

Inspection Report

This inspection performed in accordance with current "Standards of Practice" of the California Real Estate Inspection Association.



This home inspection report prepared specifically for:

Sample Report
123 Anywhere Street
San Luis Obispo, CA 93401



Inspected by: **Gregory S. Terry**



24 8th Street
Templeton, CA 93485
(805) 434-2694

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About This Inspection Report

READING THIS REPORT

Each page of this report addresses a specific area of this property, identified by title (i.e. Roof) and is divided into three sections. The top section of each page rates components of the property and provides a recommended action when necessary. See "Terminology" below. The middle section contains factual information about the property (i.e. age of home). The bottom section provides inspectors space to provide additional detail when needed.

Terminology

DEFINITIONS OF CONDITIONS

ACCEPTABLE or FUNCTIONAL

The item(s) is/are performing its intended function as of the date of inspection in response to normal use.
(Excluding cosmetic consideration and normal wear)

MOST ACCEPTABLE OR MOST FUNCTIONAL

The item(s) is/are partially performing its intended function but repairs are needed for proper operation, maintenance or installation.
(Excluding cosmetic consideration and normal wear)

DEFECTIVE

The item is either: significantly impeding habitability; unsafe or hazardous; does not operate properly or perform its intended function in response to normal use.

DEFINITIONS OF PERSPECTIVES

SAFETY HAZARD or FIRE SAFETY HAZARD

Any item that is identified as a safety hazard or fire safety hazard is to be considered harmful or dangerous to its occupants due to its presence or absence in the structure. In our opinion these items should be evaluated by professionals in appropriate trades to determine the full extent of repairs and associated costs that may be needed PRIOR TO CLOSE OF ESCROW

MAJOR CONCERN

Any item identified as a major concern is either significantly affecting habitability and/or can be considered a possible expensive repair or replacement and should be evaluated by professionals in appropriate trades to determine the full extent of repairs and associated costs PRIOR TO CLOSE OF ESCROW.

MODERATE CONCERN

Any item identified as a moderate concern is either significantly affecting habitability and/or can be considered a possible moderately expensive repair or replacement and should be evaluated by professionals in appropriate trades to determine the full extent of repairs and associated costs PRIOR TO CLOSE OF ESCROW.

MINOR CONCERN

Any item identified as a minor concern either does not significantly affect habitability and/or can be considered an inexpensive repair or replacement by professionals in appropriate trades.

MAINTENANCE

Any item identified as maintenance is to be considered normal or routine in maintaining a home.



24 8th Street
 Templeton, CA 93465
 (805) 434-2694



PROPERTY / CLIENT INFORMATION

Report Date: 5/25/2010

Customer File # **11404**

:
 : **Sample Report**

Address:

Phone:

Fax:

Email:

Inspection location: **123 Anywhere Street**
San Luis Obispo, CA 93401

Send report to:

Phone:

County: **San Luis Obispo**

Area/Neighborhood: **Edna Ranch**

Sub-division:

GENERAL INFORMATION

Main entry faces: **South**

Bedrooms: **6**

Estimated Age: **3**

Levels: **2**

Type Structure: **Single Family Home**

Full Baths: **5**

Stories: **2**

Half Baths: **1**

Type Foundation: **Substructure**

Garages: **3 Car**

Soil condition: **Dry**

Weather: **Cloudy**

Temp: **60-65**

Date: **5/25/2010**

Time:

Unit occupied: **no**

Client present: **yes**

Attendees: **Buyer & Buyer's Agent**

General Overview

Notice to 3rd parties or other purchasers: Receipt of this report by any purchasers of this property other than the above listed party(s) is not authorized. This report is prepared for the exclusive and sole use of the client listed above. This report is a work product and is copyrighted by the company shown above. Duplication by any means whatsoever is prohibited. Unauthorized duplication of, use or reliance on this report has the effect of all parties agreeing to hold harmless, individually or jointly, and or otherwise, the inspector, the Corporation, their successors and assigns.

Inspector: _____

Gregory S. Terry

REPORT LIMITATIONS

This report has been prepared for the sole and exclusive use of the client indicated above and is limited to an impartial opinion which is not a warranty that the items inspected are defect-free, or that latent or concealed defects may exist as of the date of this inspection or which may have existed in the past or may exist in the future. The report is limited to the components of the property which were visible to the inspector on the date of the inspection and his opinion of their condition at the time of the inspection.

Roof

INSPECTION FOCUS

Roofs are inspected visually and from an area that does not put either the inspector or the roof at risk. Steep, wet, or ice covered roofs are not walked on. Slate, tile or asbestos roofs are not walked on. Specifics will be in the report.

ROOF COVERINGS

The type of roof and the condition of the top layer will be reported and commented upon. Valleys and roof penetrations are prone to leaking. Worn, missing, patched or otherwise defective surfaces will be inspected and reported based upon normal wear and aging.

VENTS

Roof systems must be ventilated properly. The type and location of the vents will be reported. Defective or blocked vents can cause serious problems.

FLASHINGS

Flashings provide a water tight seal at roof penetrations (i.e. plumbing, chimneys, flues), which are prone to leaking and should be reinspected annually.

SKYLIGHTS

Skylights, like flashings, are prone to leaking and should be reinspected annually.

CHIMNEYS

Chimneys are very susceptible to the elements and usually are not completely visible due to location and height. Interior flue linings often are not visible due to the height of the chimney or a soot buildup in the chimney. A level II professional cleaning and inspection by a Certified and Licensed Fireplace Contractor is recommended for all sales transactions PRIOR TO CLOSE OF ESCROW.

GUTTER SYSTEMS

Gutters carry rain water off the roof and away from the foundation. Often they become clogged with leaves and other debris, or will develop sags and/or leaks at the joints. Gutters need periodic maintenance and cleaning.

ANCILLARY ITEMS

Antennas, satellite dishes, solar panels, etc. are not included in the scope of this inspection.

Roof

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	Roof coverings:	Most Acceptable Repair - See Comments below	Moderate
2	Ventilation:	Acceptable	
3	Flashings:	Most Acceptable Repair - See Comments below	Moderate
4	Skylights:	N/A	
5	Chimneys:	Acceptable	
6	Gutter system:	Acceptable See Comments Below	
7	:		
8	:		

INFORMATION

9	Main roof age: <u>3 Years old approximately</u>	14	Ventilation: <u>Eaves & Gables</u>
10	Other roof age:	15	Chimney: <u>Metal & Metal Gas Vent Flue</u>
11	Inspection method: <u>Viewed from ground/Ladder</u>	16	Chimney flue: <u>Metal & Metal Gas Vent Flue</u>
12	Roof covering: <u>Clay Tile</u>	17	Gutters: <u>Aluminum</u>
13	Roofing layers: <u>1st</u>	18	Roof Style: <u>Gable & Hip</u>

ROOF COMMENTS

18 **General Note:** Our roof inspection is to report on the type and condition of the roofing materials, missing and/or damaged materials and attachments. (excluding ancillary items such as antennas, satellite dishes, solar panels, etc.) This does not constitute a warranty, guarantee, roof certification or life expectancy evaluation of any kind. Roofs are not water tested for leaks. Condition of the roof underlayment is not visible and therefore cannot be evaluated. Structures that have tile, clay or wood shake/shingle materials that are going to be tented for fumigation are advised to be reinspected for damaged caused after the tent is removed and prior to the close of escrow.



Information Note: Some of the down spouts have underground drains. These are noted but not tested.

1.) There are several cracked and displaced roof tiles at the hip above the NW corner of the garage.

2.) The roof-to-wall flashing above the east side of the garage is partly missing and partly damaged.



INSPECTION PHOTOS

Roof

R



Cracked and displaced roof tiles at the hip above the garage.

Roof

R



Partly damaged and partly missing roof-to-wall flashing above the garage.

Exterior

INSPECTION FOCUS

The exterior is inspected visually at grade level. The inspector's evaluation is based on generally accepted building practices and the age of the components.

SIDING

Exterior trim, eaves, fascias and soffits should be dry and painted to protect it from the elements. Siding should be free of contact with grade and/or trees and shrubs. Moisture conditions that continually affect exterior siding should be corrected. Caulking and/or flashing should be applied where building materials intersect. This type of sealing will take routine maintenance to maintain the water tightness of the home.

VENEER

Veneers (such as brick or stone) are generally not structural in nature and are simply used as an architectural facade. Some veneers also require a proper footing to carry it's weight.

DOORS & WINDOWS

The doors and windows are inspected for general condition, operation of lock sets and associated hardware, weather stripping, thresholds, door bells and any evidence of past water intrusion and/or damage.

HOSE FAUCETS

Exterior hose faucets should be checked for leakage and loose fittings. In colder climates hose faucets should be insulated to avoid freezing damage and garden hoses should be removed.

ELECTRICAL

Electrical service conductors from the power company are inspected for general condition, proper height requirements and foliage or other obstacles that can affect the serviceability or safety of the conductors. Underground electrical services are not visible and cannot be inspected.

Exterior

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 Siding:	Most Acceptable	Recommend evaluation by a Structural Engineer	Moderate Concern
2 Trim/fascias/soffits:	Most Acceptable	Repair - See Comments Below	Maintenance Item
3 Veneer:	Acceptable		
4 Doors:	Most Acceptable	Repair - See Comments Below	Moderate Concern
5 Windows:	Acceptable	See Comments Below	
6 Hose faucets:	Most Acceptable	See Comments Below	
7 Electrical cable:	Not Inspected		
8 Exterior electrical:		See the Electrical Page	

INFORMATION

9 Siding type:	Stucco	13 Window Type:	Fixed & Double Hung
10 Veneer type:	Stone		
11 Trim/fascias type:	Wood	14 Window material:	Wood & Vinyl
12 Door type:	Metal/Glass, Wood & Sliders	15 Electric service cable:	Underground

EXTERIOR COMMENTS

16 **Information Note:** There are dual pane windows installed in this home. One of the more common problems associated with this type of window is "fogging" where water is trapped between the two panes of glass. A very diligent inspection is performed from the exterior and interior of the home to detect this problem however, variations in light, time of day, weather, and dirt/salt on the windows can mask this condition. In this particular case the windows were extremely dirty. For a definite guarantee to detect all failed windows, it is advised that the windows be professionally cleaned and the inspected by a qualified and licensed Glazing Contractor.



Information Note: The window screens and screen doors for the sliding glass doors were not installed at the time of inspection. These were found stored in the garage. (Number & sizes not verified.)



1.) There is a differential crack in the stucco at the east end of the second story north side balcony. There are also cracks at the base of both of the the masonry railing columns above this area. This appears to have been caused by settlement of the load bearing column at the NE corner of the balcony. Recommend further evaluation of this condition by a qualified and licensed Structural Engineer prior to close of escrow.



2.) Recommend sealing the gaps around the exterior lights with caulking where they are mounted on the stone veneer to prevent moisture intrusion.

3.) Painting is needed at parts of the fascia boards at the south and west sides of the home.

4.) The bottom hole has not been drilled for the latch on the fixed half of the double doors at the front entry to the home.

5.) There is no water service to the free standing hose bib by the front yard water fountain. This is most likely controlled by an irrigation valve however, this valve could not be located.

Exterior

EXTERIOR COMMENTS - Continued

- 16 6.) The sliding glass door at the first hall bedroom rubs/sticks in the door track and is difficult to operate.
- 7.) The garage rear entry door rubs/sticks on the threshold.

INSPECTION PHOTOS

Exterior

EX



Cracks at the base of the NE handrail column at the balcony.

Exterior

EX



Cracks at the base of the SE handrail column at the balcony.

Exterior

EX



Differential crack in the stucco at the NE corner of the second story north side balcony.

Grounds & Drainage

INSPECTION FOCUS

Inspection of the exterior grounds and drainage is visual and intended to determine if the grading is properly carrying surface water away from the foundation. It is based on normal weather conditions at the time of the inspection. Inspectors do not perform a soil analysis or evaluate homes based on geological conditions.

DRAINAGE

Ideally, water should flow away from a property in all directions at a rate of one inch per foot for at least six feet. Most lots however have level areas in the yards and/or patios that can pond water during extended rains. Potential standing water or flooding of the grounds can only be ascertained if it is raining at the time of inspection. It is always recommended to review the drainage history of the lot with the sellers prior to close of escrow.

Provisions should be made for discharging run-off from the guttering system.

TREES & SHRUBS

Inspectors observe trees and shrubs to see if they affect the property. The physical condition of the trees and shrubs themselves is not evaluated. Trees and shrubs should not be touching the roof, siding or the electrical service entrance cables. Irrigation systems are not included in the scope of this inspection.

WALKS & STEPS

Walks and steps are inspected for tripping hazards. Walks and steps may be uneven or may settle over time after the date of the physical inspection.

PATIO / PORCH / DECKS / BALCONIES / STAIRS

Patios and porches are inspected for movement and how they are attached to the property. Overall condition of the framing, hand railings, stairs and coverings are inspected. For a detailed evaluation of any surface fungus, termites or wood destroying organisms, refer to the Pest Control Inspection which is typically provided during a Real Estate Transaction.

DRIVEWAY

Driveways may settle, crack, or deteriorate after the date of the physical inspection. Periodic sealing and maintenance is needed for asphalt driveways.

RETAINING WALLS

Retaining walls support and hold earth in place for landscaping purposes. Evidence of movement and general condition at the time of inspection is evaluated. Structural evaluation is outside the scope of this inspection.

Grounds & Drainage

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE	
1	Drainage:	Most Acceptable	Drainage Corrections Needed	Moderate Concern
2	Trees & shrubs:	Most Acceptable	Landscaping Maintenance Needed	Maintenance Item
3	Walks & Steps:	Most Acceptable	Repair - See Comments Below	Safety Hazard
4	Porch/Deck	Most Acceptable	Repair - See Comments Below	Maintenance Item
5	Driveway:	Most Acceptable	Repair - See Comments Below	Moderate Concern
6	Retaining walls:	Acceptable		
7	Fencing & Gates:	Acceptable	See Comments Below	
8	:			

INFORMATION

9	Walks & Steps:	Concrete, Wood & Flagstone	13	Porch:	Stone
10	Patio:	Conc. Wood & Water Proof Deck	14	Location:	Front
11	Location:	Rear	15	Retaining walls:	Concrete & Stucco
12	Driveway:	Concrete	16	:	

GROUNDS & DRAINAGE COMMENTS

- 17 **Soil condition and stability on sloped or steep lots is not determined or within the scope of this inspection. If concerned, this evaluation would require the expertise of a qualified and licensed Geotechnical Engineer.**

General Note: Any reference to grading is limited to only areas around the exposed areas of the foundation or exterior walls. We cannot determine drainage performance of the site or site soil conditions. We do not evaluate any detached structures such as storage sheds and stables, nor mechanically or remotely controlled components such as driveway gates.

Information Note: Site drains were noted but not tested.

- 1.) The continuous strip drain in the driveway at the front of the garage is clogged with dirt and parts of the drain grate are uplifted.

Drainage Note: There is a faulty grade at the west side of the front entry to the home. (This is where the soil elevation against the exterior wall is higher than the stucco screed at the base of the wall.) This can be a moisture intrusion condition. Recommend corrective grading as needed.

- 2.) There is poor drainage at the front planter areas. This is allowing water seepage into the substructure areas. Recommend installing drainage corrections in these areas and adding addition foundation ventilation as needed.

Maintenance Note: Trim the tree limbs and/or foliage to avoid contact with the structure and prevent damage to the property.

Safety Hazard Note: There are no hand rails installed for both of the concrete stairs that lead from the backyard concrete patio to the lower wood decks.



Grounds & Drainage

GROUNDS & DRAINAGE COMMENTS - Continued

- 17 2.) Rusting has occurred at the black wrought iron railings around both of the second story balconies.
- 3.) The concrete patio at the north side of the master suite has settled and pulled away from the home.
- 4.) The concrete driveway has settled at the east side of the front entry area.

Information Note: The water proof coating at the balconies is not visible for evaluation due to the stone installed on top of it. A diligent visual inspection from below the balconies did not reveal any evidence of past leakage.

Information Note: Fencing on acreage is not inspected.

INSPECTION PHOTOS

Grounds & Drainage

GD



Hand railing is needed at the concrete stairs at the backyard patio area.

Grounds & Drainage

GD



Erosion control is needed at the trench along the east property line.

Grounds & Drainage

GD



Settlement observed at the concrete patio at the east side of the front entry area.

Grounds & Drainage

GD



The concrete patio at the north side of the master suite has settled and pulled away from the home.

Grounds & Drainage

GD



Example of some of the rusting at the wrought iron railings around the second story balconies.

Heating & Cooling Systems

INSPECTION FOCUS

Heating and cooling inspections are visual. Weather permitting, we will operate both the heating and A/C units in their respective modes. We will use normal controls and evaluate how well the system is performing its intended function.

A/C OPERATION

A/C units are not operated when outdoor temperatures are below 65 degrees, since damage may result and compressor warranties may become void. A properly operating unit delivers cool air across the coil.

HEATING OPERATION

The heat pump unit may not be tested at this time if temperature conditions do not allow the system to be operated normally (i.e. during warm weather months we will not operate the heating system). Systems are not dismantled.

The system type (i.e. forced air, hydronic, convective) and fuel type (i.e. gas, LPG, electric) will be reported.

EXHAUST SYSTEM

Exhaust systems are inspected to determine if combustion gases are properly vented to the outdoor atmosphere. Separated or rusted vent pipes and/or negative slope are potentially dangerous.

DISTRIBUTION

Conditioned air should be present in all interior rooms. Rooms without conditioned air sources should be reported. Balancing of conditioned air is beyond the scope of the inspection.

FUEL STORAGE TANK / FUEL LINES

If the system has a fuel storage tank, it should be reported. If the tank has been abandoned or is underground and is not visible this should be reported on the Seller's Transfer Disclosure Statement. Abandoned tanks should be removed.

HEAT EXCHANGER

The view of a heat exchanger is often concealed by design. A complete evaluation can only be achieved by dismantling the unit, which is beyond the scope of this inspection.

HUMIDIFIER

Humidifiers require constant maintenance and often become covered by lime deposits which can cause them to become inoperable within short periods of time. These systems are outside the scope of this inspection.

FILTER

A clean filter is helpful for proper operation of heating units. Dirty filters cause poor circulation, waste energy, can be unhealthy and should be cleaned/replaced often.

Heating & Cooling

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 A/C operation:	Defective	Recommend Evaluation by a licensed HVAC Contractor	Major Concern
2 Heating operation:	Functional		
3 System back-up:	N/A		
4 Exhaust system:	Acceptable		
5 Distribution:	Most Acceptable	Repair - See Comments Below	Moderate Concern
6 Thermostat:	Acceptable		
7 Gas Piping:	Most Acceptable	Repair - See Comments Below	Moderate Concern
8 Condensate:	Defective	Repair - See Comments Below	Moderate Concern
9 :			
10 Filter:	Acceptable		

INFORMATION

11 # Heating Units: <u>4</u>	18 # Cooling Units: <u>4</u>
12 Heating Types: <u>Forced Air</u>	A/C Types: <u>Electric Central Air</u>
13 Heating Ages: <u>3 each</u> years	A/C age: <u>3 each</u>
14 Heating Fuels: <u>Propane</u>	Filter: <u>Disposable Media - R/A Grilles</u>
15 Distribution: <u>Ductwork</u>	Heat Source Mfg. <u>Payne (4)</u>
16 Duct Insulation Type: <u>Fiberglass</u>	A/C Source Mfg. <u>Carrier (4)</u>
17 Gas Shutoff Location: <u>NE Wall</u>	

HEATING & COOLING COMMENTS

24 **Our inspection of the major HVAC systems is limited to the normal functions of the systems. Independent evaluations including adequacy/inadequacy of heating and cooling systems (such as cracked heat exchangers, air conditioning pressure tests, coolant charge, line integrity, air balance or evaporative cooling coils, etc.) are not within the scope of this inspection. Thermostats are not checked for calibration or timer functions. Normal service maintenance of these systems is recommended to be performed annually.**

General Note: Forced Air Heating systems greater than 15 years old and Air Conditioning & Heat Pump systems greater than 10 years old are considered at the end of a normal life expectancy by the standards of most manufactures and tradesmen. The inspector will operate these systems to see if they are functional at the time of inspection however, they may be subject to failure at any time. If concerned about life expectancy of these systems, it is advised to have these systems fully evaluated by a qualified and licensed HVAC Contractor prior to close of escrow.

Fire Safety Hazard Note: The propane pans below both of the horizontal furnaces in the attics spaces on the east side of the home are improperly installed. The drain lines are required to be a minimum of two inches in diameter (They are installed with one inch lines) and the drain lines have an inadequate slope to drain. Additionally, the drain lines are not installed flush with the base of the pans.

1.) There is a substandard connection of the furnace condensate drain line to the primary A/C drain line at the unit installed in the second story east attic. This connection is subject to leakage.

2.) There is no local shut off valve installed as required at the gas line connection to the furnace in the second story east attic.

3.) There is no fire sprinkler head installed adjacent to the furnace in the west attic which serves the main living areas.



Heating & Cooling

HEATING & COOLING COMMENTS - Continued

24 **Mechanical System Note:** The temperature differential for the air conditioning systems which serve the upstairs areas, the downstairs east wing and the main living areas is inadequate. (This is the temperature difference between the return air and the supply air) This typically indicates that the system is due for servicing and a recharge but it could be attributed to a more serious problem. In this particular case there was a zero temperature differential. Recommend further evaluation by a qualified and licensed HVAC contractor prior to close of escrow.

4.) The condenser unit did not respond to normal controls at the air conditioning system which serves the master suite. This condition is recommended to be evaluated by a qualified and licensed HVAC Contractor prior to close of escrow.

5.) The primary and secondary condensate drain lines for the two air conditioning systems which serves the master suite and the main living areas combine to common lines in the west attic prior to discharging at the exterior of the home. These are required to be complete independent drain lines.

6.) The primary and secondary condensate drain lines for the air conditioning system which serves the upstairs combine to a common line in the east attic prior to discharging at the exterior of the home. These are required to be complete independent drain lines.

Repair Note: The primary condensate drain lines for the air conditioning systems are not trapped or vented as required.

7.) There is a damaged HVAC duct in the substructure area below the east hallway.

INSPECTION PHOTOS

HVAC

HC



Substandard connection for the FAU condensate drain line to the A/C primary drain line.

HVAC

HC



Improper installation of the propane pans below the furnaces in the attic.

HVAC

HC



Damaged HVAC duct in the substructure area.

Plumbing

INSPECTION FOCUS

Plumbing inspections are visual and operational. Inspectors operate normal controls and put the systems through a normal cycle.

SUPPLY PIPES

Supply pipes, especially galvanized, can become clogged with mineral deposits, which restrict functional water flow. If air gets trapped in the lines or the pipes are not properly strapped, the pipes can make a knocking sound, known as water hammer. Electrolysis, which occurs from the mixing of ferrous and nonferrous metals, can cause leaks.

WASTE / VENT PIPES

Waste pipe inspections are limited to the visible portions of the drain system.

FUNCTIONAL WATER FLOW

Functional water flow is tested by running multiple fixtures simultaneously in each of the bathrooms.

FUNCTIONAL WASTE DRAIN

Functional waste drainage is based on the free flow of water, without backing up, at all drains.

WATER HEATER / TEMPERATURE PRESSURE RELEASE (TPR) VALVE

Water heaters are inspected visually for proper installation and ability to provide adequate hot water. All water heaters must have a temperature pressure relief valve with a properly installed extension discharge pipe. TPR valves are only inspected for presence and are not tested due to the possibility of leaking.

Plumbing

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	Supply pipes:	Acceptable	
2	Waste/vent pipes:	Acceptable	
3	Funct'l water flow:	Acceptable	
4	Funct'l waste drain:	Acceptable	
5	Well system:	Not Inspected	
6	Septic system:	Not Inspected See Comments Below	
7	Water heater:	Most Acceptable Repair - See Comments Below	Safety Hazard
8	TPR Valve:	Present	

INFORMATION

9	Water supply represented as:	Community Well	14	Waste system represented as:	Private Septic System
10	Supply pipes:	Copper	15	Septic location:	Unknown
11	Pipe insulation type:	None	16	Waste/Vent pipes:	ABS Plastic
12	Water Shutoff Location:	Garage - Interior East Wall	17	Water Heater Manf.:	Bradford White (3)
13	Well location:	Unknown	18	Water Heater Gallons:	75 each Age: 3 each years
			19	Water Heater Fuel:	Propane

PLUMBING COMMENTS

20 **The water temperature is not tested or verified. Water that is hotter than the manufacturers recommended setting is a scalding hazard. The water temperature should never be set higher than the manufacturers recommended setting. We recommend that the temperature setting on the hot water heater be checked at move-in for safety.**

Shutoff valves and angle stops at kitchen or bathrooms sinks and toilets are not tested due to the possibility of leaking.



Information Note: The water pressure was measured at 45 psi at the time of inspection. This is within a normal and acceptable range. Since the house is equipped with a pressure regulator it should be monitored and retested periodically to ensure that the pressure is below the maximum allowable 80 psi.

Information Note: There is a septic system installed at the property. Evaluation of the septic system is beyond the scope or expertise of this inspection. Recommend evaluation by a qualified and licensed Septic Company prior to close of escrow.

Information Note: There is a water softener system installed in this home. These systems are inspected for leaks however, chemical testing of the water is outside the scope or expertise of this inspection. Also, in some cases these are rented units. This should be determined prior to close of escrow.

1.) There is a constant drip leak at the reverse osmosis lines which serves the refrigerator.

Safety Hazard Note: One of the exhaust vent flues for the water heater in the garage has separated. This can allow the products of combustion to vent into the interior of the garage.

2.) The upper and lower latches have not been installed for the double doors at the water heater closet in the garage.

INSPECTION PHOTOS

Plumbing

P



One of the exhaust vent flues is separated above the water heater in the garage.

Electrical

INSPECTION FOCUS

Electrical inspections are visual and operational. Inspectors operate all normal switches, test a representative number of outlets and observe visible wiring. Occupants furnishings and storage typically restrict accessibility to test all of the electrical outlets and/or switches.

WIRING AT MAIN BOX

Location, type(s) of over-current protection devices and rating(s) of the main service panel(s) are reported. Inspectors remove cover panels so the main service panel wiring can be inspected. Present day systems should be a minimum of 100 amps. Systems should be inspected for double tapping, loose and bare wiring, aluminum branch wiring and wiring compatibility with over-current protection devices.

GROUND

The type and location of the grounding system should be inspected and reported.
Undetermined grounding should be reported.

GROUND FAULT CIRCUIT INTERRUPTERS (GFCI)

Newer homes require ground fault circuit interrupters. These safety devices are required in areas where water may be present, such as kitchens, bathrooms, exterior regions, garages, and basements. Older homes should consider updating an electrical system with these devices.

AMPERAGE

The rating of the main service wire conductor, main over-current device and the main service panel should be compatible and used to help determine the amperage rating of the electrical service.

HOUSEHOLD WIRING

Wiring beyond the main service panel box, where visible, is examined for condition, proper over-current protection, and improper or unsafe wiring conditions.

Electrical System

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	Wiring at main box:	Acceptable	
2	Ground:	Acceptable	
3	GFCI:	Most Acceptable Repair - See Comments Below	Safety Hazard
4	Amperage:	Acceptable	
5	Wiring:	Most Acceptable Repair - See Comments Below	Minor Concern
6	Outlets & AFCI:	Most Acceptable Recommend evaluation by an Electrical Contractor	Moderate Concern
7	Lighting:	Most Acceptable See Comments Below	
8	Subpanel(s):	Acceptable	

INFORMATION

9	Amps: 2 @ 200	14	Branch circuit wiring: Copper
10	Volts: 110/220	15	Grounding: Water Pipes & Ufer
11	Main box location: NE Wall	16	Ground fault protection at: Exterior, Bathroom(s), Garage, Kitchen, Wet Bars & Hydro Tubs
12	Main Disconnect: At Main Panel	17	Main box type: Breakers
13	Main service conductor: Copper	18	Wiring type: Romex

ELECTRICAL SYSTEM COMMENTS

19 1.) There is no power to the three floor outlets or the fan/light fixture in the living room. Reason unknown. Recommend further evaluation of this condition by a qualified and licensed Electrical Contractor prior to close of escrow.

Safety Hazard Note: There is no GFCI protection as required for the electrical outlets at the laundry room counter top.

2.) There is some unsecured wiring in the substructure area below the kitchen.

Information Note: Some of the lights are inoperable. This may be due to dead/missing bulbs. Recommend replacing the light bulbs in these locations to verify the function of the lights prior to close of escrow.



INSPECTION PHOTOS

Electrical

EL



Unsecured wiring in the substructure area.

Kitchen & Laundry

INSPECTION FOCUS

Kitchen and laundry inspections are visual and operational.

WALLS / CEILINGS / FLOORS

Kitchen and laundry walls, ceilings & floors are inspected based on normal building practices for homes of similar age and construction and exclude cosmetic items. Cracks in walls are very common in most homes. Most small cracks usually indicate minor movement. These cracks are typically not serious and are even considered to be normal as the house gets older. Larger cracks may indicate ongoing movement and if noted in the report, further evaluation by a structural engineer is warranted. Squeaking floors in a house are generally the result of aging materials in the floor and minor stresses that are common as the house gets older. Unless otherwise noted in the report, these should be considered a minor item only.

DOORS & WINDOWS

Interior portions of doors and windows are inspected for proper ventilation, use as emergency exits, and ease of operation. If a house experiences settling or movement within the walls, one of the first noticeable signs will likely be at the doors. If a door sticks, it usually means that the door or door frame is no longer square. If noted in the report, sticking doors should be evaluated for potential settlement problems.

CABINETS/SHELVES

Kitchen and laundry shelves and cabinets are inspected for acceptable operation. Typically this is limited due to the occupants storage.

SINK PLUMBING

Kitchen and laundry sinks will be inspected for proper installation and operation. Plumbing systems should be free of leaks and drain and vent properly.

APPLIANCES (BUILT-IN)

Built-in appliances will be operated and reported.

LAUNDRY

The laundry facilities including gas service, electrical services, plumbing valves and visible drain lines will be evaluated. The washer & dryer appliances themselves are outside the scope of this inspection.

DRYER VENTS / DRYER SERVICE

Dryer vents should be vented to the exterior. They should not terminate in the crawl space, garage or attic. The condition of the dryer electrical service will be reported.

Kitchen & Laundry

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
KITCHEN			
1	Walls/ceiling/floor:	See the Interior Page	
2	Doors & windows:	Acceptable	
3	Heating & cooling:	See the HVAC Page	
4	Cabinets/shelves:	Most Acceptable Repair - See Comments Below	Moderate Concern
5	Sink plumbing:	Most Acceptable Repair - See Comments Below	Minor Concern

APPLIANCES			
6	Disposal:	Functional	
7	Dishwasher:	Not Present	
8	:		
9	Exhaust fan:	Acceptable	
10	Microwave:	Not Present	
11	:		
12	:		
13	Range/oven:	Not Present	
14	Gas or electric?	Both	

LAUNDRY			
15	Walls/ceiling/floor:	See Interior Page	
16	Doors & windows:	See Interior Page	
17	Washer plumbing:	Acceptable	
18	Sink plumbing:	Acceptable	
19	Cabinets/shelves:	Acceptable	
20	Heating & cooling:	See HVAC Page	
21	Dryer vent:	Acceptable	
22	:		
23	:		
24	Dryer service:	Acceptable See Comments Below	
25	Gas or electric?	Both	

KITCHEN AND LAUNDRY COMMENTS

26 **Inspection of the kitchen components is limited to the built-in appliances and plumbing systems. These items are tested under normal operating conditions. Extensive evaluation such as calibration of timers, clocks, heat settings, thermostat accuracy, self-cleaning functions, etc. are outside the scope of this inspection.**

Information Note: The gas line to the laundry facilities was capped off and could not be tested.

1.) The hot & cold orientation is backwards at the island kitchen sink.

2.) A number of the self closing devices for the kitchen cabinet drawers are inoperable.

Bathrooms

INSPECTION FOCUS

Bathroom inspections are visual and operational. Inspectors operate plumbing fixtures to determine the presence of leaks and look for water damage.

WALLS / CEILINGS / FLOORS

Bathroom walls, ceilings & floors are inspected based on normal building practices for homes of similar age and construction and exclude cosmetic items. Cracks in the walls are very common in most homes. Most small cracks usually indicate minor movement. These cracks are typically not serious and are even considered to be normal as the house gets older. Larger cracks may indicate ongoing movement and, if noted in the report, further evaluation by a structural engineer is warranted. Squeaking floors in a house are generally the result of aging materials in the floor and minor stresses that are common as the house gets older. Unless otherwise noted in the report, these should be considered a minor item only.

DOORS & WINDOWS

Interior portions of the doors and windows are inspected for proper ventilation, use as emergency exit, and ease of operation. If a house experiences settling or movement within the walls, one of the first noticeable signs will likely be at the doors. If a door sticks it usually means that the door or door frame is no longer square. If noted in the report, sticking doors should be evaluated for potential settlement problems.

CABINETS / SHELVES / COUNTERS

Bathroom shelves, cabinets and counters are inspected for acceptable operation. Typically, the occupants storage restricts inspection of these areas.

VENTS

Inspection of the exhaust vent systems should detect whether or not venting extends to the outdoor atmosphere. Systems that recirculate indoors should be corrected as excessive moisture buildup from high humidity conditions may lead to water related damage.

SINKS / TOILETS / TUBS / SHOWERS

Bathroom plumbing systems are visually inspected for leaks which may affect shower, tub and sink surroundings. Shower pan testing is outside the scope of this inspection and is typically performed by a Pest Control Inspector. Operation of the fixtures will be tested.

Menu

Bathrooms

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 Walls, ceiling, floor:		See Interior Page	
2 Doors & windows:		See Interior Page	
3 Heating & cooling:		See HVAC Page	
4 Cabinets & counter:	Acceptable		
5 Vents:	Most Acceptable	Repair - See Comments Below	Moderate Concern
6 Sinks:	Acceptable		
7 Toilets:	Acceptable		
8 Tubs:	Most Acceptable	Repair - See Comments Below	Maintenance Item
9 Showers:	Most Acceptable	Repair - See Comments Below	Moderate Concern
10 :			

BATHROOMS INSPECTED

11 # of Half baths: 1 12 # of Full baths: 5 13 # of 3/4 baths:

BATHROOM COMMENTS

14 **Our inspection of the bathrooms is to report on visible leaks and operations of the fixtures. Inaccessible piping and shower pans are outside the scope of this inspection. Shower pans, enclosures and doors are not tested for water tightness, visual observations only.**



- 1.) Both of the hydrotherapy tubs need to be professionally cleaned. Also, the low voltage controller for the hydrotherapy tub in the upstairs east hall bathroom is loose.
- 2.) The aerator is clogged at the north side sink in the master bathroom.
- 3.) The valve is difficult to operate at the bench seat shower head in the master bathroom.
- 4.) The diverter valve is broken at the tub/shower in the jack n jill bathroom.
- 5.) The vent flue for the ceiling exhaust vent in the upstairs east hall bathroom terminates in the attic. This should be plumbed to the exterior of the home.
- 6.) There was no response to the controls for the steam room. This condition is recommended to be evaluated by a qualified and licensed tradesperson that specializes in this type of installation prior to close of escrow.

INSPECTION PHOTOS

Bathroom

B



The vent flue for the ceiling exhaust fan in the upstairs east hall bath terminates in the attic.

Interior Rooms

INSPECTION FOCUS

Interior room inspections are conducted visually. Inspectors examine and base findings on homes of similar construction and age.

WALLS / CEILINGS / FLOORS

Interior walls, ceilings & floors are inspected based on normal building practices for homes of similar age and construction and exclude cosmetic items. Cracks in walls are very common in most homes. Most small cracks usually indicate minor movement. These cracks are typically not serious and are even considered to be normal as the house gets older. Larger cracks may indicate ongoing movement and, if noted in the report, further evaluation by a structural engineer is warranted.

DOORS & WINDOWS

Interior portions of the doors and windows are inspected for proper ventilation, use as emergency exits, and ease of operation. If a house experiences settling or movement within the walls, one of the first noticeable signs will likely be at the doors. If a door sticks it usually means that the door or door frame is no longer square. If noted in the report, sticking doors should be evaluated for potential settlement problems.

HEATING & COOLING

The presence of conditioned air sources to the interior rooms and their condition is reported.

CABINETS / SHELVES / COUNTERS

Interior room cabinets, shelves and counters are inspected for acceptable operation.

WET BAR

Wet bars are inspected for proper installation of plumbing components, should be free of leaks, and drain and vent properly.

FIREPLACE / WOOD STOVE

Fireplaces are checked for general condition and proper installation. We do not operate these units. We visually inspect them for signs of improper installation such as evidence of downdrafts, creosote in the throat or flue area, loose or missing dampers, and/or loose, missing or damaged fire box material. A Level II professional cleaning and inspection by Certified and Licensed Fireplace Contractor is recommended in all sales transactions **PRIOR TO CLOSE OF ESCROW.**

SMOKE DETECTORS

The presence of smoke detectors are reported and should be located on each floor, and at/or near the bedroom sections of the home. **SMOKE DETECTORS CAN FAIL AT ANY TIME AFTER THE DATE OF INSPECTION. THESE SHOULD BE TESTED AT THE FINAL WALKTHROUGH AND ON A REGULAR BASIS.**

Interior Rooms

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 Walls, ceiling, floor:	Acceptable		
2 Doors & windows:	Most Acceptable	Repair - See Comments Below	Moderate Concern
3 Heating & cooling:		See HVAC Page	
4 Cabinets & counter:	Acceptable		
5 Wet Bar:	Most Acceptable	See Comments Below	
6 Fireplc/woodstove:	Most Acceptable	Recommend further evaluation by a Fireplace Contractor	Fire Safety Hazard
7 Smoke detectors:	Most Acceptable	Repair - See Comments Below	Fire Safety Hazard
8 CO detectors:	Not Present	See comments below	Safety Upgrade
9 Stairs/balcony/rails:	Acceptable		
10 :			

INFORMATION

11 Rooms inspected: Bedrooms #: 6 <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>Living Room/Great Room</td></tr> <tr><td>Dining Room</td></tr> <tr><td>Family Room</td></tr> <tr><td>Den/Library</td></tr> <tr><td>Office</td></tr> <tr><td>Game Room</td></tr> <tr><td>Guest Quarters</td></tr> </table>	Living Room/Great Room	Dining Room	Family Room	Den/Library	Office	Game Room	Guest Quarters	12 Walls & ceilings: Sheet Rock 13 Floors: Carpet, Tile, Wood & Stone 14 Number of wet bars: 2 15 Number of fireplaces/woodstoves: 4 16 Fuel source: Solid Fuels & Propane
Living Room/Great Room								
Dining Room								
Family Room								
Den/Library								
Office								
Game Room								
Guest Quarters								

INTERIOR ROOM COMMENTS

17 **Our evaluation of the interior is to determine the functionality of doors, windows and interior finishes. Cosmetic issues are not contemplated.**

Information Note: Smoke detectors were present in the following locations at the time of inspection: The entry area, the master hallway, the downstairs east hallway, the upstairs west hall, the upstairs east hall, the office, the game room and in each of the six bedrooms.

Fire Safety Hazard Note: A number of the smoke detectors are chirping which indicates the need for new batteries. Also, the battery is missing at the smoke detector in the office.

Safety recommendation: The smoke detectors are tested during the inspection however, this only determines that they are functional on the day of the inspection. Smoke detectors can fail at any time. Retest all of the smoke detectors during the final walkthrough and again upon moving in with real or simulated smoke. (The built-in test button only verifies the horn works and there is a power supply but does not test the smoke sensor.) We recommend installing new batteries in all of the smoke detectors upon moving in and testing weekly as recommended by the Consumer Product Safety Commission. Also, any older smoke detectors should be replaced with new ones that meet the National Fire Protection Agency (NFPA) current standards.

Safety Upgrade Recommendation: Recommend installing a carbon monoxide detector on each level of the home.



Interior Rooms

INTERIOR ROOM COMMENTS - Continued

17 **Fire Safety Hazard Note: There are gaps where the metal chimney for the outdoor fireplace connects to the top of the firebox. This can allow sparks to enter the wood framed area of the chimney enclosure. This condition is recommended to be evaluated by a certified and licensed Fireplace Contractor prior to close of escrow.**

1.) Noncombustible caulking is needed where the gas line penetrates the side wall refractory plate in the outdoor fireplace.

2.) The gas valve is not installed centered in the opening for the gas valve at the outdoor fireplace so it is not possible to fit the gas key over the valve to operate it.

Information Note: The batteries are dead in both of the remote controls for the gas fireplaces. These fireplaces were tested in manual mode only.

3.) The heatilator fan for the gas fireplace in the master bedroom is inoperable.

4.) One of the water valves is turned of at each of the wet bar sink faucets. These cannot be turned back on until a water line is connected for ice machines which were not present at the time of inspection.

5.) The window is jammed shut above the upstairs wet bar.

6.) The door in the upstairs east hall bathroom will not properly latch.

7.) The privacy lock is inoperable at the door to the downstairs SE bedroom.

8.) The wood windows in the shower enclosures will need to be periodically sealed to prevent moisture related damage.

INSPECTION PHOTOS

Interior Room

IR



Gaps observed where the metal chimney attaches to the top of the firebox in the outdoor fire place.

Interior Room

IR



Noncombustible caulking is needed where the gas line penetrates the refractory plate in the outdoor F/Pl.

Garage & Carport

INSPECTION FOCUS

Garages and carports are inspected based on accessibility and are reported as being attached or detached from the house structure. The exterior components (i.e. roof, walls, eaves, fascias, gutters, etc.) should be reported when defects exist. They should also be reported when they differ from those components previously listed as part of the house structure. Interior components (i.e. walls, etc.) should be reported when defects exist and when they differ from those components previously listed as part of the house structure.

FIREWALL / FIREDOOR

Attached garages should be separated from common walls of the house by a proper firewall and firedoor. Their purpose is to prevent migration of smoke from entering the house in the event of a garage fire. The presence of these items will be reported. The presence of both a required fire door between the house and the garage and an automatic door closing devices will be reported, if applicable.

VEHICLE DOOR

Damage to the garage door hardware may represent a potential safety concern. Garage doors are oftentimes heavy and place a great deal of force on related components. Should any of these components fail, the weight of the door could create a dangerous condition. Some garage doors are installed with exposed springs. This type of hardware configuration should include safety features designed to prevent harm should the spring break.

DOOR OPENER

Electric garage door openers have been known to trap people, especially children, under the door as it closes. For this reason, all garage door openers should be equipped with a safety device to reverse the direction of the door, if necessary. Non-reversing door openers should be replaced for safety. Safety reversing devices should be checked monthly.

Garage & Carport

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	Roof:	Acceptable	
2	Walls:	Acceptable	
3	Eaves:	Acceptable	
4	Electrical:	See the Electrical Page	
5	Gutters:	See the Roof Page	

INTERIOR

6	Walls/ceiling/floor:	Acceptable	
7	Firewall/firedoor:	Acceptable	
8	Doors & windows:	Acceptable	
9	Garage doors:	Acceptable	
10	Door openers:	Most Acceptable Repair - See Comments Below	Moderate Concern
11	Electrical:	See the Electrical Page	
12	Heating & cooling:	N/A	

INFORMATION

EXTERIOR	INTERIOR
13 Location: <u>Attached garage - same as house</u>	17 Walls & ceilings: <u>Sheet rock</u>
14 Roof covering: <u>Same as House - See Roof Page</u>	18 Floors: <u>Concrete</u>
15 Roof age: <u>3 Years old approximately</u>	19 Garage door: <u>Single Overhead (3)</u>
16 Gutters: <u>Aluminum</u>	

GARAGE & CARPORT COMMENTS

- 20 1.) The photo sensor safety auto reverse for the middle garage door is defective. The door will stop but will not return to a full open position.
- 2.) The dead bolt at the common door between the garage and the interior of the home is inoperable.

Attic

INSPECTION FOCUS

Attic inspections are visual. Inspectors will access the attic if possible. Most attics are unfinished and outside the living space of the home.

ACCESS

Inspectors will locate and access if the attic has adequate clearance and is unobstructed. Some attics are too narrow to enter or are not present due to cathedral ceilings.

FRAMING

Attic framing creates space between the ceiling and the roof. It should be sturdy enough to carry the weight of the framing and roof as well as snow and ice in colder climates.

SHEATHING

The sheathing separates framing from roof shingles. It should be kept dry and free of roof leaks and its condition will be reported where visible.

INSULATION

The type and thickness of the insulation will be reported.

VENTILATION

Attics must be ventilated properly to eliminate cold weather moisture buildup and subsequent condensation. Additionally, ventilation is necessary to prevent excessive heat and subsequent overworking of the A/C system during warm weather.

EXPOSED WIRING

The condition of any improper installation of the wiring in the attic will be reported where visible. Typically, most of the wiring is concealed by insulation.

PLUMBING VENTS / CHIMNEYS / FLUES

Plumbing vents, chimneys and flues should terminate above the roof line and be free of leaks around flashed areas.

Attic

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	Access:	Acceptable	
2	Framing:	Acceptable	
3	Sheathing:	Acceptable	
4	Insulation:	Acceptable	
5	Ventilation:	Acceptable	
6	Exposed wiring:	See the Electrical Page	
7	Plumbing vents:	Acceptable	
8	Chimney & flues:	Acceptable	
9	Vapor Retarder:	N/A	
10	:		

INFORMATION

11	# of Attic areas: 4	14	Framing: Conventional
12	Access locations: Hallway, Guest Qtr., Mas. & Hall Closets	15	Sheathing: Plywood
13	Access by: Hatch	16	Insulation: Batts 9"

ATTIC COMMENTS

17 **Information Note: Some areas of the attic can be limited due to low clearances and insulation.**

Foundation

INSPECTION FOCUS

Foundation inspections are visual and limited to accessible components. Accessibility will vary due to type of foundation and other obstacles. The most common problem concerning foundations is water.

ACCESS

Inspectors will access foundation components based on their design. For instance, unfinished basements offer complete access while slab foundations offer very little.

FOUNDATION WALLS

Inspectors will attempt to identify the type of materials used in the foundation and look for abnormal cracks, wear, or movement. If warranted, additional structural inspections may be recommended.

FLOOR FRAMING

Basements and crawl spaces normally allow for a complete inspection of the floor framing. Inspectors will look for signs of moisture penetration, moisture related damage or other system damage in areas where accessibility permits. Refer to the Pest Control Inspection for a full evaluation on moisture and termite related issues.

INSULATION

Insulation in basements and crawl spaces may obstruct the inspector's view. Improperly installed insulation may trap moisture and lead to moisture damage related issues.

VENTILATION

Basements and crawl spaces require proper ventilation to allow moisture to escape. Perimeter vents or windows in the foundation help aid evaporation.

SUMP PUMP / DRYNESS / DRAINAGE

Basement and crawl space areas prone to water problems should have a sump pump. Removing water reduces the amount of moisture and moisture related issues in the home. Proper grading at the outside foundation, the use of sump pumps, and/or gravity drainage helps keep basements and crawl spaces dry.

FLOOR / SLAB

The concrete floor (slab) inspection is very limited due to lack of accessibility. Inspectors will evaluate the structure for any secondary evidence of structural problems.

Foundation

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
Foundation Type	Substructure		
1 Access:	Acceptable		
2 Foundation walls:	Acceptable		
3 Floor framing:	Acceptable		
4 Insulation:	Acceptable		
5 Ventilation:	Most Acceptable	Repair - See Comments Below	Maintenance Item
6 Sump pump:	N/A		
7 Dryness/drainage:	Defective	See notes on the Grounds & Drainage Page	
8 Floor/Slab:	N/A		
9 Vapor Retarder:	N/A		
10 Anchor Bolts:	Present		

INFORMATION

11 Foundation walls:	Poured Concrete	14	Beams: 4X Wood & Continuous Footings
12 Floors:	Dirt	15	Piers: Concrete Piers & Cont. Footings
13 Joist/Truss Detail:	<u>Truss Joists (T.II) @ 16" OC</u>	16	Sub Floor: OSB Plywood
		17	Insulation: Batting Between Joists

FOUNDATION COMMENTS

- 18 *Engineering analysis of a building structure can only be performed by a licensed structural engineer using measurements, calculations and other scientific means of evaluation. Engineering is beyond the scope of a typical home inspection.*

Information Note: The substructure access openings are located in the master closet, the front hall bedroom closet and the closet in the first hall rear bedroom.

1.) The floor insulation has fallen down in several places.

Maintenance Note: There are wood scrapes or other cellulose debris in the substructure area. This is conducive to termite infestation and is recommended to be removed.

Deficiency Summary

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NOTE: The client(s) is/are strongly advised to further investigate, or contract with qualified and/or licensed appropriate tradesperson to further investigate, the complete extent of possible repairs and associated costs with all the items in the body of the report not listed as "Acceptable" or "Functional" PRIOR TO CLOSE OF ESCROW.

Mold, mildew, fungus and other microbial organisms commonly occur in areas that show evidence of or have the potential for leaking, moisture intrusion and/or inadequate ventilation. The identification of or presence of these organisms is beyond the scope of this inspection. If concerned about this possibility, we recommend further investigation be performed by a Certified Industrial Hygienist to determine if there exists an active (or potential for) infestation or climate for incubation of a microbial contamination prior to close of escrow.

Product recalls and consumer product safety alerts are added almost daily. If client(s) is/are concerned about appliances or other items in the home that may be on such lists, client(s) may wish to visit the U.S. Consumer Product Safety Commission (CPSC) web site at www.cpsc.gov or www.recalls.com

The presence of environmental hazards, materials or conditions including, but not limited to, lead, asbestos, radon, toxic, combustible or corrosive contaminants is outside the scope of this inspection. If client(s) is/are concerned regarding these matters, it is recommended to obtain the consultation services of an appropriate and qualified tradesperson who specializes in these types of investigations and evaluations.

ROOF

- 1.) There are several cracked and displaced roof tiles at the hip above the NW corner of the garage.
- 2.) The roof-to-wall flashing above the east side of the garage is partly missing and partly damaged.

EXTERIOR

Information Note: The window screens and screen doors for the sliding glass doors were not installed at the time of inspection. These were found stored in the garage. (Number & sizes not verified.)

- 1.) There is a differential crack in the stucco at the east end of the second story north side balcony. There are also cracks at the base of both of the the masonry railing columns above this area. This appears to have been caused by settlement of the load bearing column at the NE corner of the balcony. Recommend further evaluation of this condition by a qualified and licensed Structural Engineer prior to close of escrow.
- 2.) Recommend sealing the gaps around the exterior lights with caulking where they are mounted on the stone veneer to prevent moisture intrusion.
- 3.) Painting is needed at parts of the fascia boards at the south and west sides of the home.
- 4.) The bottom hole has not been drilled for the latch on the fixed half of the double doors at the front entry to the home.
- 5.) There is no water service to the free standing hose bib by the front yard water fountain. This is most likely controlled by an irrigation valve however, this valve could not be located.

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6.) The sliding glass door at the first hall bedroom rubs/sticks in the door track and is difficult to operate.

7.) The garage rear entry door rubs/sticks on the threshold.

GROUNDS

1.) The continuous strip drain in the driveway at the front of the garage is clogged with dirt and parts of the drain grate are uplifted.

Drainage Note: There is a faulty grade at the west side of the front entry to the home. (This is where the soil elevation against the exterior wall is higher than the stucco screed at the base of the wall.) This can be a moisture intrusion condition. Recommend corrective grading as needed.

2.) There is poor drainage at the front planter areas. This is allowing water seepage into the substructure areas. Recommend installing drainage corrections in these areas and adding addition foundation ventilation as needed.

Maintenance Note: Trim the tree limbs and/or foliage to avoid contact with the structure and prevent damage to the property.

Safety Hazard Note: There are no hand rails installed for both of the concrete stairs that lead from the backyard concrete patio to the lower wood decks.

2.) Rusting has occurred at the black wrought iron railings around both of the second story balconies.

3.) The concrete patio at the north side of the master suite has settled and pulled away from the home.

4.) The concrete driveway has settled at the east side of the front entry area.

HVAC

Fire Safety Hazard Note: The propane pans below both of the horizontal furnaces in the attics spaces on the east side of the home are improperly installed. The drain lines are required to be a minimum of two inches in diameter (They are installed with one inch lines) and the drain lines have an inadequate slope to drain. Additionally, the drain lines are not installed flush with the base of the pans.

1.) There is a substandard connection of the furnace condensate drain line to the primary A/C drain line at the unit installed in the second story east attic. This connection is subject to leakage.

2.) There is no local shut off valve installed as required at the gas line connection to the furnace in the second story east attic.

3.) There is no fire sprinkler head installed adjacent to the furnace in the west attic which serves the main living areas.

Mechanical System Note: The temperature differential for the air conditioning systems which serve the upstairs areas, the downstairs east wing and the main living areas is inadequate. (This is the temperature difference between the return air and the supply air) This typically indicates that the system is due for servicing and a recharge but it could be attributed to

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a more serious problem. In this particular case there was a zero temperature differential. Recommend further evaluation by a qualified and licensed HVAC contractor prior to close of escrow.

4.) The condenser unit did not respond to normal controls at the air conditioning system which serves the master suite. This condition is recommended to be evaluated by a qualified and licensed HVAC Contractor prior to close of escrow.

5.) The primary and secondary condensate drain lines for the two air conditioning systems which serves the master suite and the main living areas combine to common lines in the west attic prior to discharging at the exterior of the home. These are required to be complete independent drain lines.

6.) The primary and secondary condensate drain lines for the air conditioning system which serves the upstairs combine to a common line in the east attic prior to discharging at the exterior of the home. These are required to be complete independent drain lines.

Repair Note: The primary condensate drain lines for the air conditioning systems are not trapped or vented as required.

7.) There is a damaged HVAC duct in the substructure area below the east hallway.

PLUMBING

1.) There is a constant drip leak at the reverse osmosis lines which serves the refrigerator.

Safety Hazard Note: One of the exhaust vent flues for the water heater in the garage has separated. This can allow the products of combustion to vent into the interior of the garage.

2.) The upper and lower latches have not been installed for the double doors at the water heater closet in the garage.

ELECTRICAL

1.) There is no power to the three floor outlets or the fan/light fixture in the living room. Reason unknown. Recommend further evaluation of this condition by a qualified and licensed Electrical Contractor prior to close of escrow.

Safety Hazard Note: There is no GFCI protection as required for the electrical outlets at the laundry room counter top.

2.) There is some unsecured wiring in the substructure area below the kitchen.

Information Note: Some of the lights are inoperable. This may be due to dead/missing bulbs. Recommend replacing the light bulbs in these locations to verify the function of the lights prior to close of escrow.

KITCHEN & LAUNDRY

1.) The hot & cold orientation is backwards at the island kitchen sink.

2.) A number of the self closing devices for the kitchen cabinet drawers are inoperable.

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BATHROOM

- 1.) Both of the hydrotherapy tubs need to be professionally cleaned. Also, the low voltage controller for the hydrotherapy tub in the upstairs east hall bathroom is loose.
- 2.) The aerator is clogged at the north side sink in the master bathroom.
- 3.) The valve is difficult to operate at the bench seat shower head in the master bathroom.
- 4.) The diverter valve is broken at the tub/shower in the jack n jill bathroom.
- 5.) The vent flue for the ceiling exhaust vent in the upstairs east hall bathroom terminates in the attic. This should be plumbed to the exterior of the home.
- 6.) There was no response to the controls for the steam room. This condition is recommended to be evaluated by a qualified and licensed tradesperson that specializes in this type of installation prior to close of escrow.

INTERIOR

Fire Safety Hazard Note: A number of the smoke detectors are chirping which indicates the need for new batteries. Also, the battery is missing at the smoke detector in the office.

Safety recommendation: The smoke detectors are tested during the inspection however, this only determines that they are functional on the day of the inspection. Smoke detectors can fail at any time. Retest all of the smoke detectors during the final walkthrough and again upon moving in with real or simulated smoke. (The built-in test button only verifies the horn works and there is a power supply but does not test the smoke sensor.) We recommend installing new batteries in all of the smoke detectors upon moving in and testing weekly as recommended by the Consumer Product Safety Commission. Also, any older smoke detectors should be replaced with new ones that meet the National Fire Protection Agency (NFPA) current standards.

Safety Upgrade Recommendation: Recommend installing a carbon monoxide detector on each level of the home.

Fire Safety Hazard Note: There are gaps where the metal chimney for the outdoor fireplace connects to the top of the firebox. This can allow sparks to enter the wood framed area of the chimney enclosure. This condition is recommended to be evaluated by a certified and licensed Fireplace Contractor prior to close of escrow.

- 1.) Noncombustible caulking is needed where the gas line penetrates the side wall refractory plate in the outdoor fireplace.
- 2.) The gas valve is not installed centered in the opening for the gas valve at the outdoor fireplace so it is not possible to fit the gas key over the valve to operate it.

Information Note: The batteries are dead in both of the remote controls for the gas fireplaces. These fireplaces were tested in manual mode only.

- 3.) The heatilator fan for the gas fireplace in the master bedroom is inoperable.
- 4.) One of the water valves is turned of at each of the wet bar sink faucets. These cannot be turned back on until a water

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Deficiency Summary

Terry Home Inspection Services, Inc. PO Box 2705 Atascadero, CA 93423 (805) 434-2694

Insp Date: **5/25/2010**

123 Anywhere Street

File # **11404**

line is connected for ice machines which were not present at the time of inspection.

- 5.) The window is jammed shut above the upstairs wet bar.
- 6.) The door in the upstairs east hall bathroom will not properly latch.
- 7.) The privacy lock is inoperable at the door to the downstairs SE bedroom.
- 8.) The wood windows in the shower enclosures will need to be periodically sealed to prevent moisture related damage.

GARAGE

- 1.) The photo sensor safety auto reverse for the middle garage door is defective. The door will stop but will not return to a full open position.
- 2.) The dead bolt at the common door between the garage and the interior of the home is inoperable.

FOUNDATION

- 1.) The floor insulation has fallen down in several places.

Maintenance Note: There are wood scrapes or other cellulose debris in the substructure area. This is conducive to termite infestation and is recommended to be removed.

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