



123 Apple Ln.

Example, WA, 12345

March 1st, 2024

Inspected *by* Bob The Inspector - CMI, CHI, ICC

Prepared *for* John Doe

Buyer's Agent



John Doe
Elite Realty

Seller's Agent



Jane Doe
Elite Realty

☰ SITE DETAILS

APPROXIMATE HUMIDITY

86%

ESTIMATED SQUARE FEET

3526

FURNISHED

Yes

NUMBER OF BATHROOMS

Three ½

NUMBER OF STORIES

Two

STRUCTURE ORIENTATION

South-East

TYPE OF RESIDENCE

Single Family Residence

YEAR BUILT

2003

APPROXIMATE TEMPERATURE

50° F

FOUNDATION TYPE

Slab

INSPECTION FEE

\$940

NUMBER OF BEDROOMS

Four

PRESENT AT INSPECTION

Buyer

Buyers Agent

TYPE OF CONSTRUCTION

Wood Framing

WEATHER CONDITIONS

Cloudy, overcast conditions.

ⓘ GENERAL INFORMATION

This report is the exclusive property of Bob's Home Inspections 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 Bob's Home Inspections and supersede any alleged verbal comments. This report overrides, supersedes and negates any previous report that may have been submitted by JPI Home Inspection for this property and should be read in its entirety. Any reports previously submitted by JPI Home Inspection for this property should be destroyed and should not be relied upon or considered accurate or complete.

We inspect all of the systems, components, and conditions described in accordance with the standards of the International Association of Certified Home Inspectors (iNACHI), 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.

California Business & Professions Code, Section 7195 provides the following definition for a home inspection;

A home inspection is a noninvasive, physical examination, performed for a fee in connection with a transfer, as defined in subdivision (e), of real property, of the mechanical, electrical, or plumbing systems or the structural and essential components of a residential dwelling of one to four units designed to identify material defects in those systems, structures and components. A home inspection also includes any consultation regarding the property that is represented to be a home inspection or any confusingly similar term.

This same section of the CA B&P Code defines a "material defect" as a condition that significantly affects the value, desirability, habitability, or safety of the dwelling. Style or aesthetics shall not be considered in determining whether a system, structure, or component is defective.

In short, a home inspection is intended to assist in evaluation of the overall condition of the dwelling. The report is not intended to be a "check list" of items that need repair or general maintenance, it is designed to identify material defects or deficiencies that would have an adverse impact on the value of the real-property, or that involve an unreasonable risk to people on the property. This home inspection report will likely reveal many minor defects discovered during our examination of the property, but it will not reveal every condition that exists or ever could exist, and is intended to identify only those material defects that were observed on the day of the inspection.

In accordance with the terms of the contract, the investigation and service recommendations that we make in this report should be completed during your inspection contingency period by qualified, licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

The failure to follow our recommendations constitutes a violation of our agreement and contract, which would hold us harmless for any subsequently alleged defects or deficiencies and by relying on this inspection report you have agreed to be bound by the terms, conditions and limitations as set forth in the CONTRACT, which was presented to you at the time of the inspection or in an electronic attachment included with your completed report. If you do not

have a copy of the CONTRACT please contact JPI Home Inspection and a copy will be provided to you either electronically or by fax. If you do not agree to be bound by this CONTRACT in its entirety, you must contact JPI Home Inspection immediately upon receipt of this completed report. In addition, all electronic and paper copies of the inspection report must be deleted and destroyed, and may not be used in whole or in part for consideration in a real estate transaction.

Your completed report may contain photographs of various conditions noted during the inspection.

PHOTOGRAPHS PROVIDED IN THIS REPORT ARE INTENDED TO HELP INTERESTED PARTIES UNDERSTAND THE CONTEXT OF THIS REPORT, BUT MAY NOT REPRESENT THE SUM TOTAL OF ALL CONDITIONS.

① SCOPE OF WORK

You have contracted with Bob's Home Inspections to perform a generalist inspection in accordance with the standards of practice established by the National Association of Certified Home Inspectors, 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 your 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, and is present to some degree in nearly every residence. 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 seventies. 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 during your inspection contingency period.

1 · EXTERIOR

I. THE INSPECTOR SHALL INSPECT:

- A.** the exterior wall-covering materials, flashing and trim;
- B.** all exterior doors;
- C.** adjacent walkways and driveways;
- D.** stairs, steps, stoops, stairways and ramps;
- E.** porches, patios, decks, balconies and carports;
- F.** railings, guards and handrails;
- G.** the eaves, soffits and fascia;
- H.** a representative number of windows; and
- I.** vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.

II. THE INSPECTOR SHALL DESCRIBE:

- A.** the type of exterior wall-covering materials.

III. THE INSPECTOR SHALL REPORT AS IN NEED OF CORRECTION:

- A.** any improper spacing between intermediate balusters, spindles and rails.

IV. THE INSPECTOR IS NOT REQUIRED TO:

- A.** inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting.
- B.** inspect items that are not visible or readily accessible from the ground, including window and door flashing.
- C.** inspect or identify geological, geotechnical, hydrological or soil conditions.
- D.** inspect recreational facilities or playground equipment.
- E.** inspect seawalls, breakwalls or docks.
- F.** inspect erosion-control or earth-stabilization measures.
- G.** inspect for safety-type glass.
- H.** inspect underground utilities.
- I.** inspect underground items.

- J. inspect wells or springs.
- K. inspect solar, wind or geothermal systems.
- L. inspect swimming pools or spas.
- M. inspect wastewater treatment systems, septic systems or cesspools.
- N. inspect irrigation or sprinkler systems.
- O. inspect drainfields or dry wells.
- P. determine the integrity of multiple-pane window glazing or thermal window seals.

SITE & OTHER OBSERVATIONS

1.1 · LANDSCAPING & SITE OBSERVATIONS

Condition to be Monitored and/or Maintained

Vegetation is encroaching on the structure, and should be kept a minimum of twelve inches away for the general welfare of the walls and foundation.

1.2 · LANDSCAPING & SITE OBSERVATIONS

Condition to be Monitored and/or Maintained



The roots of mature trees could have an adverse effect on the main sewer line and any other underground piping such as area drains, water supply piping and irrigation pipes. Therefore, it would be prudent to have the trees removed. In any event, you should consult an arborist who could predict future growth potential.

1.3 · PROPERTY LINE ENCROACHMENT

Further Investigation Advised



The condensing units for the AC systems have been relocated from their original location to a location that impedes the required minimum setback of 5 feet from the property line. This is a condition that may require correction if and when the Building & Safety Department becomes aware of it. You may wish to seek a second opinion on this matter, but we suggest that the units be relocated to an area that does not encroach on the property lines.

GRADING & DRAINAGE

1.4 · GENERAL COMMENTS

Condition to be Monitored and/or Maintained

Swales

when the overall lot drainage is toward the house, swales can be used to direct surface water away from the foundation



Water is destructive, and if it's not given a way around a residence it will likely find a way in. For this reason the ideal residence is surrounded by surfaces that slope away from it for a minimum of six feet, and it has interior floors that are several inches higher than the exterior grade. It has roof gutters that discharge into area drains that convey water to a street or other hard surface. Unfortunately, many older residences don't meet this ideal, and people often fail to realize why positive drainage is essential until a problem occurs. Water not only flows on surfaces but beneath them as well and can penetrate walls and floors by capillary action or hydrostatic pressure,

for which reason, capillary breaks and French drains are typically installed on modern sites to protect residences against moisture intrusion. A capillary break consists of layers of sand and gravel and a vapor barrier underneath a slab, and a French drain consists of five inch diameter tubes with holes facing the direction of the flow. They're typically enclosed in a sleeve or sock and encased in a bed of gravel in a trench that parallels a footing below the level of a floor, where they not only receive subterranean water that takes the path of least resistance, but can also receive water from roof gutters and area drains. However, area drains are only as good as their type and size. The least efficient are usually round and two or three inches in diameter, which are not only difficult to clean by hand but are easily obstructed by debris. The most efficient are five or six inches wide or larger and are similar to catch-basins that discharge close to the middle of the drain and allow any sediment or debris that's washed in to drop to the bottom where it can be easily removed. All area drains can be displaced by soil movement or blocked by roots and sedimentary material, and we don't flush-test them because it could literally take hours of time and hundreds of gallons of water, or entail the use of equipment or high-pressure hoses, for which reason we cannot guaranty that a drainage system will function as it's intended. We cannot guarantee the condition of any subterranean drainage system, and 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.

1.5 · MOISTURE & RELATED ISSUES

Informational

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 cannot 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.

1.6 · INTERIOR-EXTERIOR ELEVATIONS

Condition to be Monitored and/or Maintained

At points around the residence, there are similar elevations between the exterior grade and the interior floors. Such conditions are obviously not ideal, and moisture intrusion could result. The door thresholds must be kept sealed and the base of the walls monitored, and particularly during prolonged rains.

1.7 · DRAINAGE MODE

Condition to be Monitored and/or Maintained

Drainage is facilitated by hard surfaces, and area drains that carry water away from the residence, but no catch basins or roof gutters. Such conditions may be acceptable but are not ideal, but we did not see any evidence of moisture contaminating the living space. However, the area drains must be kept clean or moisture intrusion could result.

1.8 · AREA DRAINS

Condition to be Monitored and/or Maintained

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

EXTERIOR WALL FINISH

1.9 · GENERAL COMMENTS

Informational

The house walls are generally wrapped with a waterproof or water-resistant barrier prior to installation of the finished covering. This barrier is an essential component, and proper installation is critical to water proofing the exterior walls. However, this barrier is concealed and not visible during the course of a generalists inspection. We do not perform water tests or leak tests, therefore, we cannot guarantee the integrity of this barrier and specifically disclaim any responsibility for defects that may exist or that may develop over time, and indications of damage or defects in the waterproof barrier may only become evident during heavy, prolonged or wind-driven rainfall. For a guarantee against leaks or defects in the waterproof barrier of the exterior walls, you would need to hire a qualified contractor to perform a water test. In addition, any system or component that has been subsequently attached to the structure, such as patio covers, decks, awnings, satellite dishes, etcetera, will have unavoidably pierced the waterproof barrier at the attachment points and will remain a potential point of moisture intrusion.

1.10 · HOUSE WALL FINISH TYPE

Informational

The house walls are finished with stucco.

1.11 · HOUSE WALL FINISH OBSERVATIONS

Condition to be Monitored and/or Maintained



There are typical cracks in the stucco, which you should view for yourself. All cracks result from movement, and are structural in that respect, but the vast majority of them have only a cosmetic significance.

1.12 · HOUSE WALL FINISH OBSERVATIONS

Needing Service



Openings in the stucco siding should be sealed to prevent moisture and pest intrusion.

EXTERIOR COMPONENTS

1.13 · GENERAL COMMENTS

Informational

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. The evidence of such intrusion may only be obvious when it is raining.

1.14 · DRIVEWAYS

Functional

The driveway is in acceptable condition.

1.15 · WALKWAYS

Functional

The walkways are in acceptable condition.

1.16 · WINDOW ADVISORY

Informational

In accordance with industry standards, we do not test every window in the house, and particularly if the house is furnished. 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 barrier, 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 any evaluation of hermetic seals. In addition, the proper installation of windows and the flashings around windows is critical to water proofing the exterior walls. Missing, damaged or improperly installed flashings, and improperly installed windows are the most common cause of moisture intrusion to walls and baseboards beneath windows. Because the flashings are concealed by the exterior wall covering, we cannot endorse them and specifically disclaim any evaluation of these flashings, and leaks may become evident only during heavy, prolonged or wind-driven rainfall. 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.

1.17 · WINDOWS

Functional

The windows appear to be in acceptable condition.

1.18 · SCREENS

Informational

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

1.19 · EXTERIOR DOORS

Functional

The exterior doors are in acceptable condition.

1.20 · SOFFITS, FASCIA & TRIM

Recommend Upgrade

The fascia and trim need maintenance type service, and particularly where they are exposed to direct sunlight. Regular maintenance will help prevent moisture intrusion and infestation from wood-destroying insects

1.21 · FENCES & GATES

Condition to be Monitored and/or Maintained

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

1.22 · YARD WALLS

Condition to be Monitored and/or Maintained

There are typical stress fractures or grout joint separations in the cinder block yard walls, but they are reasonably firm and do not appear to be in any danger of falling.

1.23 · LIGHTS

Functional

The lights outside the doors of the residence are functional. However, we do not inspect or evaluate decorative lights, low voltage lighting, yard lights or any other lighting systems that are not directly attached to the residence structure.

1.24 · OUTLETS

Functional

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

1.25 · EXTERIOR ELECTRICAL OBSERVATIONS

Needing Service



Extension cords are being used as permanent power sources. This is an unsafe practice. Extension cords should be removed for safety and installation of a permanent means of power should be provided by a qualified electrician.

1.26 · PATIO COVERS OR GAZEBOS

Functional



The patio cover or arbor is in acceptable condition.

1.27 · FOUNTAINS BIRD BATHS ETC

Further Investigation Advised



The landscaping includes pre-cast concrete accessories, such as benches, fountains, bird-baths, large pots, or statuary. Although we disclaim an evaluation of all such items, many consist of heavy, stacked or balanced, components that can represent a safety hazard, and particularly to children. Therefore, you should verify that such components are adequately anchored or otherwise safe.

2 · STRUCTURAL

VARIOUS HARD SURFACES

2.1 · COMMON OBSERVATIONS

Informational

There are common settling, or curing, cracks in the hard surfaces. This is somewhat predictable, and is typically not regarded as being structurally significant.

STRUCTURAL ELEMENTS

2.2 · IDENTIFICATION OF FLOOR STRUCTURE

Informational

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

2.3 · IDENTIFICATION OF ROOF STRUCTURE

Informational

The roof structure consists of engineered joists that are part of a prefabricated truss system.

2.4 · IDENTIFICATION OF CEILING STRUCTURE

Informational

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

2.5 · IDENTIFICATION OF WALL STRUCTURE

Informational

The walls are conventionally framed with wooden studs.

SLAB FOUNDATION

2.6 · GENERAL COMMENTS

Informational

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, and if they are not sealed they can allow moisture to enter a residence, and 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, and we would be happy to refer one.

2.7 · METHOD OF EVALUATION

Informational

We evaluated the slab foundation on the exterior, by examining the stem walls that project above the footing at the base of the house walls. The interior portions of the slab, which is also known as the slab floor, have little structural significance and because they are covered and not visually accessible, it is beyond the scope of our inspection.

2.8 · COMMON OBSERVATIONS

Functional

The residence has a bolted, slab foundation with no visible or significant abnormalities.

3 · ROOF

I. The inspector shall inspect from ground level or the eaves: **A.** the roof-covering materials; **B.** the gutters; **C.** the downspouts; **D.** the vents, flashing, skylights, chimney, and other roof penetrations; and **E.** the general structure of the roof from the readily accessible panels, doors or stairs.

II. THE INSPECTOR SHALL DESCRIBE:

A. the type of roof-covering materials.

III. THE INSPECTOR SHALL REPORT AS IN NEED OF CORRECTION:

A. observed indications of active roof leaks.

IV. THE INSPECTOR IS NOT REQUIRED TO:

A. walk on any roof surface. **B.** predict the service life expectancy. **C.** inspect underground downspout diverter drainage pipes. **D.** remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. **E.** move insulation. **F.** inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. **G.** walk on any roof areas that appear, in the inspectors opinion, to be unsafe. **H.** walk on any roof areas if doing so might, in the inspector's opinion, cause damage. **I.** perform a water test. **J.** warrant or certify the roof. **K.** confirm proper fastening or installation of any roof-covering material.

CONCRETE TILE ROOF

3.1 · GENERAL COMMENTS

Informational

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 dependent 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. In addition, 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.

3.2 · METHOD OF EVALUATION

Informational



We evaluated the roof with the aid of a drone (unmanned aircraft), equipped with a high definition camera.

3.3 · TILE/ROOF-COVERING CONDITION

Functional





The roof is in acceptable condition, but this is not a guarantee against leaks. For a guarantee, you would need to have a roofing company perform a water-test and issue a roof certification.

3.4 · TILE/ROOF-COVERING CONDITION

Needing Service



Vegetation is has overgrown onto the roof covering. This does not allow for proper drainage of the roof covering and may result in leaks, especially during heavy rainfall. The vegetation should be removed from the roof covering to reduce the potential for leaks.

3.5 · FLASHING

Functional

The roof flashings are in acceptable condition.

3.6 · GUTTERS

Recommend Upgrade

There are no gutters on the residence, which are recommend for the general welfare of the foundation.

4 · ELECTRICAL SERVICE EQUIPMENT

ELECTRICAL EQUIPMENT & SERVICE PANEL

4.1 · GENERAL COMMENTS

Informational

National safety standards require electrical panels to be 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.

4.2 · SERVICE ENTRANCE

Functional

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

4.3 · SERVICE PANEL SIZE & LOCATION

Informational



The residence is served by a 200 amp, 240 volt panel, located in the garage side yard.

4.4 · SERVICE PANEL OBSERVATIONS

Functional



The panel and its components have no visible deficiencies.

4.5 · PANEL COVER OBSERVATIONS

Functional

The exterior panel cover is in acceptable condition.

4.6 · PANEL COVER OBSERVATIONS

Functional

The interior panel cover is in acceptable condition.

4.7 · WIRING OBSERVATIONS

Informational

The conductors are predominantly copper throughout the residence

4.8 · WIRING OBSERVATIONS

Functional

The visible portions of the wiring have no visible deficiencies.

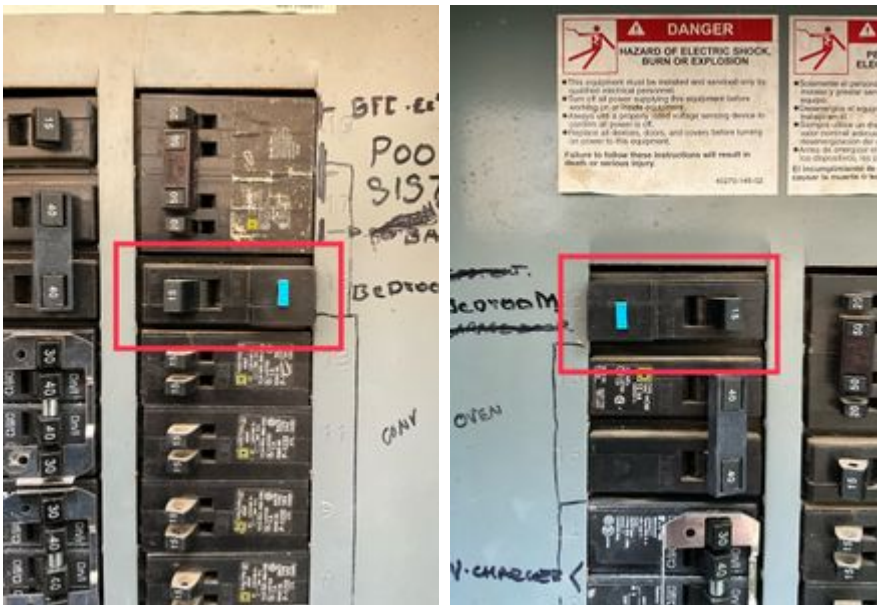
4.9 · WIRING OBSERVATIONS

Informational

The residence is wired predominantly with a vinyl conduit known as non-metallic cable (NMC) or Romex.

4.10 · CIRCUIT BREAKERS

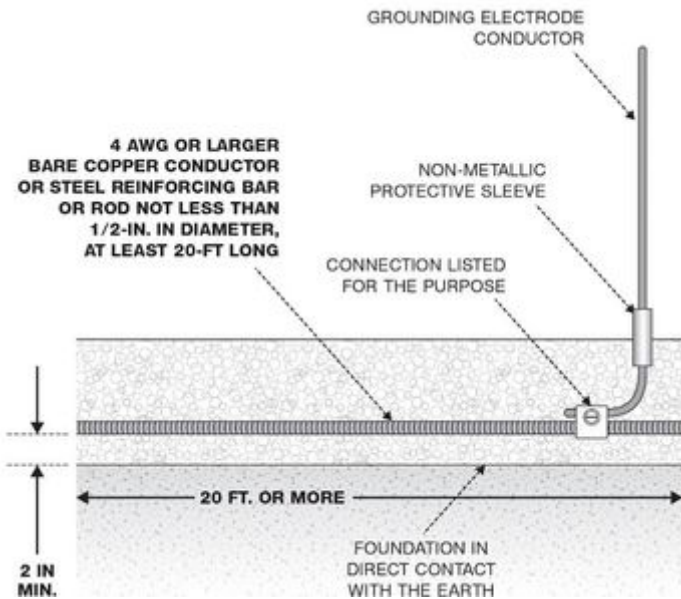
Needing Service



The service panel includes arc-fault circuit interrupters, which are mandated by the National Electrical Code to protect 15 and 20 amp branch circuits serving bedrooms. However, these particular AFCI breakers appear to be a specific type that have been recalled by their manufacturer, which can only be confirmed by verifying their date and product code. Therefore, the breakers should be evaluated by a qualified electrician and be replaced as necessary.

4.11 · SERVICE EQUIPMENT GROUNDING & BONDING

Informational



The system is grounded to foundation steel, known also as a UFER ground, or concrete encased electrode.

5 · ADDITIONAL ELECTRICAL (SUB/DISTRIBUTION) PANELS

ADDITIONAL ELECTRICAL (SUB/DISTRIBUTION) PANELS

5.1 · GENERAL COMMENTS

Informational

Additional panels are often located inside residences, but they should not be located inside clothes 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.

POOL EQUIPMENT SUB PANEL

5.2 · PANEL LOCATION

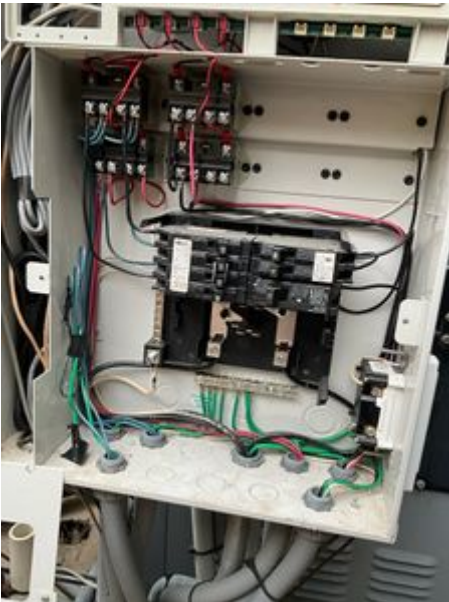
Informational



The sub panel is located in the pool equipment area.

5.3 · PANEL OBSERVATIONS

Functional



The electrical sub panel has no visible deficiencies.

5.4 · PANEL COVER OBSERVATIONS

Functional

The exterior panel cover is in acceptable condition.

5.5 · PANEL COVER OBSERVATIONS

Functional

The interior cover is in acceptable condition.

5.6 · WIRING OBSERVATIONS

Functional

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

5.7 · CIRCUIT BREAKERS

Functional

The circuit breakers have no visible deficiencies.

5.8 · PANEL GROUNDING

Functional

The panel grounding is correct.

6 · CHIMNEY/FIREPLACE

CHIMNEY/FIREPLACE 1

6.1 · GENERAL COMMENTS

Informational

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 during the inspection contingency period.

6.2 · LOCATION

Informational



This chimney/fireplace system is located in the Family Room.

6.3 · PREFABRICATED METAL

Informational

There are a wide variety of pre-fabricated chimneys, which are constructed on site with approved components. We perform a competent inspection of them, but we are not specialists, and our inspection of them is limited to those areas that can be viewed without dismantling any portion of them, and we cannot guarantee that any particular component is the one stipulated for use by the manufacturer. For instance, experience has taught us that many prefabricated chimneys have been fitted with architectural shrouds that are not approved by the manufacturer, and which can inhibit drafting and convectional cooling. Therefore, you may wish to have a specialist evaluate the chimney during your inspection contingency period.

6.4 · WEATHER CAP-SPARK ARRESTOR

Functional

The chimney has a functional weather cap/spark arrestor.

6.5 · CROWN OR CHASE COVER

Functional

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.

6.6 · CHIMNEY FLASHINGS

Functional

The chimney flashings are in acceptable condition.

6.7 · CHIMNEY FLUE

Further Investigation Advised

A complete view of the chimney flue is not possible and it is advised that you have it video scanned.

6.8 · DAMPER

Functional

The damper is functional

6.9 · FIREPLACE

Functional

The fireplace is in acceptable condition.

6.10 · GLASS DOORS

Functional

The glass doors are functional.

6.11 · HEARTH EXTENSION

Functional

The hearth extension is in acceptable condition.

CHIMNEY/FIREPLACE 2

6.12 · LOCATION

Informational



This chimney/fireplace system is located in the Living Room.

6.13 · ORNAMENTAL

Functional



The fireplace system is ornamental only and not designed to burned solid fuels. The ornamental gas log is functional and does not need service at this time.

CHIMNEY/FIREPLACE 3

6.14 · LOCATION

Informational



This chimney/fireplace system is located in the Primary Bedroom.

6.15 · ORNAMENTAL

Functional



The fireplace system is ornamental only and not designed to burned solid fuels. The ornamental gas log is functional and does not need service at this time.

7 · PLUMBING

I. THE INSPECTOR SHALL INSPECT:

A. the main water supply shut-off valve; **B.** the main fuel supply shut-off valve; **C.** the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; **D.** interior water supply, including all fixtures and faucets, by running the water; **E.** all toilets for proper operation by flushing; **F.** all sinks, tubs and showers for functional drainage; **G.** the drain, waste and vent system; and **H.** drainage sump pumps with accessible floats.

II. THE INSPECTOR SHALL DESCRIBE:

A. whether the water supply is public or private based upon observed evidence; **B.** the location of the main water supply shut-off valve; **C.** the location of the main fuel supply shut-off valve; **D.** the location of any observed fuel-storage system; and **E.** the capacity of the water heating equipment, if labeled.

III. THE INSPECTOR SHALL REPORT AS IN NEED OF CORRECTION:

A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; **B.** deficiencies in the installation of hot and cold water faucets; **C.** mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and **D.** toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate.

IV. THE INSPECTOR IS NOT REQUIRED TO:

A. light or ignite pilot flames. **B.** measure the capacity, temperature, age, life expectancy or adequacy of the water heater. **C.** inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. **D.** determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. **E.** determine the water quality, potability or reliability of the water supply or source. **F.** open sealed plumbing access panels. **G.** inspect clothes washing machines or their connections. **H.** operate any valve. **I.** test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. **J.** evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. **K.** determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. **L.** determine whether there are sufficient cleanouts for effective cleaning of drains. **M.** evaluate fuel storage tanks or supply systems. **N.** inspect wastewater treatment systems. **O.** inspect water treatment systems or water filters. **P.** inspect water storage tanks, pressure pumps, or bladder tanks. **Q.** evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. **R.** evaluate or determine the adequacy of combustion air. **S.** test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. **T.** examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. **U.** determine the existence or condition of polybutylene plumbing. **V.** inspect or test for gas or fuel leaks, or indications thereof.

POTABLE WATER SUPPLY PIPES

7.1 · PUBLIC WATER SUPPLY

Informational

The potable water is supplied to the residence by a public utility company.

7.2 · WATER METER LOCATION

Informational

The water meter is located near the street.

7.3 · WATER MAIN SHUT-OFF LOCATION

Informational

The main water shut-off valve is located inside the garage.

7.4 · PRESSURE REGULATORS

Functional



A functional pressure regulator is in place on the plumbing system. A water pressure regulator is a valve that automatically cuts off, or reduces the flow of water at a certain pressure. Regulators are used to allow high-pressure water supply lines or tanks to be reduced to safe and/or usable pressures for residential applications.

7.5 · PRESSURE RELIEF VALVES

Functional



A pressure relief valve is a safety device that relieves overpressure in the water piping. There is a pressure relief valve on the plumbing system, as required.

7.6 · RECIRCULATING SYSTEMS

Informational



Hot water recirculation systems deliver hot water to fixtures quickly without waiting for the water to get hot. Rather than relying on water pressure in water lines, recirculating systems use a pump to rapidly move water from a water heater to the fixtures. The plumbing system on this residence does not include a recirculating pump, which means that there will be a delay in hot water service relative to the distance of the fixture from the water heater.

7.7 · CPVC WATER PIPING

Further Investigation Advised

The residence is served by Chlorinated Poly (Vinyl Chloride) or CPVC potable water pipes. CPVC piping was widely used in new construction and repiping of existing residences from 1998 to 2007 and is increasingly becoming heavily scrutinized due to failures that many professionals believe to be the result of a defective or

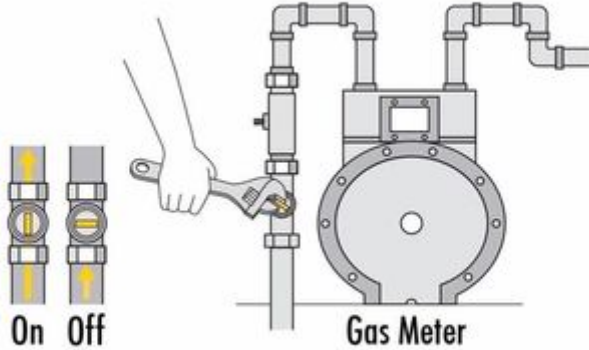
poor quality system. The most common failures are cracks caused by vibration, pressure and/or incidental contact of exposed piping. Others include fitting failures and manufacturing defects that have resulted in pinhole leaks. In any event, we no longer endorse the continued use of CPVC piping systems. We recommend you strongly consider repiping the residence with a quality material such as PEX or copper. At a minimum, the system be fully evaluated by a qualified plumbing contractor to determine its integrity. This evaluation should be performed during your inspection contingency period because the costs associated with repiping may significantly affect your evaluation of the property.

GENERAL GAS COMPONENTS

7.8 · GAS MAIN SHUT-OFF LOCATION

Informational

Shutting off Gas in an Emergency



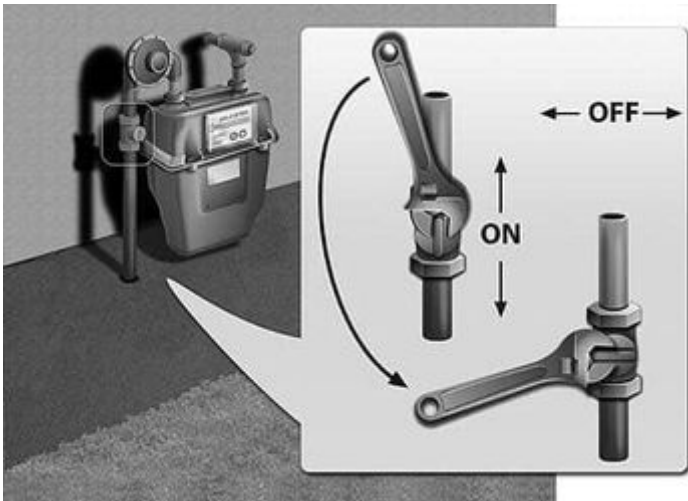
Modified from FEMA B-526



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

7.9 · GAS MAIN OBSERVATIONS

Recommended Safety Upgrade



There is no wrench at the gas shut-off valve to facilitate an emergency shut-off, and we recommend that you buy one and leave it in-place near the valve.

7.10 · GAS SEISMIC SHUT-OFF VALVE

Further Investigation Advised

Seismic Gas Valve



The gas main is not equipped with a seismic shut-off valve. A natural gas seismic shut-off valve automatically shuts off your gas service when an earthquake of a sufficient magnitude occurs at your home's location. Although they are not mandated by this jurisdiction, many insurance companies will require that a seismic shut-off valve be installed at the gas main. Therefore, you should check with your insurance provider.

7.11 · GAS SUPPLY PIPES

Informational

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

WASTE & DRAINAGE SYSTEMS

7.12 · GENERAL COMMENTS

Informational

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 should consider having the main waste line video-scanned during your inspection contingency period. Failing this, you should obtain an insurance policy that covers blockages and damage to the main line. However, most policies only cover plumbing repairs within the house, or the cost of roofer service, most of which are relatively inexpensive.

7.13 · TYPE OF MATERIAL

Informational

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

7.14 · DRAIN WASTE & VENT PIPES

Functional

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

7.15 · CLEAN OUTS

Informational

Clean-outs are a necessary component of any residential waste and drainage system. They are designed to allow easy access for repairs, modifications and maintenance of the main drain-line and branch drain-lines, and are required components in modern plumbing systems. Clean-outs are often inadvertently concealed behind exterior wall covering, ground cover or even slabs, such as patios and sidewalks. During our inspection we do not locate nor report on clean-outs except to note obvious deficiencies such as unsealed openings or obvious leakage. As generalists, we do not comment on the quantity, adequacy or lack of clean-outs on an existing system, and it may become necessary at some point in the future to add a clean-out or even multiple clean-outs to the system.

GAS-FIRED ON-DEMAND WATER HEATERS

7.16 · GENERAL COMMENTS

Informational

Residential tankless water heaters (on-demand water heaters) provide virtually endless but not unlimited hot water. As with any type of water heater, tankless systems should be periodically monitored for leaks. Maintenance should be performed every two to five years depending on the water quality provided to the residence. Maintenance to these water heaters generally includes flushing and descaling the system using a descaling agent, such as vinegar or a commercial descaler solution.

7.17 · AGE & LOCATION

Informational



Hot water is provided by a 2 year old, tankless, water heater that is wall-mounted in the garage.

7.18 · GAS VALVE & CONNECTOR

Needing Service



The gas line to the water heater does not include a sediment trap, also referred to as a drip-leg. This component is required by the manufacturer and is designed to prevent contaminants from entering the gas-control valve of the heater, which could cause a malfunction of the unit. In some cases, absence of the drip leg may void the warranty of the water heater. A drip leg or sediment trap should be installed by a qualified plumber, in accordance with the manufacturers requirements.

7.19 · GAS VALVE & CONNECTOR

Needing Service



Standard tankless water heaters require a 3/4 inch gas supply line for proper operation. The current gas piping is 5/8 inch in size. Improper sizing of the gas supply piping can cause the unit to malfunction and will void the warranty from the manufacturer. Therefore, the piping size should be verified by a qualified plumber in accordance with the manufacturers requirements and the BTU rating of this particular water heater.

7.20 · COMBUSTION-AIR VENTILATION

Functional

The water heater has adequate combustion-air, which is necessary for safe and proper operation of the appliance.

7.21 · COMMON OBSERVATIONS

Functional

The heater responded to a request for hot water.

7.22 · VENT PIPE

Functional

The vent pipe has no visible deficiencies.

7.23 · SHUT-OFF VALVE & CONNECTORS

Functional

The shut-off valve and water connectors are functional.

7.24 · PRESSURE RELIEF VALVE

Functional

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

TREATMENT/FILTRATION SYSTEM

7.25 · TREATMENT/FILTRATION SYSTEMS

Informational



Our inspection does not include evaluation of water-filtration, water-treatment nor water-softener systems.

IRRIGATION OR SPRINKLERS

7.26 · GENERAL COMMENTS

Informational

There are a wide variety of irrigation components, such as pipes that could include old galvanized ones, more dependable copper ones, and modern polyvinyl ones that are commonly referred to as PVC. However, among the latter, the quality can range from a dependable thick-walled type to a less dependable thin-walled type, and it is not uncommon to find a mixture of them. To complicate matters, significant portions of these pipes cannot be examined because they are buried. Therefore, we identify a system based on what type of pipe that can be seen. However, our inspection only includes the visible portions of the system, and we do not test each component, nor search below vegetation for any concealed hose bibs, actuators, risers, or heads. We do not test the automatic or manual sprinkler systems and recommend that you have the sellers demonstrate any sprinkler system during your inspection contingency period and indicate any seasonal changes that they may make to the program.

7.27 · SPRINKLERS OR IRRIGATION SYSTEMS

Further Investigation Advised

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

7.28 · HOSE BIBS

Functional

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

8 · HEAT/AC

I. THE INSPECTOR SHALL INSPECT:

A. the heating system, using normal operating controls.

II. THE INSPECTOR SHALL DESCRIBE:

A. the location of the thermostat for the heating system; **B.** the energy source; and **C.** the heating method.

III. THE INSPECTOR SHALL REPORT AS IN NEED OF CORRECTION:

A. any heating system that did not operate; and **B.** if the heating system was deemed inaccessible.

IV. THE INSPECTOR IS NOT REQUIRED TO:

A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems.

B. inspect fuel tanks or underground or concealed fuel supply systems. **C.** determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. **D.** light or ignite pilot flames. **E.** activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. **F.** override electronic thermostats. **G.** evaluate fuel quality. **H.** verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

HVAC SPLIT SYSTEMS

8.1 · AGE & LOCATION

Informational



Central heat and air-conditioning are provided by dual systems, consisting of two 21 year-old furnaces with evaporator coils that are located in the attic, and two 21 year-old condensing coils that are located in the back yard.

8.2 · COMMON OBSERVATIONS

Further Investigation Advised

Due to the physical limitations of the thermostat we were unable to test the cooling-mode of the HVAC system. Therefore, you should have the system evaluated during your inspection contingency period to determine proper function of the cooling system.

8.3 · FURNACE

Functional

The furnaces are functional

8.4 · VENT PIPE

Functional

The vent pipes have no visible deficiencies.

8.5 · GAS VALVE & CONNECTOR

Functional

The gas valves and connectors are in acceptable condition.

8.6 · COMBUSTION-AIR VENTS

Functional

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

8.7 · RETURN-AIR COMPARTMENT

Functional

The return-air compartments are in acceptable condition

8.8 · CIRCULATING FAN

Functional

The circulating fans are clean and functional

8.9 · EVAPORATOR COIL

Functional

The evaporator coils are functional

8.10 · CONDENSATE DRAINPIPE

Informational



The condensate pipe discharges at a bathroom sink drain.

8.11 · DRIP PAN

Functional

The drip pans are functional

8.12 · CONDENSING COIL DISCONNECT

Functional

The electrical disconnects at the condensing coils are functional.

8.13 · REFRIGERANT LINES

Informational

The refrigerant lines are in acceptable condition.

8.14 · THERMOSTATS

Functional

The thermostats are functional

8.15 · REGISTERS

Functional

The registers are reasonably clean and functional.

8.16 · FLEXIBLE DUCTING

Functional

The ducts have no visible deficiencies. They are a modern flexible type that are comprised of an outer plastic sleeve and a flexible inner liner that contains fiberglass insulation.

9 · INTERIOR

SMOKE DETECTORS

9.1 · CA SMOKE DETECTOR REQUIREMENTS

Informational

A smoke detector is a device that detects smoke, typically as an indicator of fire. Smoke detectors are required to be installed in a manner consistent with the Building Codes in effect at the time of original construction. Additional detectors may be required if additions or alterations to structure have occurred, but at minimum, all residential homes in CA are required to have at least one working smoke detector. The California Health & Safety Code, Section 13113.8, specifically states that on and after January 1, 1986, every single-family dwelling and

factory-built housing, as defined in Section 19971, which is sold shall have an operable smoke detector. The detector shall be approved and listed by the State Fire Marshal and installed in accordance with the State Fire Marshal's regulations. Unless prohibited by local rules, regulations, or ordinances, a battery-operated smoke detector shall be deemed to satisfy the requirements of this section.

In addition, we categorically recommend that all sleeping rooms be equipped with functional smoke detectors regardless of the minimum standards set by state or local laws. Smoke detectors should be installed at least three feet away from air-conditioning and heating registers and be positioned no more than twelve inches below the highest point of the ceiling in the room it serves. They should be checked periodically and batteries should be changed regularly. Also, the generally accepted life expectancy of smoke detectors is ten years and any detector more than ten years old should not be relied upon and should be replaced immediately. If you are unable to determine the age of the smoke detector, it should be replaced.

During our inspection, we do not check nor do we comment on the age of the installed smoke detectors. We do not operate smoke detectors nor do we smoke-test detectors, which is the only definitive test to confirm proper function.

9.2 · SMOKE DETECTOR OBSERVATIONS

Informational

Except as otherwise noted within the report, the residence is equipped with smoke detectors in locations consistent with state and local requirements.

CARBON MONOXIDE DETECTORS

9.3 · CA CARBON MONOXIDE DETECTOR REQUIREMENTS

Informational

A carbon monoxide detector or CO detector is a device that detects the presence of carbon monoxide (CO) gas in order to prevent carbon monoxide poisoning. CO is a colorless and odorless compound produced by incomplete combustion. The California Health & Safety Code, Section 17926 requires, with very few exceptions, that all existing homes in California must be equipped with carbon monoxide alarms.

CA Law requires that an approved carbon monoxide alarm be installed in dwelling units and in sleeping units within which fuel-burning appliances are installed, and in dwelling units that have attached garages. Carbon monoxide alarms and carbon monoxide detectors should be installed on or near the ceiling in the immediate vicinity of fuel burning appliances and other sources of carbon monoxide such as attached garages.

The generally accepted life expectancy of carbon monoxide alarms is ten years and any alarm more than ten years old should not be relied upon and should be replaced immediately. If you are unable to determine the age of the CO alarm, it should be replaced.

During our inspection, we do not operate or test the function of CO detectors.

9.4 · CARBON MONOXIDE DETECTOR OBSERVATIONS

Needing Service

The residence is not equipped with carbon monoxide alarms, which are required by state law. At least one carbon monoxide alarm is required at each level and should be installed in a location consistent with the manufacturers installation instructions and local ordinances.

INTERIOR OBSERVATIONS

9.5 · INTERIOR OBSERVATIONS

Further Investigation Advised

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 or rugs, nor do we remove or rearrange items within closets or cabinets.

It is quite common for damage to occur during the vacating process. Typical components that become damaged include floor covering, drywall at walls and ceilings, windows, drain lines and water supply lines within cabinets, water connectors behind refrigerators, gas and water connectors behind laundry appliances, cabinet doors and drawers, lighting fixtures and any other component(s) in areas where occupants items have been stored or staged.

On your final walk through, or at some point after furniture and personal belongings have been removed, it is important that you inspect the interior portions of the residence that were concealed or otherwise inaccessible and contact us immediately if any adverse conditions are observed that were not reported on in your inspection report.

10 · LIVING AREAS

MAIN ENTRY

10.1 · NO RECOMMENDED SERVICE

Informational



We have evaluated this portion of the living area and found it to be in acceptable condition.

LIVING ROOM

10.2 · NO RECOMMENDED SERVICE

Informational



We have evaluated this portion of the living area and found it to be in acceptable condition.

FAMILY ROOM

10.3 · NO RECOMMENDED SERVICE

Informational



We have evaluated this portion of the living area and found it to be in acceptable condition.

10.4 · FLOORING

Informational



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

DINING ROOM

10.5 · NO RECOMMENDED SERVICE

Informational



We have evaluated this portion of the living area and found it to be in acceptable condition.

BREAKFAST AREA

10.6 · NO RECOMMENDED SERVICE

Informational



We have evaluated this portion of the living area and found it to be in acceptable condition.

LOFT

10.7 · NO RECOMMENDED SERVICE

Informational



We have evaluated this portion of the living area and found it to be in acceptable condition.

11 · HALLWAY

UPSTAIRS HALLWAY

11.1 · NO RECOMMENDED SERVICE

Informational



We have evaluated this hallway, and found it to be in acceptable condition.

GARAGE ENTRY HALLWAY

11.2 · NO RECOMMENDED SERVICE

Informational



We have evaluated this hallway, and found it to be in acceptable condition.

12 · STAIRS

MAIN STAIRS

12.1 · FLOOR TREADS & RISERS

Informational

The floors on the second floor are not perfectly level which is not uncommon.

12.2 · FLOOR TREADS & RISERS

Recommend Upgrade

There are audible sub-floor squeaks on the landing at the top of the stairs, or at points on the second floor. They result when the sub-floor separates slightly from the floor joists and then rubs up and down on the fasteners that hold it in place. This condition can be usually eliminated by adding pre-drilled screws close to the fasteners.

12.3 · WALLS & CEILING

Informational

The walls and ceiling have no significant defects.

12.4 · HANDRAILS & GUARDRAILS

Recommended Safety Upgrade



If small children occupy or visit this residence, suitable precautions should be taken to safeguard them.

12.5 · LIGHTS

Functional

The lights are functional.

13 · KITCHEN

KITCHEN

13.1 · FLOORING

Informational



The floor has no significant defects.

13.2 · WALLS & CEILING

Informational

The walls and ceiling are in acceptable condition.

13.3 · TRAP AND DRAIN

Functional

The trap and drain are functional.

13.4 · VALVES & CONNECTORS

Functional

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

13.5 · GARBAGE DISPOSAL

Functional



The garbage disposal is functional.

13.6 · FAUCET

Functional



The sink faucet is functional.

13.7 · SINK & COUNTERTOP

Recommended Safety Upgrade



The countertop is separated. Food preparation surfaces should be solid and impervious to prevent bacterial contamination, and you should have the countertop repaired or replaced.

13.8 · DUAL-GLAZED WINDOWS

Functional



The window is functional.

13.9 · CABINETS

Informational



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

13.10 · GAS COOKTOP

Functional



The gas cook top is functional.

13.11 · BUILT-IN ELECTRIC OVEN

Functional



The electrical ovens are functional, but were neither calibrated nor tested for performance.

13.12 · DISHWASHER

Functional



The dishwasher is functional.

13.13 · EXHAUST FAN OR DOWNDRAFT

Functional

The exhaust fan or downdraft is functional.

13.14 · BUILT-IN MICROWAVE

Functional



The built-in microwave is functional but we did not test it for leakage, which would require a specialized instrument.

13.15 · LIGHTS

Functional

The lights are functional.

13.16 · OUTLETS

Functional

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

14 · BEDROOMS

PRIMARY BEDROOM

14.1 · LOCATION

Informational



The Primary Bedroom is located upstairs.

14.2 · NO RECOMMENDED SERVICE

Informational

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

14.3 · FLOORING

Informational



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

FIRST GUEST BEDROOM

14.4 · LOCATION

Informational



This bedroom is located upstairs.

14.5 · NO RECOMMENDED SERVICE

Informational

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

SECOND GUEST BEDROOM

14.6 · LOCATION

Informational



This bedroom is located upstairs.

14.7 · NO RECOMMENDED SERVICE

Informational

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

14.8 · FLOORING

Informational



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

14.9 · CLOSETS

Recommend Upgrade



The closet doors are missing and you may wish to have them replaced.

THIRD GUEST BEDROOM

14.10 · LOCATION

Informational



This bedroom is located downstairs.

14.11 · NO RECOMMENDED SERVICE

Informational

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

15 · BATHROOMS

PRIMARY BATHROOM

15.1 · SIZE AND LOCATION

Informational



The Primary Bathroom is a full and is located upstairs.

15.2 · SERVICE RECOMMENDED

Informational

We have evaluated this bathroom and found it to be in acceptable condition with exception to the deficiencies and/or defects listed below.

15.3 · HYDRO-SPA

Needing Service



The hydro-spa in the bathroom does not respond, and should be serviced and confirmed to have functional ground-fault protection.

15.4 · LIGHTS

Needing Service

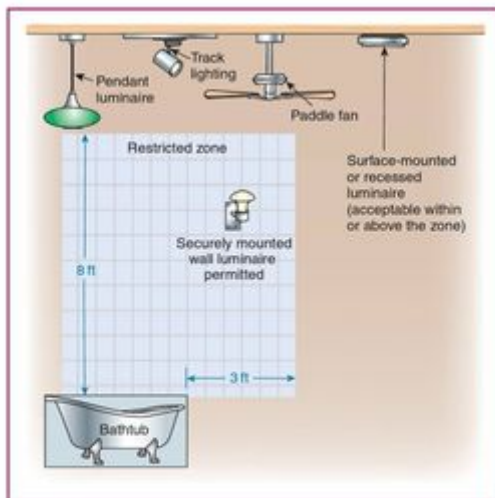


EXHIBIT 410.1 Luminaires, lighting track, and suspended (paddle) fan located near a bathtub.



The hanging light fixture is located within a prohibited zone as identified by the California Electrical Code. No parts of cord connected fixtures, hanging fixtures, lighting track, pendants, or ceiling suspended fans are allowed to be located within the bathtub or shower zone. This zone is all encompassing and measures 3 feet horizontally and 8 feet vertically from the top rim of the bathtub, including the zone directly above the bathtub. The fixture should be removed or relocated by a qualified electrician.

HALLWAY BATHROOM

15.5 · SIZE AND LOCATION

Informational



This bathroom is a full and is located upstairs.

15.6 · SERVICE RECOMMENDED

Informational

We have evaluated this bathroom and found it to be in acceptable condition with exception to the deficiencies and/or defects listed below.

15.7 · SINK FAUCET VALVES & CONNECTORS TRAP & DRAIN

Needing Service



The left-side sink is cracked and will be susceptible to leaks and should be replaced by a qualified contractor.

15.8 · TUB-SHOWER

Needing Service



The glass doors are missing from the enclosure which should be replaced by a qualified contractor.

FIRST GUEST BATHROOM

15.9 · SIZE AND LOCATION

Informational



This bathroom is a full and is located downstairs.

15.10 · NO RECOMMENDED SERVICE

Informational

We have evaluated this bathroom and found it to be in acceptable condition.

POWDER ROOM

15.11 · SIZE AND LOCATION

Informational



This bathroom is a half and is located downstairs.

15.12 · SERVICE RECOMMENDED

Informational

We have evaluated this bathroom and found it to be in acceptable condition with exception to the deficiencies and/or defects listed below.

15.13 · SINK COUNTERTOP

Needing Service



There is no back-splash on the countertop. A backsplash or raised edge is required and intended to minimize the potential for moisture damage to the adjacent walls. You should have a back-splash installed by a qualified contractor.

16 · ATTIC

ATTIC

16.1 · PRIMARY ATTIC ACCESS LOCATION

Informational



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

16.2 · METHOD OF EVALUATION

Informational

We evaluated the attic by direct access.

16.3 · FRAMING

Informational

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

16.4 · VENTILATION

Informational

Ventilation is provided by a combination of eave, dormer, turbine, or gable vents, and should be adequate. We do not evaluate, nor do we operate or check the function of solar or electric powered ventilator fans.

16.5 · ELECTRICAL

Needing Service



There is an open electrical junction box, which should be sealed so that any arcing or sparking would be contained within the box.

16.6 · HEAT VENTS

Functional

The heat vents appear to be functional.

16.7 · PLUMBING VENTS

Functional

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

16.8 · EXHAUST DUCTS

Needing Service



The exhaust duct to the Primary Bathroom is separated, and should be repaired.

16.9 · BATT INSULATION

Functional

The attic floor is well insulated with approximately nine-inches of fiberglass, batt insulation. When installed according to the manufacturers recommendations, this gives the attic an approximate insulation resistance rating, or R-Value, of R-30.

17 · LAUNDRY

LAUNDRY ROOM

17.1 · NO RECOMMENDED SERVICE

Informational



We have evaluated the laundry room, and found it to be in acceptable condition. We do not test or inspect the laundry appliances.

17.2 · DRYER VENT

Condition to be Monitored and/or Maintained

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

18 · GARAGE

GARAGE

18.1 · GARAGE OBSERVATIONS

Further Investigation Advised



The garage is too full of personal belongings for an adequate evaluation of the systems and components within. Therefore, it is important that you do a thorough investigation at some point after the garage has been emptied to determine if any additional deficiencies exist that were not visible at the time of the inspection.

18.2 · SLAB FLOOR

Informational



The slab floor has been covered, which conceals any damage or deterioration that might be present.

18.3 · WALLS & CEILING

Informational

The walls and ceiling in the are sheathed and in acceptable condition.

18.4 · VENTILATION PORTS

Functional

The ventilation ports are functional.

18.5 · FIREWALL SEPARATION

Functional

The firewall separating the garage from the residence is functional.

18.6 · ENTRY DOOR INTO THE HOUSE

Needing Service



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

18.7 · ENTRY DOOR INTO THE HOUSE

Needing Service



The fire-rating of the house entry door has been nullified by the addition of an animal door, and the door should be replaced.

18.8 · EXTERIOR PEDESTRIAN DOOR

Functional

The side door is functional.

18.9 · GARAGE VEHICLE DOOR & HARDWARE

Functional

The garage door and its hardware are functional.

18.10 · AUTOMATIC OPENER

Recommended Safety Upgrade



The automatic garage door opener is functional, but does not include a battery backup. As of July 1, 2019 California state law requires all newly installed openers and replacement openers to include battery backup power in order for the opener to function during a power outage. Although there is no requirement that existing openers be replaced, we strongly recommend replacement for reason of general safety.

18.11 · LIGHTS

Functional

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

18.12 · OUTLETS

Functional

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

19 · POOL AND/OR SPA

POOL & SPA

19.1 · GENERAL COMMENTS

Informational

It is important to note that, in general, city, county and state ordinances require that swimming pools and spas be maintained in a clean and sanitary condition, and in good repair.

19.2 · GENERAL COMMENTS

Informational

The interior finish of pools and spas is rarely perfect and rarely remains so, and particularly those on pools with colored plasters, and certainly if the chemical balance of the water is not properly maintained. Also, calcium and other minerals will have a tendency to leech through the material and mar the finish. This is equally true of pool tiles, on which mineral scaling is not only common but difficult to remove. Even the harshest abrasives will not remove some scaling, which sometimes has to be removed by bead-blasting, which in turn reduces the luster of the tiles. However, such imperfections have only a cosmetic significance. Similarly, the decks around pools and spas tend to develop cracks that have only a cosmetic significance. The most common are relatively small, and are often described as being curing fractures. Some of these will contour the outline of the pool, or the point at which the bond beam, or structural wall of the pool, meets the surrounding soil. These too have little structural significance, but some cracks are larger and result from seismic motion, or from settling due to poorly compacted soils, or they confirm the presence of expansive soils, which can be equally destructive, but which should be confirmed by a geo-structural engineer.

19.3 · POOL SAFETY ACT OF CALIFORNIA

Informational

Pool Safety Act of California - In a dwelling with a pool or spa, the home inspection report shall identify which, if any, of the seven drowning prevention safety features listed in subdivision (a) of Section 115922 of the Health and Safety Code the pool or spa is equipped with and shall specifically state if the pool or spa has fewer than two of the listed drowning prevention safety features.

115922. (a) Except as provided in Section 115925, when a building permit is issued for the construction of a new swimming pool or spa or the remodeling of an existing swimming pool or spa at a private single-family home, the respective swimming pool or spa shall be equipped with at least two of the following seven drowning prevention safety features:

(1) An enclosure that meets the requirements of Section 115923 and isolates the swimming pool or spa from the private single-family home.

(2) Removable mesh fencing that meets American Society for Testing and Materials (ASTM) Specifications F2286 standards in conjunction with a gate that is self-closing and self-latching and can accommodate a key

lockable device.

(3) An approved safety pool cover, as defined in subdivision (d) of Section 115921, meeting the specifications of ASTM 1346-91

(4) Exit alarms on the private single-family homes doors that provide direct access to the swimming pool or spa. The exit alarm may cause either an alarm noise or a verbal warning, such as a repeating notification that the door to the pool is open.

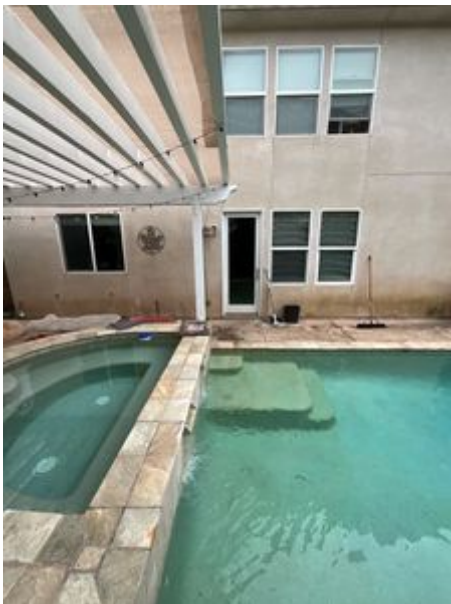
(5) A self-closing, self-latching device with a release mechanism placed no lower than 54 inches above the floor on the private single-family homes doors providing direct access to the swimming pool or spa.

(6) An alarm that, when placed in a swimming pool or spa, will sound upon detection of accidental or unauthorized entrance into the water. The alarm shall meet and be independently certified to the ASTM Standard F2208 Standard Safety Specification for Residential Pool Alarms, which includes surface motion, pressure, sonar, laser, and infrared type alarms. A swimming protection alarm feature designed for individual use, including an alarm attached to a child that sounds when the child exceeds a certain distance or becomes submerged in water, is not a qualifying drowning prevention safety feature.

(7) Other means of protection, if the degree of protection afforded is equal to or greater than that afforded by any of the features set forth above and has been independently verified by an approved testing laboratory as meeting standards for those features established by the ASTM or the American Society of Mechanical Engineers (ASME).

19.4 · PSAC NON COMPLIANCE

State Mandated Report Inclusion



The State of California requires the home inspection report to include the following statement - “The pool and/or spa area has less than two of the drowning prevention safety features required by the Pool Safety Act of California.”

19.5 · GENERAL ENCLOSURE REQUIREMENTS AND SAFETY OBSERVATIONS

Needing Service



The enclosure for the pool & spa area does not comply with state law, which requires a minimum of two drowning prevention safety features. Specific components are listed in the text of the Pool Safety Act of California (PSAC), therefore, the enclosure should be evaluated and serviced by a qualified contractor to meet the requirements of the PSAC.

19.6 · POOL & SPA OBSERVATIONS

Functional

The pool is reasonably level, as is evident from the water line on the tiles.

19.7 · POOL & SPA OBSERVATIONS

Further Investigation Advised



The pool and spa employ remote controls, which we do not evaluate, but which should be demonstrated by the sellers.

19.8 · POOL & SPA OBSERVATIONS

Needing Service



Although not inspected as a part of our service, the in-line chlorinator system is not powered, indicating that it may not be functional. You should have the system evaluated for service or replacement by a qualified contractor.

19.9 · INTERIOR FINISH

Functional

The interior finish is Pebble-tec, which is in acceptable condition. Pebble-tec is a popular and durable pool finish, because it can be exposed to air, and is commonly installed without tiles.

19.10 · DECK & COPING STONES

Informational

Sections of the deck have typical cracks or cosmetic defects, but no serious damage.

19.11 · EXPANSION JOINT

Needing Service



The caulking material in the expansion joint has deteriorated and cracked, and should be resealed.

19.12 · SKIMMER

Functional

The skimmer box and its cover are functional.

19.13 · TILES

Condition to be Monitored and/or Maintained

There is scaling, or a build-up of minerals, on the tiles, which is predictable and somewhat unavoidable, but periodical tile cleaning will inhibit the scaling.

19.14 · SUCTION LINE COVERS

Functional



There are either two suction line covers in the spa, or one that is an anti vortex and child-safe type.

19.15 · POOL LIGHT

Needing Service



The pool light did not respond, and should be serviced, confirmed to have functional ground-fault protection. In addition, for reasons of safety, the circuit should be tested periodically to ensure that its ground fault protection remains functional.

19.16 · SPA LIGHT

Functional



The spa light is functional and has been confirmed to have functional ground-fault protection. However, for reasons of safety, the circuit should be tested periodically to ensure that its ground fault protection remains functional.

19.17 · POOL-SPA MOTORS

Functional



The pool motor is a functional, variable-speed pump, with a weather-resistant plastic casing.

19.18 · POOL-SPA MOTORS

Functional



The spa motor is a functional newer type, with a weather-resistant plastic casing

19.19 · POOL-SPA MOTORS

Needing Service



The filter basket in the pool motor needs to be cleaned and should be serviced.

19.20 · SUPPLY & RETURN LINES ETC

Needing Service



PVC piping is prone to failure from direct long term exposure of UV light from the sun. The piping for the pool equipment should be protected from exposure by installing a cover, or by coating the piping with a UV resistant paint or coating

19.21 · FILTER

Functional



The filter is functional.

19.22 · HEATER

Functional



The pool or spa heater is functional, but should be kept clean and serviced seasonally.

19.23 · AUTO-FILL VALVE

Functional

The automatic fill valve is functional.

20 · RESOURCES

ENERGY SAVING RESOURCES

20.1 · UTILITY BILL REBATES & OTHER ASSISTANCE

State Mandated Report Inclusion

The state of California (CA Resources Code 25401.7) requires the inspection report to include contact information for energy savings. This required information is provided below.

UTILITY BILL, REBATES AND OTHER ASSISTANCE

Online Consumer and Business Conservation Rebate Database: <http://www.consumerenergycenter.org>.

California Department of Consumer Affairs: <http://www.dca.ca.gov/energy-challenge.htm>.

California Energy Commission, for information on utility bill assistance programs: 800-772-3300 or <http://www.consumerenergycenter.org>.

California Public Utilities Commission Consumer Affairs Branch, for information on baseline and other optional rates and bill assistance programs: 800-649-7570 or <http://www.cpuc.ca.gov>.

California Energy Alternative Rates (CARE): Call your local utility company for information and applications.