West Coast Home Inspections

5536 Satsuma Ave., North Hollywood , Ca. 91601
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CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

Mr. Buyer

INSPECTION ADDRESS

THIS IS A PARTIAL REPORT ONLY, any where usa,

INSPECTION DATE

12/25/2005 10:00 am to 12:00 pm

GENERAL INFORMATION

Inspection Address: THIS IS A PARTIAL REPORT ONLY, any where usa,
Inspection Date: 12/25/2005 Time: 10:00 am to 12:00 pm
Weather: Clear and Dry - Temperature at time of inspection: 80 Degrees

Inspected by: Shawn Blaney

Client Information: Mr. Buyer
Furnished: Yes
Number of Stories: One

Structure Style: California Ranch

Structure Orientation: South West

Estimated Year Built: 1940
Unofficial Sq.Ft.: 2700

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

PLEASE NOTE:

This report is the exclusive property of [insert your company name] and the client whose name appears herewith, and its use by any unauthorized persons is strictly prohibited.

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

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

Report File: WESTCOAST SAMPLE

SCOPE OF WORK

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

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

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

Asbestos is a notorious contaminant that could be present in any home built before 1978. It is a naturally occurring mineral fiber that was first used by the Greek and Romans in the first century, and it has been widely used throughout the modern world in a variety of thermal insulators, including those in the form of paper wraps, bats, blocks, and blankets. However, it can also be found in a wide variety of other products too numerous to mention, including duct insulation and acoustical materials, plasters, siding, floor tiles, heat vents, and roofing products. Although perhaps recognized as being present in some documented forms, asbestos can only be

specifically identified by laboratory analysis. The most common asbestos fiber that exists in residential products is chrysotile, which belongs to the serpentine or white-asbestos group, and was used in the clutches and brake shoes of automobiles for many years. However, a single asbestos fiber is said to be able to cause cancer, and is therefore a potential health threat and a litigious issue. Significantly, asbestos fibers are only dangerous when they are released into the air and inhaled, and for this reason authorities such as the Environmental Protection Agency [EPA] and the Consumer Product Safety Commission [CPSC] distinguish between asbestos that is in good condition, or non-friable, and that which is in poor condition, or friable, which means that its fibers could be easily crumbled and become airborne. However, we are not specialists and, regardless of the condition of any real or suspected asbestos-containing material [ACM], we would not endorse it and recommend having it evaluated by a specialist.

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

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

Exterior

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

Site & Other Observations

Renovations & Additions

Informational Components

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

Landscaping Observations

Informational Components

We do not evaluate landscaping, but some of the trees need to be trimmed or pruned.
Landscaping remains incomplete, but should include hard surfaces, area drains, etc.

Neglected Property Disclaimer

Informational Components

The property has been neglected, and we will not comment further on the obvious and numerous deficiencies. However, you should obtain estimates from a general contractor, because the cost of renovation could significantly effect your evaluation of the property.

Grading & Drainage

General Comments

Informational Components

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

Moisture & Related Issues

Informational Components

Moisture intrusion is a perennial problem, with which you should be aware. It involves a host of interrelated factors, and can be unpredictable, intermittent, or constant. When moisture intrusion is not self evident, it can be inferred by musty odors, peeling paint or plaster, efflorescence, or salt crystal formations, rust on metal components, and wood rot. However, condensation and humidity can produce similar conditions if the

temperature in an area is not maintained above the dew point. Regardless, if the interior floors of a residence are at the same elevation or lower than the exterior grade we could not rule out the potential for moisture intrusion and would not endorse any such areas. Nevertheless, if such conditions do exist, or if you or any member of your family suffers from allergies or asthma, you should schedule a specialist inspection.

Interior-Exterior Elevations

Informational Components

There are planter beds that will trap water against the walls of the residence, which can never be sensibly approved, because they allow the possibility of moisture intrusion into the residence. If they are to remain, they should be retrofitted to have several one-inch weep holes at their base, because ordinary open grout-joint weep holes commonly become occluded and fail, and it would be prudent to periodically monitor the adjacent interior walls.

Grading and drainage is negative or neutral adjacent to the garage and moisture intrusion could result: see specific comments under "Garage."

Components and Conditions Needing Service

There is evidence of moisture intrusion within the residence that we will point out, which should be remediated by a licensed specialist. However, you should also be aware that where moisture goes mold usually follows.

Grading and drainage is either negative or neutral adjacent to the residence, and moisture intrusion will remain a possibility. The soil or the hard surfaces should slope away from the residence to a distance of at least six feet, to keep moisture away from the footings. We can elaborate on this issue, but you should seek a second opinion from a geologist or grading and drainage contractor.

Flat & Level Pad

Informational Components

The residence is situated on a flat level pad, which would typically not need a geological evaluation. However, inasmuch as we do not have the authority of a geologist you may wish to have a site evaluation.

Drainage Mode

Informational Components

Drainage is solely dependant on soil percolation, which is not ideal, and water will certainly pond during prolonged rains.

Components and Conditions Needing Service

The residence is surcharged by a slope that has not been well maintained and directs water toward the residence. This could result in soil erosion and slippage that could impede drainage or threaten the house, and particularly during prolonged rains. Subsurface drainage may have been installed when the site was graded, but we have no knowledge of this. Therefore, you should consult a landscape contractor about improving the condition of the slope.

House Wall Finish

House Wall Finish Type

Informational Components

The house walls are finished with a combination of stucco and siding.

House Wall Finish Observations

Informational Components

The house wall finish is in acceptable condition.

The stucco extends down to the soil without the benefit of a weep-screed. Weep screed is a horizontal strip of metal that isolates the stuccoed house walls from the foundation and allows them to move independent of the foundation. This not only prevents horizontal cosmetic cracks that are commonly seen at the base of many stuccoed walls but also isolates the stucco from the soil and inhibits the wicking effect of moisture being drawn up into the stucco which in turn creates the flaking and peeling that is common on such surfaces.

Exterior Components

General Comments

Informational Components

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

Driveways

Informational Components

The driveway is in acceptable condition.

Walkways

Informational Components

There are several offsets in the walkways that could prove to be trip-hazards.

Yard Walls

Informational Components

Some portions of the yard walls are obscured by foliage or other material and could not be fully examined.

Fences & Gates

Components and Conditions Needing Service

Portions of the fences or gates are dry rot or termite damaged, which should be evaluated by a termite inspector. However, you may wish to confirm that fences and gates are included in the termite inspection.

Fascia & Trim

Components and Conditions Needing Service

The fascia board and trim, and particularly that on the south facing side that is exposed to the sun, are in poor condition and should be serviced.

Steps & Handrails

Informational Components

As a safety precaution, we recommend installing handrails on steps that have three or more risers, and particularly if children or the elderly visit or occupy the property.

Windows

Informational Components

In accordance with industry standards, we only test a representative sample of windows. The windows appear to be the same age as the house, and will not necessarily function smoothly. However, we do test every unobstructed window in every bedroom to ensure that they facilitate an emergency exit.

Some of the window panes are mineral stained by overspray from the sprinklers, which can be difficult to remove.

Outlets

Informational Components

All of the exterior outlets should be upgraded to have ground fault protection.

Structural

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

Structural Elements

Identification of Wall Structure

Informational Components

The walls are conventionally framed with wooden studs.

Identification of Floor Structure

Informational Components

The floor structure consists of posts piers girders and joists sheathed with plywood or diagonal boards.

Identification of Ceiling Structure

Informational Components

The ceiling structure consists of standard joists.

Identification of Roof Structure

Informational Components

The roof structure is conventionally framed with rafters, purlins, collar-ties, et cetera.

Raised Foundation

General Comments

Informational Components

This residence has a raised foundation. Such foundations permit access, and provide a convenient area for the distribution of water pipes, drain pipes, vent pipes, electrical conduits, and ducts. However, although raised foundations are far from uniform, most include concrete footings and walls that extend above the ground with anchor bolts that hold the house onto the foundation, but the size and spacing of the bolts vary. In the absence of major defects, most structural engineers agree that the one critical issue with raised foundations is that they should be bolted. Our inspection of these foundations conforms to industry standards, which is that of a generalist and not a specialist, and we do not use any specialized instruments to establish that the structure is level. We typically enter all accessible areas, to confirm that foundations are bolted and to look for any evidence of structural deformation or damage, but we may not comment on minor deficiencies, such as on commonplace settling cracks in the stem walls and slight deviations from plumb and level in the intermediate floor framing, which would have little structural significance. Interestingly, there is no absolute standard for evaluating cracks, but those that are less than ¼" and which do not exhibit any vertical or horizontal displacement are generally not regarded as being structurally relevant. Nevertheless, all others should be evaluated by a specialist. However, in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

Raised Foundation Type

Informational Components

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

Method of Evaluation

Informational Components

We cannot access all areas of the foundation crawlspace, due to the obstruction of ducts pipes or conduits.

Crawlspace Observations

Informational Components

There is insufficient clearance to access all areas of the crawlspace, and some portions had to be evaluated from a distance with the aid of a high quality flashlight. Therefore, we cannot sensibly endorse the entire crawlspace.

Components and Conditions Needing Service

The crawlspace is contaminated by rodents, which is a significant health hazard, and should be evaluated by an exterminator as soon as possible. Rodents can compromise not only the crawlspace and its various components, such as ducts and insulation, but can eventually contaminate the living space as well. Consequently, we disclaim any further responsibility for evaluating the crawlspace and its components.

Electrical

Informational Components

The electrical components that are visible within the crawlspace appear to be in acceptable condition.

Ventilation

Informational Components

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

With Slab Sections

Informational Components

The residence has slab sections with no visible structural abnormalities. Slab foundations are the most modern, but they can vary considerably from older ones that have no moisture barrier beneath them and no reinforcing steel within them to newer ones that have moisture barriers beneath them and adjustable reinforcing steel within them. Many slabs are found to contain cracks when the carpet and padding is removed, which could permit moisture to enter if they are not sealed, but which are hardly ever structurally threatening.

Roof

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

Concrete Tile Roof

General Comments

Informational Components

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.

Method of Evaluation

Informational Components

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

Estimated Age

Informational Components

The roof appear to be ten to twelve years old. However, this is just an estimate and you should request the

installation permit from the sellers, which will reveal its exact age and any guarantee or warranty that might be applicable.

Roofing Material

Components and Conditions Needing Service

There are a number of cracked or broken tiles that should be serviced.

With Flat Roofed Sections

Informational Components

The roof includes a flat-roofed section, and flat roofs can be problematic if they are not kept clean. Water ponds on most of them, particularly along the leading edges, and will only be dispersed by evaporation. Therefore they must be kept clean and inspected regularly. This is important because our service does not include any guarantee against leaks.

Flashings

Components and Conditions Needing Service

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

Skylights

Components and Conditions Needing Service

The skylight on the flat-roofed section is cracked and could leak, and should be replaced.

Gutters & Drainage

Components and Conditions Needing Service

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

Chimney

There are a wide variety of chimneys, which represent an even wider variety of the interrelated components that comprise them. However, there are three basic types, single-walled metal, masonry, and pre-fabricated metal ones that are commonly referred to as factory-built ones. Single-walled metal ones should not be confused with factory-built metal ones, and are rarely found in residential use, but masonry and factory-built ones are a commonplace. Our inspection of them conforms to industry standards, and is that of a generalist and not a specialist. However, significant areas of chimney flues cannot be adequately viewed during a field inspection, as has been documented by the Chimney Safety Institute of America, which reported in 1992: "The inner reaches of a flue are relatively inaccessible, and it should not be expected that the distant oblique view from the top or bottom is adequate to fully document damage even with a strong light." Therefore, 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, we will not guarantee their integrity or drafting ability and recommend that they be video-scanned before the close of escrow.

Living Room Chimney

General Unlined Masonry

Informational Components

Unlined chimneys, or those without flue liners, are suspect. Although such flues include a plaster coat of mortar, the corrosive effect of flue gases and the elements can deteriorate the mortar. In fact, the Chimney Safety Institute of America reported in 1992 that "all unlined chimneys, irrespective of fuel used, are very liable to become defective through disintegration of the mortar joints." For this reason, we recommend that all unlined chimneys be evaluated by a specialist or video-scanned before the close of escrow.

Common Observations

Informational Components

The chimney walls appear to be in acceptable condition.

Weather Cap-Spark Arrestor

Informational Components

The chimney has a functional weather cap/spark arrestor.

Crown or Termination Cap

Informational Components

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

Chimney Flue

Informational Components

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

Damper

Components and Conditions Needing Service

The damper is restricted by debris that has fallen behind it, and should be serviced.

Hearth

Informational Components

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, water pipes, pressure regulators, pressure relief valves, shut-off valves, drain and vent pipes, and water-heating devices, some of which we do not test if they are not in daily use. The best and most dependable water pipes are copper, because they are not subject to the build-up of minerals that bond within galvanized pipes, and gradually restrict their inner diameter and reduce water volume. Water softeners can remove most of these minerals, but not once they are bonded within the pipes, for which there would be no remedy other than a re-pipe. The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. In fact, whenever the street pressure exceeds eighty pounds per square inch a regulator is recommended, which typically comes factory preset between forty-five and sixty-five pounds per square inch. However, regardless of the pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress the washers and diaphragms within the various components.

Waste and drainpipes pipes are equally varied, and range from modern ABS ones [acrylonitrile butadiene styrene] to older ones made of cast-iron, galvanized steel, clay, and even a cardboard-like material that is coated with tar. The condition of these pipes is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains.

Nonetheless, blockages will occur in the life of any system, but blockages in drainpipes, and particularly in main drainpipes, can be expensive to repair, and for this reason we recommend having them video-scanned. This could also confirm that the house is connected to the public sewer system, which is important because all private systems must be evaluated by specialists.

Potable Water Supply Pipes

Water Main Shut-off Location

Informational Components

The main water shut-off valve is located at the front of the residence.

Galvanized Water Pipes

Informational Components

The potable water pipes within this residence are galvanized, and are assumed to be original. They appear to be in acceptable condition. However, they may produce rusty looking water from time to time and, because the water volume in such pipes will gradually be reduced by a build-up of minerals within them, we evaluate them but do not fully endorse them. However, there is a predictable but mild reduction in volume when two or more fixtures are in use at the same time that we can demonstrate, but which you may wish to have a plumber evaluate.

General Gas Components

Gas Seismic Shut-Off Valve

Components and Conditions Needing Service

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

Gas SupplyPipes

Informational Components

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

Gas Water Heaters

General Comments

Informational Components

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

Age Capacity & Location

Informational Components

Hot water is provided by two _____ water heaters, a _15____year old, _40____ gallon unit, located in _outside____, and a ___15__ year old, __40___ unit, located in basement_____.

Water Shut-Off Valve & Connectors

Informational Components

The shut-off valve and water connectors are functional.

Gas Shut-Off Valve & Connector

Informational Components

The shut-off valve for the gas water heater would be difficult to access, and you may wish to have it relocated so that it is more accessible.

Vent Pipe & Cap
Informational Components
The vent pipe is functional.
Relief Valve & Discharge Pipe
Components and Conditions Needing Service
There is no pressure relief valve, which is mandated and should include a discharge pipe that extends to the exterior and terminates at a point no more than twenty-four inches above grade and no less than six inches to it.
Drain Valve
Informational Components
The drain valve is in place and presumed to be functional.
Seismic Straps
Components and Conditions Needing Service
The water heater is not correctly secured, and needs to be strapped in accordance with local standards..

Waste & Drainage Systems

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

Electrical

There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. What is most significant about electrical systems however is that the national electrical code [NEC] is not retroactive, and therefore many residential systems do not comply with the latest safety standards. Regardless, we are not electricians and in compliance with our standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, in the interests of safety, we regard every electrical deficiency and recommended upgrade as a latent hazard that should be serviced as soon as possible, and that the entire system be evaluated and certified as safe by an electrician. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional

deficiencies or recommend some upgrades for which we would disclaim any further responsibility. However, we typically recommend upgrading outlets to have ground fault protection, which is a relatively inexpensive but essential safety feature. These outlets are often referred to as GFCI's, or ground fault circuit interrupters and, generally speaking, have been required in specific locations for more than thirty years, beginning with swimming pools and exterior outlets in 1971, and the list has been added to ever since: bathrooms in 1975, garages in 1978, spas and hot tubs in 1981, hydro tubs, massage equipment, boat houses, kitchens, and unfinished basements in 1987, crawlspaces in 1990, wet bars in 1993, and all kitchen countertop outlets with the exception of refrigerator and freezer outlets since 1996. Similarly, AFCI's or arc fault circuit interrupters, represent the very latest in circuit breaker technology, and have been required in all bedroom circuits since 2002. However, inasmuch as arc faults cause thousands of electrical fires and hundreds of deaths each year, we categorically recommend installing them at every circuit as a prudent safety feature.

Main Panel

General Comments

Informational Components

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

Service Entrance

Informational Components

The service entrance, mast weather head, and cleat are in acceptable condition.

Panel Size & Location

Informational Components

The residence is served by a __200_ amp, 220 volt panel, located in the rear of the residence.

Main Panel Observations

Informational Components

The panel and its components have no visible deficiencies.

Panel Cover Observations

Informational Components

The exterior panel cover is in acceptable condition.

Wiring Observations

Informational Components

The visible portions of the wiring has no visible deficiencies.

Circuit Breakers

Informational Components

There are no visible deficiencies with the circuit breakers.

Grounding

Components and Conditions Needing Service

We could not determine the point at which the panel is grounded. Typically, this ground is to a water pipe located at the main, at a water heater, or to a hose bib, but we could not find it at any of these locations. Therefore, it should be traced by an electrician or the panel should be regrounded.

Sub Panels

General Comments

Informational Components

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

Sub Panel Observations
Informational Components
The electrical sub panel has no visible deficiencies.

Heat-A/C

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

HVAC Split Systems

Age & Location
Informational Components
Central heat and air-conditioning are provided by a single split-system, consisting of a __20 plus_ year-old furnace with an evaporator coil that is located in in basement___ , and a 20 plus___ year-old condensing coil that is located in _outside__.

Common Observations
Components and Conditions Needing Service
For the reasons indicated, the split-system needs to be serviced. This service should be scheduled within the inspection period, because a specialist might reveal additional defects or recommend upgrades that could affect your evaluation of the systems.

Design Observations
Informational Components
The layout of this system is not ideal, although it is undoubtedly as designed, and may not provide optimum service. Inasmuch as the design of any system is dependant on multiple interrelated factors, many of which are commonly related to the state of technology at the time of the installation, we will elaborate and allow you to decide whether or not to seek the counsel of a specialist.

Furnace
Components and Conditions Needing Service
Rust particulates are accumulating below the burners in the combustion chamber of the gas furnace. They are typically caused by condensation, but should be removed before more particulates gather and smother the burners.We suggest a complete evauation by a state licenced hvac contractor

Vent Pipe
Informational Components
The vent pipe has no visible deficiencies.
Circulating Fan
Components and Conditions Needing Service
The bearings on the circulating fan are worn and noisy, and should be serviced before they cause further damage.
Gas Valve & Connector
Informational Components
The gas valve and connector are in acceptable condition.
Combustion-Air Vents
Informational Components
The combustion-air vents appear to be adequate to support complete combustion.
Condensate Drainpipe
Components and Conditions Needing Service
The condensate pipe is missing andshould be extended to discharge outside the residence.

Condensing Coil
Informational Components

The condensing coil is located directly beneath the drip line of the roof, which will subject it to unnecessary moisture contamination.

Condensing Coil Disconnect

Informational Components

The electrical disconnect at the condensing coil is functional.

Differential Temperature Readings

Components and Conditions Needing Service

There is no appreciable difference in the temperature split, which indicates that the system needs to be serviced.

The system did not cool the house, there seemed to be very little air making its way to the vents. We suggest a complete system check-out including duct work , condensate drain, blower,filters.

Flexible Ducting

Components and Conditions Needing Service

The ducts are a modern flexible type that are comprised of an outer plastic sleeve and a clear inner liner that contains fiberglass insulation. However, some of the ducts are not adequately supported, and should be serviced. For instance, ___.

Living

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

Main Entry

Furnished Residence Comment

Informational Components

The residence is furnished, and in accordance with industry standards we only inspect those surfaces that are exposed and readily accessible. We do not move furniture, lift carpets, nor remove or rearrange items within closets and cabinets.

No Recommended Service

Informational Components

We have evaluated the entry, and found it to be in acceptable condition.

Living Room

Flooring

Informational Components

The floor has no significant defects.

Walls & Ceiling

Informational Components

The walls have typical cosmetic damage.

Single-Glazed Windows

Components and Conditions Needing Service

A window is moisture damaged, and should be evaluated by a termite inspector.

Outlets

Functional Components and Conditions

The outlets that were tested are functional.

Dining Room

Flooring

Informational Components

The floor has no significant defects.

Walls & Ceiling

Informational Components

The walls have stress fractures, which have resulted from movement. I can elaborate on this issue, but you should have a specialist comment, and be aware that such cracks can reappear, and typically if they are not repaired correctly.

Single-Glazed Windows

Components and Conditions Needing Service

A window is moisture damaged, and should be evaluated by a termite inspector.

Outlets

Functional Components and Conditions

The outlets that were tested are functional.

Family Room

Flooring

Informational Components

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

Walls & Ceiling

Informational Components

The walls have typical cosmetic damage.

Single-Glazed Windows

Components and Conditions Needing Service

A window is moisture damaged, and should be evaluated by a termite inspector.

Outlets

Functional Components and Conditions

The outlets that were tested are functional.

Game Room

A Renovation or Addition

Informational Components

The game room appears to have been remodeled or part of an addition. If so, we recommend that you verify the permit and certificate of occupancy. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit, and latent defects could exist.

Flooring

Informational Components

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

Walls & Ceiling

Informational Components

The walls have typical cosmetic damage.

Outlets

Functional Components and Conditions

The outlets that were tested are functional.

Kitchen

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

Kitchen

Electric Cooktop

Functional Components and Conditions

The electrical cook top is functional.

Informational Components

Caution: the cooktop remains hot after the power has been turned, which can be dangerous to small children.

Components and Conditions Needing Service

The electrical cook top is old and cosmetically damaged, and should not be expected to last indefinitely.

Built-in Electric Oven

Functional Components and Conditions

The electrical oven is functional, but was neither calibrated nor tested for its performance.

Informational Components

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

Dishwasher

Informational Components

The dishwasher is old, and will obviously not be as efficient as a newer one.

Exhaust Fan or Downdraft

Components and Conditions Needing Service

The exhaust fan does not respond to the control switch, and should be serviced.

Built-in Microwave

Informational Components

The microwave is old, and will obviously not be as efficient as a newer one.

Lights

Informational Components

The light is functional.

Outlets

Components and Conditions Needing Service

All of the countertop outlets should be upgraded to have ground fault protection, which is mandated by current standards and is an important safety feature.

REPORT CONCLUSION

THIS IS A PARTIAL REPORT ONLY, any where usa,

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

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

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

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