCI protection is provided for the outlets within six feet of the sink.

GFCI protection is not provided for the other outlet over the counter. At the time of construction this may not have been a requirement. (Prior to 1996 in most areas) A G.F.C.I. device should protect all outlets over the counter tops. This type of outlet is recommended for safety.

Cabinets / Counter Top - Only a sampling of cabinet operation was made. Final evaluation should be made by our client at the final walk through to ensure satisfaction.

Personal content within the cabinetry limits the visibility of the inspector. We do not move personal belongings during our inspection.

The cabinets and counter tops appeared functional and operational.

Sink / Faucet / Drain - Sinks and faucets along with drains are evaluated for operation, flow and drainage.

These fixtures and drains were functioning properly at this time.

Garbage Disposal – This appliance was operational at the time of our inspection.

Dishwasher – Our inspection of the Dishwasher is to determine leakage at the door gasket and or air gap only. The cleaning proficiency or the internal components is beyond the scope of this inspection and not part of this report.

Leakage was not observed.

Stove / Oven – Appeared functional and operational.

Clocks timers and temperature control or the cooking efficiency, with or without any special cooking features is beyond the scope of this report. Self-cleaning features are not evaluated. Disclosure in this area is recommended.

We recommend that an anti tip device be installed and maintained on all free standing stoves or ovens.

Screens – Window screen(s) are in need of repair in this area.

BEDROOM #1 - DOWNSTAIRS:

Smoke Detector - The smoke detector in this bedroom was operational.

Closets – Appeared functional.

BEDROOM #2 - UPSTAIRS LEFT FRONT:

Walls – Previous repairs were noted.

Smoke Detector - The smoke detector in this bedroom was operational.

Closets – Doors and door guides were not installed.

BEDROOM #3 – UPSTAIRS LEFT CENTER:

Floor – The floor surface in this area appeared uneven.

Smoke Detector - The smoke detector in this bedroom was operational.

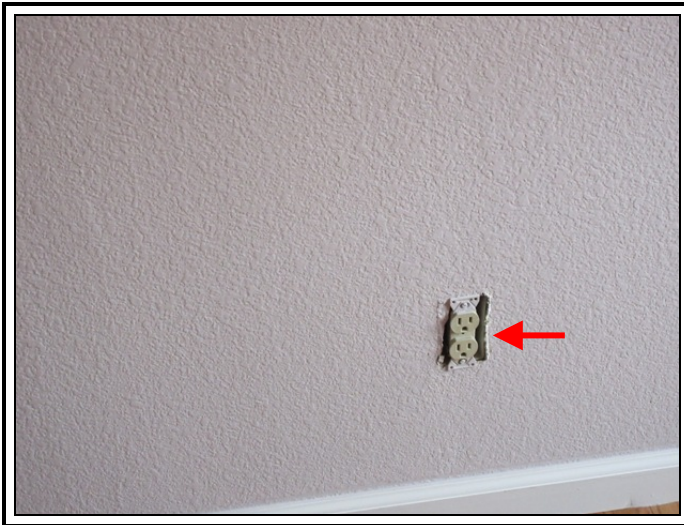
Closets – Appeared functional.

BEDROOM #4 – UPSTAIRS LEFT REAR:

Floor – The floor surface in this area appeared uneven.

Outlets – Replacement of the broken outlet cover(s) is needed for safety.

Replacement of the missing outlet cover(s) is needed for safety.



Smoke Detector - The smoke detector in this bedroom was operational.

Closets – Appeared functional.

MASTER BEDROOM:

Floor – The floor surface in this area appeared uneven.

Smoke Detector - The smoke detector in the master bedroom was operational.

MASTER BATHROOM:

Floor – The floor surface in this area appeared uneven.

Refer to your pest report for possible comments in this area.

Outlets – GFCI protection is provided for the outlet(s) in this area.

Tub - Chips in the finish material of the tub were visible.



Routine Maintenance - *Caulking around the tub area should be part of a routine maintenance program.*

Shower Surround – Appeared functional and operational.

Shower pans (especially tile pans) are prone to leakage if not maintained. We do not dam shower pans to test for leakage which is in accordance with the standards of practice (Section 3.6 IV paragraph I) Routine evaluation and caulking is needed. Note verification of a membrane below the tiled pan is beyond the scope of this report.

***Routine Maintenance** - Caulking around the shower area should be part of a routine maintenance program.*

Shower Faucet - Appeared functional and operational.

Cabinets / Counter Top - Only a sampling of cabinet operation was made. Final evaluation should be made by our client at the final walk through to ensure satisfaction.

Personal content within the cabinetry limits the visibility of the inspector. We do not move personal belongings during our inspection.

The cabinets and counter tops appeared functional and operational.

Sink / Faucet / Drains - Sinks and faucets along with drains are evaluated for operation, flow and drainage.

The drainage piping below the left side sink was leaking. Repair is needed.



Toilet - Appeared functional and operational.

***Routine Maintenance** - Caulking around the base of the toilet leaving an opening at the rear should be part of a routine maintenance program.*

BATHROOM #1 – UPSTAIRS HALLWAY:

Floor – Refer to your pest report for possible comments in this area.

Outlets – GFCI protection is provided for the outlet(s) in this area.

Tub - Appeared functional and operational.

Shower Surround – Appeared functional and operational.

Routine Maintenance - Caulking around the tub and shower area should be part of a routine maintenance program.

Shower Faucet - Appeared functional and operational.

Cabinets / Counter Top - Only a sampling of cabinet operation was made. Final evaluation should be made by our client at the final walk through to ensure satisfaction.

Personal content within the cabinetry limits the visibility of the inspector. We do not move personal belongings during our inspection.

The cabinets and counter tops appeared functional and operational.

Sink / Faucet / Drains - Sinks and faucets along with drains are evaluated for operation, flow and drainage.

These fixtures and drains were functioning properly at this time.

Toilet - Appeared functional and operational.

Routine Maintenance - Caulking around the base of the toilet leaving an opening at the rear should be part of a routine maintenance program.

BATHROOM #2 – DOWNSTAIRS HALLWAY:

Outlets – GFCI protection is provided for the outlet(s) in this area.

Tub - Caulking around the tub spout is needed.

The tub stopper is missing and in need of replacement.

Shower Surround – Appeared functional and operational.

Routine Maintenance - Caulking around the tub and shower area should be part of a routine maintenance program.

Shower Enclosure – Alignment of the door(s) is needed for proper operation.

Shower Faucet - Appeared functional and operational.

Cabinets / Counter Top - Only a sampling of cabinet operation was made. Final evaluation should be made by our client at the final walk through to ensure satisfaction.

Personal content within the cabinetry limits the visibility of the inspector. We do not move personal belongings during our inspection.

The cabinets and counter tops appeared functional and operational.

Sink / Faucet / Drains - Sinks and faucets along with drains are evaluated for operation, flow and drainage.

The sink stopper is missing and in need of replacement.

Toilet - Appeared functional and operational.

Routine Maintenance - Caulking around the base of the toilet leaving an opening at the rear should be part of a routine maintenance program.

UNDER FLOOR AREA:

Slab Foundations - This residence has a slab foundation. Such foundations can vary considerably from older ones that have no moisture barrier beneath them and no reinforcing steel within them to newer ones that have moisture barriers beneath them and adjustable reinforcing steel within them. This type is called a post-tension slab, but is often impossible to distinguish one slab type from another in which even the size and spacing of the bolts can vary, although most are concealed. Our inspection of slabs conforms to industry standards. We examine the visible portion of the stem walls on the exterior of the structure for any evidence of significant cracks or structural deformation. However, we do not move furniture or lift carpeting and padding to look for cracks, and we do not use any specialized tools or measuring devices to establish relative elevations or determine any degree of differential settling. Significantly, many slabs are built or move out of level, but the average person would not realize this until there is a difference of more than one inch in twenty feet, which most authorities describe as being tolerable. Interestingly, many slabs are found to contain cracks when the carpet and padding are

removed, but there is no absolute standard for evaluating them. However, those that are less than 1/4" and which exhibit no significant vertical or horizontal displacement are not regarded as being structurally threatening. They typically result from common shrinkage, but 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 a slope, or if downspouts discharge adjacent to the slab.

Our inspection references conditions present at the time of our inspection only.

Cracking was noted in the foundation at the garage area. Cracking noted in a slab can or may become larger and should be monitored. Soil conditions, drainage and settling all play a part in foundation conditions.



However, in the absence of any major defects, we may not recommend that you consult with a structural engineer or a foundation contractor, but this should not deter you from seeking the opinion of any such expert.

ATTIC AND MISCELLANEOUS:

Attic - Attics are inspected from the access area or platform when installed only. Climbing into the attic can cause damage to the ceiling or possible injury to the inspector.

Insulation - Insulation can conceal leaks, damage or electrical problems within the attic. We do not move or disturb insulation during or inspection.

Insulation within the walls could not be verified.

The attic is insulated to an estimated R-Value of R30.

The installation method was blown fiber.

Ventilation - Passive ventilation through the perimeter vents has been provided.

Access Opening - The access area to the attic is located in the upstairs hallway.

Framing / Sheathing - An engineered truss system has been installed for roof support.

The roof sheathing material is plywood.

The inner wall structure was not visible.

We do not calculate loads and or spans of roof structures. Information in this area should be obtained from a qualified structural engineer.

Carbon Monoxide Detector – Carbon Monoxide detectors are tested with the test button only. This type of test is not conclusive that the sensor is functional only that the test button feature is operational.

Carbon Monoxide detectors are not installed as required.

A carbon monoxide detector properly located became a requirement after July 1, 2011.

A new law as noted below requires that the carbon monoxide (CO) detector(s) be installed in a manner consistent with building standards applicable to new construction or in accordance with the manufacturer's instructions. (HSC 17926)

Homes in California must have carbon monoxide (CO) detectors installed by July 2011 under a new bill signed into law by Governor Arnold Schwarzenegger on May 7, 2010.

The latest versions of California building and residential codes already demand that new dwellings in the state come equipped with CO detectors beginning in January 2011; the new law (SB 183) will hold existing homes to the same standard. Exemptions apply to homes that have no fossil fuel-burning appliances, fireplace, or attached garage.

Pets / Odors / Stains – We do not evaluate for these conditions. A specialist should be obtained for information in this area.

Vermin / Insects – Vermin and other pests are part of the natural habitat, but they often invade homes. Rats and mice have collapsible rib cages and can squeeze through even the tiniest crevices. It is not uncommon for them to establish colonies within crawlspaces, attics, closets, and even the space inside walls, where they can breed and become a health-hazard. Therefore, it would be prudent to have a licensed pest control company evaluate the residence to ensure that it is rodent-proof, and to periodically monitor those areas that are not readily accessible.

Information in this area may not be contained in this report.

Specifically excluded from this report is any inspection or observations relating to mold or environment conditions, birds, bats, insects, such as ants, fleas, ticks, cockroaches, bees, mites, and wood destroying insects or organisms, or rodents of all types.

General Comment - The Client should provide for personal safety and health concerns by seeking further inspections, to verify possible risk that are outside the scope of this inspection. This company does not and did not inspect for fungi, mold, asbestos, lead, pollutants, radon, environmental, biological, carcinogens, indoor air quality, hazardous substances-conditions, or compliance with codes and restrictions. Be advised that everyone's health and safety concerns are a personal responsibility and it is recommended that further inspection be done, by qualified Professionals, to ensure that this property is safe and healthy for everyone. These limitations are in compliance with Standards of Practice

Informational Only: The presence of certain mold and mold spores in housing can result in mild to severe health effects in humans and can deteriorate the structure of the dwelling resulting in structural damage. As humans vary greatly in their chemical make-up, so does the individual's reaction to mold exposure. For some people, a smaller number of mold spores can cause ill effects. In others it may take many more.

Our client is advised to refer to their mold disclosure statement for information on or testing procedures in this area. Additional information is available at epa.gov.

Please be advised that testing is an indicator of conditions at the time the sampling occurred. As conditions can change over time, this is an indicator of the type of mold in the area tested at the time the test was taken.

This is not a guarantee and it should not be construed that mold does not exist or will not exist in other area of the home or property now or in the future.

Chinese Drywall – The inspection for Chinese drywall is beyond the scope of this report. Contact the builder for information in this area or information is available from the Consumer Products Safety Commission at CPSC.gov.

General Comment - When repairs or additional inspections are recommended they should be performed prior to close of escrow or within your contract period by licensed professionals. These professionals may identify additional defects. Some upgrades may also be required or recommended which may affect our client's evaluation of the property.

Notice to Buyers and or Sellers: Repairs that require permits may be subject to new Title 24 energy efficiency requirements.

Effective January 1, 2017 water conservation mandated by the state, which include water saving improvement to fixture within the home is a requirement.

This legislation requires that water conservation plumbing fixtures be installed throughout the home as a condition of building permits applied for after January 1, 2014.

As of January 1, 2017 all residences built prior to **January 1, 1994** must comply with these requirements and homeowners are required to install water saving fixtures. The **Authority Having Jurisdiction** will be tasked with the enforcement of the new laws.

A written disclosure by the seller is required after January 1, 2017.

These requirements will add additional cost to those repairs. We recommend that the repairing contractor provide you with a cost estimates.

End of the Comment Section

Other information may be contained in the following pages.

Property Inspection Report

SERVING THE REAL ESTATE COMMUNITY WITH PRIDE.

ITEM	INSPECTED		EXTERIOR																				
			* = COMMENT X=PHOTO																				
GENERAL APPEARANCE			ABOVE AVERAGE FOR AREA								AT AREA AVERAGE												
SIDING / TRIM			STUCCO		CRACKING		BRICK				WOOD		COMPOSITE / VENEER										
DRIVEWAY / WALKWAY			CONCRETE		ASPHALT		CRACKING					HEAVY OIL STAIN / OTHER COMMENTS											
HOSE BIBS			FRONT		REAR		SIDES		VALVES LEAKING														
SPRINKLERS FRONT / REAR			FRONT		REAR																		
PERIMETER GRADING			GRADE SLOPES AWAY FROM STRUCTURE					SEE COMMENT SECTION FOR INFO.															
CHAIN LINK / WIRE FENCE			FRONT		SIDE		REAR		NEEDS REPAIR														
WROUGHT IRON FENCE			FRONT		SIDE		REAR		NEEDS REPAIR														
WOOD FENCE			FRONT		SIDE		REAR		NEEDS REPAIR														
GATES			YES		NO		WOOD		CHAIN LINK		IRON		NEEDS REPAIR										
RAILINGS / STAIRS			SPACING OK	YES		NO		NEEDS REPAIR															
PATIO / PORCH			YES		NO		CONCRETE		BRICK		STONE		WOOD										
PATIO COVER			YES		NO		LATTIS / TRELLIS		WOOD		METAL		DETERIORATION										
FOUNDATION TYPE			CONCRETE SLAB				RAISED		CONCRETE BLOCK				OTHER TYPE										
WINDOWS / SCREENS			YES		NO		SEE EACH ROOM FOR INFO																
TV SYSTEM			CABLE		ANTENNA																		
EXTERIOR LIGHTING			YES		NO		FRONT		REAR		SIDE												
WINDOW FRAMES			ALUM		VINYL		WOOD		DUAL PANE					SINGLE									
CHIMNEY / FLUE			YES		NO		SPARK ARRESTOR	YES		NO		SCREEN ONLY											
EXTERIOR OUTLETS			YES		NO		GFI	YES		NO													
UNSAFE WIRING			YES		NO		EXPOSED ROMEX				OPEN J-BOX		SPLICE		OTHER								
POOL / SPA / POND			YES		NO		POOLS, PONDS AND SPA'S ARE NOT INSPECTED. A SPECIALIST SHOULD BE OBTAINED.																
STORAGE SHED			YES		NO		STORAGE SHEDS ARE NOT INSPECTED. ANY COMMENTS ARE INFORMATIONAL ONLY.																

COMMENTS: THE SIGN "*" MEANS "SEE COMMENT SECTION".

THE SIGN "X" MEANS "SEE PHOTO AND COMMENT SECTION".

ITEM	INSPECTED				ROOF																		
	* = COMMENT X=PHOTO				WE RECOMMEND A ROOF CERTIFICATION																		
TYPE OF CONSTRUCTION	X		FRAMED		TRUSS	X	SPACE SHEETING		PLYWOOD	X	OSB												
COMPOSITION*	N/A		LOSING GRANULES			CRACKED/CURLING			MISSING / LOOSE														
CEDAR *	N/A		SHAKE		SHINGLE		MISSING / LOOSE			MOLD		EXP. NAILS											
TILE *	X	*	CONCRETE TILES		X	TILE MISSING			CHIPPED	X	CRACKED / LOOSE												
TAR & GRAVEL*	N/A		PONDING			BUBBLING			GRAVEL		ROCK MSN'G			HOT TAR									
METAL *	N/A		METAL LIFTING			DAMAGED AREA			LOOSE		MISSING												
NUMBER OF RECOVERS	X	*	ORIGINAL	X	1		2		3		4												
TYPE OF ROOF	X		GABLED	X	SLOPED			"A" FRAME			FLAT		MANSARD										
FLASHING	X	*	METAL	X	PAINTED	X	UNPAINTED			NEEDS REPAIR													
VENT CAPS	X	*	YES	X	NO		MISSING	0	X	1		2		3		4		ALL					
GUTTERS (NOTE #2)	X	*	YES	X	NO		METAL	X	PLASTIC		LEAVES / DEBRIS												
DOWN SPOUTS	X	*	YES	X	NO		METAL	X	PLASTIC		LEAVES / DEBRIS												
OVER HANG / EAVES	X	X5	YES	X	NO		OPEN	X	SOFFIT		DRY ROT	YES	X	NO									
FASCIA	X	X4	YES	X	NO		DRY ROT	YES	X	NO													
ROOF TURBINES	X		YES		NO	X																	
DORMERS	X		YES		NO	X																	
SKY LIGHTS	X		YES		NO	X	EVIDENCE OF LEAKS																
TREES OR DEBRIS ON ROOF	X		YES		NO	X																	

NOTE (*) ROOFS ARE NOT WALKED ON TO AVOID CAUSING DAMAGE. THEY ARE VISUALLY INSPECTED.

OUR EVALUATION OF THE ROOF IS TO DETERMINE IF PORTIONS ARE MISSING AND/OR DETERIORATING THEREFORE

SUBJECT TO POSSIBLE LEAKING. UNDERLAYMENT AND DECKING ARE HIDDEN FROM VIEW AND CANNOT BE EVALUATED BY VISUAL

INSPECTION. OUR REVIEW IS NOT A GUARANTEE AGAINST ROOF LEAKS, NOR A CERTIFICATION. IF SUCH AN INSPECTION IS DESIRED

WE SUGGEST CONTACTING A LICENSED ROOFER. NOTE (#2) GUTTERS ARE NOT WATER TESTED FOR LEAKAGE.

COMMENTS: THE SIGN "*" MEANS "SEE COMMENT SECTION".

THE SIGN "X" MEANS "SEE PHOTO AND COMMENT SECTION".

Property Inspection Report

SERVING THE REAL ESTATE COMMUNITY WITH PRIDE.

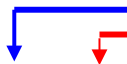

ITEM	INSPECTED		GARAGE																		
			* = COMMENT		X=PHOTO																
WALLS	X	X	ENCLOSED	X	CARPORT	OPEN FRAME		VISIBILITY LIMITED													
CEILING	X		ENCLOSED	X	PLASTER	OPEN FRAME		PANELING													
FLOOR	X	X	CONCRETE	X	CRACKING	X	OIL STAINED	X	VISIBILITY LIMITED												
SWITCHES	X		YES	X	NO																
OUTLETS	X		GFI	YES	X	NO	GFI'S ARE RECOMMENDED FOR SAFETY														
LIGHT FIXTURE(S)	X		WALL	X	CEILING	WALL SWITCHED	X														
WINDOW(S)	N/A		ALUM.		VINYL	WOOD		SINGLE PANE		DUAL PANE											
SCREENS	N/A		MISSING		NEEDS REPAIR																
OVERHEAD DOORS	X		WOOD		METAL	X	SINGLE CAR	X	DOUBLE CAR	X											
SPRINGS	X		YES	X	NO	BROKEN															
DOOR OPENERS	X	X2	YES	X	NO	SINGLE CAR	X	DOUBLE CAR	X	NEEDS PULL ROPE	YES		NO	X							
SAFETY REVERSES	X		YES	X	NO	NEEDS ADJUSTMENT	YES		NO	X	RECOMMENDED FOR SAFETY. CHECK MONTHLY.										
ELEC. EYE SAFETY	X		YES	X	NO	NEEDS ADJUSTMENT	YES		NO	X	RECOMMENDED FOR SAFETY. CHECK MONTHLY.										
FIRE DOOR	X		YES	X	NO	REQUIRED BY BUILDING CODE															
SELF-CLOSING DEVICE	X		YES	X	NO	NEEDS ADJUSTING	YES		NO	X	REQUIRED BY BUILDING CODE										
FIRE WALL	X		YES	X	NO	NEEDS REPAIR	YES		NO	X											
PEDESTRIAN / MAN DOOR	X	X	YES	X	NO	WOOD	X	METAL		DETERIORATED	YES	X	NO								
FIRE SPRINKLER SYS.**	X		YES		NO	X	WE DO NOT TEST THESE SYSTEMS.														
UNSAFE WIRING	X	X	YES	X	NO	EXPOSED ROMEX		OPEN J-BOX		SPLICE		OTHER	X								

**** WE DO NOT TEST THESE SYSTEMS**

COMMENTS: THE SIGN " * " MEANS "SEE COMMENT SECTION".

THE SIGN " X " MEANS "SEE PHOTO AND COMMENT SECTION".

SERVING THE REAL ESTATE COMMUNITY WITH PRIDE.

ITEM	INSPECTED				PLUMBING SYSTEM															
			* = COMMENT X=PHOTO		PUBLIC	X	COUMMUNITY	WELL	OTHER											
WATER SYSTEM	X					X														
WATER LINE	X	*			GALVANIZED		PLASTIC		COPPER	X	PVC		OTHER							
MAIN SHUT OFF VALVE	X				YES	X	NO		VALVE LEAKING											
ANTI-SIPHON DEVICE	X	*			YES	X	NO													
WATER PRESSURE	X	*			AT FRONT		52	NEEDS REGULATOR	YES		NO	X								
PRESSURE REGULATOR	X				YES	X	NO													
WASTE / VENT PIPING	X	*			ABS	X	CAST IRON		GALVANIZED		PVC		COPPER		OTHER					
WASTE DISPOSAL	X				MUNICIPAL	X	SEPTIC		OTHER											
WATER HEATER *	X	*			GAS	X	ELECTRIC		TANKLESS	X	COLLECTION PAN	YES		NO						
GAS SUPPLY	X				GAS PIPING / FLEX LINE	YES	X	NO	SEDIMENT DRIP LEG	YES	X	NO		GRND BOND						
	N/A				YELLOW GAS FLEX LINE	YES		NO												
WATER HTR LOCATION	X				HOUSE		GARAGE	X	EXTERNAL CLOSET											
EARTHQUAKE STRAP	N/A				YES		NO		REQUIRED FOR SAFETY											
WATER HTR PLATFORM	N/A				YES		NO		WATER DAMAGED	YES		NO								
PRESSURE RELIEF VALVE	X	*			YES	X	NO		PLUMBED AWAY	YES	X	NO								
WATER HTR PLUMBING	X				FLEXIBLE LINES	YES	X	NO	CORODED											
WATER HTR BLANKET	N/A				YES		NO		NEEDS TRIMMING	YES		NO								
WATER HTR VENT PIPE	X	*			YES	X	NO		WE DO NOT TEST VENT PIPING FOR ASBESTOS**											
COMBUSTION AIR	X	*			YES	X	NO		VENTED CLOSET		OPEN GARAGE AREA		LIVING AREA							
									DIRECT VENT	X	OPEN AREA		OPEN ATTIC							
WATER HTR SHUT OFF	X				YES	X	NO		VALVE LEAKING											



COMMENTS: THE SIGN " * " MEANS "SEE COMMENT SECTION".

THE SIGN " X " MEANS "SEE PHOTO AND COMMENT SECTION".

* WE DO NOT EVALUATE THE GAS SUPPLY SYSTEM FOR LEAKS OR PRESSURE ON GAS WATER HEATERS / FURNACES OR OTHER APPLIANCES.



** OLDER HOMES MAY CONTAIN ASBESTOS VENT PIPING.

SERVING THE REAL ESTATE COMMUNITY WITH PRIDE.

ITEM	INSPECTED		ELECTRICAL SYSTEM												
			* = COMMENT X=PHOTO												
SERVICE TO MAIN	X		UNDER GROUND	X	OVERHEAD		OVERHEAD CLEARANCE OK	YES		NO					
SOLAR EQUIPPED *	N/A		CONTROL PANEL		DISCONNECT		*SPECIALIZED EQUIPMENT REQUIRED FOR TESTING. EVALUATION BY THE SERVICE PROVIDER IS RECOMMENDED								
SUPPLY VOLTAGE	X	*	120 VOLTS AC	X	240 VOLTS AC	X									
SERVICE /SUB PANEL	X	X2	AMPERAGE	*	SUB-PANEL	YES	X	NO		ZINSCO	X	FPE		OTHER	
OUTLETS GROUNDED	X	*	YES	X	NO		SYSTEMS NOT GROUNDED ON OLDER HOMES								
FUSES AND/OR BREAKER	X	*	FUSES	YES		NO	X	BREAKERS	YES	X	NO	MARKED	YES	X	NO
WIRING	X	*	COPPER	X	ALUMINUM		ALUMINUM GROUND WIRE	YES		NO	X				
GROUND	X	*	YES	X	NO		CABLE TO BAR		CABLE TO PIPE	X					
ARC FAULT BREAKER	X	*	YES		NO	X									
G.F.C.I BREAKER	X		YES		NO	X									
LANDSCAPE LIGHTING	X		YES		NO	X	NEEDS REPAIR	YES		NO		LOW VOLTAGE NOT TESTED			

COMMENTS: THE SIGN "*" MEANS "SEE COMMENT SECTION".



THE SIGN "X" MEANS "SEE PHOTO AND COMMENT SECTION".



ITEM	INSPECTED				LAUNDRY AREA														
			* = COMMENT		X=PHOTO														
LOCATION	X		GARAGE		HOUSE	X													
WALLS	X	*	DRYWALL	X	PLASTER		OPEN FRAMING												
CEILING	X		DRYWALL	X	PLASTER		OPEN FRAMING												
FLOORS	X		LINO		TILE		VINYL		CERAMIC		LAMINATE	X	CONCRETE						
DOOR / MOLDING	X		WOOD	X	PAINTED	X	STAINED		OTHER										
WATER SUPPLY*	X		HOT	X	COLD	X	LEAKING	YES		NO	X								
DRAIN	X		YES	X	NO		DRAIN PIPE	X	LAUNDRY SINK										
DRYER ENERGY SOURCE	X	X	120 VOLTS			240 VOLTS		X	GAS	X	FLEX GAS LINE	YES	X	NO					
SWITCHES	X		YES	X	NO														
WINDOWS	N/A		ALU		VINYL		WOOD		SGL PANE		DUAL PANE								
SCREENS	N/A		MISSING		NEEDS REPAIR														
OUTLETS	X		G.F.I	YES		NO	X												
LIGHT FIXTURE(S)	X		WALL		CEILING	X	WALL SWITCHED	X											
DRYER VENT	X	*	YES	X	NO		TO OUTSIDE	YES	X	NO									
EXHAUST FAN	X		YES	X	NO		OPERATIONAL	YES	X	NO	NOISY								
SMOKE DETECTOR	X		YES		NO	X	OPERATIONAL	YES		NO	BATTERY		WIRED						
LAUNDRY SINK	X		YES		NO	X	LEAKING	YES		NO									
HEATING VENT	X		YES		NO	X	WALL		CEILING		FLOOR								

***NOTE: WE DO NOT DISCONNECT THE SUPPLY HOSES TO THE WASHER, NOR DO WE OPERATE THE VALVES THESE CAN LEAK AT ANY TIME AND SHOULD BE CONSIDERED A PART OF NORMAL MAINTENANCE.**

COMMENTS: THE SIGN " * " MEANS "SEE COMMENT SECTION".

THE SIGN " X " MEANS "SEE PHOTO AND COMMENT SECTION".

ITEM	INSPECTED				ENTRY AND HALLWAY																		
			* = COMMENT X=PHOTO																				
WALLS	X	X	DRYWALL	X	TEXTURED	X	PLASTER		SMOOTH														
CEILING	X	X	DRYWALL	X	TEXTURED	X	PLASTER		ACOUSTIC														
FLOOR	X	*	TILE	X	WOOD		LAMINATE	X	CARPET		VINYL												
ENTRY DOOR / MOLDING	X		YES	X	NO		PAINTED	X	WOOD	X	STAINED	X	OTHER	X									
DOOR KNOB / LOCK	X		YES	X	NO		DEAD BOLT	X															
RAILINGS / STAIRS	X	*	SPACING OK	YES		NO	X	NEEDS REPAIR															
WINDOWS	X	X	ALU	X	VINYL		WOOD		DUAL PANE	X	SINGLE PANE												
HEATING VENT	X		YES		NO	X	WALL		CEILING		FLOOR												
SWITCHES	X		YES	X	NO																		
OUTLETS	X		YES	X	NO																		
LIGHT FIXTURE(S)	X		YES	X	NO		WALL	X	CEILING	X	WALL SWITCHED	X											
PORCH LIGHT	X		YES	X	NO		WALL SWITCH	X	PHOTO CELL		COVER MISSING												
DOOR BELL	X		YES	X	NO		CHIME	X	BELL		KNOCKER												
SMOKE DETECTOR	X	*	YES	X	NO		OPERATIONAL	YES		NO													
CLOSET(S)	X	X	YES	X	NO		WALK IN	X	BYPASS		MIRRORED												
LINEN CABINET / CLOSET	X		YES	X	NO																		
CEILING FAN	X		YES		NO	X																	
SKYLIGHT	X		YES		NO	X	EVIDENCE OF LEAKS	YES		NO													
SCREENS	N/A		MISSING				NEEDS REPAIR																
CARBON MONOXIDE DETECTOR	X	*	YES		NO	X	OPERATIONAL	YES		NO													

ITEM	INSPECTED		KITCHEN AND EATING AREA												
			* = COMMENT X=PHOTO												
WALLS	X		DRYWALL	X	PLASTER		TEXTURED	X	SMOOTH						
CEILING	X		DRYWALL	X	PLASTER		TEXTURED	X	ACOUSTIC			SMOOTH			
FLOOR	X		CARPET		LAMINATE	X	VINYL		WOOD		TILE	X			
SWITCHES	X		YES	X	NO										
OUTLETS	X	*	G.F.I	YES	X	NO		RECOMMENDED FOR SAFETY							
LIGHT FIXTURE(S)	X		YES	X	NO		WALL		CEILING	X	WALL SWITCHED	X			
DOORS / MOLDING	X	*	YES	X	NO		PAINTED	X	WOOD	X	STAINED	X	OTHER		
WINDOW(S)	X		ALU	X	VINYL		WOOD		DUAL PANE		SINGLE PANE	X			
PATIO DOOR	N/A		ALU		VINYL		WOOD		DUAL PANE		SINGLE PANE		SAFETY GLASS		
SKYLIGHT	X		YES		NO	X	EVIDENCE OF LEAKS		YES		NO				
HEATING VENT	X		YES	X	NO		WALL		CEILING	X	FLOOR				
SMOKE DETECTOR	X		YES		NO	X	OPERATIONAL	YES		NO					
CABINETS	X	*	WOOD	X	STAINED	X	PAINTED		METAL		VISIBILITY LIMITED PERSONAL CONTENT				
COUNTER TOPS	X	*	FORMICA		CERAMIC TILE		CULTURED MARBLE		OTHER	X					
SINK/FAUCET	X	*	STEEL	X	CAST IRON		CERAMIC		LEAKS		OTHER				
DRAIN	X	*	LEAKS AT TRAP			OTHER CONDITIONS									
GARBAGE DISPOSAL	X	*	YES	X	NO		LEAKS	YES		NO	X				
DISH WASHER**	X	*	YES	X	NO		LEAKS	YES		NO	X				
STOVE/OVEN	X	*	GAS	X	ELECTRIC	X	HOOD EXHAUST FAN		X	VENTED		LIGHT	X		
UNSAFE WIRING	X		YES		NO	X	EXPOSED ROMEX		OPEN J-BOX		SPLICE		OTHER		
SCREENS	X	*	MISSING		NEEDS REPAIR										
MICROWAVE	X		YES		NO	X	BUILT-IN		MAY BE BELOW MINIMUM			YES		NO	
CEILING FAN/LIGHT	X		YES		NO	X	NEEDS REPAIR	YES		NO					

** OUR REVIEW IS TO DETERMINE IF THE SYSTEM IS FREE OF LEAKS AND EXCESSIVE CORROSION AT THE TIME OF THE INSP.

COMMENTS: THE SIGN " * " MEANS "SEE COMMENT SECTION".

THE SIGN " X " MEANS "SEE PHOTO AND COMMENT SECTION".

Property Inspection Report

SERVING THE REAL ESTATE COMMUNITY WITH PRIDE.








































ITEM	INSPECTED				BEDROOM #1 DOWNSTAIRS															
	* = COMMENT X=PHOTO																			
WALLS	X		DRYWALL	X	PLASTER		TEXTURED	X	SMOOTH											
CEILING	X		DRYWALL	X	PLASTER		TEXTURED	X	ACOUSTIC			SMOOTH								
FLOOR	X		CARPET		LAMINATE	X	VINYL		WOOD		TILE									
SWITCHES	X		YES	X	NO															
OUTLETS	X		YES	X	NO															
LIGHT FIXTURE(S)	X		YES		NO	X	WALL		CEILING		WALL SWITCHED									
DOORS / MOLDING	X		YES	X	NO		PAINTED	X	WOOD	X	STAINED		OTHER							
WINDOW(S)	X		ALU	X	VINYL		WOOD		DUAL PANE		SINGLE PANE	X								
PATIO DOOR	N/A		ALU		VINYL		WOOD		DUAL PANE		SINGLE PANE		SAFETY GLASS							
SKYLIGHT	X		YES		NO	X	EVIDENCE OF LEAKS		YES		NO									
HEATING VENT	X		YES	X	NO		WALL		CEILING	X	FLOOR									
SMOKE DETECTOR	X	*	YES	X	NO		OPERATIONAL	YES	X	NO										RECOMMENDED FOR SAFETY
CEILING FAN	X		YES		NO	X	NEEDS REPAIR	YES		NO										
CLOSETS	X	*	WALK IN		BYPASS	X	MIRRORED				DOORS MISSING									
SCREENS	X		MISSING		NEEDS REPAIR															

COMMENTS: THE SIGN " * " MEANS "SEE COMMENT SECTION".

THE SIGN " X " MEANS "SEE PHOTO AND COMMENT SECTION".

Property Inspection Report

SERVING THE REAL ESTATE COMMUNITY WITH PRIDE.


ITEM	INSPECTED				BEDROOM #2 UPSTAIRS LEFT FRONT								
			* = COMMENT X=PHOTO		DRYWALL	PLASTER	TEXTURED	SMOOTH					
WALLS													
CEILING													
FLOOR													
SWITCHES													
OUTLETS													
LIGHT FIXTURE(S)													
DOORS / MOLDING													
WINDOW(S)													
PATIO DOOR													
SKYLIGHT													
HEATING VENT													
SMOKE DETECTOR													RECOMMENDED FOR SAFETY
CEILING FAN													
CLOSETS													
SCREENS													

COMMENTS: THE SIGN " * " MEANS "SEE COMMENT SECTION".

THE SIGN " X " MEANS "SEE PHOTO AND COMMENT SECTION".

Property Inspection Report

SERVING THE REAL ESTATE COMMUNITY WITH PRIDE.

ITEM	INSPECTED				BEDROOM #3 UPSTAIRS LEFT CENTER															
		*	X	PHOTO																
WALLS	X				DRYWALL	X	PLASTER		TEXTURED	X	SMOOTH									
CEILING	X				DRYWALL	X	PLASTER		TEXTURED	X	ACOUSTIC			SMOOTH						
FLOOR	X	*			CARPET			LAMINATE	X	VINYL		WOOD		TILE						
SWITCHES	X				YES	X	NO													
OUTLETS	X				YES	X	NO													
LIGHT FIXTURE(S)	X				YES		NO	X	WALL		CEILING		WALL SWITCHED							
DOORS / MOLDING	X				YES	X	NO		PAINTED	X	WOOD	X	STAINED		OTHER					
WINDOW(S)	X				ALU	X	VINYL		WOOD		DUAL PANE		SINGLE PANE	X						
PATIO DOOR	N/A				ALU		VINYL		WOOD		DUAL PANE		SINGLE PANE		SAFETY GLASS					
SKYLIGHT	X				YES		NO	X	EVIDENCE OF LEAKS	YES		NO								
HEATING VENT	X				YES	X	NO		WALL		CEILING	X	FLOOR							
SMOKE DETECTOR	X	*			YES	X	NO		OPERATIONAL	YES	X	NO		RECOMMENDED FOR SAFETY						
CEILING FAN	X				YES		NO	X	NEEDS REPAIR	YES		NO								
CLOSETS	X	*			WALK IN			BYPASS	X	MIRRORED	X	DOORS MISSING								
SCREENS	X				MISSING			NEEDS REPAIR												

COMMENTS: THE SIGN "*" MEANS "SEE COMMENT SECTION".

THE SIGN "X" MEANS "SEE PHOTO AND COMMENT SECTION".

SERVING THE REAL ESTATE COMMUNITY WITH PRIDE.

ITEM	INSPECTED				BEDROOM #3 UPSTAIRS LEFT REAR																
	↙	↘	* = COMMENT X=PHOTO																		
WALLS	X		DRYWALL	X	PLASTER		TEXTURED	X	SMOOTH												
CEILING	X		DRYWALL	X	PLASTER		TEXTURED	X	ACOUSTIC			SMOOTH									
FLOOR	X	*	CARPET		LAMINATE	X	VINYL		WOOD		TILE										
SWITCHES	X		YES	X	NO																
OUTLETS	X	X	YES	X	NO																
LIGHT FIXTURE(S)	X		YES		NO	X	WALL		CEILING		WALL SWITCHED										
DOORS / MOLDING	X		YES	X	NO		PAINTED	X	WOOD	X	STAINED		OTHER								
WINDOW(S)	X		ALU	X	VINYL		WOOD		DUAL PANE		SINGLE PANE	X									
PATIO DOOR	N/A		ALU		VINYL		WOOD		DUAL PANE		SINGLE PANE		SAFETY GLASS								
SKYLIGHT	X		YES		NO	X	EVIDENCE OF LEAKS		YES		NO										
HEATING VENT	X		YES	X	NO		WALL		CEILING	X	FLOOR										
SMOKE DETECTOR	X	*	YES	X	NO		OPERATIONAL	YES	X	NO		RECOMMENDED FOR SAFETY									
CEILING FAN	X		YES		NO	X	NEEDS REPAIR	YES		NO											
CLOSETS	X	*	WALK IN		BYPASS	X	MIRRORED	X	DOORS MISSING												
SCREENS	X		MISSING		NEEDS REPAIR																

COMMENTS: **THE SIGN " * " MEANS "SEE COMMENT SECTION".**

THE SIGN " X " MEANS "SEE PHOTO AND COMMENT SECTION".

SERVING THE REAL ESTATE COMMUNITY WITH PRIDE.

ITEM	INSPECTED * = COMMENT X=PHOTO				MASTER BEDROOM															
WALLS	X		DRYWALL	X	PLASTER		TEXTURED	X	SMOOTH											
CEILING	X		DRYWALL	X	PLASTER		TEXTURED	X	ACOUSTIC		SMOOTH									
FLOOR	X	*	CARPET		LAMINATE		X	VINYL		WOOD		TILE								
SWITCHES	X		YES	X	NO															
OUTLETS	X		YES	X	NO															
LIGHT FIXTURE(S)	X		YES		NO	X	WALL		CEILING		WALL SWITCHED									
DOORS / MOLDING	X		YES	X	NO		PAINTED	X	WOOD	X	STAINED		OTHER							
WINDOW(S)	X		ALU	X	VINYL		WOOD		DUAL PANE		SINGLE PANE	X								
PATIO DOOR	N/A		ALU		VINYL		WOOD		DUAL PANE		SINGLE PANE		SAFETY GLASS							
SKYLIGHT	X		YES		NO	X	EVIDENCE OF LEAKS	YES		NO										
HEATING VENT	X		YES	X	NO		WALL	X	CEILING		FLOOR									
SMOKE DETECTOR	X	*	YES	X	NO		OPERATIONAL	YES	X	NO		RECOMMENDED FOR SAFETY								
CEILING FAN	X		YES		NO	X	NEEDS REPAIR	YES		NO										
CLOSETS	N/A		WALK IN		BYPASS		MIRRORED		DOORS MISSING											
SCREENS	X		MISSING		NEEDS REPAIR															
DECK OR BALCONY	X		YES		NO	X	CONCRETE		WOOD		RAILING		WROUGHT IRON							
FIREPLACE / INSERT	X		YES		NO	X	SCREEN		GLASS DOOR		GAS VALVE		HEARTH							
FIREPLACE DAMPER / BOX	X		YES		NO	X	CRACKING		NEEDS CLEANING	YES		NO								
DRESSING AREA	X		YES		NO		IN MASTER BATH AREA	X												

COMMENTS: THE SIGN " * " MEANS "SEE COMMENT SECTION".

THE SIGN " X " MEANS "SEE PHOTO AND COMMENT SECTION".

SERVING THE REAL ESTATE COMMUNITY WITH PRIDE.

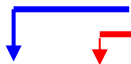

ITEM	INSPECTED				MASTER BATHROOM															
			* = COMMENT X=PHOTO																	
WALLS	X		DRYWALL	X	PLASTER		TEXTURED	X	SMOOTH											
CEILING	X		DRYWALL	X	PLASTER		TEXTURED	X	ACOUSTIC			SMOOTH								
FLOOR	X	*	CARPET		LAMINATE	X	VINYL		WOOD		TILE	X								
SWITCHES	X		YES	X	NO															
OUTLETS	X	*	YES	X	NO		G.F.I. PROTECTED	YES	X	NO		REQUIRED BY CODE								
LIGHT FIXTURE(S)	X		YES	X	NO		WALL	X	CEILING	X	WALL SWITCHED		X							
DOORS / MOLDING	X		YES	X	NO		PAINTED	X	WOOD	X	STAINED		OTHER							
WINDOW(S)	X		ALU	X	VINYL		WOOD		DUAL PANE		SINGLE PANE	X								
TUB	X	X	YES	X	NO		FIBERGLASS		STEEL	X	CAST IRON		OTHER							
SKYLIGHT	X		YES		NO	X	EVIDENCE OF LEAKS	YES		NO										
HEATING VENT	X		YES	X	NO		WALL		CEILING	X	FLOOR									
SHOWER / SURROUND	X	*	YES	X	NO		CERAMIC TILE		FIBERGLASS		OTHER	X	NEEDS CAULK							
SHOWER ENCLOSURE	X		YES	X	NO		DOOR	X	SAFETY GLASS	X	CURTAIN		PLASTIC							
SHOWER FAUCET	X	*	YES	X	NO		LEAKS		CORRODED											
SCREENS	X		MISSING		NEEDS REPAIR															
PATIO / DECK OR BALCONY	N/A		YES		NO		CONCRETE		WOOD		RAILING		WROUGHT IRON							
CLOSETS	X		WALK IN	X	BYPASS	X	MIRRORED	X	DOORS MISSING											
CABINETS	X	*	WOOD	X	STAINED	X	PAINTED		METAL		VISIBILITY LIMITED PERSONAL CONTENT									
COUNTER TOPS	X	*	FORMICA		CERAMIC TILE		CULTURED MARBLE	X	OTHER											
SINK/FAUCET	X	X	STEEL		CULTURED MARBLE		CERAMIC	X	LEAKS		OTHER									
EXHAUST FAN	X		YES	X	NO		OPERATIONAL	YES	X	NO										
LAVATORY / TOILET	X	*	LEAKS AT BASE		CRACKED BASE		LOOSE		BALL COCK LEAKS											

COMMENTS: THE SIGN " * " MEANS "SEE COMMENT SECTION".

THE SIGN " X " MEANS "SEE PHOTO AND COMMENT SECTION".

Property Inspection Report

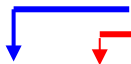

SERVING THE REAL ESTATE COMMUNITY WITH PRIDE.

ITEM	INSPECTED				BATHROOM #1 UPSTAIRS HALL								
			* = COMMENT X=PHOTO										
WALLS	X		DRYWALL	X	PLASTER		TEXTURED	X	SMOOTH				
CEILING	X		DRYWALL	X	PLASTER		TEXTURED	X	ACOUSTIC		SMOOTH		
FLOOR	X	*	CARPET		LAMINATE		VINYL		WOOD		TILE		
SWITCHES	X		YES	X	NO								
OUTLETS	X	*	YES	X	NO		G.F.I. PROTECTED	YES	X	NO		REQUIRED BY CODE	
LIGHT FIXTURE(S)	X		YES	X	NO		WALL	X	CEILING		WALL SWITCHED	X	
DOORS / MOLDING	X		YES	X	NO		PAINTED	X	WOOD	X	STAINED		OTHER
WINDOW(S)	N/A		ALU		VINYL		WOOD		DUAL PANE		SINGLE PANE		
TUB	X	*	YES	X	NO		FIBERGLASS	X	STEEL		CAST IRON		OTHER
SKYLIGHT	X		YES		NO	X	EVIDENCE OF LEAKS	YES		NO			
HEATING VENT	X		YES	X	NO		WALL		CEILING	X	FLOOR		
SHOWER / SURROUND	X	*	YES	X	NO		CERAMIC TILE		FIBERGLASS	X	OTHER		NEEDS CAULK
SHOWER ENCLOSURE	X		YES	X	NO		DOOR	X	SAFETY GLASS	X	CURTAIN		PLASTIC
SHOWER FAUCET	X	*	YES	X	NO		LEAKS		CORRODED				
SCREENS	N/A		MISSING		NEEDS REPAIR								
DECK OR BALCONY	N/A		YES		NO		CONCRETE		WOOD		RAILING		WROUGHT IRON
CLOSETS	N/A		WALK IN		BYPASS		MIRRORED				DOORS MISSING		
CABINETS	X	*	WOOD	X	STAINED	X	PAINTED		METAL		VISIBILITY LIMITED PERSONAL CONTENT		
COUNTER TOPS	X	*	FORMICA		CERAMIC TILE		CULTURED MARBLE	X	OTHER				
SINK/FAUCET	X	*	STEEL		CULTURED MARBLE		CERAMIC	X	LEAKS		OTHER		
EXHAUST FAN	X		YES	X	NO		OPERATIONAL	YES	X	NO			
LAVATORY / TOILET	X	*	LEAKS AT BASE			CRACKED BASE			LOOSE		BALL COCK LEAKS		

COMMENTS: THE SIGN " * " MEANS "SEE COMMENT SECTION".

THE SIGN " X " MEANS "SEE PHOTO AND COMMENT SECTION".

SERVING THE REAL ESTATE COMMUNITY WITH PRIDE.

ITEM	INSPECTED				BATHROOM #2 DOWNSTAIRS HALL								
			* = COMMENT X=PHOTO										
WALLS	X		DRYWALL	X	PLASTER		TEXTURED	X	SMOOTH				
CEILING	X		DRYWALL	X	PLASTER		TEXTURED	X	ACOUSTIC		SMOOTH		
FLOOR	X		CARPET		LAMINATE		VINYL		WOOD		TILE	X	
SWITCHES	X		YES	X	NO								
OUTLETS	X	*	YES	X	NO	G.F.I. PROTECTED	YES	X	NO	REQUIRED BY CODE			
LIGHT FIXTURE(S)	X		YES	X	NO	WALL	X	CEILING		WALL SWITCHED		X	
DOORS / MOLDING	X		YES	X	NO	PAINTED	X	WOOD	X	STAINED		OTHER	
WINDOW(S)	X		ALU	X	VINYL	WOOD		DUAL PANE		SINGLE PANE		X	
TUB	X		YES		NO	X	FIBERGLASS		STEEL		CAST IRON		OTHER
SKYLIGHT	X		YES	X	NO	EVIDENCE OF LEAKS	YES		NO				
HEATING VENT	X		YES	X	NO	WALL		CEILING	X	FLOOR			
SHOWER / SURROUND	X	*	YES		NO	CERAMIC TILE	X	FIBERGLASS		OTHER		NEEDS CAULK	
SHOWER ENCLOSURE	X	*	YES	X	NO	DOOR	X	SAFETY GLASS	X	CURTAIN		PLASTIC	
SHOWER FAUCET	X	*	YES	X	NO	LEAKS		CORRODED					
SCREENS	N/A		MISSING		NEEDS REPAIR								
DECK OR BALCONY	N/A		YES		NO	X	CONCRETE	WOOD		RAILING		WROUGHT IRON	
CLOSETS	N/A		WALK IN		BYPASS		MIRRORED		DOORS MISSING				
CABINETS	X	*	WOOD	X	STAINED	X	PAINTED		METAL		VISIBILITY LIMITED PERSONAL CONTENT		
COUNTER TOPS	X	*	FORMICA		CERAMIC TILE		CULTURED MARBLE		X	OTHER			
SINK/FAUCET	X	*	STEEL		CULTURED MARBLE		CERAMIC		X	LEAKS		OTHER	
EXHAUST FAN	X		YES	X	NO	OPERATIONAL	YES	X	NO				
LAVATORY / TOILET	X	*	LEAKS AT BASE		CRACKED BASE		LOOSE	BALL COCK LEAKS					

COMMENTS: THE SIGN " * " MEANS "SEE COMMENT SECTION".

THE SIGN " X " MEANS "SEE PHOTO AND COMMENT SECTION".

Property Inspection Report

SERVING THE REAL ESTATE COMMUNITY WITH PRIDE.

ITEM	INSPECTED				UNDER FLOOR AREA							
	* = COMMENT X=PHOTO											
UNDER FLOOR	N/A	WET	DRY	LIMITED	STANDING OR EXCESSIVE MOISTURE				CLUTTERED			
FLOOR INSULATION / EST. R VALUE*	N/A	YES	NO	FIBER BATTS	R19	R30	INSULATION NEEDS REPAIR					
DRAINAGE SYSTEMS / SUMP PUMPS	N/A	YES	NO	LOCATION UNDERFLOOR								
FOUNDATION	X	X	CRACKING	X	RAISED	CONCRETE SLAB		X	OTHER CONDITIONS			
SUPPORTS	N/A	LOOSE	MISSING	NEEDS REPAIR		DETERIORATED		METAL JACKS				
ANCHORING / BRACING	N/A	YES	NO	NEEDS REPAIR		MISSING	OTHER					
SILL	N/A	YES	NO	NEEDS REPAIR		DETERIORATED		OTHER				
WOOD TO SOIL CONTACT	N/A	YES	NO	CELLULOSE DEBRIS								
VENTILATION	N/A	YES	NO	PASSIVE VENTING		NEEDS SCREENS		OTHER				
UNSAFE WIRING	N/A	YES	NO	SPLICES	OPEN J - BOX		WIRING ON GROUND					
DUCTING	N/A	YES	NO	NEEDS REPAIR		YES	NO					
AREA ACCESS	N/A	YES	NO	LIMITED	LOCATION		EVIDENCE OF VERMIN					

* INSULATION CAN CONCEAL EVIDENCE OF LEAKS OR ELECTRICAL PROBLEMS.

** IF THIS HOME WAS INSULATED BEFORE 1978, WE RECOMMEND IT BE TESTED FOR ASBESTOS!

THE SIGN " * " MEANS "SEE COMMENT SECTION".

THE SIGN " X " MEANS "SEE PHOTO AND COMMENT SECTION".

Property Inspection Report

SERVING THE REAL ESTATE COMMUNITY WITH PRIDE.

ITEM	INSPECTED										ATTIC AND MISCELLANEOUS			
	* = COMMENT X=PHOTO													
ATTIC	X	*	CLEAR		LIMITED	X	EVIDENCE OF VERMIN		CLUTTERED					
INSULATION *	X	*	YES	X	NO	FIBER BATTS	BLOWN	X	INSULATION DISPLACED					
INSULATION ESTIMATED R-VALUE	X	*	R11 3"		R19 5"	R24 6.5"		R30 8"	X	R38 10"		R44 12"		
ATTIC VENTILATION	X	*	YES	X	NO	PASSIVE VENTING	X	ATTIC FAN		THERMAL SWITCHED				
ACCESS OPENING	X	*	YES	X	NO	LOCATION OF ATTIC OPENING(S)	REFER TO COMMENT SECTION							
FRAMING / SHEATHING	X	*	FRAMED		TRUSS	X	SPACE SHEETING		PLYWOOD	X	OSB			
DUCTING	X		YES		NO	NEEDS REPAIR	YES		NO	X				
UNSAFE WIRING IN ATTIC	X		YES		NO	X	SPLICES		OPEN J - BOX		UNTERMINATED WIRING			
BURGLAR ALARM**	N/A		YES		NO	ALERT TO AGENCY	WE DO NOT TEST THESE SYSTEMS**							
FIRE ALARM**	N/A		YES		NO	ALERT TO AGENCY	WE DO NOT TEST THESE SYSTEMS**							
CARBON MON DET.****	X	*	YES		NO	X	OPERATIONAL	YES		NO	REQUIRED AFTER JULY 1, 2011			

* INSULATION CAN CONCEAL EVIDENCE OF LEAKS OR ELECTRICAL PROBLEMS.

* IF THIS HOME WAS INSULATED BEFORE 1978, WE RECOMMEND IT BE TESTED FOR ASBESTOS!

** WE RECOMMEND THAT ALARM SYSTEMS BE TESTED BY A SPECIALIST!

*** WE RECOMMEND THAT FIRE SPRINKLERS BE TESTED BY A SPECIALIST!

**** WE RECOMMEND REPLACEABLE OR CLEANABLE CARTRIDGE TYPE!

COMMENTS: THE SIGN " * " MEANS "SEE COMMENT SECTION".

THE SIGN " X " MEANS "SEE PHOTO AND COMMENT SECTION".