



Your Property Inspection Report

Prepared For: John Smith

**Property Address:
1234 Any Street
San Diego, CA 92124**

Inspection Date: June 22, 2007



Prepared By:

Allegiant Property Inspection, Inc.
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REPORT SUMMARY

IMPORTANT: This summary provides a *brief overview* of the report. It is intended to help the client identify *some* of the more significant findings of the inspection. It is not encompassing, nor should it be considered a substitute for reading the entire report. This list is not intended to contain all items or conditions identified within our report as needing service, repair, replacement or recommended safety upgrades. Nor is it a tacit endorsement of the condition of components or features that may not appear in the summary. The entire inspection report, including the inspection agreement, standards of practice and report limitations must be carefully read to fully assess the findings of the inspection. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

It is recommended that the client have appropriate licensed contractor(s) evaluate concerns further before the close of the contingency period for functionality, safety and cost of required correction(s). Home inspectors are generalists. Additional concerns that may be beyond the scope of our inspection or outside our area of expertise may be identified. Please call our office for any clarifications or further questions.

ITEMS NEEDING ACTION

PLUMBING SYSTEM

Gas Service:

General Comments:

Gas lines in the attic lack proper support in some areas. Recommend further evaluation by a qualified contractor and repair as necessary.

HEATING, VENTILATION & AIR CONDITIONING

Heater and Air Conditioning Unit # 1:

General Condition:

Gaps were noted at the plenum where the ducts are connected and where the A/C refrigerant lines go through. This unit is not secured properly and it is not level. The unit was making unusual noises while in use. Recommend further evaluation by a qualified HVAC contractor and repair as necessary.

INTERIOR

Smoke Detectors:

General:

One or more smoke detectors are emitting "chirping" noises, indicating that batteries need changing. Recommend changing the batteries in all the smoke detectors now and annually in the future.

Fireplaces

General Condition:

Creosote buildup was visible in the fireplace and/or flue. Recommend cleaning, inspection and repairs as necessary by a qualified chimney service contractor.

GARAGE

Garage:

Automatic Overhead Door Opener:

There is an electronic beam safety reverse system installed. It does not function as intended. Recommend further evaluation by a qualified contractor and repair as necessary.

POOL/SPA & EQUIPMENT

General Comments:

The steps, guardrail and slide at the pool area are considered to be a safety hazard, especially for small children. Recommend having a qualified contractor make modifications such as installing a proper guardrail with gaps no larger than 4" wide and installing protective fencing to keep children from accessing the slide for enhanced safety.

Pool/Spa Enclosure Or Fencing:

Child Protection Fencing:

Improper or inadequate fencing or gates is enclosing the pool and/or spa. Also, no active alarms were on the doors/windows to the pool/spa area. This is a safety hazard, especially for small children. Recommend hiring a qualified contractor to install proper fencing, gates and alarms around the pool and/or spa as per current building practices for enhanced safety.

Pool Light:

General Condition:

The pool light was not operational. If a defective bulb is the reason, replacement is recommended. Otherwise, further evaluation and repairs will be needed by a licensed electrician. Unable to verify that the pool light was GFCI protected. Recommend further evaluation by a qualified contractor and repair as necessary.

THIS CONCLUDES THE REPORT SUMMARY ONLY. THE ENTIRE INSPECTION REPORT MUST BE CAREFULLY READ TO FULLY ASSESS THE FINDINGS OF THE INSPECTION.

GENERAL INFORMATION

Client & Site Information:

Inspection Date: June 22, 2007.
Inspection Site: 1234 Any Street
San Diego, CA 92124.

Structures Inspected: House and Garage. Pool and Spa.
Client: John Smith.
Clients Email: abc@xyz.com.
Clients Phone Number: 858-555-1100.
Agents Email: abc@xyz.com.
Inspector(s): Philip Smith.
Residence Occupied? Yes.
Parties Present: Buyers agent. Listing agent. Homeowner.

Building Characteristics:

Main Entry Faces: East.
Estimated Age: 2002 Stated By: Buyer's Agent.
Building Type: Single family home.
Stories: 2.

Climatic Conditions:

Weather: Clear.
Soil Conditions: Dry.
Outside Temperature (F): 80-90.

Utility Services:

Utilities Status: All utilities were on.

Payment Information:

Total Fee: \$600.
Paid By: Check.

REPORT LIMITATIONS

This report is the exclusive property of Allegiant Property Inspection, Inc. and the client(s) listed in the report title. The inspection report prepared for client is solely and exclusively for client(s) own information and may not be relied upon by any other person.

This report is intended only as a general guide to help the client(s) make their own evaluation of the overall condition of the property, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector(s), based upon visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component or area was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. No liability is assumed for conditions that were not visible or inspected.

The inspection is performed in accordance with the Standards of Practice of the California Real Estate Inspection Association (CREIA) in effect at the time of this inspection. A copy of these Standards of Practice along with a copy of the inspection agreement have been provided to client(s). Acceptance of this report by email, mail or in person constitutes agreement with policies included herein and on the written contract agreement whether or not a signature has been obtained.

We may make recommendations in this report for repair or further evaluation(s) by qualified contractor(s). Any such comment in the report means we are recommending further review and repairs as needed by a qualified, licensed contractor or specialty tradesperson dealing with that specific item or system prior to the end of the contingency period. Home inspectors are generalists. Additional concerns that may be beyond the scope of our inspection or outside our area of expertise may be identified.

We make every effort to inspect the systems and components included in our standards of practice. However, if any of the utilities are off at the time of the inspection, this limits our ability to fully inspect some systems and components. Any items we can not test due to the utilities being off are excluded from the report. We do recommend that any such item be fully examined for functionality and safety prior to the close of the contingency period.

Systems and conditions which are not within the scope of the inspection include, but are not limited to: any health or environmental conditions regarding this building or property, including, but not limited to: the presence of asbestos, radon, lead, urea-formaldehyde, fungi, molds, mildew, PCBs, or other toxic, reactive, combustible, or corrosive contaminants, materials, or substances in the water, air, soil, or building materials; pest infestation, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water features; water wells; water quality and quantity; zoning ordinances; intercoms; security systems; central vacuum systems; heat sensors; playground equipment; cosmetics or building code conformity. The Inspector is not liable for injury, health risks, or damage caused or contributed to by these conditions. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. Determining whether additions or alterations have been made or permitted is beyond the scope of this inspection. Recommend verifying what additions or alterations have been made and if they were permitted. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

In the event of a claim, the client(s) will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Cracks in hard surfaces can imply the presence of expansive soils that can result from continuous movement, but this can only be confirmed by a geological evaluation of the soil. Any reference to grade is limited only to exposed areas around the exterior of the foundation or exterior walls. We cannot determine drainage performance of the site or the condition of any underground piping, including subterranean drainage systems and municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. Any areas too low to enter/view or not accessible are excluded from the inspection. We do not evaluate any detached structures such as storage sheds and stables, nor mechanical or remotely controlled components such as driveway gates. We do not evaluate or move landscape components such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, fire places, patio fans, heat lamps, and decorative or low-voltage systems. Any such mention of these items is informational only and not to be construed as inspected. Water features including, but not limited to: ponds, fountains, waterfalls, bird baths, etc. are beyond the scope of the inspection. It is recommended that these items be checked for sturdy installation and have physical barriers installed to prevent bodily injury or death, especially for children. The sprinkler system (including underground pipes) is beyond the scope of this inspection. Surface drains are not tested - the condition of underground pipes cannot be determined.

Paving Conditions:

- Driveway:** Driveway type: Concrete, General condition of the driveway appears serviceable.
- Walks:** Sidewalk/walkway type: Concrete, General condition of the sidewalks/walkways appear serviceable.
- Exterior Steps:** General condition of the steps appear serviceable.

Patio:

- Type and Condition:** Patio type: Concrete. General condition of the patio/porch appears serviceable.

Fences & Gates:

- Condition:** Type: Wood. Earth to wood contact was noted in one or more areas at the exterior. Some wood damage noted. Recommend eliminating earth-to-wood contact and repair as necessary.



Grading:

- Site:** Gentle slope. Some flat spots were present. Recommend grading soil around the foundation so water drains to the surface drains or at least 6' away from the house.

Landscaping:

- Condition:** Vegetation/landscaping is in contact with or too close to the structure's exterior. This is a conducive condition for wood destroying insects and organisms. Vegetation can serve as a conduit for insects and may retain moisture against the exterior after rain or irrigation. Recommend pruning or removing vegetation as necessary so there's at least a one foot gap between all vegetation and the structure's exterior. Landscaping prevents a full view of all areas at the exterior. Unable to view/inspect all areas.

EXTERIOR

We generally do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. It is very common for cracks to be present on stucco where used. Smaller cracks are typical for this type of wall covering. Wall insulation type and value is not verified. Conditions inside the walls cannot be judged. Lead paint testing is not performed. If the wall system is E.I.F.S., we recommend a fully certified inspection for further information.

Exterior Walls:

Materials & Condition:

Wall covering materials are: Stucco. Common cracks noted. Some stains were noted on the stucco. Some of these appear to be from sprinkler head spray. Recommend adjusting the sprinkler heads so they do not spray on the structure, fencing, etc. General condition of the exterior walls appear serviceable.



Trim & Exterior Wood:

Wood. General condition of the trim appears serviceable.

General Comments:

One or more of the exterior window sills have areas that can collect water. Exterior window sills should be sloped to drain to prevent standing water. Recommend repairs as necessary.



Chimney:

Chimney Exterior:

Stucco.

Flue:

General condition of the flue(s) appear serviceable (not fully visible).

Flashing:

The flashing installed around the chimney stack appears to be functional.

Chimney Cap:

The sparkscreen/raincap appears to be functional.

FOUNDATION

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that appear to be firm and solid can become unstable during seismic activity or may expand with the influx of water or moisture, moving structures with relative ease and fracturing slabs and other hard surfaces. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, minor cracks or deteriorated surfaces are common in many foundations and most do not represent a structural problem. 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 coverings. Fortunately, most of these cracks are related to the curing process or to common settling, including some wide ones called cold-joint separations that typically contour the footings, but others can be more structurally significant and reveal the presence of expansive soils that can predicate more or less continual movement. If major cracks are present along with displacement, we routinely recommend further evaluation be made by a qualified structural or civil engineer. The exterior view of the foundation is limited to the portions visible above grade that are not obstructed by landscaping or other items. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. We also recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

Foundation:

**Type of
Foundation:**

Post Tension Concrete Slab Foundation - This residence has a slab foundation. Such foundations vary considerably from older ones that have no moisture barrier under them and no reinforcing steel within them to newer ones that have both. Our inspection of slab foundations conforms to industry standards, which is that of a generalist and not a specialist. We check the visible portion of the stem walls on the outside for any evidence of significant cracks or structural deformation, but we do not move furniture or lift carpeting and padding to look for cracks or moisture penetration, and we do not use any of the specialized devices that are used to establish relative elevations and confirm differential movement. Significantly, many slabs are built or move out of level, but the average person may not become aware of this until there is a difference of more than one inch in twenty feet, which most authorities regard as being tolerable. Many slabs are found to contain cracks when the carpet and padding are removed, including some that contour the edge and can be quite wide. They typically result from shrinkage and usually have little structural significance. However, there is no absolute standard for evaluating cracks, and those that are less than 1/4" and which exhibit no significant vertical or horizontal displacement are generally not regarded as being significant. Although they typically do result from common shrinkage, they can also be caused by a deficient mixture of concrete, deterioration through time, seismic activity, adverse soil conditions, and poor drainage. If they are not sealed, they can allow moisture to enter a residence, particularly if the residence is surcharged by a hill or even a slope, or if downspouts discharge adjacent to the slab. However, in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. At your request, we would be happy to refer one.

**Foundation
Materials:**

Poured in place concrete.

Foundation Bolts

Noted: Not Visible - This inspection was unable to locate foundation bolts or brackets installed. These bolts are rarely visible except in unfinished areas and crawlspaces.

Visible Portions of Foundation

Walls: The exposed, visible portions of the perimeter foundation appear to be adequate. Due to limited visibility, some portions of the foundation were blocked from view and could not be inspected.

Slab Observations at the Interior:

Slab was not visible at the interior due to carpet and/or floor covering but no readily visible problem was noted during the inspection. Floors may be concealed by furnishings or other stored items.

ROOF & ATTIC

This report is an opinion of the general condition of the roofing. Roofs, skylights and flashings are not water tested for leaks. The inspector cannot, and does not, warranty as to whether the roof has leaked in the past, leaks now, or may be subject to future leakage. Roofs of certain materials such as concrete tile are not walked on in order to avoid causing damage that could occur. When roofs are not walked, a full inspection of the roof and its components is not possible. Built up roofs are not fully visible due to aggregate that covers the roofing materials. Inspector(s) are unable to fully inspect these types of roofs. These types of roofs require ongoing maintenance and may need to be replaced at any time. We recommend inquiring with the seller to determine when the roof was last replaced or had maintenance. Roofs that are part of Home Owner's Associations are not part of the inspection. Attic access is often restricted by items including but not limited to: stored items, HVAC equipment and ducts, pipes, wires and low roof framing. Inspector(s) are not able to fully evaluate these areas.

Roofing:

Type Roof: Gable.

Roof Covering Materials: Concrete tiles.

Underlayment Noted: Roofing underlayment was noted under the roofing material.

Means of Roof Inspection: The surface of the roof was not walked on. The type of roof covering material is such that it could be damaged if walked on. The inspector views the roof from available vantage points such as from the ground with binoculars, from the eaves on a ladder and from windows. These inspections are limited. The roof and its components are not fully visible and can not be fully inspected.

Condition of Roof Covering

Material: The general condition of the roof covering material appears serviceable.

Flashing: The general condition of the flashings appear to be serviceable.

Roof Gutter System: Full gutters are installed. Gutters and downspouts were not fully visible. Gutters, downspouts and subsurface drains are not tested for leakage or blockage. Regular maintenance of drainage systems is recommended to avoid water problems at the roof and foundation.

Attic Area:

Attic Access

Location: Master bedroom closet.

Method of

Inspection: The attic cavity was inspected by entering the area. The inspector was unable to access all areas of the attic due to: Roof framing or sheathing restricts access. HVAC equipment and ducts restrict access.

Attic Cavity Type: Crawl Through - The attic cavity is not useable for any storage due to size, framing, or insulation.

Roof Framing: A truss system is installed in the attic cavity that is used to support the roof decking and transmit the roof load to the exterior walls.

Roof Framing

Condition: The general condition of the roof framing appears to be in functional condition.

Roof Decking: The roof decking material is oriented strand board sheeting.

Insulation Noted: The attic insulation appears to be serviceable. The following type of insulation was noted in the attic: Cellulose blown-in. There is an average of at least 6" of insulation installed.

Ventilation: There appears to be adequate ventilation installed.

PLUMBING SYSTEM

Notice: It is recommended that all homes with fuel burning appliances have carbon monoxide detectors installed for enhanced safety. Underground pipes, pipes inside walls or concealed pipes cannot be judged for sizing, leaks or corrosion. Water, waste, vent and gas pipes are not fully visible and can not be fully inspected. Water shutoff valves are not tested or turned. Leaks can result from turning valves. Floor drains are not tested. Be sure to keep enough water in the traps to prevent unwanted gases from entering the room. The inspector does not perform tests for water quality or hazards such as lead and does not perform tests for gas leaks. Estimated remaining life of water heater(s) is not part of this inspection. Solar systems and hot water circulating pumps/systems are not part of this inspection. Sprinkler systems, water filtration systems, water conditioning systems and instant hot water systems are not part of this inspection. City sewer service, septic systems and all underground pipes are not part of this inspection. Future drainage performance cannot be determined. Be advised that some "Polybutylene" and "ABS" plastic piping systems have experienced documented problems. Contact the manufacturer or a plumbing expert for further information and evaluations.

Plumbing:

Main Water Line

Material: The main water line is copper.

Main Water Line

Size: 1"

Main Water Line

Shutoff Location: Garage.

Water Pressure:

The water pressure was between 40-80psi. Water pressure from 40 to 80 pounds per square inch is considered within normal/acceptable range. Water pressure was checked at an exterior hose bib.

Exterior Hose

Bibs: The exterior hose bib(s) appeared to function normally. One or more outside faucets are missing backflow prevention devices. Under current standards, backflow prevention valves are required. Recommend installing backflow prevention devices on all exterior hose bibs where missing. They are available at most home improvement

stores and are easily installed.

Visible Supply Piping Material:

The visible supply piping in the structure is copper.

Supply Piping Condition:

General condition of the water supply piping appears functional.

Functional Supply:

Satisfactory - By testing multiple fixtures at one time, functional flow of the water supply appeared to be serviceable.

Visible Waste Line Materials

Plastic.

Waste Piping Condition:

The general condition of the waste piping appears functional.

Functional Drainage:

Satisfactory - Functional drainage was verified. Water drained from a random sample of fixtures or drains at a rate faster than was supplied.

Vent Piping Material

Plastic.

Vent Piping Condition:

The general condition of the vent piping appears functional.

Gas Service:

Type

Gas Meter, General condition of the gas service appears serviceable.

Gas Shutoff Location:

Exterior, North.

General Comments:

Gas lines in the attic lack proper support in some areas. Recommend further evaluation by a qualified contractor and repair as necessary.



Water Heater:

Location:

Garage.

Fuel Source for Water Heater:

The water heater is gas-fired.

Type: Tank.

Tank Capacity: A 50 gallon water heater is installed.

General Condition: General condition of the water heater appears serviceable.

Gas Valve: Satisfactory - There is a gas valve cutoff installed adjacent to the hot water tank.

Combustion Air: Combustion air is available for the water heater.

Water Heater Fill Valve Installed: Yes - There is a fill valve installed on the incoming water line. This valve can be used to cut off the water supply to the water heater.

Vent/Flue Pipe Condition: The general condition of the vent flue piping for the water heater appears serviceable.

Temperature & Pressure Relief Valve: A temperature and pressure relief valve is installed and appears serviceable.

TPR Pipe: The TPR overflow pipe appears serviceable.

Seismic Straps: General condition of the seismic straps appear serviceable.

LAUNDRY

Often times the laundry equipment can restrict access to the laundry hookups and vent. Washing machines and dryers are not tested or moved during the inspection. The inspector does not test washing machine drains or supply valves. Water supply valves if turned may be subject to leaking. Condition of the walls around or flooring underneath cannot be judged.

Laundry:

Location: Service Area.

Water and Waste Piping: Water and waste piping for the laundry is present and appears to be serviceable, though inspector does not operate or test the piping.

Electrical Outlets: The 120 volt electrical receptacle at the laundry area is serviceable and grounded.

Gas Dryer Hookup: There is a gas line provided for a gas dryer.

Dryer Venting: Dryer venting at the laundry area is provided and appears serviceable, though the vent pipe is not fully visible.

Laundry Sink: General condition of the laundry sink, faucet and plumbing appears serviceable.

Area Ventilation: The laundry area ventilation seems adequate.

HEATING, VENTILATION & AIR CONDITIONING

Notice: For optimum performance, the HVAC systems should be serviced annually. It is recommended that the air filter(s) be changed or cleaned every 30 to 45 days for best performance. If the client can not obtain documentation verifying regular maintenance, we recommend having the unit serviced by a qualified HVAC contractor prior to the end of the contingency period. Thermostats are not checked for timed functions or calibration. Adequacy, efficiency or even distribution of the HVAC system through the residence is not part of this inspection. The inspector is not equipped to thoroughly inspect heat exchangers for evidence of cracks or holes as this can only be done by dismantling the unit or other technical procedures. Some furnaces are designed in such a way that inspection is almost impossible. During the inspection it is impossible to determine the condition of the interior of vent flues. Sections of vent flues that are not visible or accessible can not be inspected. The inspector does not perform pressure tests on coolant systems; therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity or effectiveness is not part of the inspection. Determining compliance with manufacturers' installation requirements is beyond the scope of this inspection. We recommend verifying installations according to the manufacturer's instructions. Window or portable air conditioning units are not inspected.

Heating Unit # 1:

Heating System

Location: Attic. This unit is on the left side of the attic.

Heating System Type:

A forced air furnace is installed as the primary source of heat.

Fuel Source: The fuel source is natural gas.

General

Condition: General condition of the heating system appears serviceable.

Venting: The visible portions of the flue/vent system appear to be functional.

Combustion Air Adequacy:

Availability of secondary air for combustion and flue draft appears to be adequate; however, no calculation was performed by the inspector.

HVAC

Distribution General condition of the HVAC system distribution appears to be serviceable.

Thermostat Condition:

General condition of the thermostat appeared serviceable. Programmed controls were not tested.

Filter Condition: This system is equipped with washable filter(s). Recommend washing filter(s) now and every 2 months in the future if the thermostat's fan position is set to "Auto", or monthly if it's set to "On".

Heating Unit # 2:

Heating System

Location: Attic. This unit is on the right side of the attic.

Heating System Type:

A forced air furnace is installed as the primary source of heat.

Fuel Source: The fuel source is natural gas.

General

Condition: General condition of the heating system appears serviceable.

Venting: The visible portions of the flue/vent system appear to be functional.

Combustion Air

Adequacy: Availability of secondary air for combustion and flue draft appears to be adequate; however, no calculation was performed by the inspector.

HVAC

Distribution General condition of the HVAC system distribution appears to be serviceable.

Thermostat

Condition: General condition of the thermostat appeared serviceable. Programmed controls were not tested.

Filter Condition: This system is equipped with washable filter(s). Recommend washing filter(s) now and every 2 months in the future if the thermostat's fan position is set to "Auto", or monthly if it's set to "On".

Air Conditioning Unit # 1:

Unit/Condenser

Location: Attic/Exterior. This unit is on the left side of the attic.

Type: Refrigerator/Split System. Electricity-powered.

General

Condition: Gaps were noted at the plenum where the ducts are connected and where the A/C refrigerant lines go through. Recommend further evaluation by a qualified contractor and repair as necessary.



This unit is not secured properly and it is not level. The unit was making unusual noises while in use. Recommend further evaluation and repair as necessary by a licensed HVAC contractor.



Service Disconnect:

The installed service disconnect is located within sight of the condensing coil cabinet and not more than 50 feet from the unit.

Condensate Lines:

The condensate drain lines appear to be adequately installed. Periodic checking to make sure that the lines are functional will help to maintain the system. The condensate line(s) were not fully visible.

Insulation Wrap on the Suction Line:

Insulation is installed on the air conditioning suction line and it appears serviceable. The insulation can deteriorate over time especially at the exterior. Recommend monitoring occasionally to check the condition of the insulation and repair when necessary. Lines were not fully visible. The refrigerant line(s) were not fully visible.

General Comments:

Recommend clearing soil and mulch at base of the condenser units at the exterior to prevent damage and clearing vegetation around the units for proper function.



Air Conditioning Unit # 2:

Unit/Condenser

Location: Attic/Exterior. This unit is on the right side of the attic.

Type: Refrigerator/Split System. Electricity-powered.

General

Condition: General condition of the air conditioning system appeared serviceable.

Service

Disconnect: The installed service disconnect is located within sight of the condensing coil cabinet and not more than 50 feet from the unit.

Condensate

Lines: The condensate drain lines appear to be adequately installed. Periodic checking to make sure that the lines are functional will help to maintain the system. The condensate line(s) were not fully visible.

Insulation Wrap on the Suction

Line: Insulation is installed on the air conditioning suction line and it appears serviceable. The insulation can deteriorate over time especially at the exterior. Recommend monitoring occasionally to check the condition of the insulation and repair when necessary. Lines were not fully visible. The refrigerant line(s) were not fully visible.

ELECTRICAL SYSTEM

We are not electricians. In accordance with the standards of practice, we test a representative number of switches and outlets but do not perform load-calculations to determine if the supply meets the demand. Every electrical deficiency or recommended upgrade should be regarded as a latent hazard that we recommend be serviced as soon as possible, along with certification of the system as safe by a licensed contractor. Therefore, any recommendations that we may make for service or upgrades should be completed before the close of the contingency period, because an electrician could reveal additional deficiencies or recommend additional upgrades. Any electrical repairs or upgrades should be made by a licensed electrician. Aluminum wiring, if present, requires periodic inspection and maintenance by a licensed electrician.

Inoperative light fixtures often lack bulbs or have dead bulbs installed. The inspector is not required to insert any tool, probe, or testing device inside the panels, operate any over-current device or circuit interrupter, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection, including but not limited to: low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment.

Service:

Type & Condition: Underground, 120/240 Volt, The electrical service entrance wires were not visible.

Grounding Equipment: Appears to be grounded via UFER grounding system. UFER grounding will tie in the steel reinforcement bars in a building or foundation to the building electrical ground. When bonded to the electrical ground, building steel, etc., the buildings reinforced floor and foundation become part of the building grounding system. UFER coverplates are not removed if installed.

Electrical Distribution Panels:

Main Panel Location: Exterior, North.

Main Panel/ Breaker Rating: The main breaker rating is 200 amps.

Main Panel Condition: General condition of the electrical panel appears serviceable. A grounding wire was present.

Overcurrent Protection Devices: Circuit breakers, General condition of the overcurrent protection devices appears serviceable.

Sub Panel #1: Located at the pool equipment. General condition of the electrical panel appears serviceable.

Conductors:

Entrance Cables: Not visible.

Branch Wiring: Copper. Non-metallic sheathed cable. General condition of the branch wiring appears serviceable.

Switches & Fixtures:

General: Lights are not operational in some areas, possibly due to bad bulbs. Recommend replacing bulb(s) where necessary. If light(s) still don't work then recommend having a qualified electrician evaluate and repair as necessary. General condition of the switches throughout the house are in serviceable condition.

Electrical Outlets:

General: General condition of the outlets throughout the house are in serviceable condition. Furniture and/or stored items prevented access and testing at some outlets.

Exterior Walls: One of the "in-use" electrical outlet covers should be closed to keep water out. General condition of the exterior electrical appears serviceable.



INTERIOR

Our inspection of the interior includes the visually accessible areas of walls, ceilings, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. The condition of walls behind wallpaper, paneling and furnishings cannot be judged. We may not comment on cracks around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture and stored items, and the condition of floors underlying floor coverings is not inspected. Security systems, intercom systems and central vacuum systems are beyond the scope of this inspection. Determining the condition of dual pane insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. Security bars are not part of this inspection. If not properly operational, these bars can be a safety hazard in the event of a fire. Recommend testing to ensure they are properly operational or removing for enhanced safety. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the close of escrow.

Restricted Access:

Yes. Numerous wall, floor and/or ceiling surfaces were obstructed by furniture and/or stored items, preventing a full evaluation of some areas. Do a careful check on your final walkthrough.

Doors:

Main Entry Door: General condition of the entry door(s) appear serviceable.
Overall Interior Door Condition: The french doors stick/rub at the lower entertainment room. Recommend repair as necessary. General condition of the interior doors appear serviceable.
Exterior Doors: French. Single hinged door(s). General condition of the exterior door(s) appear serviceable.

Windows:

Type: Vinyl. Dual pane. Single hung. Fixed frame.
General Condition: A representative sampling was taken. General condition of the interior windows appear serviceable. One or more of the windows were not accessible due to furnishings, stored items or height restricting access.

Walls:

Material & General Condition: Drywall. General condition of the walls appear serviceable.

Ceilings:

Material & General Condition: Drywall. General condition of the ceilings appear serviceable.

Floors:

Material & General Condition: Carpet. Wood. Tile. General condition of the flooring appears serviceable.

Stairs & Handrails:

Condition: General condition of the stairs appear serviceable. General condition of the handrail(s) appear serviceable.

Smoke Detectors:

General: Smoke alarm(s) responded to test button operation. One or more smoke detectors are emitting "chirping" noises, indicating that batteries need changing. Recommend changing the batteries in all the smoke detectors now and annually in the future. For more information on smoke detectors, please review the U.S. Consumer Product Safety Commission Document #5077: <http://www.cpsc.gov/cpscpub/pubs/5077.html>.

Fireplaces

Firebox and Flue Type: Metal Prefabricated.
General Condition: General condition of the fireplace(s) appear serviceable. Creosote buildup was visible in the fireplace and/or flue. Recommend cleaning, inspection and repairs as necessary by a qualified chimney service contractor.

Gas Piping: Gas piping was operational (inspector does not light).

Damper: General condition of the damper(s) appear serviceable.

GARAGE

Flammable materials should not be stored within closed garage areas. Determining the rating of firewalls is beyond the scope of this inspection. Garage door openings are not standard, so you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles. It is not uncommon for moisture to penetrate garages, particularly with slabs on-grade construction, and this may be apparent in the form of efflorescence or salt crystal formations on the concrete. You may want to have any living space above the garage evaluated further by a structural engineer, as it may be seismically vulnerable. Framing, wiring, and piping covered with drywall or out of sight is beyond the scope of this inspection.

Garage:

Garage Type: The garage is attached.

Number of Overhead Doors: There is a single overhead door.

Overhead Door and Hardware Condition: General condition of the vehicle door(s) at the garage appear serviceable.

Automatic Overhead Door Opener: There is an electronic beam safety reverse system installed. It does not function as intended. Recommend further evaluation by a qualified contractor and repair as necessary.

The safety reverse switch worked when it met resistance.

Restricted View: The occupant's belongings are blocking the view of many areas in the garage. The inspector was unable to fully inspect the garage. Recommend careful review prior to the close of the transaction.

Floor Condition: General condition of the floor at the garage appears serviceable.

Garage Walls and Ceiling Condition: General condition of the garage walls and ceiling appear serviceable.

Door to Living Space: General condition of the door to the living space from the garage appears to be serviceable.

Ventilation: Appears to be blocked by cabinetry. Recommend repair as necessary.

Exterior Door: General condition of the exterior door in the garage appears serviceable.

Electrical Service: General condition of the garage electrical appears serviceable.

KITCHEN & APPLIANCES

We test kitchen appliances for basic functionality, but cannot evaluate them for their performance or the variety of their settings or cycles. Appliances older than ten years may exhibit decreased efficiency. Even if general comments are made, these items are not inspected: free-standing appliances, refrigerators, freezers, ice makers, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills, or rotisseries, timers, clocks, thermostats, the self-cleaning and cooking capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards. These items should be considered outside the scope of the inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

Kitchen Sink And Plumbing:

General

Condition: General condition of the sink, faucet and plumbing appear serviceable.

Garbage Disposal:

General

Condition: General condition of the garbage disposal appears serviceable.

Dishwasher:

General

Condition: General condition of the dishwasher appears serviceable.

Range - Cooktop / Oven:

Type &

Condition: Gas, Electric, Separate cook top, General condition of the cooktop/oven(s) appear serviceable.

Ventilation:

Type &

Condition: The fan / hood for the cooktop appears serviceable. Vent for the cooktop appears to be run through the slab to the exterior.

Microwave:

General

Condition: Basic function of the microwave appears serviceable.

Kitchen Interior:

Counters &

Cabinets: General condition of the kitchen interior appears serviceable. Some areas of the kitchen: counters, cabinets, drawers and/or walls/floors were not fully visible due to the occupant's belongings.

BATHROOMS

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

Sink & Cabinetry:

Lower Hall

Bathroom 1/2: General condition of the sinks and cabinets appear to be serviceable. View below the sink area was restricted.

Upper Hall

Bathroom: General condition of the sinks and cabinets appear to be serviceable. View below the sink area was restricted.

Master Bathroom: General condition of the sinks and cabinets appear to be serviceable. View below the sink area was restricted.

Lower Bedroom

Bathroom: General condition of the sinks and cabinets appear to be serviceable. View below the sink area was restricted.

Toilet:

Lower Hall

Bathroom 1/2: The toilet is loose at the floor. Recommend repair as necessary.

Upper Hall

Bathroom: General condition of the toilet appears to be serviceable.

Master Bathroom: General condition of the toilet appears to be serviceable.

Lower Bedroom

Bathroom: General condition of the toilet appears to be serviceable. The caulking at the base of the toilet is deteriorated. Recommend checking toilet connection and re-caulking.

Bathroom Ventilation:

Lower Hall

Bathroom 1/2: Bathroom appears to be vented properly with either a vent or an operable window.

Upper Hall

Bathroom: Bathroom appears to be vented properly with either a vent or an operable window.

Master Bathroom: Bathroom appears to be vented properly with either a vent or an operable window.

Lower Bedroom

Bathroom: Bathroom appears to be vented properly with either a vent or an operable window.

Electrical:

Lower Hall

Bathroom 1/2: The GFCI receptacles in the bathroom appeared to be operational and grounded.

Upper Hall

Bathroom: The GFCI receptacles in the bathroom appeared to be operational and grounded.

Master Bathroom: The GFCI receptacles in the bathroom appeared to be operational and grounded.

Lower Bedroom

Bathroom: The GFCI receptacles in the bathroom appeared to be operational and grounded.

Tub:

Upper Hall

Bathroom: General condition of the tub appears to be serviceable.

Master Bathroom: General condition of the tub appears to be serviceable.

Lower Bedroom

Bathroom: General condition of the tub appears to be serviceable.

Shower:

Upper Hall

Bathroom: General condition of the shower appears to be serviceable.

Master Bathroom: One or more areas inside the shower are not sloped towards the drain. This is a fairly common occurrence. However, it can result in water accumulating against the walls or benches and possibly penetrating into them. This could lead to water damage and environmental concerns. Recommend further evaluation and repairs as necessary to prevent any water penetration and/or damage.



Lower Bedroom

Bathroom: General condition of the shower appears to be serviceable.

POOL/SPA & EQUIPMENT

NOTICE: This home has a pool and/or spa on the property. These bodies of water can pose significant safety hazards, especially for small children and can possibly cause death. The client is urged to take action as necessary to install or maintain proper safety barriers around these bodies of water to prevent bodily injury or death, especially for small children. We recommend that the client obtain and read a copy of the California Health and Safety Code Sections 115920-115929. We strongly encourage the client to implement all of the items in this document for enhanced safety. To view this document go to: http://www.dhs.ca.gov/ps/ddwem/environmental/Rec_Health/PDFs/Swimming%20Pool%20Safety%20Act.pdf or <http://www.ca.gov> and search the web site for pool safety information.

The inspection is limited to those areas which are above ground or water level. Pool/spa bodies that are filled with water are not fully visible or accessible and therefore, can not be fully inspected. All underground piping is beyond the scope of this inspection. Equipment including, but not limited to: solar heating systems, chlorinators, fountains and timers are beyond the scope of the inspection. Pressure tests are not performed during this inspection. Pool filtering devices are not disassembled to determine the condition of any installed filter elements. Operation of timers, clocks and thermostatic temperature controls cannot be verified during a visual inspection. Testing of backflush mechanisms is beyond the scope of this inspection. Pilot lights on gas pool heaters are not lit if off during the inspection. Purchasers are encouraged to ask sellers about the existence of any past or present leaks in the pool, spa or associated equipment. Generally, the way to detect an underground leak in a supply line, buried pipe fitting, or pool/spa surface crack is by observation of the persistent

and continuous loss of water from the pool over an extended period of time.

General Comments:

The steps, guardrail and slide at the pool area are considered to be a safety hazard, especially for small children. Recommend having a qualified contractor make modifications such as installing a proper guardrail with gaps no larger than 4" wide and installing protective fencing to keep children from accessing the slide for enhanced safety.



Pool/Spa Enclosure Or Fencing:

Child Protection Fencing:

Improper or inadequate fencing or gates is enclosing the pool and/or spa. Also, no active alarms were on the doors/windows to the pool/spa area. This is a safety hazard especially for small children. Recommend hiring a qualified contractor to install proper fencing, gates and alarms around the pool and/or spa as per current building practices for enhanced safety.

Pool Surface:

Type: Plaster.

General

Condition:

General condition of the pool surface appears serviceable. Pool bodies that are filled with water are not fully visible/accessible and can not be fully inspected.

Pool Coping: Good overall condition.

Skimmer & Basket:

General

Condition:

Good overall condition.

Pool Decking:

Type & General

Condition:

Concrete. Good overall condition.

Pool Light:

General

Condition:

The pool light was not operational. If a defective bulb is the reason, replacement is recommended. Otherwise, further evaluation and repairs will be needed by a licensed electrician. Unable to verify that the pool light was GFCI protected. Recommend further evaluation by a qualified contractor and repair as necessary.

Pumping Equipment:

Pump & Motor

General

Condition:

Good overall condition. Body bonds were present.

Filter:

Type & General Condition:

Good overall condition. The pressure gauge and bleeder valve were operational.

Visible Plumbing Lines:

General Condition:

Good overall condition. No active leaks were noted.

Heaters:

Type & General Condition:

Pool/spa heater was operational. The pressure limit switch was operational. Body bonds were present. Some rust was noted in the burner chamber. This is a sign that the unit is showing some signs of wear/deterioration.

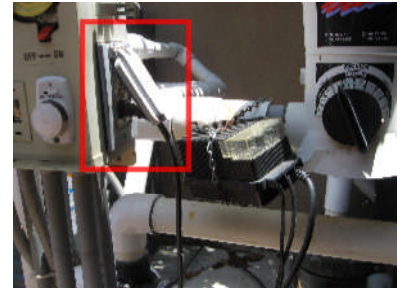
Electric Controls:

Sub Panels:

Good overall condition.

General Comments:

The pool/spa GFCI receptacle is being used for appliances or systems that are constantly in use and aren't equipped with an "in-use" receptacle covers for wet locations. This is a safety hazard and poses a risk of both fire and shock. Recommend installing "in use" covers where necessary.



Spa/Hot Tub:

Type:

Plaster.

General Condition:

Good overall condition.

Operation:

Spa operation was satisfactory.

General Comments:

Spa light and GFCI test were operational.