

American Real Estate Inspection

A Wholly Owned Subsidiary of Dehlinger Enterprises Inc

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CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

Satisfied Client

INSPECTION ADDRESS

1234 Any Street, Your Town, CA

INSPECTION DATE

1/1/2009 9:00 am to 11:30 am



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: Satisfied Client

Inspection Address: 1234 Any Street, Your Town, CA
Inspection Date: 1/1/2009 Start: 9:00 am End: 11:30 am

Inspected by: Steven L Dehlinger

This Summary Report is intended to provide a convenient and cursory preview of the Health and Safety concerns, or more significant conditions and components that we have identified within our report as needing service or evaluation by a qualified professional, and it 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

Exterior

Exterior Components

Fences and Gates

- Sections of the fence are leaning or damaged

Windows

- There are window panes with broken hermetic seals

Lights

- Missing fixture or fixtures noted

Roof

Concrete Tile Roof

Roofing Material

- Cracked slipped broken and detached roof tiles noted
- Excess plant debris noted on roof

Chimney

Family Room Chimney

Damper

- No damper-stop safety feature noted

Plumbing

Potable Water Supply Pipes

Water Main Location

- Water is off and the plumbing was not inspected

Gas Water Heaters

Combustion Chamber

- Rust noted on water heater

Water Shut-Off Valve and Connectors

- The water shut-off valve is leaking

Irrigation or Sprinklers

Automatic Sprinklers

- Yard sprinklers are inoperable

Living

Living Areas

Lights

- Ceiling fan did not respond

Kitchen

Kitchen

Garbage Disposal

- There is no clamp on the garbage disposal wire
- The garbage disposal is frozen

Gas Range

- Cook top burner igniter did not respond

Built-in Microwave

- Components of the built-in microwave are broken or missing

Bedrooms

Bedrooms

Lights

- A ceiling light fan did not respond

Garage

Inspection Address: 1234 Any Street, Your Town, CA
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Triple-Car Garage

Garage Door and Hardware

- The garage door is sagging
- The small overhead door springs are weak or out of adjustment

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GENERAL INFORMATION

Inspection Address: 1234 Any Street, Your Town, CA
Inspection Date: 1/1/2009 Time: 9:00 am to 11:30 am
Weather: Clear and Dry - Temperature at time of inspection: 80-90 Degrees
Inspected by: Steven L Dehlinger
Client Information: Satisfied Client

Structure Type: Wood Frame
Foundation Type: Slab
Structure Occupied: No
Number of Stories: One

Structure Style: Single Family

Structure Orientation: South

Estimated Year Built: 1990

General Property Conditions

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, 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: Sample 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

Note: Please read all other reports associated with the property, such as the Structural Pest Report, and the Real Estate Agent's Visual Inspection Report, as they typically cover items that may not be included in our inspection.

Call us if you have any questions or concerns regarding this report, or any other reports associated with your purchase..

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. We are not required to report on nuisance or noise characteristics of the neighborhood such as schools, animal shelters, airports, utility yards, landfills, sewer treatment plants etc.. You should investigate the area to ensure you are not buying into an area of neighborhood that is incompatible with your preferences..

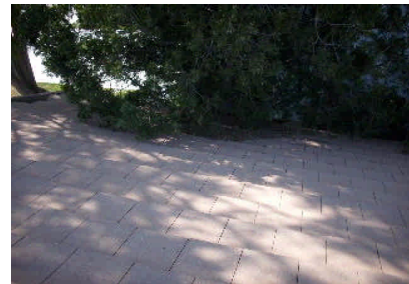
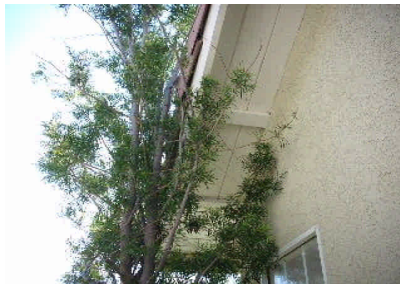
We are not required to report on nuisance characteristics of the neighborhood such as schools, animal shelters, airports, train stations, utility yards, landfills, sewer treatment plants, flood zones, natural hazards, etc.. You should inquire with your Realtor, and fully investigate the area, including, natural hazard disclosures, and local Megan's Law database to ensure you are not buying into an area, or neighborhood that is incompatible with your lifestyle preferences. Megan's Law database can be found at www.meganslaw.ca.gov

Site and Other Observations

Landscaping Observations

Informational Conditions

Shrubby ,vines, lawns, trees, tree limbs, and other landscape materials and components should be kept well clear of the structure to prevent water intrusion, encroachment on the foundation, and roof debris. Plants on the structure can also facilitate insect and/or rodent access to the building as well as deterioration of the weep screed. Vegetation may have prevented the full inspection of some exterior walls and foundation stem walls



We do not specifically evaluate landscaping, but we noted that the rear yard has been neglected. You will need to budget for landscaping and/or landscape maintenance..

There is a tree or trees growing close to the house and/or under the eaves. Recommend that you monitor this condition closely as they could eventually damage the structure. It would be prudent to have the trees evaluated by an arborist, we routinely recommend removal of trees near the structure/foundation.

The roots of mature trees could have an adverse effect on underground components and structures, and you may wish to consult an arborist who could predict future growth potential and/or current concerns.

Abandoned Property

Informational Conditions

This property may be a Bank Foreclosure, or other owner abandoned property. There is always the possibility that there is hidden damage, or concealed defects, that may be known to the previous owners, the bank, or repair technicians that have visited the property for repairs since the owners left. Our service is a "Home

Inspection" as defined by the CREIA Standards of practice, and The California Business and Professions Code.. It is strictly visual in nature.. Any and all hidden defects that have been covered from view are specifically excluded from our inspection, and, disclaimed within this report. You should consult with the bank for any repair and/or work orders relating to the property since they took over ownership..This should include all work performed, and any work recommendations that were not performed as well..

Furthermore, banks often change locks, and remove or disable some locks, for service and/or security.. We routinely recommend that you budget for an evaluation by a qualified C28 Locksmith/Security Contractor before, or when you move in..

Grading and Drainage

General Comments and Description

Informational Conditions

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 Conditions

Drainage on this property is solely dependant on soil-percolation and some hard surfaces; there are no roof gutters or visible area drains. Such conditions are not ideal, and water obviously ponds at various points during prolonged rains. General drainage upgrades would be prudent.. We routinely recommend rain gutters and underground drainage be installed.

The property does not have hard surfaces in both side yards to facilitate ready drainage. Water may percolate and pond adjacent to the residence. You may wish to consider upgrading the site by adding hard surfaces with drains.

House Wall Finish

Identification of House Wall Finish

Informational Conditions

The structure walls are finished with stucco.

House Wall Finish Observations

Informational Conditions

The exterior wall finish is in acceptable condition.

Exterior Components

General Comments and Description

Informational Conditions

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

Functional Components and Conditions

The driveway is in acceptable condition.

Walkways

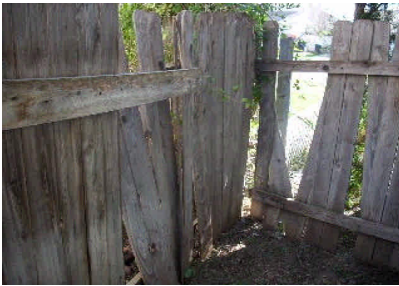
Informational Conditions

The walkway surfaces are in acceptable condition.

Fences and Gates

Components and Conditions Needing Service

Sections of the wood fencing is leaning and/or damaged. Repairs are needed.



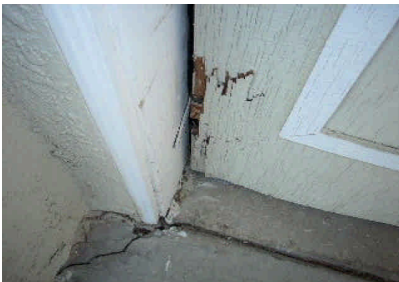
Fascia and Trim

Functional Components and Conditions

The fascia board and/or eaves are in acceptable condition.

Informational Conditions

There is some wood wear, or deterioration noted on some window/door trim pieces, the garage doors, and the front plant shelf,. We are not qualified to comment on wood damage or insect concerns.. Refer to required pest report for further information including required actions or repairs.. In any case, maintenance is needed.



Sliding Glass Doors

Functional Components and Conditions

The sliding glass doors appear tempered and functional.

Informational Conditions

The sliding glass doors do not roll smoothly. Maintenance/lubrication recommended.

Exterior Entry Doors

Functional Components and Conditions

The front entry door is in acceptable condition.

Informational Conditions

The lock on the front door did not fully engage. Maintenance recommended.

Patio Covers or Gazebos

Informational Conditions

The patio cover is attached directly to the eave fascia board. This is not a normal attachment technique, as the eave fascia is a cosmetic feature, not a structural component. we routinely recommend confirming permits were pulled and signed off, or an evaluation by a qualified contractor who may suggest posts, or bracing brackets be installed.



Wood & Masonry Decks

Informational Conditions

The concrete-masonry decking surface appears to be in acceptable condition.

Inadequate weep screed clearance noted at rear decking. The weep screed is the metal strip with openings at the base of the exterior wall; it is designed to facilitate drainage from the wall cavity (weep) as well as a guide for the application of the stucco coat (screed). Proper installation requires a minimum clearance of 4 inches above soil or landscape material, and 2 inches above a solid deck. This clearance is to prevent clogging the holes with dirt and/or rust and deterioration of the screed, which could lead to moisture intrusion. Often times, landscape contractors fail to provide for the proper clearance when they grade and pour the deck up against the structure. If the deck has been poured to close to the weep screed, you need to be sure that dirt does not accumulate under the screed and plug the weep holes. If the concrete has been poured over the weep screed there is a chance that moisture will accumulate in the wall and cause damage/deterioration or other water intrusion problems, especially north facing walls. In such cases we routinely recommend evaluation by a qualified drainage or landscape contractor to suggest possible repair or drainage remedies.



Windows

Components and Conditions Needing Service

There are window panes with broken hermetic seals. High arched windows.. We routinely recommend all windows be checked by a C17 window glazing contractor for remedy and to ensure this condition is not common to other windows as it is not always readily visible.

There are window panes with broken hermetic seals - *Continued*



Screens

Informational Conditions

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

The family slider screen is missing, and you may wish to have it replaced/ installed.

The master slider screen is damaged, and you may wish to have it repaired.

Outlets

Functional Components and Conditions

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

Lights

Informational Conditions

The rear porch light did not respond. Bulbs may be burnt out.. (Fixture base is loose and needs to be secured)

Components and Conditions Needing Service

The side garage exterior light fixture is missing.. Fixtures will need to be replaced.



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.

Structural Elements

Identification of Wall Structure

Informational Conditions

The walls are conventionally framed with wooden studs. (Concealed)

Identification of Floor Structure

Informational Conditions

The floor structure consists of a poured slab that could include reinforcing steel. (Concealed)

Identification of Roof Structure

Informational Conditions

The roof structure consists of a prefabricated truss system, with solid sheathing. Inspection limited to readily visible components.

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.

Concrete Tile Roof

General Comments and Description

Informational Conditions

Concrete tile roofs are among the most expensive and durable of all roofs, and are warranted by the manufacturer to last for forty years or more, but are usually only guaranteed against leaks by the installer from three to five years. Like other pitched roofs, they are not designed to be waterproof, only water resistant, and are dependant on the integrity of the waterproof membrane beneath them, which cannot be seen without removing the tiles, but which can be split by movement, deteriorated through time, or by ultra-violet contamination. Significantly, although there is some leeway in installation specifications, the type and quality of membranes that are installed can vary from one installer to another, and leaks do occur. The majority of leaks result when a roof has not been well maintained or kept clean, and we recommend servicing them annually. This IS NOT a roof certification inspection, such an inspection can only be performed by a Licensed C39 Roofing Contractor.

Method of Evaluation

Informational Conditions

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

Estimated Age

Informational Conditions

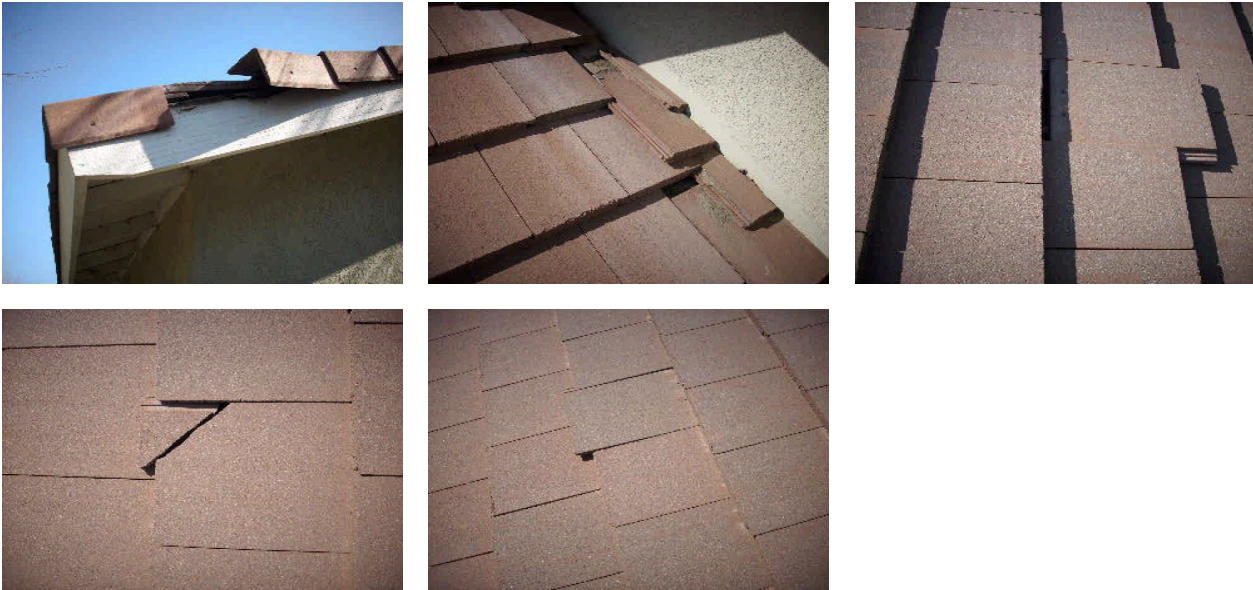
The roof appears to be the same age as the residence.

Roofing Material

Components and Conditions Needing Service

There are a number of cracked tiles, broken tiles, slipped tiles, and detached tiles at various locations. Recommend evaluation by a Licensed C39 Roofing Contractor.

Cracked slipped broken and detached roof tiles noted - Continued



There is excess plant debris on the roof covering which limits our view of the roof covering. You should have the roofer service this condition, and inspect the roof for hidden damage.

Flashings

Informational Conditions

The readily visible portions of the roof flashings are in acceptable condition.

Gutters and Drainage

Informational Conditions

There are no gutters noted, we routinely recommended rain gutters with underground drainage for the general welfare of the residence and its foundation, inasmuch as moisture is a perennial problem.

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

General Prefabricated Chimney Comments

Informational Conditions

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.

Weather Cap-Spark Arrestor

Informational Conditions

The chimney has a weather cap - spark arrestor.

Fireplace

Informational Conditions

The fireplace is in acceptable condition.

Damper

Components and Conditions Needing Service

No damper-stop safety feature noted, which prevents it from being fully closed. A fully closed damper could allow combustion gasses to escape into the living area. These devices are readily available at most hardware stores and simple to install.

Ornamental

Informational Conditions

There is no key to test the ornamental gas logs. (You will need a long key)

Glass Doors

Informational Conditions

The fireplace glass doors appear functional.

Hearth

Informational Conditions

The hearth is in acceptable condition.

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, and main shutoff valves, 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. We DO NOT test or operate valves that are not used on a regular basis, including angle stop valves, main valves, TPR valves etc..

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 structure 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

Water Main Location

Informational Conditions

The residence is served by a Municipal Water Supply. The main water shut-off valve is located at the front of the residence.

Components and Conditions Needing Service

I had to turn off the water because the water heater valve is leaking.. The plumbing systems, sprinklers, and plumbing drains were not tested, or inspected. You will need to schedule a re-inspect for an additional fee when the water is turned on if you want us to inspect the system. (Additional fee applies)

Copper Water Pipes

Informational Conditions

The readily visible portions of the copper potable water pipes are in acceptable condition.

On Structure Hose Bibbs

Informational Conditions

The on structure hose bibbs are functional.

System is winterized

Informational Conditions

The plumbing system was winterized.. This is a protective measure typically performed on structures that are left empty in "Freezing Temperatures".. This process entails shutting off the main valve, and closing all of the angle stop valves under the sinks, and behind toilets.. Operating angle stop valves that have not been used for many years can contribute to seepage and or distortion of valve seals that can lead to latent seepage that gets worse over time.. We recommend that you have the Plumbing Contractor who winterized the system back out to re-check and certify that there are no additional leaks when the system is restored..



General Gas Components

Gas Main Shut-Off Location

Informational Conditions

The gas main shut-off is located at the left front of the residence . 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. We can only inspect readily visible components and do not use any instruments during our inspection.

Gas Main Observations

Informational Conditions

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 Seismic Shut-Off Valve

Informational Conditions

The gas main is not equipped with a seismic shut-off valve. They may not be mandated in this area but are a prudent upgrade.

Gas Supply Pipes

Informational Conditions

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

Gas Water Heaters

Age Capacity and Location

Informational Conditions

Hot water is provided by what appears to be the original 50 gallon water heater that is located in the garage.

Combustion Chamber

Components and Conditions Needing Service

There is rust around the combustion box area, and the top of the unit is rusty, and swollen. This type of rust and swelling indicates the unit is at, or near the end of it's serviceable life. Recommend evaluation by a Licensed Plumber..



Water Shut-Off Valve and Connectors

Components and Conditions Needing Service

The water shut-off valve connection is leaking. Recommend evaluation by a Licensed Plumber.

Relief Valve and Discharge Pipe

Functional Components and Conditions

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

Drip Pan and Overflow Pipe

Informational Conditions

The water heater is not equipped with a drip pan or overflow pipe, which is not a requirement. But we routinely recommended you consider installing one, as they are designed to prevent or minimize water damage from un-noticed leakage.

Seismic Straps

Informational Conditions

The water heater is seismically secured.

Support Base

Informational Conditions

The water heater base is wet due to current leakage, and there is evidence of past leakage.. We routinely recommend that you confirm there is no hidden damage, or have it checked by a Contractor, or Plumber for hidden damage.

Irrigation or Sprinklers

Automatic Sprinklers

Components and Conditions Needing Service

The yard sprinkler system is inoperable at this time due to the water being off. I did note some broken or missing heads. Recommend evaluation by a qualified Landscape Contractor, or Sprinkler technician.

Waste & Drainage Systems

General Comments and Description

Informational Conditions

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 Conditions

The drain pipes are hidden in the walls and underground, readily visible portions of the drainpipes are a modern acrylonitrile butadiene styrene type, or ABS.

Drain Pipes Waste Pipes and Vent Pipes

Informational Conditions

Water is off and drains were 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 Conditions

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 Conditions

The residence is served by a 100 Amp 220/110 volt panel, located on the left front of the residence.

Main Panel Observations

Informational Conditions

Plants/shrubs restricted ready access to the electric panel. We routinely recommend that you maintain clear access to the panel in case you need to access it in an emergency.

Panel Cover Observations

Informational Conditions

The exterior panel cover is in acceptable condition.

Wiring Observations

Informational Conditions

The single strand branch circuits are copper wiring

Circuit Breakers

Functional Components and Conditions

There are no visible deficiencies with the circuit breakers. (Breaker labeling was not confirmed)

Grounding

Informational Conditions

The ground system is partially concealed and therefore not fully inspected. (Clamp connections noted at gas and water piping) System appears adequate.

Smoke Alarms

Smoke Alarms

Informational Conditions

The residence is equipped with smoke alarms at the hallways outside of the main sleeping areas per the requirements in force at the time of construction.. Alarms responded to test buttons, but this IS NOT a test of the smoke detection capability of the units, it merely confirms there are functional batteries in the units. Recommend alarms be tested for smoke detection capability and battery function on a regular schedule per the manufacturers recommendation. We routinely recommend alarms be installed in the sleeping areas as an added safety feature.

Alarm System

Alarm

Informational Conditions

This residence is equipped with an alarm system. We did not inspect the system and routinely recommend that you have it checked out by a professional alarm contractor and/or alarm monitoring firm.

Note: We have a reciprocal association with "Brinks Home Security". If you would like a free system analysis, please call our office at 866-346-3337, and we will arrange for them to contact you near your move in date...

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 Conditions

Central heat and air-conditioning are provided by a single split-system, consisting of what appears to be the original gas furnace with an evaporator coil that is located in the attic, and the original compressor that is located in the rear yard...

Furnace

Functional Components and Conditions

The furnace is functional.

Vent Pipe

Informational Conditions

The combustion vent appears functional.

Circulating Fan

Informational Conditions

The circulating fan is functional.

Gas Valve and Connector

Informational Conditions

The gas valve and connector appear in acceptable condition, we did not test the valve.

Return-Air Compartment and Filter

Informational Conditions

The filter or filters should be cleaned/changed soon and every two or three months. If filters are not changed regularly, the evaporator coil and the ducts can become contaminated, and can be expensive to clean.

Condensate Drainpipe

Informational Conditions

The condensate drainpipe discharges outside the residence, drainage was not verified.

Condensing Coil

Informational Conditions

The air conditioner is not secured on a raised base pad. We routinely recommend that air conditioners be secured to a three inch raised base per industry standards, to prevent moisture or debris from corroding the base of the unit.

Condensing Coil Disconnect

Informational Conditions

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

Refrigerant Lines

Informational Conditions

Insulation is missing or detached from the exterior refrigerant lines at the compressors in the rear yard. Recommend insulation be properly installed/ attached on the line.

Differential Temperature Readings

Informational Conditions

The air-conditioner responded and achieved an acceptable differential temperature split between the air entering the system and that coming out.

Thermostats

Informational Conditions

The thermostat is functional.

Registers

Informational Conditions

The registers are reasonably clean and functional.

Flexible Ducting

Informational Conditions

The readily visible portions of the ducts in the attic have no readily visible or significant deficiencies.

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 accessible 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 Conditions

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

Walls and Ceiling

Informational Conditions

The visible portions of the walls and ceiling are in acceptable condition.

Dual-Glazed Windows

Informational Conditions

The windows are functional, but the window latches are broken and will need to be replaced

Closets

Informational Conditions

The closet (s) is/are in acceptable condition.

Lights

Informational Conditions

The switched receptacles are functional.

Components and Conditions Needing Service

The family ceiling fan did not respond. Recommend evaluation by a qualified technician. (Pull chains are missing)

Outlets

Functional Components and Conditions

The outlets that were tested 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, minor de-lamination, sprung doors or drawers, and general staining under sinks are considered cosmetic issues and are usually not reported on unless they present an obvious moisture intrusion problem.

Kitchen

Flooring

Informational Conditions

The floor has no significant defects.

Walls and Ceiling

Functional Components and Conditions

The walls and ceiling are in acceptable condition.

Sink & Countertop

Informational Conditions

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



An open seam between the sink and the counter top needs to be caulked or re-caulked to forestall moisture intrusion.

Cabinets

Functional Components and Conditions

The cabinets are functional, and do not have any significant damage.

Valves and Connectors

Informational Conditions

The water filter under the kitchen sink was not tested or inspected. Water filters require regular maintenance to prevent contamination which could lead to water borne micro-organisms and/or illness. Furthermore, filter connections are common source of leakage, and should be well maintained, and monitored regularly.

Faucet

Informational Conditions

The spray wand is laying under the sink. We routinely recommend that these be disconnected to prevent accidental leakage.

Spray wand under sink - Continued



Garbage Disposal
Informational Conditions

The garbage disposal needs a new rubber sink throat insert..
Components and Conditions Needing Service
There is no clamp on the garbage disposal wire. Clamping is recommended as a safety feature..



The garbage disposal is frozen. Possibly due to inactivity.. Maintenance/replacement is needed.
Gas Range
Informational Conditions
The gas range is probably the same age as the residence, and should not be expected to last indefinitely. It is functional but is in need of cleaning/service.

Note: The knobs are not readable..
Components and Conditions Needing Service
The right side cook top burner igniters did not respond. Burners likely need to be cleaned

Dishwasher
Informational Conditions
We could not activate the dishwasher, because the water is off, which should be serviced and/or demonstrated by the sellers.

Exhaust Fan or Downdraft
Functional Components and Conditions
The exhaust fan is functional.

Built-in Microwave
Components and Conditions Needing Service
Components of the built-in microwave are broken or missing, and should be repaired or replaced.

Components of the built-in microwave are broken or missing - *Continued*



Lights

Informational Conditions

The lights are functional, but one of the diffusers is missing, and will need to be replaced.

Outlets

Functional Components and Conditions

The outlets are functional and include ground-fault protection at the appropriate locations.

Laundry

In accordance with home inspection standards, we do not test clothes dryers, dryer vent piping, nor washing machines or their water connections and drainpipes, and we do not move appliances to check the flooring and walls. However, there are several 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. Dryer vent pipes or lint collectors are not included in our inspection, and should be cleaned before you move in, and on a regular basis to prevent a buildup of lint which can become a fire hazard..

Laundry Room

Flooring

Informational Conditions

The visible portion of the floor has no significant defects.

Walls and Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

Exhaust Fan

Functional Components and Conditions

The exhaust fan is functional.

Gas Valve & Connector

Informational Conditions

The gas valve and connector appear functional.

Dryer Vent

Informational Conditions

The dryer vent pipe appears functional at this time but it was not tested. Is a rather long pipe that vents vertically overhead, and through the roof. The lint trap should always be kept clean, because trapped lint may increase the dry time and could eventually create a blockage. We routinely recommend the vent be serviced regularly to prevent lint from accumulating in the pipe.

Lights

Functional Components and Conditions

The light is 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. By definition, a bedroom must have a closet and ready fire egress..

Bedrooms

Doors

Informational Conditions

The doors are functional, but the first guest bedroom door is damaged and will need repair/replacement.



Flooring

Informational Conditions

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

Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

Informational Conditions

The windows are functional, but the window latches are broken and will need to be replaced

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.

Components and Conditions Needing Service

A ceiling fan in the master bedroom did not respond. (Blades are detached)

Outlets

Functional Components and Conditions

The outlets that were tested are functional.

Smoke Detector

Informational Conditions

There are no smoke detectors in the bedrooms, and although they may not have been mandated when this structure was built, we routinely recommend them for added safety.

Bathrooms

In accordance with inspection standards our inspection of bathrooms is to test fixtures, report fixture deficiencies, and visible water damage or active leakage. Dry rot, toilet rings, inaccessible plumbing, shower pans, under tub/shower base systems, areas concealed under floor coverings, and cosmetic issues are not within the scope of this inspection. We confirm proper ventilation, (an operable window, or mechanical ventilation is required), and electrical Ground Fault protection at wet locations. We also confirm proper safety glass markings as required, but can not guarantee that marked glass is actually safety glass. Shower doors and seals tend to deteriorate and leak; they should always be maintained to prevent water from leaking onto the floor covering. Tub/shower curtains can leak and promote water intrusion, all tub/showers should have sliding glass, or glass door enclosures installed for maximum moisture intrusion protection. We routinely recommend against carpeting in bathrooms as moisture can seep under carpeting and cause hidden damage. 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, minor de-lamination, sprung doors or drawers, and general staining under sinks are considered cosmetic issues and are usually not reported on unless they present an obvious moisture intrusion problem. We DO NOT test or inspect personal hygiene, or toilet body wash devices..

Guest Bathroom

Size and Location

Informational Conditions

The guest bathroom is a full

Doors

Functional Components and Conditions

The door is functional.

Flooring

Informational Conditions

The floor seams are lifting, due to moisture penetration or poor workmanship.

Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

Cabinets

Functional Components and Conditions

The cabinets are in acceptable condition.

Sink Countertop

Functional Components and Conditions

The sink countertop is functional.

Tub-Shower

Informational Conditions

There is no tub/shower enclosure noted. We routinely recommend that tub/shower combination units have shower doors installed for maximum water intrusion protection.

Exhaust Fan

Functional Components and Conditions

The exhaust fan is functional.

Lights

Functional Components and Conditions

The lights are missing, but the fixture is functional.

Outlets

Functional Components and Conditions

The outlets are functional and include ground-fault protection.

Master Bathroom

Size and Location

Informational Conditions

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 Conditions

The floor seams are lifting, due to moisture penetration or poor workmanship..

Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

Informational Conditions

The window is functional, but the window latch is broken and will need to be replaced..

Cabinets

Functional Components and Conditions

The cabinets are in acceptable condition.

Sink Countertop

Functional Components and Conditions

The sink countertop is functional.

Tub-Shower

Informational Conditions

There is no tub/shower enclosure noted. We routinely recommend that tub/shower combination units have shower doors installed for maximum water intrusion protection.

Hydro-Spa

Informational Conditions

The water is off.. Spa tub was not inspected.

Exhaust Fan

Functional Components and Conditions

The exhaust fan is functional.

Lights

Informational Conditions

The lights missing, but the fixture is functional.

Outlets

Functional Components and Conditions

The outlets are functional and include ground-fault protection. (Spa GFI is functional)

Garage

We do not move belongings or other stored items during our inspection. Garages are often cluttered or otherwise utilized for storage, in which case we did not perform a complete inspection. You can reasonably expect to find slab cracks and deterioration on unfinished interior walls within the garage and we rarely comment on them unless we feel they are excessive. Garage trusses are not designed to carry excess weight, and we recommend that you use caution and prudence if you intend to store items in exposed overhead trusses.

Triple-Car Garage

Slab Floor

Functional Components and Conditions

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.

Ventilation Ports

Functional Components and Conditions

The ventilation ports are functional.

Firewall Separation

Functional Components and Conditions

The visible portion of the firewall separating the garage from the residence appears functional.

Entry Door Into the House

Functional Components and Conditions

The house entry door is solid core, or fire-rated, and self-closes in conformance with fire-safety regulations.

Garage Side Door

Functional Components and Conditions

The side or rear door is functional.

Informational Conditions

The side garage door has a large pet door installed. This condition presents a security concern, that you may wish to rectify.

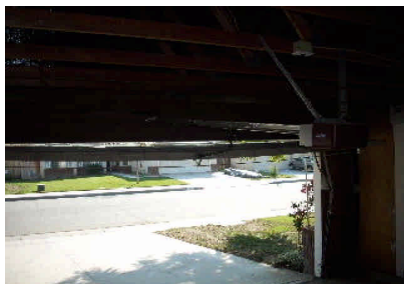
Garage Door and Hardware

Informational Conditions

The garage doors are a heavy, wooden, type that are potentially dangerous because of their weight. Therefore, the springs should be periodically tested to make sure that they are able to bear the full weight of the door at almost any angle..

Components and Conditions Needing Service

The large garage door is sagging. Recommend evaluation by a qualified overhead door contractor.



The small overhead door springs are weak or out of adjustment, and should be serviced by a qualified overhead door contractor. (Door does not stay up by itself when lifted)

Automatic Opener

Functional Components and Conditions

Inspection Address: 1234 Any Street, Your Town, CA
Inspection Date/Time: 1/1/2009 9:00 am to 11:30 am

The garage door opener (s) and safety device (s) is/are functional.

Informational Conditions

The large garage door opener does not have an emergency manual release cord, designed to permit garage access in the event of a power failure. We routinely recommend that one be installed as soon as possible.

Lights

Functional Components and Conditions

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

Outlets

Functional Components and Conditions

The outlets that were tested are functional, and at least one includes ground-fault protection.

Attic

In accordance with inspection standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, or are restricted by ducts, insulation, or belongings. In such cases we inspect them as best we can from the access point or equipment platform. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and we do not sample or test the material for specific identification or R value. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, ceiling joists, and other components. Be advised that attic rafters and truss systems routinely have dark mold or mildew type staining. We do not comment on this condition as it is universal in nature and noted in virtually every modern wood frame structure due to the storage process of stacking lumber outdoors before shipping to the job site. If you are concerned about the possibility of cross contamination into the living space or have other concerns regarding this type of condition you should consult with the appropriate Environmental Specialist.

Primary Attic

Access Location & General Condition

Informational Conditions

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

Method of Evaluation

Informational Conditions

We evaluated the attic by direct access. We do not venture into attics that have deep insulation as this could be a danger to the inspector and the ceiling. Our inspection is limited to readily visible and readily accessible components.

Framing

Informational Conditions

The roof framing consists of a factory 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. The readily visible portion of the system appears functional, inspection limited to readily visible components.

Ventilation

Informational Conditions

Attic ventilation appears adequate.

Plumbing Vents

Informational Conditions

The plumbing drainpipe vents that are fully visible are in acceptable condition.

Inspection Address: 1234 Any Street, Your Town, CA
Inspection Date/Time: 1/1/2009 9:00 am to 11:30 am

Exhaust Ducts

Informational Conditions

The visible portions of the exhaust ducts are functional.

Batt Insulation

Informational Conditions

The attic floor is insulated with approximately six - eight inches of fiberglass batt insulation as required at time of construction. Unable to observe joists.

REPORT CONCLUSION

1234 Any Street, Your Town, CA

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. Furthermore, we are not required to comment on any nuisance characteristics within the area that may affect your purchase decision. Take this time to inquire as to any nuisances within, or near the neighborhood which could affect your decision to purchase this property. This could include, Major Thoroughfares, Waste Treatment Plants, Waste Disposal Sites, Schools, School Bands, Recreation Centers, Train Stations, Transportation Centers, Airports, Barking Dogs etc..

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

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Inspection Date/Time: 1/1/2009 9:00 am to 11:30 am

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 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 #099