

American Real Estate Inspection

A Wholly Owned Subsidiary of Dehlinger Enterprises Inc

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CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

John and Jane Doe

INSPECTION ADDRESS

123 Your Street, Anywhere USA,

INSPECTION DATE

6/17/2006 10:00 am to 12:30 pm

REPRESENTED BY:

Your Realtor



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

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SUMMARY REPORT

Client: John and Jane Doe
Realtor: Your Realtor,
Inspection Address: 123 Your Street, Anywhere USA,
Inspection Date: 6/17/2006 Start: 10:00 am End: 12:30 pm
Inspected by: Steven L Dehlinger

This Summary Report is intended to provide a convenient and cursory preview of the more significant conditions and components that we have identified within our report as needing service or evaluation by a qualified professional, and is incomplete. It is obviously not comprehensive, and should not be used as a substitute for reading the entire report, nor is it an endorsement of the condition of components or features that may not appear in this Summary Report Section. Items of concern noted in this section are detailed in the full narrative report along with other notations and concerns. Informational notations may also require attention, including but not limited to informational items noted in blue. READ THE ENTIRE REPORT. Also, in accordance with the terms of the contract, the service recommendations that we make in this Summary and other areas throughout the Inspection Report should be completed before the close of escrow by licensed specialists, who may well identify additional defects or recommend other upgrades or repairs that could affect your decisions regarding the property. READ THE ENTIRE REPORT, THE STANDARDS of PRACTICE, and THE STANDARD INSPECTION AGREEMENT, as these documents incorporated together constitute the Complete Inspection Report.

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Components and Conditions Needing Service

Structural

Raised Floor System

Plumbing

- Active leakage noted under master bath and water heater area

Roof

Metal Roof

Roofing Material

- The roof has been repaired with mastic and is somewhat rusty

Gutters and Drainage

- The gutters and drain channels are clogged

Plumbing

General Gas Components

Gas Supply Pipes

- Gas seepage noted

Gas Water Heaters

Water Shut-Off Valve and Connectors

- Corrosion noted on water heater valve or fittings

Seismic Straps

- Water heater is not strapped

Support Base

- Staining noted on water heater base

Electrical

Main Panel

Main Panel Observations

- Flexible conduit is damaged

Heat-A/C

HVAC Split Systems

Furnace

- There is rust and dirt in the gas furnace

Return-Air Compartment and Filter

- The return-air compartment is dirty

Differential Temperature Readings

- The air-conditioning responded but only achieved a low differential temperature split

Kitchen

Kitchen

Garbage Disposal

- The electrical connection to the garbage disposal is substandard

Built-in Gas Oven

- Oven door hinges are detached

Lights

- There is an open electrical junction box

Bathrooms

Master Bathroom

Cabinets

- The floor of the sink cabinet is functional but moisture stained

Inspection Address: 123 Your Street, Anywhere USA,
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Stall Shower

- Hairline cracks noted in shower

Toilet

- Shutoff valve in tank is defective

Moisture

Moisture Concerns

Moisture intrusion concern

- Moisture concerns noted

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GENERAL INFORMATION

Inspection Address: 123 Your Street, Anywhere USA,
Inspection Date: 6/17/2006 Time: 10:00 am to 12:30 pm
Weather: Clear and Dry - Temperature at time of inspection: 75 Degrees

Inspected by: Steven L Dehlinger

Client Information: John and Jane Doe
Buyer's Agent: Your Realtor

Structure Type: Manufactured
Furnished: Yes

Structure Orientation: Southerly

Estimated Year Built: 1973
People on Site At Time of Inspection: Buyer(s)
Buyer's Agent

PLEASE NOTE:

This Report is the exclusive property of American Real Estate Inspection, and the Inspection Client whose name appears on this Report, authorized by their signature which is recorded on The Inspection Agreement. The use of information within this report by any other party, entity, or person is strictly prohibited, and is a direct violation of the Standard Inspection Agreement. Use of this report can only be authorized by mutual consent of the parties involved in The Inspection Agreement, authorization for permission to rely on the information herewith CAN NOT be granted individually.

The visual observations and opinions expressed within this report are those of American Real Estate Inspection and supercede any and all verbal comments made by The Inspector. We performed a visual inspection of systems, components, and conditions in accordance with the Standards of Practice of The California Real Estate Inspection Association or The Commercial Standards if this is a Commercial Property. Those items and systems that we are not required to inspect are clearly disclaimed in the contract and/or in the aforementioned Standards. Any items or areas that were concealed from view or inaccessible on the day of the inspection WERE NOT INSPECTED. Some items that are inspected and found to be functional may not necessarily appear in the report.

Similarly, in accordance with CREIA Standards, American Real Estate Inspection does not evaluate or endorse any concealed areas or components, such as subterranean ducts, pipes, wires, or conduits within walls, floors, or ceilings, the slab beneath carpets, the interior of heat exchangers, air-conditioning coils and supply ducts, chimney flues, and the waterproof membrane or flashings beneath roof coverings, balconies, shower pans, or sub-surfaces under tubs and showers. This IS NOT a roof certification inspection. Also, we do not evaluate or endorse the following specific components: computerized systems, radio or remotely controlled components, central vacuum systems, alarm, telephone, cable, or intercom systems, public or private sewage systems or components, public or private water supply systems, water softeners, water circulating devices, water filtration or purification devices, automatic or manual yard sprinklers, the hermetic seal of dual-glazed windows or skylights, solar systems, fire-sprinkler systems, shut-off valves that are not in daily use, elevators, saunas, steam showers, humidifiers, electronic air cleaners, in-line duct motors or dampers, washers, dryers, and their valves or drain pipes, condensate pumps, thermostats, timers, clocks, rotisseries, refrigerators, portable or free-standing appliances, retaining walls, landscaping or landscape items, including yard sprinklers, decorative and low-voltage lighting, portable spas,

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fountains and ponds, barbecues, fire-pits, pool sweep assemblies, in-line chlorinators, or similar devices dispensing bromine or ozone, and the coatings on pools, spas, countertops, fixtures, appliances, decks and walkways. (Unless otherwise and specifically agreed upon and included in this Report.)

Should repairs or evaluations be recommended, we suggest licensed contractors perform them and that all repairs comply with applicable codes and laws. This would include any permits, inspections, and approval requirements. All repairs or other inspections recommended within this report should be completed BEFORE THE CLOSE OF ESCROW. As buyer, you should obtain all documentation pertaining to the legality and legitimacy of repair work prior to final verification of condition. (Reference: Residential Purchase Agreement Form RPA-11 page 4 item 10.)

The Client is strongly advised to further investigate and contract with the appropriate persons to further investigate, any/all conditions/items noted for evaluation or service in this Report, as well as items that were inoperable or inaccessible. Also, any items beyond the scope of a CREIA Inspection or items that may have been disclosed by others, including any items which you yourself, your Agent, The Sellers themselves, or the Sellers Agent may be concerned about, including any items of concern on the Transfer Disclosure Statement. Such evaluations/investigations are to be done before the close of escrow or sooner should your residential purchase agreement have a specific time limit.

NOTICE TO CLIENTS WHO WERE NOT AT THE INSPECTION

We prefer to have our clients present during, or immediately following, the inspection so that we can elaborate on what may well be complicated or technical issues that could be somewhat difficult for the average person to understand, and to go over the support documents and Inspection agreement. We have included a copy of The Standard Inspection Agreement and a copy of the CREIA Standards with this report, our insurance carrier requires that you sign a Standard Inspection Agreement to activate our policy, please notify the office immediately if you have not received a copy of the Agreement and Standards along with this report. If you choose to rely upon the information in this report you have in fact accepted the terms of the Standard Inspection Agreement as a condition of that reliance. Also; please DO NOT rely on anything that we may have been purported to have said; issues can become distorted, particularly by people who are not properly trained or those who have a vested interest in the outcome of the transaction. Please contact the Inspector directly with any questions or concerns you may have. Steven Dehlinger 951-522-9478

In accordance with the terms of the Inspection Agreement, any service recommendations or observations that we make in this report should be evaluated before the close of escrow by licensed specialists, who may well identify additional defects or recommend upgrades that could affect your decision regarding the property.

Report File: Manufactured Home Report

SCOPE OF WORK

You have contracted with American Real Estate Inspection to perform an Inspection in accordance with the applicable Standards of Practice established by the California Real Estate Inspection Association, a copy of which was delivered at the inspection, including The Inspection Agreement which must be read and signed by the Client. If you were not at the inspection and have not received these documents, please call the office at 1-866-346-3337 for a verbal briefing on the report, to go over The Inspection Agreement, and to get a copy of The Standards of Practice. Our inspection is specifically visual, and distinct from those of specialists; we DID NOT use specialized instruments, DID NOT dismantle any equipment, and DID NOT sample air, ground, water, or building materials. We do not evaluate the capacity, uniformity, or compatibility of heating and cooling equipment nor do we calculate square footage and/or living space area to determine tonnage or BTU requirements. This type of inspection requires calculations that are beyond the scope of this inspection. You should consult with a qualified HVAC contractor if you are concerned about such issues. Our visual inspection and this report will not be as comprehensive, nor as technically exhaustive as that generated by a specialist; and it is not intended to be. The purpose of this inspection is to identify significant visible defects or visible conditions that would warrant further evaluation by a specialist. Therefore, you should be aware of the limitations of this type of inspection, which are clearly indicated in the Standards of Practice and Inspection Agreement. This 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 or general wear and tear items.

Any structure may contain contaminated airborne materials or toxins, hazardous chemicals, contaminated soil, or other materials that can be hazardous. Structures built before 1978 can reasonably be expected to contain materials that are considered hazardous. This inspection IS NOT an environmental or earthquake safety inspection. Environmental issues include, but are not limited to, asbestos, lead paint contamination, mold or mold spores, mildew, radon, toxic waste, formaldehyde, electromagnetic radiation, buried fuel/oil/chemical tanks, ground water contamination, and soil contamination to name a few. Should further study or analysis seem prudent due to age or other conditions, then an evaluation by an environmental specialist is recommended. Such an evaluation would include scientific sampling and laboratory analysis that is well beyond the scope of this Inspection. For further information, ask your Realtor for a current copy of, RESIDENTIAL ENVIRONMENTAL HAZARDS: A Guide For Homeowners, Home buyers, Landlords and Tenants, published by the Departments of Real Estate and Health Services, or pick up a copy from the Department of Real Estate or local Department of Health Services.

We check a representative sampling of doors, windows, switches, and receptacles; window coverings are considered wear and tear items and not inspected or commented on. Belongings may have prevented a complete inspection of the windows, flooring, walls, switches, and receptacles throughout the structure and/or garage as well as under the sinks. We do not check the attachment of floor tiles and only report on readily visible cracking or irregularities. Be sure to inspect the structure for hidden problems before the close of escrow. Any photos included are for information, example, and clarification only; they are not intended to be a substitute for further evaluations and repairs as recommended; or for reading the report in its entirety. Photos included are of this property but certainly do not depict all deficiencies noted in the report. Labeling limitations may prevent the listing of all deficiencies pictured. **READ THE ENTIRE REPORT**

Exterior

We evaluate the following exterior features that are readily visible from the walls of the structure: driveways, walkways, fences, gates, handrails, guardrails, yard walls, carports, patio covers, decks, building walls, fascia/trim, balconies, doors, windows, and on structure lights and outlets. However, we do not evaluate any detached structures or components, such as storage sheds and stables, and we do not water test or evaluate surface or subterranean drainage systems or any mechanical or remotely controlled components, such as driveway gates. 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. We routinely recommend that all shrubs, vines, trees, and landscape material or soil be sufficiently clear of the structure and weep screed.

Site and Other Observations

Manufactured Home

Informational Components

Manufactured/Mobile homes are manufactured to federal manufactured home standards that are often less stringent than local or state building requirements for obvious reasons, including that these units are sold in virtually every state and other countries. The inspector may make some notations regarding the differences especially those related to heating, cooling, structural support attachments, and/or water heater systems. Any comments made by the inspector are done so as a courtesy only and are in no way a complete list of the differences and in no way alters or changes the limitations agreed upon in the Standard Inspection Agreement and The CREIA Standards of Practice and Code of Ethics. Including but not limited to Section III C7. (The inspector is not required to determine compliance with installation guidelines, manufacturers' specifications, building codes, ordinances, regulations, covenants, or other restrictions, including local interpretations thereof.) This disclaimer includes but is not limited to both Housing and Urban Development Title 24 or California State Housing Law Title 25 requirements, both of which govern the manufacture and installation for Manufactured Housing. If you are concerned about compliance with these regulations you should contact the appropriate State or Federal jurisdictional authority for further information.

THIS IS NOT A CODE COMPLIANCE INSPECTION

Because this is a report on a Manufactured Home in a private park setting, we do not inspect or report on common grading and drainage, or components beyond the unit which we believe to be the responsibility of the home owners' association or park management. Any comments regarding common components are included as a courtesy only and do not alter the scope of this inspection. We also recommend that you thoroughly review the park rules and restrictions for disclosure of pertinent facts affecting the powers of eviction and/or forced unit removal, the complex's common elements and areas, by-laws and ordinances, and any existing or pending litigation that may affect your status.

Older Construction

Informational Components

Older structures, (built before the early-eighties) can reasonably be expected to contain chemicals or compounds that have recently been identified as toxic. These chemicals and compounds include but are not limited to Lead, Lead Based Paint, Asbestos, and Formaldehyde. This inspection is not an environmental inspection, and no chemical or compound analysis was performed. If further study or analysis seems prudent, you should contract with a professional environmental sampling and testing organization. Information related to these issues can be found in the " Homeowners Guide to Earthquake Safety and Environmental Hazards" pamphlet, available through your Realtor, or the Departments of Real Estate, or Health Services. .

Grading and Drainage

General Comments and Description

Informational Components

Water can be destructive to building materials, for this reason, the ideal property will have soils that slope away from the structure and the interior floors will be significantly higher than the exterior grade. Our examination of the exterior grade is a visual approximation at best. We do not employ the use of level measuring devices or water when examining the grade. Also, the ideal structure will have roof gutters and downspouts that discharge into area drains with catch basins that carry water away to hard surfaces. We do not test, and cannot guarantee the condition of any subterranean drainage system. Our site visit is limited to a visual approximation; the sellers or occupants will obviously have a more intimate knowledge of the site and drainage. Sellers are required to disclose any such conditions. Furthermore, the cellulose material found in most modern structures can facilitate the growth of biological organisms when subjected to moisture intrusion that can be hazardous to your health. Such conditions and/or examinations are beyond the scope of this inspection.

Drainage Mode

Informational Components

Drainage is facilitated by soil percolation, hard surfaces, and partial rain gutters that drain into the planters which is not ideal but we did not see any evidence of moisture threatening the interior living space. We routinely recommend full rain gutters and under ground drainage that empties into the street.

House Wall Finish

Identification of House Wall Finish

Informational Components

The exterior walls are finished with aluminum siding

House Wall Finish Observations

Informational Components

The exterior wall finish is in acceptable condition, but there is a missing corner piece noted that should be replaced, and some openings that should be covered or have vent screens attached to prevent animals from getting under the unit..



Exterior Components

General Comments and Description

Informational Components

It is important to maintain a property, and it is particularly important to keep wood exterior wall coverings and trim sealed, which provide the only barrier against deterioration. Unsealed cracks around windows, doors, and thresholds can permit moisture intrusion. 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. We test a

representative sampling of unobstructed windows in accordance with industry standards. Wherever possible we confirm that at least one window in every bedroom is operable and facilitates emergency egress.

Driveways

Informational Components

The driveway is in acceptable condition.

Walkways

Informational Components

The walkway surfaces are in acceptable condition.

Sliding Glass Doors

Informational Components

The sliding glass door is tempered and in acceptable condition.

Exterior Entry Doors

Informational Components

The exterior entry doors are in acceptable condition, but the rear door weather stripping needs maintenance..

Patio Covers or Gazebos

Informational Components

The patio covers and carport cover are in acceptable condition.

Steps and Handrails

Informational Components

There is no grippable handrail on the front stairway, or at the raised wall on the left side of the lot. We routinely recommend grippable handrails at all stairways, and safety guardrails at all walkway drop-offs.



The front porch handrail is loose. Maintenance recommended.

Windows

Informational Components

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

Screens

Informational Components

A few of the window screens are missing. Screens are often removed for aesthetic reasons, but you may wish to have them installed.

A few of the window screens are damaged, and you may wish to have them repaired.

Outlets

Functional Components and Conditions

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

Lights

Informational Components

The lights outside the doors of the residence are functional. However, we do not inspect or evaluate off structure, automatic, decorative, or low voltage lighting.

Carport

Informational Components

The carport is in acceptable condition.

Outbuildings

Informational Components

Outbuildings are not included in our inspection.

Structural

Structures 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. Cracks or deteriorated surfaces in foundations are 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 floor covering. Most of these cracks are related to the curing process or to common settling. We will 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, structural engineer, or geologist; this should not deter you from seeking the opinion of any such expert if you are concerned about movement or structural stability.

Raised Floor System

General Comments & Description

Informational Components

Mobile and Manufactured Homes are usually on raised under-structures, not a solid perimeter foundation support. Our inspection of the raised system is not a seismic or structural inspection. Our inspection is to determine the type and condition of attachments, plumbing, electric, venting, ductwork etc; and to check for moisture intrusion or leakage. The inspection is intended to give you an overview of the systems and attachments; the entire crawl space is not inspected during a standard inspection. Refer to The Standards of Practice, Section 1: A & B, as well as Section 13 in its entirety for further clarification. The Housing and Urban Development Title 24 and The California State Housing Law Title 25 requirements are beyond the scope of our inspection. If you are concerned about compliance with either of these Manufactured Housing Regulations you should contact the appropriate State of Federal jurisdictional inspection agency for further information regarding specific compliance inspections.

The Department of Housing and Community Development forms 413 and 433 are not necessarily an indication that the mobile home is mounted on a secured foundation, these forms are usually an indication that the wheels, axles, and towing devices have been removed to prevent easy removal of the coach from its location, and that some sort of permanent or fixed structural support/leveling system has been added to the underside of the structure. This could range from of un-secured metal piers on wooden planks to a fully anchored and seismically braced concrete/steel foundation. Manufacturers recommend these systems be evaluated by a qualified C47 Manufactured Housing Contractor for level and condition every 2-3 years. This IS NOT Such an Inspection Most coaches do not have modern seismically attached foundational systems unless they have been retrofitted with a Perma-Brace, or other attached and anchored type of system.

Any concerns regarding the structural integrity and/or seismic bracing of the raised support system on this coach should be addressed/inspected by a Licensed C47 Manufactured Home Contractor or a Structural Engineer before the close of escrow.

THIS IS NOT A STRUCTURAL INSPECTION

Description of Foundation Type

Informational Components

The coach is set on raised metal piers on wood pads and an added jack type support system. We routinely recommend you confirm under floor systems are fully leveled, approved, and documented.

Method of Evaluation

Informational Components

We evaluated the under-floor crawlspace by direct access.

Crawlspace Observations

Informational Components

The crawlspace is accessible and in acceptable condition.

Ventilation

Informational Components

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

Floor Insulation

Informational Components

The area under the master bath is wet, and the insulation pulled down at this area. You may want to have repaired or re-batted to provide complete insulation after further work has been completed.. (See plumbing notation)

Plumbing

Components and Conditions Needing Service

There is an active leak under the master bath/water heater area, and the sub floor is wet with dark staining noted.. I was not able to determine the source of leakage. Recommend evaluation by a Licensed C36 Plumbing Contractor who is familiar with leakage. We also recommend evaluation by a qualified Water Restoration Contractor who is familiar with manufactured homes and the problems associated with moisture contamination. (See Moisture Concern notations near end of report)



Roof

Roof coverings can be hazardous to walk on, and we make every effort to walk roofs that are readily accessible from a 16 foot ladder if it appears safe and sturdy. The inspector has noted the method used to inspect the roof. In any case our inspection is not a guarantee against leakage and does not confer a certification of any kind. Only a Licensed C39 Roofing Contractor can perform such a service. Naturally, the sellers or the occupants of a structure 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 insurance policy, or that you obtain a roof certification from an established local roofing company. Roof venting calculations are not within the scope of this inspection.

Metal Roof

General Comments and Description

Informational Components

There are different types of metal roofs, but the most common ones consist of ribbed, interlocking panels, or tiles that have been coated with a mineral compound that are warranted for as long as fifty years. They tend to be maintenance-free, and many can be walked on, but some can be damaged by careless foot-traffic, and it is essential for service personnel to wear soft shoes and to tread directly in the pan and not across the tile. As with other pitched roofs, many metal roofs are dependant on the waterproof membrane that is concealed

beneath them and cannot be examined, and this is why our service does not include a guarantee against leaks. This IS NOT a roof certification inspection, such an inspection can only be performed by a Licensed C39 Roofing Contractor.

Method of Evaluation

Informational Components

We chose not to walk on the roof, and evaluated it from a ladder.

Roofing Material

Components and Conditions Needing Service

The roof has been repaired with mastic which implies that it has leaked at some point which is evidenced by staining on some ceiling panels, and there are some rusty areas that need to be sealed. (There is a can of sealant on the roof) You should ask the sellers about any past leakage, and have it evaluated by a roofing contractor to have it water-tested and sealed.



Gutters and Drainage

Components and Conditions Needing Service

The gutters and roof drain channels are in poor condition or clogged, and there is evidence of run-off directly on the siding. You should have the roofer check the gutters and drain channels while on site.



Chimney

There are a wide variety of chimneys, which represent an even wider variety of the interrelated components that comprise them. Our inspection conforms to home inspection standards only, and is that of a generalist and not a specialist. This IS NOT a National Fire Protection Association 211 Level II Chimney Inspection, which is recommended as outlined below. Significant areas of chimney flues cannot be adequately viewed during a field inspection, as has been documented by The Chimney Safety Institute of America, and The National Fire Protection Association. Because our inspection of chimneys is limited to those areas that can be viewed without dismantling any portion of them, and does not include the use of specialized equipment, or burning combustible material, we can not guarantee their integrity or drafting ability. The Chimney Safety Institute, and The National Fire Protection Association recommends that chimneys be inspected by a Certified Fireplace/Chimney Inspector every two years and/or before transfer of ownership. You can get more information at www.nfpa.org - www.csia.org - or www.f-i-r-e-service.com.

Family Room Chimney

Free Standing Metal Chimney

Informational Components

The residence includes a free-standing metal chimney. These chimneys are also known as pot-belly stoves or Dutch fireplaces, and are among the oldest of chimneys. However, we do not inspect nor endorse them.

Therefore, you may wish to have this one evaluated by a specialist.

Hearth

Informational Components

The hearth does not have standard dimensions, which would require it to extend at least sixteen inches from the front of the stove opening.

Plumbing

Plumbing systems have common components, but they are not uniform. In addition to fixtures, these components include gas pipes, potable water pipes, drain and vent pipes, (angle stop shut-off valves, which we do not test) pressure regulators, pressure relief valves, and water-heating devices. The best and most dependable water pipes are copper or Cross Link Polyethylene (PEX), because they are less prone to the build-up of minerals that bond within galvanized pipes, and gradually restrict their inner diameter and reduce water volume.

Waste and drainpipes pipes are equally varied, and range from modern acrylonitrile butadiene styrene [ABS] ones 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 less prone 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, and particularly in main drainpipes, which we routinely recommend for video-scan. 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. Sewer pipes, vents, concealed piping, and washing machine drains ARE NOT inspected.

Potable Water Supply Pipes

Pressure Regulators

Informational Components

I did not see a pressure regulator but the pressure in the residence appears within acceptable parameters

Water Main Location

Informational Components

The main water shut-off valve is located on the right side near the air conditioner.

Galvanized Water Pipes

Informational Components

There is some corrosion and rust noted on galvanized piping. We routinely recommend a general evaluation by a Licensed C36 Plumbing Contractor when we observe these conditions as the piping may be beginning to erode from the inside.

General Gas Components

Gas Main Shut-Off Location

Informational Components

The gas main shut-off is located in the right side yard near the air conditioner. 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 Components

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 keep it in a known location close by the valve.

Gas Supply Pipes

Informational Components

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

Components and Conditions Needing Service

There is some gas seepage at the control within the furnace. Recommend evaluation by the gas supply company or an appliance technician. (Gas seeps whether or not the furnace is on or off)

Gas Water Heaters

General Gas Water Heater Comments

Informational Components

Water heaters can be expected to last at least as long as their warranty, of from five to eight years, but they will generally last longer. However, few of them last longer than fifteen 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 inspect and flush them annually to remove minerals.

Age Capacity and Location

Informational Components

Hot water heater is inside an exterior cabinet or closet and is functional.

The water heater is covered. We were not able to determine exact age or capacity nor fully observe exterior of unit for rust or damage.

Water Shut-Off Valve and Connectors

Components and Conditions Needing Service

Corrosion noted on the water heater fittings or supply valve indicate past leakage or current seepage that evaporates before it drips.. Recommend evaluation by a Licensed C36 Plumbing Contractor.



Gas Shut-Off Valve and Connector

Informational Components

The gas control valve (s) and its connector at the water heater appear functional, we did not test valve (s).

Vent Pipe and Cap

Informational Components

The vent pipe appears functional.

Relief Valve and Discharge Pipe

Functional Components and Conditions

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

Seismic Straps

Components and Conditions Needing Service

The water heater is not strapped. Proper strapping is recommended.

Support Base

Components and Conditions Needing Service

There are stains on the water heater base and under the unit. (Base is wet) Recommend evaluation by a qualified plumber. (See Moisture Concern notations near end of report)

Waste & Drainage Systems

General Comments and Description

Informational Components

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. If tree roots grow into the main drain that connects the system 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 structure, or the cost of roofer service, most of which are relatively inexpensive. The washing machine drain if applicable was not tested or inspected.

Type of Material

Informational Components

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

Drain Pipes Waste Pipes and Vent Pipes

Informational Components

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. Washing machine drain was not tested.

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 as a newer system. What is most significant about electrical systems however is that the national electrical code [NEC] is not retroactive, and therefore many older 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 sampling of switches and outlets and we do not perform load-calculations to determine if the supply meets the demand. However, in the interests of safety, we regard every electrical deficiency as a possible hazard for obvious reasons. 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 hazards and recommend further service or upgrades. We typically recommend upgrading outlets near water or at exterior locations to have ground fault protection, which is a relatively inexpensive but essential safety feature. Our electrical inspection is limited to readily visible components, we do not open sealed service panels to evaluate utility feed wires, nor inspect concealed ground ufers, or concealed bonding systems.

Main Panel

General Comments

Informational Components

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.

Size and Location

Informational Components

The residence is served by a 100 Amp, 220/110 volt meter panel, located in the right side yard near the air conditioner..Meter panel was not opened.

Main Panel Observations

Components and Conditions Needing Service

There is an older style flexible metal conduit connector from the main panel to the coach sub panel which is buried or laying directly in the dirt and is damaged. (Wires are showing) Recommend evaluation by a Licensed C10 Electrical contractor.



Grounding

Informational Components

The panel is grounded to a driven rod.

Sub Panels

General Comments

Informational Components

Sub-panels are often located inside structures, clearance should always be maintained to allow ready access. They are required to be weatherproof (if located outdoors), unobstructed, and easily accessible, their circuits should always be clearly labeled.

Location

Informational Components

The sub panel is located in the right side yard near the air conditioner.

Panel Cover Observations

Informational Components

The sub panel cover is in acceptable condition.

Wiring Observations

Informational Components

There are no visible deficiencies with the wiring in the sub panels.

Circuit Breakers

Informational Components

The circuit breakers have no visible deficiencies, breaker labeling was not confirmed.

Grounding

Informational Components

The readily visible portions sub-panel ground appears acceptable.

Smoke Detectors

Smoke Detectors

Informational Components

The residence is equipped with a smoke detector at the hallway outside of the main sleeping areas per the requirements in force at the time of construction.. Detector responded to test button, but this IS NOT a test of the smoke detection capability of the unit, it merely confirms there are functional batteries in the unit.

Recommend detector be tested for smoke detection capability and battery function on a regular schedule per the manufacturers recommendation. We routinely recommend detectors be installed in the sleeping areas as an added safety feature.

(Added detector in living room responded, but the detector near the kitchen did not)

Heat-A/C

The components of most heating and air-conditioning systems have a design-life ranging from fifteen to twenty years, but can fail prematurely with poor maintenance, which is why we apprise you of their approximate age when 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, heat exchanger, firebox, electronic air-cleaners, humidifiers, ducts and in-line duct-motors or dampers. We do not evaluate tonnage, BTU's, including size in relation to square footage or interior space and/or component compatibility as this type of investigation is beyond the scope of the inspection. Even the most modern gas or oil fired heating systems can produce carbon monoxide, which can create a health hazard. 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. Heat exchangers ARE NOT inspected. We recommend that a carbon monoxide detector be installed on each level of the structure if gas appliances are present.

13 SEER Update: As of 01/23/2006 HVAC Manufacturers can only produce 13 SEER (Seasonal Energy Efficiency Rating) air conditioning units. This requirement could add to the cost of air conditioner replacement as the evaporator coil (the cooling unit normally attached to the furnace) would also have to be upgraded if the condenser (the unit that is normally in the yard) must be replaced. In addition, modifications may be required for conversion which could result in additional fees. Although this regulation has no bearing or effect on our evaluation of the systems, we recommend that your Home Warranty Protection include 13 SEER upgrade provisions to help offset any additional costs.

HVAC Split Systems

Age and Location

Informational Components

Central heat and air-conditioning are provided by a single split-system, consisting of the original gas furnace and evaporator coil that is located in an exterior closet, and a newer (2002) compressor that is located in the right side yard.

Furnace

Informational Components

The furnace is functional. However, it is some thirty years old which is beyond the commonly accepted design life of twenty years, and should not be expected to function safely indefinitely. We routinely recommend yearly professional service of units beyond twenty years of age. (It would be prudent to budget for a furnace upgrade in the foreseeable future)

Components and Conditions Needing Service

There is rust and dirt in the interior of the gas furnace. We routinely recommend professional evaluation by a Licensed HVAC Contractor when we observe this type of rust to ensure the rust has not damaged any interior components or the heat exchanger..



Vent Pipe

Informational Components

The combustion vent (s) appear functional.

Circulating Fan

Informational Components

The circulating fan (s) is/are functional.

Gas Valve and Connector

Informational Components

The gas valve and connector appear in acceptable condition, we did not test the valve. (See gas notations regarding leakage)

Return-Air Compartment and Filter

Components and Conditions Needing Service

The return-air compartment is dirty/dusty, and dust has passed beyond to contaminate the fan area and burner system, which should be serviced by a qualified C20 HVAC Contractor.

Condensate Drainpipe

Informational Components

The condensate drain pipe is plumbed directly into the crawl space. Although it may not a requirement, we routinely recommend that the drain be plumbed and extended to discharge outside the crawlspace.

Condensing Coil Disconnect

Informational Components

The electrical disconnect at the condensing coil (s) is/are present.

Differential Temperature Readings

Components and Conditions Needing Service

The air-conditioning responded, but only achieved a low differential temperature split between the air entering the system and that coming out. (8 degrees at the most) This could indicate that the system is low on refrigerant or is otherwise in need of service. Recommend evaluation/service by a Licensed C20 HVAC Contractor..

Thermostats

Informational Components

The thermostat (s) is/are functional.

Registers

Informational Components

There is dust and/or blow-by on the registers. This is often an indication that the system needs cleaning and/or service. (see return air-filter notations)

Ducting

Informational Components

The ducts are concealed and were not inspected.

Living

Our inspection of the building interior or living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative sampling of windows, doors, switches and outlets. However, we do not evaluate window treatments, or move belongings, lift floor coverings, 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 minor movement, such as wood shrinkage, common settling, and seismic activity. 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. THIS IS NOT AN ENVIRONMENTAL INSPECTION.

Living Areas

Flooring

Informational Components

There is uneven sub flooring noted and some squeaky flooring at several locations which indicate there may be some uneven leveling piers under the structure.. See crawlspace notations regarding leveling system.

Walls and Ceiling

Informational Components

There are active ceiling repairs on going in the living room. Recommend consultation with seller regarding the reason for these repairs as they may be roof/moisture related..



Single-Glazed Windows

Informational Components

The windows are functional, but the latches need to be adjusted.

Lights

Informational Components

The lights/switches are functional.

Kitchen

Per home inspection standards our inspection of kitchen components is limited to built in appliances where utilities are provided. These items are tested under normal operating conditions. Extensive evaluations such as calibration, operation of timers, clocks, heat settings, rotisseries, thermostat accuracy, self cleaning systems, temperature probes, and other peripheral components are not within the scope of this inspection. Due to the inaccessibility of the dishwasher components we can do no more than manipulate the controls to simulate normal wash, rinse, and dry cycles; cleaning and drying adequacy are not verified. Dishwashers can fail at any time due to their complexity. Supply valves are not turned due to their delicate nature. Refrigerators and components are not tested or inspected. Countertops require regular maintenance of the caulking and grout to reduce the chance of moisture intrusion. Minor cracks, grout irregularities and minor de-lamination are considered cosmetic issues and are usually not reported on unless they present an obvious moisture intrusion

problem.

Kitchen

Flooring

Informational Components

The floor has no significant defects.

Walls and Ceiling

Functional Components and Conditions

The walls and ceiling are in acceptable condition.

Single-Glazed Windows

Informational Components

The window is functional.

Sink & Countertop

Informational Components

The counter top has typical cosmetic damage, which you should view for yourself.

The sink has typical cosmetic damage that you may wish to view for yourself.

Cabinets

Informational Components

The cabinets and drawers have typical, cosmetic damage, or that which is commensurate with their age.

Repairs are needed.

Valves and Connectors

Functional Components and Conditions

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

Faucet

Informational Components

The faucet leaks around the stem while in use, which is indicative of a defective seal, and should be repaired or replaced.

Trap and Drain

Functional Components and Conditions

The trap and drain appear functional.

Garbage Disposal

Components and Conditions Needing Service

The electrical connection to the garbage disposal is substandard. Exposed wire connections noted.

Recommend evaluation by a Licensed C10 Electrical Contractor.



Gas Cooktop

Functional Components and Conditions

The gas cook top is functional.

Built-in Gas Oven

Informational Components

The gas oven is functional, but probably the same age as the residence so it will obviously not be as efficient as a newer model and should not be expected to last indefinitely.

Components and Conditions Needing Service

The top oven door hinges are detached. Service/repair is needed.

Dishwasher

Functional Components and Conditions

The dishwasher is functional.

Exhaust Fan or Downdraft

Informational Components

The exhaust fan is functional but does not have a strong draw. Cleaning it could make some improvement.

Lights

Components and Conditions Needing Service

There is an open electrical junction box and exposed connections at the light fixture Recommend evaluation by a Licensed Electrician.



Outlets

Informational Components

The kitchen countertop outlet (s) near wet locations should be upgraded to have ground fault protection, this was not a requirement when unit was built, and therefore not mandatory, but it is an important safety feature.

Laundry

In accordance with home inspection standards, we do not test clothes dryers, nor washing machines or 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. We routinely recommend plastic dryer vent hoses be replaced with a modern metal flexible type.

Laundry Room

Doors

Functional Components and Conditions

The door is functional.

Flooring

Informational Components

The visible portion of the floor has no significant defects.

Walls and Ceiling

Informational Components

The walls and ceiling are in acceptable condition.

Dryer Vent

Informational Components

The dryer vent appears functional, but was not tested or examined.

Lights

Functional Components and Conditions

The lights are functional.

Outlets

Functional Components and 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 sampling of windows and doors, switches and outlets. We evaluate accessible 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.

Bedrooms

Doors

Informational Components

The door striker plate, or latch needs to be adjusted for the striker pin to engage. (Guest bedroom)

Flooring

Informational Components

The carpeting is somewhat worn or cosmetically damaged, which you should view for yourself.

Single-Glazed Windows

Informational Components

The windows are functional, but the latches need adjustment.

Closets

Functional Components and Conditions

The closet (s) and components appear functional.

Lights

Functional Components and Conditions

The lighting receptacles in the bedrooms are functional.

Smoke Detector

Informational Components

There are no smoke detectors in the bedrooms, and although they may not be mandated we routinely recommend them for added safety.

Bathrooms

In accordance with inspection standards our inspection of bathrooms is to report visible water damage and fixture operation. Dry rot, toilet rings, inaccessible plumbing, shower pans, under tub/shower base systems, and cosmetic issues are not within the scope of this inspection. Shower doors and seals tend to deteriorate and leak; they should always be maintained to prevent water from leaking onto the floor covering. Supply valves are not turned due to their delicate nature. Countertops require regular maintenance of the caulking and grout to reduce the chance of moisture intrusion. Minor cracks, grout irregularities and minor de-lamination are considered cosmetic issues and are usually not reported on unless they present an obvious moisture intrusion problem.

Guest Bathroom

Size and Location

Informational Components

The guest bathroom is a three-quarter.

Doors

Informational Components

The doors are functional.

Flooring

Informational Components

The floor has no significant defects.

Walls & Ceiling

Informational Components

The walls and ceiling are in acceptable condition.

Single-Glazed Windows

Functional Components and Conditions

The window is functional.

Cabinets

Functional Components and Conditions

The cabinets are in acceptable condition.

Sink Countertop

Functional Components and Conditions

The sink countertop is functional.

Sink Faucet Valves & Connectors Trap & Drain

Functional Components and Conditions

The sink and its components are functional.

Stall Shower

Functional Components and Conditions

The stall shower is functional.

Toilet

Functional Components and Conditions

The toilet is functional.

Lights

Functional Components and Conditions

The lights are functional.

Outlets

Functional Components and Conditions

The outlets are functional and include ground-fault protection.

Master Bathroom

Size and Location

Informational Components

The master bathroom is a full, and is located adjacent to the master bedroom.

Doors

Functional Components and Conditions

The door is functional.

Flooring

Informational Components

The floor has no significant defects.

Walls & Ceiling

Informational Components

The walls and ceiling are in acceptable condition.

Single-Glazed Windows

Functional Components and Conditions

The window is functional, and includes safety glass as required..

Cabinets

Components and Conditions Needing Service

The floor of the sink cabinet is functional but moisture stained, this staining may be related to the leakage under the coach at this area. (See Moisture Concerns near end of report)



Sink Countertop

Functional Components and Conditions

The sink countertop is functional.

Sink Faucet Valves & Connectors Trap & Drain

Functional Components and Conditions

The sink and components are functional.

Informational Components

The sink is cracked (hairline type) but not leaking, but may be susceptible to future leaks. Monitor.

Tub

Functional Components and Conditions

The tub is functional.

Stall Shower

Functional Components and Conditions

The stall shower is functional.

Components and Conditions Needing Service

There are some hairline surface cracks on the shower floor. Recommend evaluation by a tub finish contractor as these should be properly sealed to prevent further cracking.

Toilet

Components and Conditions Needing Service

The shutoff valve in the master toilet tank does not shutoff on occasion. (Water is off at valve) Recommend proper repairs be made.

Lights

Functional Components and Conditions

The lights are functional.

Outlets

Functional Components and Conditions

The outlets are functional and include ground-fault protection.

Moisture

Mold, mildew, fungus, and other organisms can occur in areas that show evidence of, have the potential for, or exhibit leaking and/or water intrusion; and in areas of inadequate ventilation. Although this report may indicate the visual presence of moisture, stains, discoloration, or other areas of concern; identification of fungal organisms is beyond the scope of this inspection, and may well be hidden from view. Any areas or items exhibiting such conditions can be a health hazard. Concerns regarding this possibility should be investigated by a Certified Mold Inspector, and/or a Certified Industrial Hygienist before the close of escrow to determine if microbial contamination exists, and the steps necessary to eliminate the condition. The complete elimination of moisture into the building materials is paramount to controlling such conditions. This inspection IS NOT an environmental or mold investigation.

Exterior drainage and/or weep screed clearance concerns should be addressed by a Licensed C27 Landscape Contractor.

Plumbing repairs should be addressed by a Licensed Plumbing Contractor.

Roofing repairs should be addressed by a Licensed Roofing Contractor.

Window repairs should be addressed by a Licensed Window Contractor

Wall/moisture repairs should be addressed by a Professional Water Restoration Contractor.

Moisture Concerns

Moisture intrusion concern

Components and Conditions Needing Service

There are moisture/staining concerns noted within this report that require repair/attention as noted above, moisture intrusion may present the possibility of microbial growth under certain conditions. Such conditions and/or investigations are beyond the scope of this inspection and report. Concerns regarding the possibility of microbial growth should be investigated by a Certified Mold Inspector. (Active leakage and dark stains under the master bedroom/water heater area)

REPORT CONCLUSION

123 Your Street, Anywhere USA,

Congratulations on the purchase of your 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; install a chain type emergency ladder at a front upstairs window for emergency fire exit if this is a two story home; rehearse emergency evacuation routes out of the home; upgrade older electrical systems, and add ground-fault outlets at all appropriate locations; never service any electrical equipment without first disconnecting its power source; safety-film all non-tempered glass near the floor or walkways; 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; remove any double-cylinder deadbolts from exterior doors; and install child-safe locks and alarms on the exterior doors of all pool and spa properties.

The Pre-Closing Walk-Through is an essential part of any real estate transaction. We suggest you perform it with your Real Estate Agent.

There are many reasons for performing this inspection before the close of escrow. A typical time frame of one to three months may have passed between signing the sales agreement, The Home Inspection, and the move in date. Even if all repair recommendations have been adhered to, many things can happen before actual move in. Often times things become more apparent after personal belongings have been removed from the property. Changes in weather patterns or other unpredictable events may also uncover items of concern. At this pre-closing time, it is your responsibility as the buyer to make certain that all deficiencies found during or after the inspection have been rectified. You should also make certain all repair agreements between you and the seller have been honored. What exactly is involved? Preferably a week before escrow is scheduled to close, re-inspect the property to be sure everything is in order. To make the most of your pre-close walk-through, we suggest you take the report along and use it as a checklist. The report is very detailed, be sure to check the functional items on the report, things can change. Checking every item just as we did will prove to be a good investment of your time. Be sure to keep the following items in mind.

No damage has occurred to the home since you decided to buy it. Fixtures, appliances, window coverings, and items the seller agreed to leave are present. Work you requested by appropriate specialists has been completed and guaranteed. Major systems, water heater, air conditioner, heater etc. are still operational. Take this opportunity to ask the seller if there have been any changes in the property since you decided to purchase it, or if there are any problems they may have failed to mention, such as moisture intrusion or leakage, roof leaks or any related insurance claims which could cause your Homeowners Insurance to be denied or rated. Defects or problems with carpeting, flooring, foundation, sewage drain line, septic system, plumbing, electrical problems etc.

Again, this is your last opportunity to eliminate any misunderstandings about the past or current condition of the property, or discover problems the seller may be aware of; ask a lot of questions and take your time.

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 visible condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we did not test every outlet or switch, open every window and door, or identified every minor/cosmetic defect; window coverings are considered a wear and tear item and were not inspected. Also because we are not specialists and because our inspection is specifically visual, latent defects could exist. This inspection and report is based upon the general visible condition of this property at this time. Furthermore, as a homeowner, you should reasonably expect problems to occur. Roofs may leak, drain lines may become blocked, and components or systems may fail without warning. For this reasons, you should take into consideration the age of the house and its components and keep a comprehensive insurance/warranty policy current. If you have been provided with a home warranty/protection policy, read it carefully. Such policies often cover only insignificant costs, and the representatives of some warranty companies can be expected to deny coverage on the grounds that a given

Inspection Address: 123 Your Street, Anywhere USA .
Inspection Date/Time: 6/17/2006 10:00 am to 12:30 pm

condition was pre-existing or not covered because of what they claim to be a minor code infraction or a manufacture's defect. (We are not code inspectors and do not have access to manufactures specifications, or specific recall lists and notifications) Read warranty policies very carefully; Home Warranty Companies usually repair or replace covered systems and components, but they DO NOT cover or repair incidental or accidental water, smoke, fire, or other damage due to system failures, it's always best to make repairs or replacements before a failure occurs.

Re-inspections are only performed on items that were hidden, concealed, inaccessible, or inoperative because the utilities were off. We do not re-inspect to validate the quality or conformity of repair work. Contract for evaluations and repairs before the close of escrow with qualified, licensed professional contractors who issue warranties and guarantees for their work, always get their recommendations and/or determinations in writing. Re-inspection fees vary, and are based on the system or component to be re-inspected.

NOTICE TO CLIENTS WHO WERE NOT PRESENT DURING THE INSPECTION

We prefer to have our clients present during, or immediately following, the inspection so that we can elaborate on what may well be complicated or technical issues that could be somewhat difficult for the average person to understand. READ THE ENTIRE REPORT. We have included a copy of The Standard Inspection Agreement and a copy of the CREIA Standards with this report, our insurance carrier requires that you sign a Standard Inspection Agreement to activate our policy, please notify the office immediately if you have not received a copy of the Agreement and Standards along with this report. If you choose to rely upon the information in this report you have in fact accepted the terms of the Standard Inspection Agreement as a condition of that reliance. Also; please DO NOT rely on anything that we may have been purported to have said; issues can become distorted, particularly by people who are not properly trained or those who have a vested interest in the outcome of the transaction. Please contact the Inspector directly with any questions or concerns you may have. Steven Dehlinger 951-522-9478

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; your input would be greatly appreciated 1-866-346-3337

Thank you for choosing American Real Estate Inspection.

Steven L Dehlinger

CREIA "Master" Certified Inspector
NACHI Certified Inspector