

Eagle Eye Inspection Services

Knowing your property before you Buy or Sell !

P.O Box 4364 Antioch Ca 94531

Tel: Toll Free 1-877-706-7006 Mobile: 925-698-0729 Owner: Jeff Kukuk

WWW.EEinspect.Com eagleyeinspection@comcast.net

CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

Mrs & Mrs Sample

INSPECTION ADDRESS

123 Sample Report Ave , Sample, CA 945

INSPECTION DATE

4/22/2009 5:30 pm to 8:00 pm

REPRESENTED BY:

Kelly Morgan

J.Rockcliff Realtor, Inc



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SUMMARY REPORT

Client: Mrs & Mrs Sample
Realtor: Kelly Morgan, J.Rockcliff Realtor, Inc
Inspection Address: 123 Sample Report Ave , Sample, CA 945
Inspection Date: 4/22/2009 Start: 5:30 pm End: 8:00 pm
Inspected by: Jeff Kukuk (Owner)

This summary report will provide you with a preview of the components or conditions that need service or a second opinion, but it is not definitive. Therefore, it is essential that you read the full report. Regardless, in recommending service we have fulfilled our contractual obligation as generalists, and therefore disclaim any further responsibility. However, service is essential, because a specialist could identify further defects or recommend some upgrades that could affect your evaluation of the property.

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Narrative Color Legend: →Black = FUNCTIONAL √Red = RECOMMENDED-Health-Fire-Safety
mGreen = INFORMATIONAL qBlue = RECOMMENDED, Not required

Structural

Raised Foundation

Crawlspace Observations

Components and Conditions Needing Service

- √ The soils in the crawlspace are moist or desiccated, which could indicate a chronic drainage problem that should be evaluated by a specialist. This can contribute to differential settling, and facilitate the growth of a variety of molds and fungi that can produce unhealthy conditions.

Exterior

Grading & Drainage

Area Drains

Other Conditions Needing Service

- q There is an accumulation of silt and debris in the catch basins that should be removed. This is indicative of poor maintenance, and if the silt and debris is left to accumulate and builds to the level of the drain lines, it could pass into them, harden during the summer months, impede drainage, and lead to blockages. Therefore, the drain lines should be flushed through to the street or to their termination point.
- q There is standing water or debris visible within the area drains, which is indicative of at least a partial blockage. The tendrils of roots may have invaded the drains, but silt also tends to become trapped within the drain pipes and hardens during the summer months to the consistency of wet concrete and creates an impediment that commonly leads to a full blockage. Therefore, we recommend that the lines be flushed

through to the street or to their termination point.



Sump Pumps

Components and Conditions Needing Service

- √ The drainage system includes a sump pump that is not equipped with ground fault protection, and should be retrofitted to include this very important safety feature.
- √ The sump pump is not permanently wired and should be retrofitted and include ground fault protection, which is an essential safety feature.

Hillside

Other Conditions Needing Service

- q Because this is a hillside property, it should have a geological evaluation that should include an evaluation of other important and related issues such as grading and drainage.

House Wall Finish

House Wall Finish Observations

Other Conditions Needing Service

- q Portions of the wood siding are dry rot or termite damaged, and should be evaluated by a termite inspector.
- q There are separations or nail-pops on the siding that need to be serviced.

Exterior Components

Fences & Gates

Other Conditions Needing Service

- q The gates needs typical maintenance-type service, to open and close or latch easily.
- q Sections of the fence are leaning or damaged and should be repaired or replaced.

Fascia & Trim

Other Conditions Needing Service

- q Sections of the fascia and trim need maintenance type service. Open joints need to be sealed through out the structures exterior to forestall water intrusion.
- q Sections of the fascia board or wood trim are weathered, and should be serviced to prevent further deterioration.
- q There is damage to the wood trim that should be evaluated by a termite inspector.

There is damage to the wood trim that should be evaluated by a termite inspector - *Continued*



Sliding Glass Doors

Other Conditions Needing Service

- q One of the glass panels in the slider is broken, and should be replaced with tempered glass. In law quarters
- q The lock mechanism needs service. In law quarters

Wood & Masonry Decks

Other Conditions Needing Service

- q The wood deck needs maintenance-type service, such as securing loose planks, setting nails, sanding, or sealing, all of which will prolong the life of the deck.

Outlets

Components and Conditions Needing Service

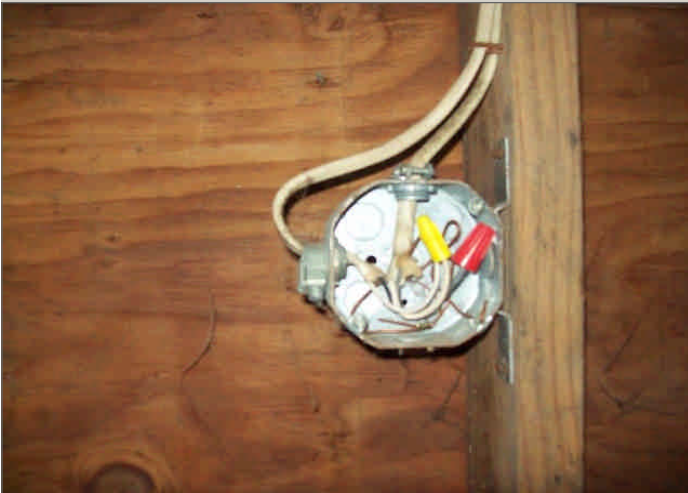
- v All of the exterior outlets should be upgraded to have ground fault protection. This is not a code violation, just a safety recommendation.

Electrical

Components and Conditions Needing Service

- v There are open electrical junction box, which should be sealed. This is evident under the house and at the side yard

There are open electrical junction box which should be sealed - *Continued*



Roof

Composition Shingle Roof

Roofing Material

Other Conditions Needing Service

- q There are missing shingles and exposed underlayment and should be evaluated by a roofing contractor, because the cost of replacing the roof could significantly affect your evaluation of the property.
- q There are some missing shingles that need to be replaced

There are some missing shingles that need to be replaced - *Continued*

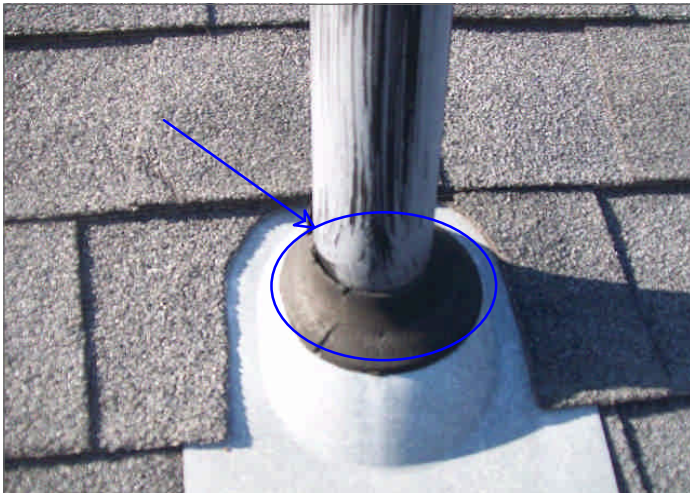


Flashings

Other Conditions Needing Service

- q The roof flashing's need to be sealed or serviced. They are comprised of metal that seals valleys and vents and other roof penetrations, and are the most common point of leaks. This is particularly true of the flashing's on a layered roof, which are covered by the roofing material and which are even more susceptible to leaks. The rubber boots need to be replaced

The roof flashing's need to be sealed or serviced - *Continued*



Gutters & Drainage

Other Conditions Needing Service

- q The gutters need to be cleaned and serviced to drain properly.

Plumbing

Potable Water Supply Pipes

Pressure Regulators

Other Conditions Needing Service

- q The pressure is over 80 psi which is too strong and will stress components of the system, and a regulator should be installed. Most regulators come factory pre-set at 60 psi.

Heat-A/C

HVAC Split Systems

Furnace

Other Conditions Needing Service

- q The gas furnace needs to be serviced for the following reasons: The furnace did not respond to the thermostat

Refrigerant Lines

Other Conditions Needing Service

- q Ice forms on the refrigerant lines, which has multiple causes ranging from closed off registers and clogged filters to low refrigerant, and the system should be serviced by an HVAC contractor.



Living

Main Entry

Doors

Other Conditions Needing Service

- q The doorbell does not work, and should be serviced. This is on the in law quarters
- q The dead bolt needs to be serviced to work smoothly. In law quarters

Living Room

Dual-Glazed Windows

Other Conditions Needing Service

- q A windows lock is missing or does not engage, and should be serviced.

A window lock is missing or does not engage and should be serviced - *Continued*



Breakfast Room

Dual-Glazed Windows

Other Conditions Needing Service

- q A windows lock is missing or does not engage, and should be serviced.



Bedrooms

Main Bedroom

Doors

Other Conditions Needing Service

- q The door handle, and its components needs to be serviced to work smoothly.

Dual-Glazed Windows

Other Conditions Needing Service

- q A window lock is missing, or needs to be serviced, to be functional.



Smoke Detector

Components and Conditions Needing Service

- v There is no smoke detector, and although one may not be mandated it is strongly recommended.

Sliding Glass Door

Other Conditions Needing Service

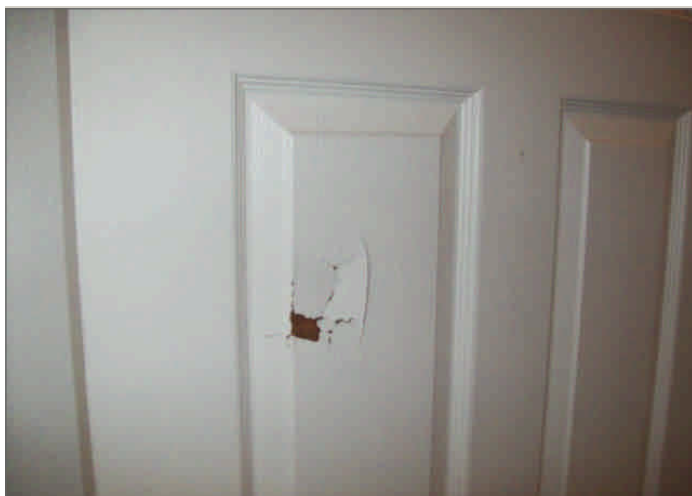
- q The sliding glass door lock does not engage properly and should be serviced
- q The sliding glass door has a broken hermetic seal, and should be replaced. This is evident from fogging, or condensation forming between the panes of glass, that confirms that the seal has failed.

1st Guest Bedroom

Doors

Other Conditions Needing Service

- q The door rubs, and needs to be serviced to work smoothly.
- q The door is damaged and should be repaired or replaced



Walls & Ceiling

Other Conditions Needing Service

- q The walls have typical cosmetic damage.



Dual-Glazed Windows

Other Conditions Needing Service

- q A window screen is missing, which you may wish to have replaced.

Smoke Detector

Components and Conditions Needing Service

- v There is no smoke detector, and although one may not be mandated it is strongly recommended.

2nd Guest Bedroom

Dual-Glazed Windows

Other Conditions Needing Service

- q A window screen is missing, which you may wish to have replaced.

Smoke Detector

Components and Conditions Needing Service

- v There is no smoke detector, and although one may not be mandated it is strongly recommended.

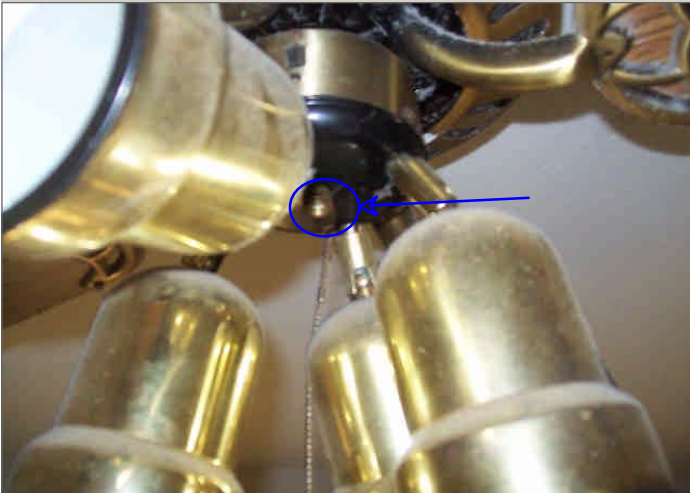
3rd Guest Bedroom

Lights

Other Conditions Needing Service

- q The pull chain for the light switch is missing

The pull chain for the light switch is missing - *Continued*



Smoke Detector

Components and Conditions Needing Service

- v There is no smoke detector, and although one may not be mandated it is strongly recommended.

Sliding Glass Door

Other Conditions Needing Service

- q The sliding glass door lock does not engage properly and should be serviced. This is evident in the in law quarters.

Bathrooms

Main Bathroom

Flooring

Other Conditions Needing Service

- q The floor seam next to the bath tub is lifting due to moisture penetration or poor workmanship. This should be sealed to forestall moisture damage



Dual-Glazed Windows

Other Conditions Needing Service

- q A window pane is cracked which you may wish to have repaired

Tub-Shower

Other Conditions Needing Service

- q The tub-shower valves leaks

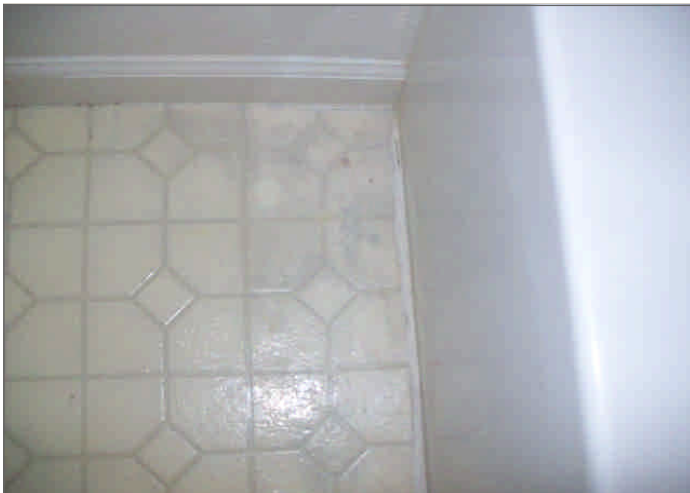


Hallway Bathroom

Flooring

Other Conditions Needing Service

- q The floor is moisture damaged and should be evaluated by a termite inspector.



Tub-Shower

Other Conditions Needing Service

- q The tub-shower head leaks

1st Guest Bathroom

Doors

Other Conditions Needing Service

- q The door knob is missing

Flooring

Other Conditions Needing Service

- q The floor is moisture damaged and should be evaluated by a termite inspector.



Dual-Glazed Windows

Other Conditions Needing Service

- q A window screen is missing, which you may wish to have replaced.

Toilet & Bidet

Other Conditions Needing Service

- q The toilet is loose, and should be secured.

Exhaust Fan

Other Conditions Needing Service

- q The exhaust fan did not respond, and should be serviced.

Outlets

Components and Conditions Needing Service

- v The outlets should be upgraded to have ground-fault protection.

Kitchen

Kitchen

Flooring

Other Conditions Needing Service

- q The floor is moisture damaged and should be evaluated by a termite inspector. In main house

The floor is moisture damaged and should be evaluated by a termite inspector - *Continued*



Cabinets

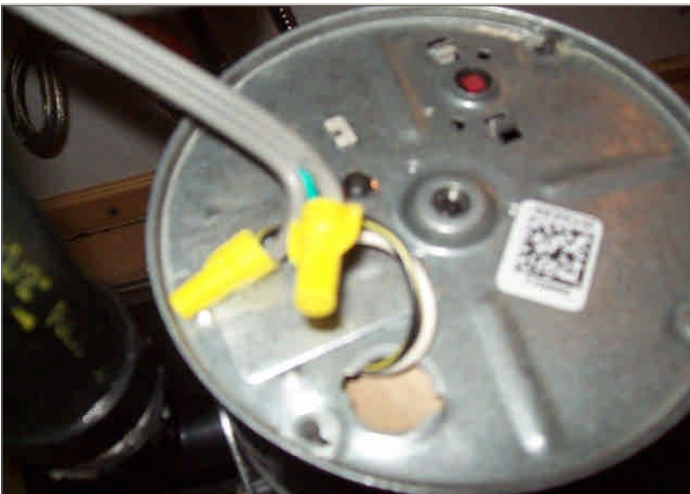
Other Conditions Needing Service

- □ The cabinets will need service to work well, such as replacing or adjusting drawer glides, pull latches, hinges, catches, etc. Main house

Garbage Disposal

Components and Conditions Needing Service

- √ The garbage disposal is incorrectly powered with exposed wires, and should be serviced by an electrician. In law quarters



Hallway

Primary Hallway

Closets & Cabinets

Other Conditions Needing Service

- q The closet door needs typical hardware service, and should be serviced.

Laundry

Laundry Room

Doors

Other Conditions Needing Service

- q The door needs to be serviced to work smoothly. This is evident in the in law quarters

Flooring

Other Conditions Needing Service

- q The floor is worn or cosmetically damaged, which you should view for yourself. In the main house

Lights

Other Conditions Needing Service

- q A ceiling light does not respond, and should be serviced. In the main house

Outlets

Components and Conditions Needing Service

- v The outlets should be upgraded to have ground fault protection, which is mandated by current standards and is an important safety feature. For both laundry rooms
- v A ground-fault protected outlet does not trip on test, and should be serviced. This is in the main house



Garage

Double-Car Garage

Ventilation Ports

Components and Conditions Needing Service

- v There are no ventilation ports, and combustion appliances are present, which are capable of producing carbon monoxide when they are deprived of oxygen and develop a rich fuel mixture. Therefore, you should seek the opinion of an HVAC contractor on this issue.

Firewall Separation

Components and Conditions Needing Service

- v The wooden hatch cover to the attic area should be sheathed with metal or drywall, and made to self-close, in order to provide a firewall separation between the garage and the residence.



Entry Door Into the House

Components and Conditions Needing Service

- √ The house entry door is not self-closing and is required to be, to maintain the necessary firewall separation between a garage and living quarters, and will need to be serviced.

Automatic Opener

Other Conditions Needing Service

- √ The garage door opener and there components could not be tested because of the door being locked. Once the locks are removed the components should be tested

Outlets

Components and Conditions Needing Service

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

Electrical wiring

Components and Conditions Needing Service

- √ There are open electrical junction boxes, which should be sealed to contain any arcing or sparking that might occur.



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Email Address: eagleyeinspection@comcast.net

INVOICE

Invoice No. 090909EE01000
9/22/09

Client:

Mrs & Mrs Sample

Client's Agent:

Kelly Morgan
J.Rockcliff Realtor, Inc
1700 North Main St
Walnut Creek , CA. 94596
925-280-8533

Inspection Address:

123 Sample Report Ave
Sample, CA. 945

Inspection Date/Time:

4/22/2009
5:30 pm-8:00 pm

Home inspection

400.00

Total Due: \$ 400.00

PAID IN FULL - 090909
Yes

(1980/ 2500 sq/ Raised)

Escrow #

Tel:

Fax:

<< Please make check payable to Eagle Eye Inspection Services >>
P.O. Box 4364 Antioch, Ca. 94531

Eagle Eye Inspection Services appreciates your business and confidence and THANKS YOU.

GENERAL INFORMATION

Inspection Address: 123 Sample Report Ave , Sample, CA 945
Inspection Date: 4/22/2009 Time: 5:30 pm to 8:00 pm

Weather: Clear and Dry - Temperature at time of inspection: 70-80 Degrees

Inspected by: Jeff Kukuk (Owner)

Client Information: Mrs & Mrs Sample

Buyer's Agent: Kelly Morgan
J.Rockcliff Realtor, Inc
1700 North Main St
Walnut Creek , CA 94596
Phone: 925-280-8533
Fax: 925-889-4306
Mobile: 510-599-8761
Email: kelly@kellyMorganHomes.com

Inspection Fee: \$ 400.00

Structure Type: Wood Frame
Furnished: No
Number of Stories: One

Structure Style: Craftsman

Structure Orientation: South

Estimated Year Built: 1995
Unofficial Sq.Ft.: 2046

People on Site At Time of Inspection: Buyer(s)
Buyer's Agent

General Property Conditions

PLEASE NOTE:

This report is the exclusive property of Eagle Eye Inspection Services and the client whose name appears herewith, and its use by any unauthorized persons is strictly prohibited.

The observations and opinions expressed within this report are those of Eagle Eye Inspection Services and supercede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the standards of CREIA, and those that we do not inspect are clearly disclaimed in the contract and/or in the aforementioned standards. However, some components that are inspected and found to be functional may not necessarily appear in the report, simply because we do not wish to waste our client's time by having them read an unnecessarily lengthy report about components that do not need to be serviced.

In accordance with the terms of the contract, the service recommendations that we make in this report should be completed well before the close of escrow by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the

Inspection Address: 123 Sample Report Ave , Sample, CA 945
Inspection Date/Time: 4/22/2009 5:30 pm to 8:00 pm

property.

Report File: 123 Sample Report Ave - Amended

SCOPE OF WORK

You have contracted with Eagle Eye Inspection Services to perform a generalist inspection in accordance with the standards of practice established by [insert relevant information], a copy of which is available upon request. Generalist inspections are essentially visual, and distinct from those of specialists, inasmuch as they do not include the use of specialized instruments, the dismantling of equipment, or the sampling of air and inert materials. Consequently, a generalist inspection and the subsequent report will not be as comprehensive, nor as technically exhaustive, as that generated by specialists, and it is not intended to be. The purpose of a generalist inspection is to identify significant defects or adverse conditions that would warrant a specialist evaluation. Therefore, you should be aware of the limitations of this type of inspection, which are clearly indicated in the standards. However, the inspection is not intended to document the type of cosmetic deficiencies that would be apparent to the average person, and certainly not intended to identify insignificant deficiencies. Similarly, we do not inspect for vermin infestation, which is the responsibility of a licensed exterminator.

Most homes built after 1978, are generally assumed to be free of asbestos and many other common environmental contaminants. However, as a courtesy to our clients, we are including some well documented, and therefore public, information about several environmental contaminants that could be of concern to you and your family, all of which we do not have the expertise or the authority to evaluate, such as asbestos, radon, methane, formaldehyde, termites and other wood-destroying organisms, pests and rodents, molds, microbes, bacterial organisms, and electromagnetic radiation, to name some of the more commonplace ones. Nevertheless, we will attempt to alert you to any suspicious substances that would warrant evaluation by a specialist. However, health and safety, and environmental hygiene are deeply personal responsibilities, and you should make sure that you are familiar with any contaminant that could affect your home environment. You can learn more about contaminants that can affect you home from a booklet published by The environmental Protection Agency, which you can read online at www.epa.gov/iaq/pubs/insidest.htm.

Mold is one such contaminant. It is a microorganism that has tiny seeds, or spores, that are spread on the air then land and feed on organic matter. It has been in existence throughout human history, and actually contributes to the life process. It takes many different forms, many of them benign, like mildew. Some characterized as allergens are relatively benign but can provoke allergic reactions among sensitive people, and others characterized as pathogens can have adverse health effects on large segments of the population, such as the very young, the elderly, and people with suppressed immune systems. However, there are less common molds that are called toxigens that represent a serious health threat. All molds flourish in the presence of moisture, and we make a concerted effort to look for any evidence of it wherever there could be a water source, including that from condensation. Interestingly, the molds that commonly appear on ceramic tiles in bathrooms do not usually constitute a health threat, but they should be removed. However, some visibly similar molds that form on cellulose materials, such as on drywall, plaster, and wood, are potentially toxigenic. If mold is to be found anywhere within a home, it will likely be in the area of tubs, showers, toilets, sinks, water heaters, evaporator coils, inside attics with unvented bathroom exhaust fans, and return-air compartments that draw outside air, all of which are areas that we inspect very conscientiously. Nevertheless, mold can appear as though spontaneously at any time, so you should be prepared to monitor your home, and particularly those areas that we identified. Naturally, it is equally important to maintain clean air-supply ducts and to change filters as soon as they become soiled, because contaminated ducts are a common breeding ground for dust mites, rust, and other contaminants. Regardless, although some mold-like substances may be visually identified, the specific identification of molds can only be determined by specialists and laboratory analysis, and is absolutely beyond the scope of our inspection. Nonetheless, as a prudent investment in environmental hygiene, we categorically recommend that you have your home tested for the presence of any such contaminants, and particularly if you or any member of your family suffers from allergies or asthma. Also, you can learn more about mold from an Environmental Protection Agency document entitled "A Brief Guide to Mold, Moisture and Your Home," by visiting their web site at: <http://www.epa.gov/iaq/molds/moldguide.html/>, from which it can be downloaded.

Asbestos is a notorious contaminant that could be present in any home built before 1978. It is a naturally occurring mineral fiber that was first used by the Greek and Romans in the first century, and it has been

widely used throughout the modern world in a variety of thermal insulators, including those in the form of paper wraps, bats, blocks, and blankets. However, it can also be found in a wide variety of other products too numerous to mention, including duct insulation and acoustical materials, plasters, siding, floor tiles, heat vents, and roofing products. Although perhaps recognized as being present in some documented forms, asbestos can only be specifically identified by laboratory analysis. The most common asbestos fiber that exists in residential products is chrysotile, which belongs to the serpentine or white-asbestos group, and was used in the clutches and brake shoes of automobiles for many years. However, a single asbestos fiber is said to be able to cause cancer, and is therefore a potential health threat and a litigious issue. Significantly, asbestos fibers are only dangerous when they are released into the air and inhaled, and for this reason authorities such as the Environmental Protection Agency [EPA] and the Consumer Product Safety Commission [CPSC] distinguish between asbestos that is in good condition, or non-friable, and that which is in poor condition, or friable, which means that its fibers could be easily crumbled and become airborne. However, we are not specialists and, regardless of the condition of any real or suspected asbestos-containing material [ACM], we would not endorse it and recommend having it evaluated by a specialist.

Radon is a gas that results from the natural decay of radioactive materials within the soil, and is purported to be the second leading cause of lung cancer in the United States. The gas is able to enter homes through the voids around pipes in concrete floors or through the floorboards of poorly ventilated crawlspaces, and particularly when the ground is wet and the gas cannot easily escape through the soil and be dispersed into the atmosphere. However, it cannot be detected by the senses, and its existence can only be determined by sophisticated instruments and laboratory analysis, which is completely beyond the scope of our service. However, you can learn more about radon and other environmental contaminants and their affects on health, by contacting the Environmental Protection Agency (EPA), at www.epa.gov/radon/images/hmbuygud.pdf, and it would be prudent for you to enquire about any high radon readings that might be prevalent in the general area surrounding your home.

Lead poses an equally serious health threat. In the 1920's, it was commonly found in many plumbing systems. In fact, the word "plumbing" is derived from the Latin word "plumbum," which means lead. When in use as a component of a waste system, it is not an immediate health threat, but as a component of potable water pipes it is a definite health-hazard. Although rarely found in modern use, lead could be present in any home build as recently as the nineteen forties. For instance, lead was an active ingredient in many household paints, which can be released in the process of sanding, and even be ingested by small children and animals chewing on painted surfaces. Fortunately, the lead in painted surfaces can be detected by industrial hygienists using sophisticated instruments, but testing for it is not cheap. There are other environmental contaminants, some of which we have already mentioned, and others that may be relatively benign. However, we are not environmental hygienists, and as we stated earlier we disclaim any responsibility for testing or establishing the presence of any environmental contaminant, and recommend that you schedule whatever specialist inspections that may deem prudent within the contingency period.

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mGreen = INFORMATIONAL □ Blue = RECOMMENDED, Not required

Structural

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that might appear to be firm and solid can liquefy and become unstable during seismic activity. Also, there are soils that can expand to twice their volume with the influx of water and move structures with relative ease, raising and lowering them and fracturing slabs and other hard surfaces. In fact, expansive soils have accounted for more structural damage than most natural disasters. Regardless, foundations are not uniform, and conform to the structural standard of the year in which they were built. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, cracks or deteriorated surfaces in foundations are quite common. In fact, it would be rare to find a raised foundation wall that was not cracked or deteriorated in some way, or a slab foundation that did not include some cracks concealed beneath the carpeting and padding. Fortunately, most of these cracks are related to the curing process or to common settling, including some wide ones called cold-joint separations that typically contour the footings, but others can be more structurally significant and reveal the presence of expansive soils that can predicate more or less continual movement. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

Various Hard Surfaces

Common Observations

Informational Conditions

- m There are common settling, or curing, cracks in the hard surfaces. This is somewhat predictable, and is typically not regarded as being structurally significant, but we are not specialists and you may wish to have this confirmed by one.

Structural Elements

Identification of Wall Structure

Informational Conditions

- m The walls are conventionally framed with wooden studs.

Identification of Floor Structure

Informational Conditions

- m The floor structure includes conventional and engineered lumber sheathed in plywood.

Identification of Ceiling Structure

Informational Conditions

- m The ceiling structure consists of engineered joists that are part of a prefabricated truss system.

Identification of Roof Structure

Informational Conditions

- m The roof structure consists of a prefabricated truss system.

Raised Foundation

General Comments

Informational Conditions

- m This residence has a raised foundation. Such foundations permit access, and provide a convenient area for the distribution of water pipes, drain pipes, vent pipes, electrical conduits, and ducts. However, although raised foundations are far from uniform, most include concrete footings and walls that extend above the ground with anchor bolts that hold the house onto the foundation, but the size and spacing of the bolts vary. In the absence of major defects, most structural engineers agree that the one critical issue with raised foundations is that they should be bolted. Our inspection of these foundations conforms to industry

standards, which is that of a generalist and not a specialist, and we do not use any specialized instruments to establish that the structure is level. We typically enter all accessible areas, to confirm that foundations are bolted and to look for any evidence of structural deformation or damage, but we may not comment on minor deficiencies, such as on commonplace settling cracks in the stem walls and slight deviations from plumb and level in the intermediate floor framing, which would have little structural significance. Interestingly, there is no absolute standard for evaluating cracks, but those that are less than ¼" and which do not exhibit any vertical or horizontal displacement are generally not regarded as being structurally relevant. Nevertheless, all others should be evaluated by a specialist. However, in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

Raised Foundation Type

Informational Conditions

- m The foundation is raised and bolted to the standards of the year in which it was constructed, which may well be adequate but which would not meet current structural standards.

Method of Evaluation

Informational Conditions

- m We evaluated the raised foundation by accessing and evaluating the components within the crawlspace.

Crawlspace Observations

Components and Conditions Needing Service

- v The soils in the crawlspace are moist or desiccated, which could indicate a chronic drainage problem that should be evaluated by a specialist. This can contribute to differential settling, and facilitate the growth of a variety of molds and fungi that can produce unhealthy conditions.

Intermediate Floor Framing

Informational Conditions

- m The intermediate floor framing is in acceptable condition. There may be some deviations from plumb, level, etc, but none that would have any serious structural significance.

Ventilation

Informational Conditions

- m The ventilation in the foundation crawlspace appears to be standard and adequate.

Floor Insulation

Informational Conditions

- m The floor insulation is in acceptable condition.

Exterior

With the exception of townhomes, condominiums, and residences that are part of a planned urban development, or PUD, we evaluate the following exterior features: driveways, walkways, fences, gates, handrails, guardrails, yard walls, carports, patio covers, decks, building walls, fascia and trim, balconies, doors, windows, lights, and outlets. However, we do not evaluate any detached structures, such as storage sheds and stables, and we do not water test or evaluate subterranean drainage systems or any mechanical or remotely controlled components, such as driveway gates. Also, we do not evaluate landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. In addition, we do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this could only be confirmed by a geological evaluation of the soil.

Site & Other Observations

Renovations & Additions

Informational Conditions

- m Additions have been made to this property. Therefore, you should request documentation that should include permits and any warranties or guarantees that might be applicable, because we do not approve of, or tacitly endorse, any work that was completed without permits, and latent defects could exist.

Grading & Drainage

General Comments

Informational Conditions

- m Water can be destructive and foster conditions that are deleterious to health. For this reason, the ideal property will have soils that slope away from the residence and the interior floors will be several inches higher than the exterior grade. Also, the residence will have roof gutters and downspouts that discharge into area drains with catch basins that carry water away to hard surfaces. However, we cannot guarantee the condition of any subterranean drainage system, but if a property does not meet this ideal, or if any portion of the interior floor is below the exterior grade, we cannot endorse it and recommend that you consult with a grading and drainage contractor, even though there may not be any evidence of moisture intrusion. The sellers or occupants will obviously have a more intimate knowledge of the site than we could possibly hope to have during our limited visit, however we have confirmed moisture intrusion in residences when it was raining that would not have been apparent otherwise. Also, in conjunction with the cellulose material found in most modern homes, moisture can facilitate the growth of biological organisms that can compromise building materials and produce mold-like substances that can have an adverse affect on health.

Moisture & Related Issues

Informational Conditions

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

Interior-Exterior Elevations

Informational Conditions

- m There is an adequate difference in elevation between the exterior grade and the interior floors that should ensure that moisture intrusion would not threaten the living space, but of course we cannot guarantee that.

Area Drains

Informational Conditions

- m The property is served by area drains that appear to be in acceptable condition. However, because it is impossible to see inside them, the seller should guarantee that the drains are functional, or they should be flushed through to the street before the close of escrow. Surface water carries minerals and silt that is deposited inside the pipes and hardens in the summer months to the consistency of wet concrete, which can impede drainage and require the pipes to be cleared by a roofer service.

Other Conditions Needing Service

- q There is an accumulation of silt and debris in the catch basins that should be removed. This is indicative of poor maintenance, and if the silt and debris is left to accumulate and builds to the level of the drain lines, it could pass into them, harden during the summer months, impede drainage, and lead to blockages. Therefore, the drain lines should be flushed through to the street or to their termination point.
- q There is standing water or debris visible within the area drains, which is indicative of at least a partial blockage. The tendrils of roots may have invaded the drains, but silt also tends to become trapped within the drain pipes and hardens during the summer months to the consistency of wet concrete and creates an impediment that commonly leads to a full blockage. Therefore, we recommend that the lines be flushed through to the street or to their termination point.

There is standing water or debris visible within the area drains which should be cleared - *Continued*



Sump Pumps

Informational Conditions

- m The drainage system includes a sump pump, which must be kept clean and monitored periodically or drainage problems could result.



Components and Conditions Needing Service

- √ The drainage system includes a sump pump that is not equipped with ground fault protection, and should be retrofitted to include this very important safety feature.
- √ The sump pump is not permanently wired and should be retrofitted and include ground fault protection, which is an essential safety feature.

Hillside

Other Conditions Needing Service

- q Because this is a hillside property, it should have a geological evaluation that should include an evaluation of other important and related issues such as grading and drainage.

House Wall Finish

House Wall Finish Type

Informational Conditions

- m The house walls are finished with wooden siding.

House Wall Finish Observations

Other Conditions Needing Service

- q Portions of the wood siding are dry rot or termite damaged, and should be evaluated by a termite inspector.
- q There are separations or nail-pops on the siding that need to be serviced.

Exterior Components

General Comments

Informational Conditions

- m It is important to maintain a property, including painting or sealing walkways, decks, and other hard surfaces, and it is particularly important to keep the house walls sealed, which provide the only barrier against deterioration. Unsealed cracks around windows, doors, and thresholds can permit moisture intrusion, which is the principle cause of the deterioration of any surface. Unfortunately, the evidence of such intrusion may only be obvious when it is raining. We have discovered leaking windows while it was raining that may not have been apparent otherwise. Regardless, there are many styles of windows but only two basic types, single and dual-glazed. Dual-glazed windows are superior, because they provide a thermal as well as an acoustical barrier. However, the hermetic seals on these windows can fail at any time, and cause condensation to form between the panes. Unfortunately, this is not always apparent, which is why we disclaim an evaluation of hermetic seals. Nevertheless, in accordance with industry standards, we test a representative number of unobstructed windows, and ensure that at least one window in every bedroom is operable and facilitates an emergency exit.

Driveways

Informational Conditions

- m The driveway is in acceptable condition.

Walkways

Informational Conditions

- m The walkways are in acceptable condition.

Fences & Gates

Informational Conditions

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

Other Conditions Needing Service

- q The gates needs typical maintenance-type service, to open and close or latch easily.
- q Sections of the fence are leaning or damaged and should be repaired or replaced.

Fascia & Trim

Other Conditions Needing Service

- q Sections of the fascia and trim need maintenance type service. Open joints need to be sealed through out the structures exterior to forestall water intrusion.
- q Sections of the fascia board or wood trim are weathered, and should be serviced to prevent further deterioration.
- q There is damage to the wood trim that should be evaluated by a termite inspector.

There is damage to the wood trim that should be evaluated by a termite inspector - *Continued*



Sliding Glass Doors

Other Conditions Needing Service

- q One of the glass panels in the slider is broken, and should be replaced with tempered glass. In law quarters
- q The lock mechanism needs service. In law quarters

Exterior Wooden Doors

Informational Conditions

- m The exterior doors are in acceptable condition.

Wood & Masonry Decks

Other Conditions Needing Service

- q The wood deck needs maintenance-type service, such as securing loose planks, setting nails, sanding, or sealing, all of which will prolong the life of the deck.

Windows

Informational Conditions

- m The windows are in acceptable condition. However, in accordance with industry standards, we do not test every window in the house, and particularly if the house is furnished. We do test every unobstructed window in every bedroom to ensure that at least one facilitates an emergency exit.

Screens

Informational Conditions

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

Outlets

Components and Conditions Needing Service

- √ All of the exterior outlets should be upgraded to have ground fault protection. This is not a code violation, just a safety recommendation.

Lights

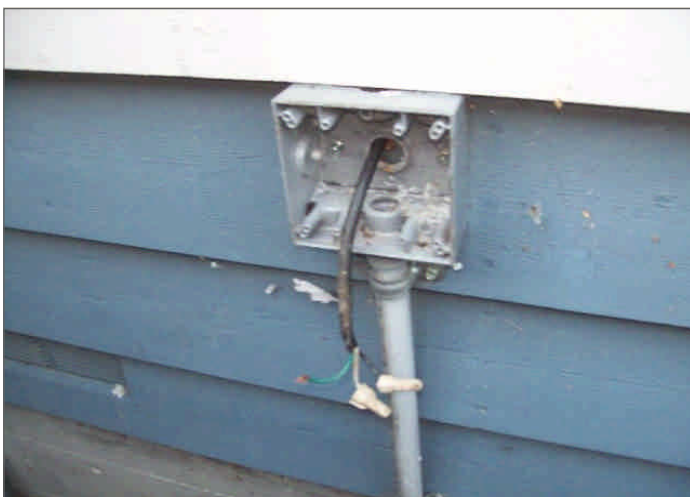
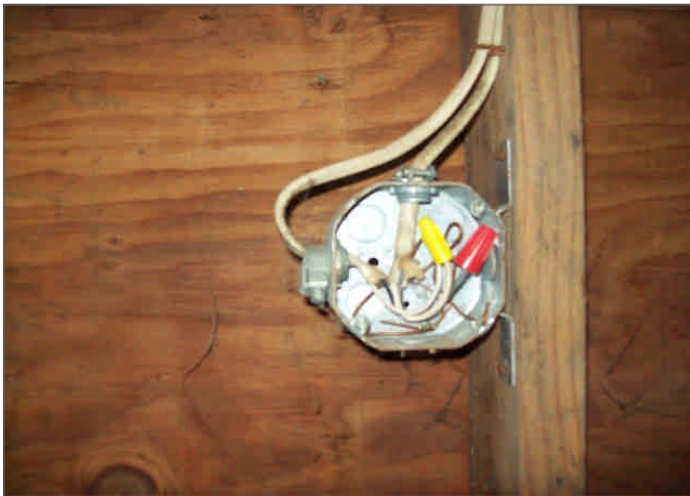
Functional Conditions

- − The lights outside the doors of the residence are functional. However, we do not inspect or evaluate decorative lights.

Electrical

Components and Conditions Needing Service

- √ There are open electrical junction boxes, which should be sealed. This is evident under the house and at the side yard



Roof

There are many different roof types, which we evaluate by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method that was used to evaluate them. Every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or other prevalent weather conditions, and the regularity of its maintenance. Regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material, and this is equally true of almost all roofs. In fact, the material on the majority of pitched roofs is not designed to be waterproof only water-resistant. However, what remains true of all roofs is that, whereas their condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings, or on the framing within attics, could be old and will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only the installers can credibly guarantee that a roof will not leak, and they do. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company.

Composition Shingle Roof

General Comments

Informational Conditions

- m There are a wide variety of composition shingle roofs, which are comprised of asphalt or fiberglass materials impregnated with mineral granules that are designed to deflect the deteriorating ultra-violet rays of the sun. The commonest of these roofs are warranted by manufacturers to last from twenty to thirty years, and are typically guaranteed against leaks by the installer for three to five years. The actual life of the roof will vary, depending on a number of interrelated factors besides the quality of the material and the method of installation. However, the first indication of significant wear occurs when the granules begin to separate and leave pockmarks or dark spots. This is referred to as primary decomposition, which means that the roof is in decline, and therefore susceptible to leakage. This typically begins with the hip and ridge shingles and to the field shingles on the south facing side. This does not mean that the roof is ready to be replaced, but that it should be serviced or monitored. Regular maintenance will certainly extend the life of any roof, and will usually avert most leaks that only become evident after they have caused other damage.

Method of Evaluation

Informational Conditions

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

Estimated Age

Informational Conditions

- m The roof appear to be approximately eight to ten years old, but this is just an estimate and you should request the installation permit from the sellers, which will reveal its exact age and any warranty guarantee that might be applicable.

Roofing Material

Other Conditions Needing Service

- q There are missing shingles and exposed underlayment and should be evaluated by a roofing contractor, because the cost of replacing the roof could significantly affect your evaluation of the property.
- q There are some missing shingles that need to be replaced

There are some missing shingles that need to be replaced - *Continued*



Flashings

Other Conditions Needing Service

- q The roof flashing's need to be sealed or serviced. They are comprised of metal that seals valleys and vents and other roof penetrations, and are the most common point of leaks. This is particularly true of the flashing's on a layered roof, which are covered by the roofing material and which are even more susceptible to leaks. The rubber boots need to be replaced

The roof flashing's need to be sealed or serviced - *Continued*



Gutters & Drainage

Informational Conditions

m The gutters appear to be in acceptable condition. However, without water in them it is difficult to judge whether they are correctly pitched to direct water into the downspouts, but they should function as they were intended.

Other Conditions Needing Service

q The gutters need to be cleaned and serviced to drain properly.

Plumbing

Plumbing systems have common components, but they are not uniform. In addition to fixtures, these components include gas pipes, water pipes, pressure regulators, pressure relief valves, shut-off valves, drain and vent pipes, and water-heating devices, some of which we do not test if they are not in daily use. The best and most dependable water pipes are copper, because they are not subject to the build-up of minerals that bond within galvanized pipes, and gradually restrict their inner diameter and reduce water volume. Water softeners can remove most of these minerals, but not once they are bonded within the pipes, for which there would be no remedy other than a re-pipe. The water pressure within pipes is commonly

confused with water volume, but whereas high water volume is good high water pressure is not. In fact, whenever the street pressure exceeds eighty pounds per square inch a regulator is recommended, which typically comes factory preset between forty-five and sixty-five pounds per square inch. However, regardless of the pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress the washers and diaphragms within the various components.

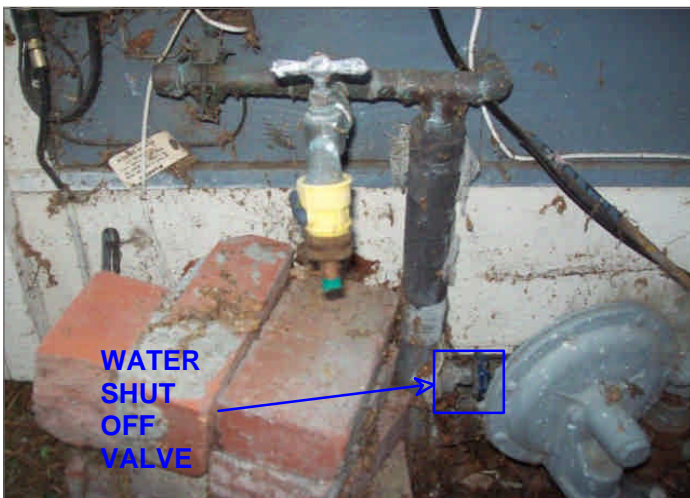
Waste and drainpipes pipes are equally varied, and range from modern ABS ones [acrylonitrile butadiene styrene] to older ones made of cast-iron, galvanized steel, clay, and even a cardboard-like material that is coated with tar. The condition of these pipes is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains. Nonetheless, blockages will occur in the life of any system, but blockages in drainpipes, and particularly in main drainpipes, can be expensive to repair, and for this reason we recommend having them video-scanned. This could also confirm that the house is connected to the public sewer system, which is important because all private systems must be evaluated by specialists.

Potable Water Supply Pipes

Water Main Shut-off Location

Informational Conditions

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



Pressure Regulators

Other Conditions Needing Service

- q The pressure is over 80 psi which is too strong and will stress components of the system, and a regulator should be installed. Most regulators come factory pre-set at 60 psi.

Copper Water Pipes

Informational Conditions

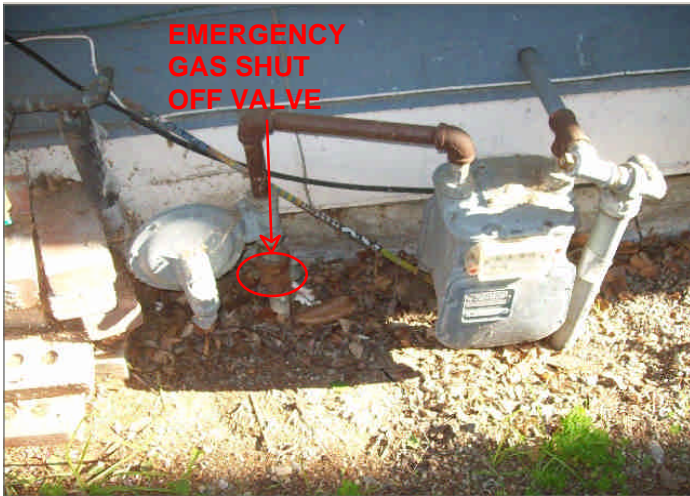
- m The potable water pipes are in acceptable condition.

General Gas Components

Gas Main Shut-Off Location

Informational Conditions

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



Gas Main Observations

Informational Conditions

- m There is no wrench at the gas shut-off valve to facilitate an emergency shut-off, and inasmuch as such tools are relatively inexpensive we recommend that you buy one and leave it in-place on the valve.

Gas Seismic Shut-Off Valve

Informational Conditions

- m The gas main is not equipped with a seismic shut-off valve, and one is not mandated.

Gas Supply Pipes

Informational Conditions

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

Gas Water Heaters

General Comments

Informational Conditions

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

Age Capacity & Location

Informational Conditions

- m Hot water is provided by a 1991 mfg year, 50 gallon water heater that is located in the garage.

Common Observations

Informational Conditions

- m The water heater is functional but beyond its warranty period.

Water Shut-Off Valve & Connectors

Functional Conditions

- The shut-off valve and water connectors are functional.

Gas Shut-Off Valve & Connector

Functional Conditions

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

Vent Pipe & Cap

Functional Conditions

- The vent pipe is functional.

Relief Valve & Discharge Pipe

Informational Conditions

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

Drain Valve

Functional Conditions

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

Combustion Air Vents

Informational Conditions

- m The water heater does have appropriate combustion-air vents.

Seismic Straps

Informational Conditions

- m The water heater is seismically secured.

Irrigation or Sprinklers

General Comments

Informational Conditions

- m There are a wide variety of irrigation components, such as pipes that could include old galvanized ones, more dependable copper ones, and modern polyvinyl ones that are commonly referred to as PVC. However, among the latter, the quality can range from a dependable thick-walled type to a less dependable thin-walled type, and it is not uncommon to find a mixture of them. To complicate matters, significant portions of these pipes cannot be examined because they are buried. Therefore, we identify a system based on what type of pipe that can be seen. However, our inspection only includes the visible portions of the system, and we do not test each component, nor search below vegetation for any concealed hose bibs, actuators, risers, or heads. We test every visually accessible manual sprinkler actuator and evaluate its coverage, but due to the variety and complexity of many automatic control panels we do not test them. However, inasmuch as the actuators are under pressure, we look for any evidence of damage or leakage, but recommend that you have the sellers demonstrate an automatic sprinkler system before the close of escrow and indicate any seasonal changes that they may make to the program.

Automatic Sprinklers

Informational Conditions

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

Manual Sprinklers

Informational Conditions

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

Hose Bibs

Functional Conditions

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

Waste & Drainage Systems

General Comments

Informational Conditions

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

Type of Material

Informational Conditions

- m The visible portions of the drainpipes are a modern acrylonitrile butadiene styrene type, or ABS.

Drain Waste & Vent Pipes

Informational Conditions

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

Electrical

There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. What is most significant about electrical systems however is that the national electrical code [NEC] is not retroactive, and therefore many residential systems do not comply with the latest safety standards. Regardless, we are not electricians and in compliance with our standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, in the interests of safety, we regard every electrical deficiency and recommended upgrade as a latent hazard that should be serviced as soon as possible, and that the entire system be evaluated and certified as safe by an electrician. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend some upgrades for which we would disclaim any further responsibility. However, we typically recommend upgrading outlets to have ground fault protection, which is a relatively inexpensive but essential safety feature. These outlets are often referred to as GFCI's, or ground fault circuit interrupters and, generally speaking, have been required in specific locations for more than thirty years, beginning with swimming pools and exterior outlets in 1971, and the list has been added to ever since: bathrooms in 1975, garages in 1978, spas and hot tubs in 1981, hydro tubs, massage equipment, boat houses, kitchens, and unfinished basements in 1987, crawlspaces in 1990, wet bars in 1993, and all kitchen countertop outlets with the exception of refrigerator and freezer outlets since 1996. Similarly, AFCI's or arc fault circuit interrupters, represent the very latest in circuit breaker technology, and have been required in all bedroom circuits since 2002. However, inasmuch as arc faults cause thousands of electrical fires and hundreds of deaths each year, we categorically recommend installing them at every circuit as a prudent safety feature.

Main Panel

General Comments

Informational Conditions

- m National safety standards require electrical panels to be weatherproof, readily accessible, and have a minimum of thirty-six inches of clear space in front of them for service. Also, they should have a main disconnect, and each circuit within the panel should be clearly labeled. Industry standards only require us to test a representative number of accessible switches, receptacles, and light fixtures. However, we attempt to test every one that is unobstructed, but if a residence is furnished we will obviously not be able to test each one.

Service Entrance

Informational Conditions

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

Panel Size & Location

Informational Conditions

- m The residence is served by a 200 amp, 220 volt panel, located in the garage side yard.



Main Panel Observations

Informational Conditions

- m The panel and its components have no visible deficiencies.

Panel Cover Observations

Informational Conditions

- m The exterior panel cover is in acceptable condition.

Wiring Observations

Informational Conditions

- m The visible portions of the wiring has no visible deficiencies.

Circuit Breakers

Informational Conditions

- m There are no visible deficiencies with the circuit breakers.

Grounding

Informational Conditions

- m The panel is grounded to a driven rod.

Sub Panels

General Comments

Informational Conditions

- m Sub-panels are often located inside residences, but they should not be located inside clothe closets, where they might be concealed and could impede an emergency disconnect. However, when they are located outside they are required to be weatherproof, unobstructed, and easily accessible, and their circuits should be clearly labeled.

Sub Panel Location

Informational Conditions

- m The sub panel is located inside the garage in main house



- m The sub panel is located in the laundry room in law quarters



Sub Panel Observations

Informational Conditions

- m The electrical sub panels have no visible deficiencies

Panel Cover Observations

Informational Conditions

- m The exterior panel cover is in acceptable condition.

Wiring Observations

Informational Conditions

m There are no visible deficiencies with the copper wiring in the sub panel.

Circuit Breakers

Informational Conditions

m The circuit breakers have no visible deficiencies.

Grounding

Informational Conditions

m The panel ground is correct.

Heat

The components of most heating systems have a design-life ranging from ten to twenty years, but can fail prematurely with poor maintenance, which is why we attempt to apprise you of their age. We test and evaluate them in accordance with the standards of practice, which means that we do not dismantle any of the following concealed components: the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, and in-line duct motors or dampers. However, even the most modern heating systems can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. We perform a conscientious evaluation of all such systems, but we are not specialists. Therefore, in accordance with the terms of our contract, it is essential that any recommendation that we make for service or a second opinion be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

Wall Furnaces

Age & Location

Informational Conditions

m Heat is provided by a undetermined year-old wall furnace that is located in the in law quarters.

Wall Furnace

Functional Conditions

– The wall furnace is functional.

Vent Pipe

Informational Conditions

– The vent pipe is functional.

Gas Valve & Connector

Informational Conditions

m The gas valve and connector are in acceptable condition.

Combustion-Air Vents

Functional Conditions

– The combustion-air vents for the gas furnace are functional.

Heat-A/C

The components of most heating and air-conditioning systems have a design-life ranging from ten to twenty years, but can fail prematurely with poor maintenance, which is why we apprise you of their age whenever possible. We test and evaluate them in accordance with the standards of practice, which means that we do not dismantle and inspect the concealed portions of evaporator and condensing coils, the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, ducts and in-line duct-motors or dampers. We perform a conscientious evaluation of both systems, but we are not specialists. However, even the most modern heating systems can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. Therefore, in accordance with the

terms of our contract, it is essential that any recommendations that we make for service or a second opinion be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

HVAC Split Systems

Age & Location

Informational Conditions

- m Central heat and air-conditioning are provided by a single split-system, consisting of a fourteen year old furnace with an evaporator coil that is located in the garage, and a undetermined year-old condensing coil that is located in the side yard.

Common Observations

Informational Conditions

- m The split-system is in the mid-range of its design life and will need to be more closely monitored, serviced bi-annually, and should have its filter changed every two to three months.

Furnace

Other Conditions Needing Service

- q The gas furnace needs to be serviced for the following reasons: The furnace did not respond to the thermostat

Vent Pipe

Informational Conditions

- m The vent pipe has no visible deficiencies.

Circulating Fan

Functional Conditions

- The circulating fan is clean and functional.

Gas Valve & Connector

Informational Conditions

- m The gas valve and connector are in acceptable condition.

Combustion-Air Vents

Informational Conditions

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

Return-Air Compartment

Informational Conditions

- m The return-air compartment is in acceptable condition.

Condensate Drainpipe

Informational Conditions

- m The condensate drainpipe discharges correctly outside the residence.

Drip Pan

Functional Conditions

- The drip pan is functional.

Condensing Coil

Informational Conditions

- m The condensing coil responded to the thermostat and is functional.

Condensing Coil Disconnect

Functional Conditions

- The electrical disconnect at the condensing coil is functional.

Refrigerant Lines

Informational Conditions

- m The refrigerant lines are in acceptable condition.

Other Conditions Needing Service

- q Ice forms on the refrigerant lines, which has multiple causes ranging from closed off registers and clogged filters to low refrigerant, and the system should be serviced by an HVAC contractor.

The refrigerant lines are icing which indicates a need for service - *Continued*



Differential Temperature Readings

Informational Conditions

- m The air-conditioning responded and achieved an acceptable differential temperature split between the air entering the system and that coming out, of eighteen degrees or more.

Thermostats

Functional Conditions

- The thermostat is functional.

Registers

Functional Conditions

- The registers are reasonably clean and functional.

Type of fuel

Informational Conditions

- m The residence is served by a gas-fueled heating system

Window or Wall Unit Systems

Through-Wall or Window Units

Informational Conditions

- m Our service does not include an evaluation of thru-wall or thru-window air-conditioning units. The older ones are typically noisy and inefficient and, relative to the more modern ones, are expensive to operate.

Chimney

The Chimney Safety Institute of America has published industry standards for the inspection of chimneys, and on January 13, 2000, the National Fire Protection Association adopted these standards as code, known as NFPA 211. Our inspection of masonry and factory-built chimneys to what is known as a Level-One inspection, which is purely visual and not to be confused with Level-Two, and Level-Three inspections, which are performed by qualified specialists with a knowledge of codes and standards, and typically involves dismantling components and/or investigations with video-scan equipment and other means to evaluate chimneys.

Living Room Chimney

General Prefabricated

Informational Conditions

- m There are a wide variety of pre-fabricated chimneys, which are constructed on site with approved components. We perform a competent inspection of them, but we are not specialists, and our inspection of them is limited to those areas that can be viewed without dismantling any portion of them, and we cannot guarantee that any particular component is the one stipulated for use by the manufacturer. For instance, experience has taught us that many prefabricated chimneys have been fitted with architectural shrouds that are not approved by the manufacturer, and which can inhibit drafting and convectional cooling. However, we recommend a level-two inspection by a qualified specialist within the contingency period or before the close of escrow, as recommended by NFPA standards "upon the sale or transfer of a property." Both

Weather Cap-Spark Arrestor

Informational Conditions

- m The chimney has a functional weather cap/spark arrestor.

Crown or Termination Cap

Informational Conditions

- m The crown, which is designed to seal the chimney wall and to shed rainwater and thereby prevent moisture from deteriorating the chimney, is in acceptable condition. Both

Chimney Flashings

Informational Conditions

- m The chimney flashings are in acceptable condition.

Chimney Flue

Informational Conditions

- m The portions of the flue that are visible appear to be in acceptable condition. Both

Fireplace

Informational Conditions

- m The fireplace is in acceptable condition. Both

Damper

Functional Conditions

- The damper is functional. Both

Glass Doors

Informational Conditions

- m The fireplace glass doors are functional. In law quarters

Hearth

Informational Conditions

- m The hearth is in acceptable condition. Both

Mantle

Informational Conditions

- m The fireplace mantle is in acceptable condition. Main

Guest Quarters Chimney

General Prefabricated

Informational Conditions

- m There are a wide variety of pre-fabricated chimneys, which are constructed on site with approved components. We perform a competent inspection of them, but we are not specialists, and our inspection of them is limited to those areas that can be viewed without dismantling any portion of them, and we cannot guarantee that any particular component is the one stipulated for use by the manufacturer. For instance, experience has taught us that many prefabricated chimneys have been fitted with architectural shrouds that are not approved by the manufacturer, and which can inhibit drafting and convectional cooling. However, we recommend a level-two inspection by a qualified specialist within the contingency period or before the close of escrow, as recommended by NAPA standards "upon the sale or transfer of a property."

Common Observations

Informational Conditions

- The chimney walls appear to be in acceptable condition.

Weather Cap-Spark Arrestor

Informational Conditions

- The chimney has a functional weather cap/spark arrestor.

Crown or Termination Cap

Informational Conditions

- The crown, which is designed to seal the chimney wall and to shed rainwater and thereby prevent moisture from deteriorating the chimney, is in acceptable condition.

Chimney Flashings

Informational Conditions

- The chimney flashings are in acceptable condition.

Chimney Flue

Informational Conditions

- The portions of the flue that are visible appear to be in acceptable condition.

Fireplace

Informational Conditions

- The fireplace is in acceptable condition.

Damper

Informational Conditions

- The damper is functional.

Glass Doors

Informational Conditions

- The fireplace glass doors are functional.

Hearth

Informational Conditions

- The hearth is in acceptable condition.

Living

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. However, we do not evaluate window treatments, or move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Similarly, there are a number of environmental pollutants that we have already elaborated upon, the specific identification of which is beyond the scope of our service but which can become equally contentious. In addition, there are a host of lesser contaminants, such as that from moisture penetrating carpet-covered cracks in floor slabs, as well as odors from household pets and cigarette smoke that can permeate walls, carpets, heating and air conditioning ducts, and other porous surfaces, and which can be difficult to eradicate. However, inasmuch as the sense of smell adjusts rapidly, and the sensitivity to such odors is certainly not uniform, we recommend that you make this determination for yourself, and particularly if you or any member of your family suffers from allergies or asthma, and then schedule whatever remedial services may be deemed necessary before the close of escrow.

Main Entry

Doors

Functional Conditions

- The door is functional. For both units

Other Conditions Needing Service

- q The doorbell does not work, and should be serviced. This is on the in law quarters
- q The dead bolt needs to be serviced to work smoothly. In law quarters

Flooring

Informational Conditions

- m The floor has no significant defects. For both units

Walls & Ceiling

Informational Conditions

- m The walls and ceiling have typical cosmetic damage.

Lights

Functional Conditions

- The lights are functional.

Outlets

Functional Conditions

- The outlets that were tested are functional.

Living Room

Flooring

Informational Conditions

- m The floor is worn or cosmetically damaged, which you should view for yourself.

Walls & Ceiling

Informational Conditions

- m The walls have typical cosmetic damage.

Dual-Glazed Windows

Functional Conditions

- The window is functional.

Other Conditions Needing Service

- q A windows lock is missing or does not engage, and should be serviced.



Outlets

Functional Conditions

- The outlets that were tested are functional.

Dining Room

Flooring

Informational Conditions

- m The floor is worn or cosmetically damaged, which you should view for yourself.

Walls & Ceiling

Informational Conditions

- m The walls have typical cosmetic damage.

Dual-Glazed Windows

Functional Conditions

- The window is functional.

Lights

Functional Conditions

- The lights are functional.

Outlets

Functional Conditions

- The outlets that were tested are functional.

Breakfast Room

Flooring

Informational Conditions

- m The floor has no significant defects.

Walls & Ceiling

Informational Conditions

- m The walls have typical cosmetic damage.

Dual-Glazed Windows

Functional Conditions

- The window is functional.

Other Conditions Needing Service

- q A windows lock is missing or does not engage, and should be serviced.



Lights

Functional Conditions

- The lights are functional.

Outlets

Functional Conditions

- The outlets that were tested are functional.

Loft

No Recommended Service

Informational Conditions

- m We have evaluated the loft, and found it to be in acceptable condition. Located in the main house

Flooring

Informational Conditions

- The floor has no significant defects.

Walls & Ceiling

Informational Conditions

- The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

Functional Conditions

- The window is functional.

Lights

Functional Conditions

- The lights are functional.

Outlets

Functional Conditions

- The outlets that were tested are functional.

Bedrooms

In accordance with the standards of practice, our inspection of bedrooms includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. We evaluate windows to ensure that they meet light and ventilation requirements and facilitate an emergency exit or egress, but we do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

Main Bedroom

Location

Informational Conditions

- m The main bedroom is located at the back

Doors

Functional Conditions

- The door is functional.

Other Conditions Needing Service

- q The door handle, and its components needs to be serviced to work smoothly.

Flooring

Informational Conditions

- m The floor is worn or cosmetically damaged, which you should view for yourself.

Walls & Ceiling

Informational Conditions

m The walls have typical cosmetic damage.

Dual-Glazed Windows

Functional Conditions

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

Other Conditions Needing Service

q A window lock is missing, or needs to be serviced, to be functional.



Closets

Functional Conditions

– The closet and its components are functional.

Lights

Functional Conditions

– The lights are functional.

Outlets

Functional Conditions

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

Smoke Detector

Components and Conditions Needing Service

v There is no smoke detector, and although one may not be mandated it is strongly recommended.

Sliding Glass Door

Informational Conditions

m The sliding glass door is tempered and in acceptable condition

Other Conditions Needing Service

q The sliding glass door lock does not engage properly and should be serviced

q The sliding glass door has a broken hermetic seal, and should be replaced. This is evident from fogging, or condensation forming between the panes of glass, that confirms that the seal has failed.

1st Guest Bedroom

Location

Informational Conditions

m The first guest bedroom is located facing the front entry

Doors

Functional Conditions

– The door is functional.

Other Conditions Needing Service

- q The door rubs, and needs to be serviced to work smoothly.
- q The door is damaged and should be repaired or replaced



Flooring

Informational Conditions

- m The floor is worn or cosmetically damaged, which you should view for yourself.

Walls & Ceiling

Other Conditions Needing Service

- q The walls have typical cosmetic damage.



Dual-Glazed Windows

Informational Conditions

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

Other Conditions Needing Service

- q A window screen is missing, which you may wish to have replaced.

Closets

Functional Conditions

- The closet and its components are functional.

Lights

Functional Conditions

- The lights in the bedroom are functional.

Outlets

Functional Conditions

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

Smoke Detector

Components and Conditions Needing Service

- √ There is no smoke detector, and although one may not be mandated it is strongly recommended.

2nd Guest Bedroom

Location

Informational Conditions

- m The second guest bedroom is located facing the side yard.

Doors

Functional Conditions

- The door is functional.

Flooring

Informational Conditions

- m The floor is worn or cosmetically damaged, which you should view for yourself.

Walls & Ceiling

Informational Conditions

- m The walls have typical cosmetic damage.

Dual-Glazed Windows

Functional Conditions

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

Other Conditions Needing Service

- q A window screen is missing, which you may wish to have replaced.

Closets

Functional Conditions

- The closet and its components are functional.

Lights

Functional Conditions

- The lights are functional.

Outlets

Functional Conditions

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

Smoke Detector

Components and Conditions Needing Service

- √ There is no smoke detector, and although one may not be mandated it is strongly recommended.

3rd Guest Bedroom

Location

Informational Conditions

- m The third guest bedroom is located in the in law quarters

Dual-Glazed Windows

Informational Conditions

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

Closets

Functional Conditions

- The closet and its components are functional.

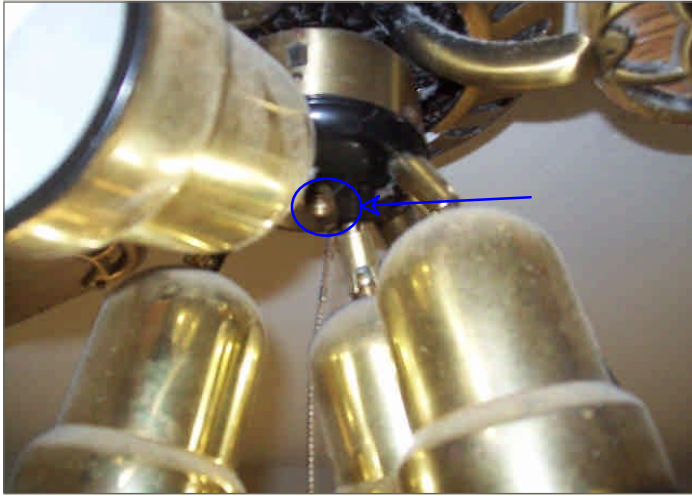
Lights

Functional Conditions

- The lights are functional.

Other Conditions Needing Service

- q The pull chain for the light switch is missing



Outlets

Functional Conditions

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

Smoke Detector

Components and Conditions Needing Service

- ✓ There is no smoke detector, and although one may not be mandated it is strongly recommended.

Sliding Glass Door

Other Conditions Needing Service

- q The sliding glass door lock does not engage properly and should be serviced. This is evident in the in law quarters.

Bathrooms

In accordance with industry standards, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans, which is usually the responsibility of a termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants.

Main Bathroom

Doors

Functional Conditions

- The door is functional.

Flooring

Other Conditions Needing Service

- q The floor seam next to the bath tub is lifting due to moisture penetration or poor workmanship. This should be sealed to forestall moisture damage

The floor seam next to the bath tub is lifting due to moisture penetration or poor workmanship - *Continued*



Walls & Ceiling

Informational Conditions

- m The walls have typical cosmetic damage that is commensurate with time and use.

Dual-Glazed Windows

Functional Conditions

- The window is functional.

Other Conditions Needing Service

- q A window pane is cracked which you may wish to have repaired

Cabinets

Informational Conditions

- m The cabinets are in acceptable condition.

Sink Countertop

Functional Conditions

- The sink countertop is functional.

Sink Faucet Valves & Connectors Trap & Drain

Functional Conditions

- The sink and its components are functional.

Tub-Shower

Functional Conditions

- The tub/shower is functional.

Other Conditions Needing Service

- q The tub-shower valves leaks

The tub-shower valves leaks - *Continued*



Toilet & Bidet

Functional Conditions

- The toilet is functional.

Exhaust Fan

Functional Conditions

- The exhaust fan is functional.

Lights

Functional Conditions

- The lights are functional.

Outlets

Functional Conditions

- The outlets are functional and include ground-fault protection.

Hallway Bathroom

Size and Location

Informational Conditions

- m The hallway bathroom is a full, and located off the floor main hallway.

Doors

Functional Conditions

- The door is functional.

Flooring

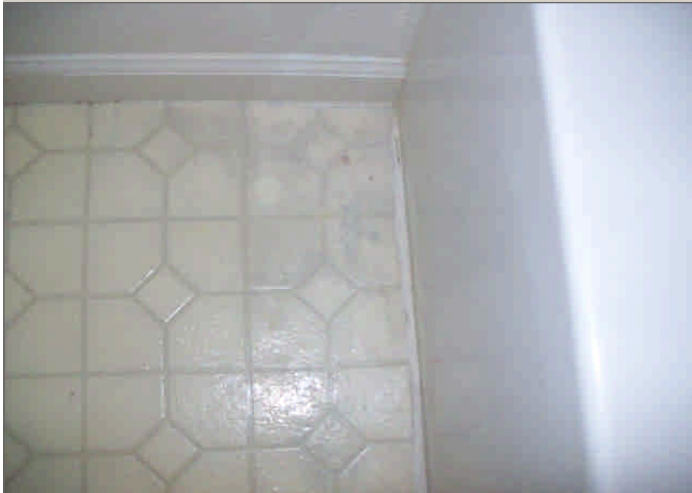
Informational Conditions

- m The floor has no significant defects.

Other Conditions Needing Service

- q The floor is moisture damaged and should be evaluated by a termite inspector.

The floor is moisture damaged and should be evaluated by a termite inspector - *Continued*



Walls & Ceiling

Informational Conditions

- m The walls have typical cosmetic damage that is commensurate with time and use.

Cabinets

Informational Conditions

- m The cabinets are in acceptable condition.
- m The cabinets have typical, cosmetic damage.

Sink Countertop

Functional Conditions

- The sink countertop is functional.

Sink Faucet Valves & Connectors Trap & Drain

Functional Conditions

- The sink and its components are functional.

Tub-Shower

Functional Conditions

- The tub/shower is functional. But has cosmetic damage

Other Conditions Needing Service

- q The tub-shower head leaks

Toilet & Bidet

Functional Conditions

- The toilet is functional.

Exhaust Fan

Functional Conditions

- The exhaust fan is functional.

Lights

Functional Conditions

- The lights are functional.

Outlets

Functional Conditions

- The outlets are functional and include ground-fault protection.

1st Guest Bathroom

Size and Location

Informational Conditions

- m The first guest bathroom is a three-quarter, located in the in law quarters..

Doors

Functional Conditions

- The door is functional.

Other Conditions Needing Service

- q The door knob is missing

Flooring

Other Conditions Needing Service

- q The floor is moisture damaged and should be evaluated by a termite inspector.



Walls & Ceiling

Informational Conditions

- m The walls have typical cosmetic damage that is commensurate with time and use.

Dual-Glazed Windows

Functional Conditions

- The window is functional.

Other Conditions Needing Service

- q A window screen is missing, which you may wish to have replaced.

Cabinets

Informational Conditions

- m The cabinets have typical, cosmetic damage.

Sink Countertop

Functional Conditions

- The sink countertop is functional.

Sink Faucet Valves & Connectors Trap & Drain

Functional Conditions

- The sink and its components are functional.

Stall Shower

Functional Conditions

- The stall shower is functional.

Toilet & Bidet

Functional Conditions

- The toilet is functional.

Other Conditions Needing Service

- q The toilet is loose, and should be secured.

Exhaust Fan

Other Conditions Needing Service

- q The exhaust fan did not respond, and should be serviced.

Lights

Functional Conditions

- The lights are functional.

Outlets

Components and Conditions Needing Service

- v The outlets should be upgraded to have ground-fault protection.

Kitchen

We test kitchen appliances for their functionality, and cannot evaluate them for their performance nor for the variety of their settings or cycles. However, if they are older than ten years, they may well exhibit decreased efficiency. Also, many older gas and electric ranges are not secured and can be easily tipped, particularly when any weight is applied to an open range door, and all such appliances should be confirmed to be secure. Regardless, we do not inspect the following items: free-standing appliances, refrigerators, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills or rotisseries, timers, clocks, thermostats, the self-cleaning capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards.

Kitchen

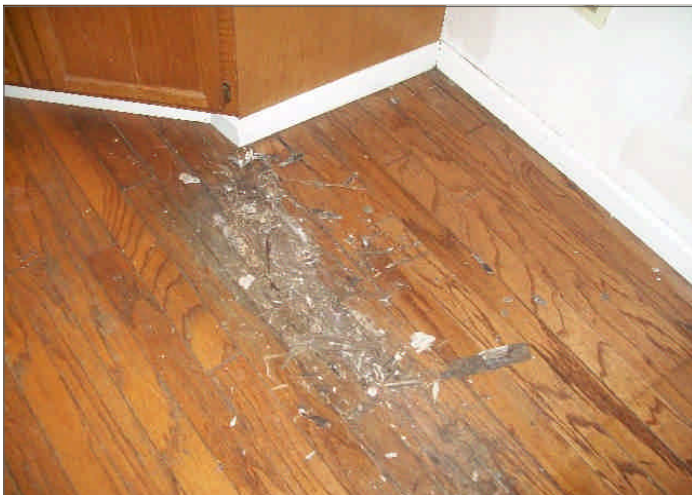
Flooring

Informational Conditions

- m The floor has no significant defects. In law quarters

Other Conditions Needing Service

- q The floor is moisture damaged and should be evaluated by a termite inspector. In main house



Walls & Ceiling

Informational Conditions

- m The walls and ceiling are in acceptable condition. In law quarters

m The walls or ceiling have cosmetic damage

Dual-Glazed Windows

Functional Conditions

- The window is functional. Both

Sink & Countertop

Functional Conditions

- The sink and countertop are functional. Both

Cabinets

Other Conditions Needing Service

- q The cabinets will need service to work well, such as replacing or adjusting drawer glides, pull latches, hinges, catches, etc. Main house

Valves & Connectors

Functional Conditions

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

Faucet

Functional Conditions

- The sink faucet is functional. Both

Trap and Drain

Functional Conditions

- The trap and drain are functional. Both

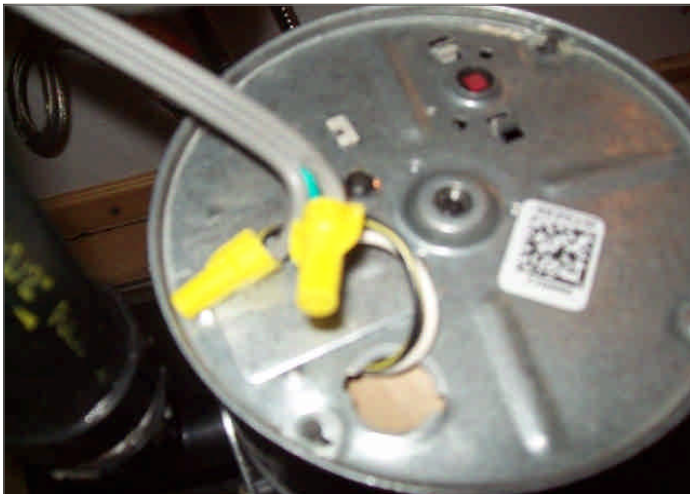
Garbage Disposal

Functional Conditions

- The garbage disposal is functional. Both

Components and Conditions Needing Service

- √ The garbage disposal is incorrectly powered with exposed wires, and should be serviced by an electrician. In law quarters



Gas Range

Functional Conditions

- The gas range has cosmetic damage and functional, but was neither calibrated nor tested for its performance.

Dishwasher

Functional Conditions

- The dishwasher is functional.

Exhaust Fan or Downdraft

Functional Conditions

- The exhaust fan or downdraft is functional.

Lights

Functional Conditions

- The light is functional.

Outlets

Functional Conditions

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

Hallway

Our evaluation of hallways is identical to that of living space, except that we pay particular attention to safety issues, such as those involving handrails, guardrails, and smoke detectors.

Primary Hallway

Doors

Functional Conditions

- The doors are functional.

Flooring

Informational Conditions

- m The floor has no significant defects.

Walls & Ceiling

Informational Conditions

- m The walls or ceiling have typical cosmetic damage.

Closets & Cabinets

Other Conditions Needing Service

- q The closet door needs typical hardware service, and should be serviced.

Lights

Functional Conditions

- The lights are functional.

Outlets

Functional Conditions

- The outlets that were tested are functional.

Smoke Detector

Functional Conditions

- The smoke detector is functional, but should be checked periodically.

Laundry

In accordance with industry standards, we do not test clothes dryers, nor washing machines and their water connections and drainpipes. However, there are two things that you should be aware of. The water supply to washing machines is usually left on, and their hoses can leak or burst under pressure and continue to flow. Therefore, we recommend replacing the rubber hose type with newer braided stainless steel ones that are much more dependable. You should also be aware that the newer washing machines discharge a greater volume of water than many of the older drainpipes can handle, which causes the water to back up and overflow, and the only remedy would be to replace the standpipe and trap with one that is a size larger.

Laundry Room

Doors

Other Conditions Needing Service

- q The door needs to be serviced to work smoothly. This is evident in the in law quarters

Flooring

Other Conditions Needing Service

- q The floor is worn or cosmetically damaged, which you should view for yourself. In the main house

Walls & Ceiling

Informational Conditions

- m The walls have typical cosmetic damage.

Exhaust Fan

Functional Conditions

- The exhaust fan is functional .For both laundry rooms

Gas Valve & Connector

Functional Conditions

- The gas valve and connector are functional. For both units

220 Volt Receptacle

Functional Conditions

- The 220 volt receptacle for the dryer is functional. For the main house

Dryer Vent

Informational Conditions

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

Lights

Functional Conditions

- The lights are functional.

Other Conditions Needing Service

- q A ceiling light does not respond, and should be serviced. In the main house

Outlets

Components and Conditions Needing Service

- ✓ The outlets should be upgraded to have ground fault protection, which is mandated by current standards and is an important safety feature. For both laundry rooms
- ✓ A ground-fault protected outlet does not trip on test, and should be serviced. This is in the main house



Garage

It is not uncommon for moisture to penetrate garages, because their slabs are on-grade. Evidence of this is typically apparent in the form of efflorescence, or salt crystal formations, that result when moisture penetrates the concrete slab or sidewalls. This is a common with garages that are below grade, and some sidewalls are even cored to relieve the pressure that can build up behind them, and which actually promotes drainage through the garage. Also, if there is living space above the garage, that space will be seismically vulnerable. Ideally, the columns and beams around the garage door will be made of structural steel, but in many residences these components are made of wood but could include some structural accessories, such as post-straps and hold-downs, and plywood shear paneling. However, we are not an authority in such matters, and you may wish to discuss this further with a structural engineer. In addition, and inasmuch as garage door openings are not standard, you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles.

Double-Car Garage

Slab Floor

Informational Conditions

- m The slab floor is in acceptable condition. Small cracks are common and result as a consequence of the curing process, seismic activity, common settling, or the presence expansive soils, but are not structurally threatening. Also, you may notice some salt crystal formations that are activated by moisture penetrating the slab.

Walls & Ceiling

Informational Conditions

- m The walls and ceiling are sheathed and in acceptable condition.

Dual-Glazed Windows

Functional Conditions

- The window is functional.

Ventilation Ports

Functional Conditions

- The ventilation ports are functional.

Components and Conditions Needing Service

- √ There are no ventilation ports, and combustion appliances are present, which are cable of producing carbon monoxide when they are deprived of oxygen and develop a rich fuel mixture. Therefore, you should seek the opinion of an HVAC contractor on this issue.

Firewall Separation

Functional Conditions

- The firewall separating the garage from the residence is functional.

Components and Conditions Needing Service

- √ The wooden hatch cover to the attic area should be sheathed with metal or drywall, and made to self-close, in order to provide a firewall separation between the garage and the residence.

The access cover to the attic area should be sheathed with metal or drywall - *Continued*



Entry Door Into the House

Components and Conditions Needing Service

- √ The house entry door is not self-closing and is required to be, to maintain the necessary firewall separation between a garage and living quarters, and will need to be serviced.

Garage Side Door

Functional Conditions

- The side door is functional.

Garage Door & Hardware

Functional Conditions

- The garage door and its hardware are functional.

Informational Conditions

- m The garage door was locked with a pad lock and not able to test the doors hardware

Automatic Opener

Other Conditions Needing Service

- q The garage door opener and there components could not be tested because of the door being locked. Once the locks are removed the components should be tested

Lights

Functional Conditions

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

Outlets

Components and Conditions Needing Service

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

Electrical wiring

Components and Conditions Needing Service

- √ There are open electrical junction boxes, which should be sealed to contain any arching or sparking that might occur.

There are open electrical junction boxes which should be sealed - *Continued*



Attic

In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

Primary Attic

Attic Access Location

Informational Conditions

m The attic can be accessed through a hatch in the hallway closet ceiling.

Method of Evaluation

Informational Conditions

m We evaluated the attic from the access due to obstructions that would make mobility hazardous.

No Recommended Service

Informational Conditions

m We have evaluated the attic in compliance with industry standards, and found it to be in acceptable condition.

Framing

Informational Conditions

m The roof framing consists of a factor- built truss system, comprised of components called chords, webs, and struts that are connected by wood or metal gussets nailed or glued in place. Each component of the truss is designed for a specific purpose, and cannot be removed or modified without compromising the integrity of the entire truss. The lowest component, which is called the chord and to which the ceiling is attached, can move by thermal expansion and contraction and cause creaking sounds, which are more pronounced in the mornings and evenings along with temperature changes. Such movement has no structural significance, but can result in small cracks or divots in the drywall or plaster.

Ventilation

Informational Conditions

m Ventilation is provided by a combination of eave, dormer, turbine, or gable vents, and should be adequate.

Batt Insulation

Informational Conditions

m The attic floor is insulated with three-inches of foil-faced, batt, insulation. Current standards call for nine and even twelve-inches of insulation, and you may wish to consider adding more. Regardless. The foil on this material can prove to be hazardous in conjunction with electricity, and any person entering the attic to perform electrical work should be suitably cautioned.

Secondary Attic

Attic Access Location

Informational Conditions

m The attic can be accessed through a hatch in the garage.

m The attic can be accessed through a hatch in the laundry room

Method of Evaluation

Informational Conditions

m We evaluated the attic from the access due to obstructions that would make mobility hazardous.

No Recommended Service

Informational Conditions

– We have evaluated the attic in compliance with industry standards, and found it to be in acceptable condition.

Framing

Informational Conditions

m The roof framing consists of a factor- built truss system, comprised of components called chords, webs, and struts that are connected by wood or metal gussets nailed or glued in place. Each component of the truss is designed for a specific purpose, and cannot be removed or modified without compromising the integrity of the entire truss. The lowest component, which is called the chord and to which the ceiling is attached, can move by thermal expansion and contraction and cause creaking sounds, which are more pronounced in the mornings and evenings along with temperature changes. Such movement has no structural significance, but can result in small cracks or divots in the drywall or plaster.

Ventilation

Informational Conditions

– Ventilation is provided by a combination of eave, dormer, turbine, or gable vents, and should be adequate.

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Informational Conditions

m The attic floor is insulated with three-inches of foil-faced, batt, insulation. Current standards call for nine and even twelve-inches of insulation, and you may wish to consider adding more. Regardless. The foil on this material can prove to be hazardous in conjunction with electricity, and any person entering the attic to perform electrical work should be suitably cautioned.

REPORT CONCLUSION

123 Sample Report Ave , Sample, CA 945

Congratulations on the purchase of your new home. Inasmuch as we never know who will be occupying or visiting a property, whether it be children or the elderly, we ask you to consider following these general safety recommendations: install smoke and carbon monoxide detectors; identify all escape and rescue ports; rehearse an emergency evacuation of the home; upgrade older electrical systems by at least adding ground-fault outlets; never service any electrical equipment without first disconnecting its power source; safety-film all non-tempered glass; ensure that every elevated window and the railings of stairs, landings, balconies, and decks are child-safe, meaning that barriers are in place or that the distance between the rails is not wider than three inches; regulate the temperature of water heaters to prevent scalding; make sure that goods that contain caustic or poisonous compounds, such as bleach, drain cleaners, and nail polish removers be stored where small children cannot reach them; ensure that all garage doors are well balanced and have a safety device, particularly if they are the heavy wooden type; remove any double-cylinder deadbolts from exterior doors; and consider installing child-safe locks and alarms on the exterior doors of all pool and spa properties.

We are proud of our service, and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, and opened every window and door, or identified every minor defect. Also because we are not specialists or because our inspection is essentially visual, latent defects could exist. Therefore, you should not regard our inspection as conferring a guarantee or warranty. It does not. It is simply a report on the general condition of a particular property at a given point in time. Furthermore, as a homeowner, you should expect problems to occur. Roofs will leak, drain lines will become blocked, and components and systems will fail without warning. For these reasons, you should take into consideration the age of the house and its components and keep a comprehensive insurance policy current. If you have been provided with a home protection policy, read it carefully. Such policies usually only cover insignificant costs, such as that of roofer service, and the representatives of some insurance companies can be expected to deny coverage on the grounds that a given condition was preexisting or not covered because of what they claim to be a code violation or a manufacture's defect. Therefore, you should read such policies very carefully, and depend upon our company for any consultation that you may need.

Thank you for taking the time to read this report, and call us if you have any questions or observations whatsoever. We are always attempting to improve the quality of our service and our report, and we will continue to adhere to the highest standards of the real estate industry and to treat everyone with kindness, courtesy, and respect.

Thank you

Jeff Kukuk

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Inspection Address: 123 Sample Report Ave , Sample, CA 945
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Eagle Eye Inspection Services

Knowing your property before you Buy or Sell !

P.O Box 4364 Antioch Ca 94531

Tel: Toll Free 1-877-706-7006 Mobile: 925-698-0729

Email Address: eagleyeinspection@comcast.net

Property Address: 123 Sample Report Ave , Sample, CA 945
Inspection Date: 4/22/2009 Time: 5:30 pm to 8:00 pm

Dear Mrs & Mrs Sample:

Thank you for hiring Eagle Eye Inspection Services to be of service. We hope that you were pleased with the quality of our service, and that you would recommend us to others. Please read the report carefully, and call us with any questions that you might have. We remain your consultant indefinitely, and would be happy to assist you in any way that we can. We sincerely hope that you and your family will be happy and healthy in your new home.

Sincerely,

Jeff Kukuk