



33431 Surf Shoal Pl, Dana Point, CA. 92629  
Tel: 949-388-8973 Fax: 949-240-3029 Mobile: 949-350-4546  
halmetz@cox.net

## **CONFIDENTIAL INSPECTION REPORT**

PREPARED FOR:

### **Sample Report**

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#### **INSPECTION ADDRESS**

000000 Street, Beach Cities, CA. 101010

#### **INSPECTION DATE**

01/01/2006 10:00 am to 1:00 pm

#### **REPRESENTED BY:**

Mr T  
T Realty



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



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## SUMMARY REPORT

**Client:** Sample Report  
**Realtor:** Mr T, T Realty

**Inspection Address:** 000000 Street, Beach Cities, CA. 101010  
**Inspection Date:** 01/01/2006 Start: 10:00 am End: 1:00 pm

**Inspected by:** Hal Metzner

This summary report will provide you with a preview of the components or conditions that need service or a second opinion, but it is not definitive. Therefore, it is essential that you read the full report. Regardless, in recommending service we have fulfilled our contractual obligation as generalists, and therefore disclaim any further responsibility. However, service is essential, because a specialist could identify further defects or recommend some upgrades that could affect your evaluation of the property.

This inspection report is available on the Internet  
for 90 days from the date of the inspection.  
-<http://www.inspectvue.com>

Enter the following Client Name: Sample Report and the Password: 000

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### *Components and Conditions Needing Service*

#### **Exterior**

##### **Exterior Components Wood & Masonry Decks**

1.1 - The wood deck around the boat dock piling has separated from the boat dock ,needs service.



## Roof

### Gravel Roof

#### Roofing Material

3.1 - The membrane is visibly deteriorated in places and will need to be serviced to prevent further damage



3.2 - There are moisture stains within the residence around the entry skylight. However, active leakage can be difficult to trace and confirm when it is not raining, and you should ask the sellers about this, or have the roof water-tested before the close of escrow.



## Plumbing

### Gas Water Heaters

#### Seismic Straps

5.1 - The water heater is not correctly secured, and needs to be strapped in accordance with local standards. The 100 gal water heater should have three straps, it only has two.



## Heat-A/C

### HVAC Split Systems

### Evaporator Coil

8.1 - Energy is being lost at the seams of the evaporator coil at the furnace in the garage, which should be sealed.

## Living

### Main Entry

#### Walls & Ceiling

9.1 - There is evidence of moisture intrusion around the skylight, but you should ask the sellers about this or have the condition evaluated by a roofing contractor.



## Kitchen

### Kitchen

#### Exhaust Fan or Downdraft

10.1 - The downdraft exhaust fan does not respond, and should be serviced or demonstrated.

## Bedrooms

### Master Bedroom

#### Walls & Ceiling

14.1 - There is a moisture stain on the wall below a window that should be explained or explored further.



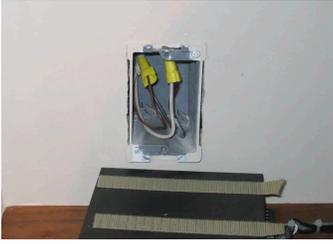
### Outlets

14.2 - One of the outlets in the wall unit is missing outlet and cover, also the hot and neutral are wired together and should be evaluated and serviced by an electrician..

Inspection Address:  
Inspection Date/Time:

000000 Street, Beach Cities, CA. 101010  
01/01/2006 10:00 am to 1:00 pm

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## Bathrooms

### Master Bathroom Cabinets

15.1 - The pull out cabinet hardware needs maintenance service, the cabinet and drawers do not fully open.



### Sink Faucet Valves & Connectors Trap & Drain

15.2 - The mechanical sink stopper at both sinks are incomplete and should be serviced.



### Hydro-Spa

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

### 1st Guest Bathroom

#### Sink Faucet Valves & Connectors Trap & Drain

15.4 - The mechanical sink stopper is incomplete and should be serviced.



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## **CONFIDENTIAL INSPECTION REPORT**

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#### **INSPECTION ADDRESS**

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#### **INSPECTION DATE**

01/01/2006 10:00 am to 1:00 pm

#### **REPRESENTED BY:**

Mr T  
T Realty



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## GENERAL INFORMATION

**Inspection Address:** 000000 Street, Beach Cities, CA. 101010  
**Inspection Date:** 01/01/2006 Time: 10:00 am to 1:00 pm  
**Weather:** Partly Cloudy - Temperature at time of inspection: 67

**Inspected by:** Hal Metzner

**Client Information:** Sample Report  
**Buyer's Agent:** T Realty  
Mr T  
00000 Ocean St, Beach Cities, CA. 101010  
Phone: 000000000  
Fax: 00000000  
Mobile: 0000000  
Email: MrTTTT.NET

**Inspection Fee:** \$425.00

**Structure Type:** Wood Frame  
**Furnished:** Yes  
**Number of Stories:** Two

**Structure Style:** N/A

**Estimated Year Built:** 1971  
**Unofficial Sq.Ft.:** 4500

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

### PLEASE NOTE:

**This report is the exclusive property of Buyer's Choice 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 Buyer's Choice Home Inspections and supercede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the standards of California Real Estate Inspection Association (CREIA), 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: Needleman Dennis



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Email Address: halmetz@cox.net

# INVOICE

5/8/06

**Client:**

Sample Report

**Client's Agent:**

Mr T  
T Realty  
00000 Ocean St  
Beach Cities, CA.. 101010  
000000000

**Inspection Address:**

000000 Street  
Beach Cities, CA. 101010

**Inspection Date:**

01/01/2006

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Home Inspection Fee

425.00

Total Due: \$ 425.00

## Section 1.0 - Exterior

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.

### Grading & Drainage

#### Flat & Level Pad

##### *Informational Conditions*

1.1 - 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.

#### Area Drains

##### *Informational Conditions*

1.2 - The property is served by area drains that appear to be in acceptable condition. However, 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 before the close of escrow. 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.

1.3 - There are area drains in planter beds or lawns that will be subject to contamination by dirt, which should be periodically monitored and kept free of dirt.

### House Wall Finish

#### House Wall Finish Type

##### *Informational Conditions*

1.4 - The house walls are finished with stucco.

#### House Wall Finish Observations

##### *Informational Conditions*

1.5 - The house wall finish is in acceptable condition.

### Exterior Components

#### Driveways

##### *Informational Conditions*

1.6 - The driveway is in acceptable condition.

#### Walkways

##### *Informational Conditions*

1.7 - The walkways are in acceptable condition.

#### Yard Walls

##### *Informational Conditions*

1.8 - The yard walls may have some cosmetic damage but are functional.

### **Fences & Gates**

#### *Informational Conditions*

1.9 - The fences and gates are serviceable, and would not need service at this time.

### **Sliding Glass Doors**

#### *Informational Conditions*

1.10 - The sliding glass doors are tempered and in acceptable condition.

### **Exterior Wooden Doors**

#### *Informational Conditions*

1.11 - The exterior doors are in acceptable condition.

### **Patio Covers or Gazebos**

#### *Informational Conditions*

1.12 - The patio cover or arbor is in acceptable condition on roof deck.

### **Wood & Masonry Decks**

#### *Informational Conditions*

1.13 - There are stress fractures in the boat dock masonry deck that have been repaired, and you should ask the sellers about this.



### **Components and Conditions Needing Service**

1.14 - The wood deck around the boat dock piling has separated from the boat dock ,needs service.



### **Balconies Guardrails etc**

#### *Informational Conditions*

1.15 - We cannot guarantee that balcony surfaces will not leak, because their waterproof membrane is concealed and cannot be examined. Therefore, you may wish to ask the sellers if the balcony surface has ever leaked or obtain insurance to cover such an eventuality.

### **Windows**

#### *Informational Conditions*

1.16 - 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.

### **Outlets**

#### *Informational Conditions*

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

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### **Lights**

#### *Informational Conditions*

1.18 - The lights outside the doors of the residence are functional. However, we do not inspect or evaluate decorative lights.

### **Ponds**

#### *Informational Conditions*

1.19 - There is a pond or stream in the yard and house that could prove to be dangerous to small children .We do not evaluate ponds or their equipment, which can become a breeding ground for insects. There was no evidence of plumbing leaks at the equipment or else ware.

## Section 2.0 - 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.

### Various Hard Surfaces

#### Evaluation of Hard Surfaces

##### *Informational Conditions*

2.1 - The visible portions of the hard surfaces, such as the house walls, yard walls, walkways, and decks are in acceptable condition.

### Slab Foundation

#### Method of Evaluation

##### *Informational Conditions*

2.2 - 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, inasmuch as they are covered and not visually accessible, it is beyond the scope of our inspection.

#### Slab Foundation Observations

##### *Informational Conditions*

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

## Section 3.0 - 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.

### Gravel Roof

#### General Comments & Description

##### *Informational Conditions*

3.1 - Gravel roofs are among the least expensive of roofs. They are designed to last for approximately fifteen years, and are typically guaranteed against leaks by the installer for three years. They are similar to flat roofs, inasmuch as they are comprised of layers of fifteen-pound asphalt paper and a heavier mineral cap sheet that is swabbed with boiling tar and then covered with rock and gravel, which is designed to deflect the deteriorating rays of the sun. They are low-pitched and do not drain efficiently. Drainage is further impeded by the gravel, and moisture is actually held at the edges by metal that is designed to prevent the gravel from spilling over the edge of the roof. For this reason, gravel roofs are particularly susceptible to moisture damage at the eaves and must be kept clean and inspected regularly. However, poor maintenance is the most common cause of roof failure. The first indication of wear will be evident on the ridges and hips or at other points where the gravel has been displaced, and which leaves the cap sheet susceptible to ultra-violet deterioration. This does not mean that the roof is ready to be replaced but that it is in decline and will need to be monitored more closely. Regular maintenance will certainly extend the life of any roof, and will usually avert most leaks that only become evident after they have caused other damage.

#### Method of Evaluation

##### *Informational Conditions*

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

#### Estimated Age

##### *Informational Conditions*

3.3 - The roof appear to be approximately eight to ten years old, but this is just an estimate and you should request the installation permit from the sellers, which will reveal its exact age and any warranty guarantee that might be applicable.

#### Roofing Material

##### *Components and Conditions Needing Service*

3.4 - The membrane is visibly deteriorated in places and will need to be serviced to prevent further damage



3.5 - There are moisture stains within the residence around the entry skylight. However, active leakage can be difficult to trace and confirm when it is not raining, and you should ask the sellers about this, or have the roof water-tested before the close of escrow.



### **Skylights**

#### *Informational Conditions*

3.6 - The roof includes one or more skylights, which are notoriously problematic and a common point of leaks. There are different methods of installing them and, although opinions will vary, some methods are better than others. Therefore, it will be important to keep the area around them clean and to monitor them for evidence of leaks.

### **Gutters & Drainage**

#### *Informational Conditions*

3.7 - There are no gutters on the residence, which are recommended for the general welfare of the residence and its foundation, inasmuch as moisture is a perennial problem.

## Section 4.0 - 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.

### Family Room Chimney

#### Weather Cap-Spark Arrestor

##### *Informational Conditions*

4.1 - The chimney has a functional weather cap/spark arrestor.

#### Crown or Termination Cap

##### *Informational Conditions*

4.2 - 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 Flashings

##### *Informational Conditions*

4.3 - The chimney flashings are in acceptable condition.

#### Chimney Flue

##### *Informational Conditions*

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

#### Fireplace

##### *Informational Conditions*

4.5 - The fireplace is in acceptable condition.

#### Damper

##### *Informational Conditions*

4.6 - The damper is functional.

#### Ornamental

##### *Informational Conditions*

4.7 - The ornamental gas log fire is functional.

#### Glass Doors

##### *Informational Conditions*

4.8 - The fireplace glass doors are functional.

#### Hearth

##### *Informational Conditions*

4.9 - The hearth is in acceptable condition.

#### Mantle

##### *Informational Conditions*

4.10 - The fireplace mantle is in acceptable condition.

## **Bedroom Chimney**

### **Weather Cap-Spark Arrestor**

#### *Informational Conditions*

4.11 - The chimney has a functional weather cap/spark arrestor.

### **Crown or Termination Cap**

#### *Informational Conditions*

4.12 - 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 Flashings**

#### *Informational Conditions*

4.13 - The chimney flashings are in acceptable condition.

### **Chimney Flue**

#### *Informational Conditions*

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

### **Fireplace**

#### *Informational Conditions*

4.15 - The fireplace is in acceptable condition.

### **Damper**

#### *Informational Conditions*

4.16 - The damper is functional.

### **Ornamental**

#### *Informational Conditions*

4.17 - The ornamental gas log fire is functional.

### **Glass Doors**

#### *Informational Conditions*

4.18 - The fireplace glass doors are functional.

### **Hearth**

#### *Informational Conditions*

4.19 - The hearth is in acceptable condition.

### **Mantle**

#### *Informational Conditions*

4.20 - The fireplace mantle is in acceptable condition.

## Section 5.0 - 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 Location

##### *Informational Conditions*

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

#### Pressure Regulators

##### *Informational Conditions*

5.2 - The pressure at the street is under 80psi and a regulator is not required on the plumbing system.

#### Copper Water Pipes

##### *Informational Conditions*

5.3 - The potable water pipes are in acceptable condition.

### General Gas Components

#### Gas Main Shut-Off Location

##### *Informational Conditions*

5.4 - The gas main shut-off is located in the 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 why natural gas is odorized in the manufacturing process. Therefore, we recommend that you request a recent gas bill from the sellers, so that you can establish a norm and thereby be alerted to any potential leak.

#### Gas Supply Pipes

##### *Informational Conditions*

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

## Gas Water Heaters

### General Gas Water Heater Comments

#### *Informational Conditions*

5.6 - 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 Conditions*

5.7 - Hot water is provided by a 11 year old, 100 gallon water heater that is located in the garage.

### Combustion Chamber

#### *Informational Conditions*

5.8 - The water heater is functional but beyond its warranty period.

### Water Shut-Off Valve & Connectors

#### *Informational Conditions*

5.9 - The shut-off valve and water connectors are functional.

### Gas Shut-Off Valve & Connector

#### *Informational Conditions*

5.10 - The gas control valve and its connector at the water heater are functional.

### Vent Pipe & Cap

#### *Informational Conditions*

5.11 - The vent pipe is functional.

### Relief Valve & Discharge Pipe

#### *Functional Components and Conditions*

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

### Drip Pan & Overflow Pipe

#### *Informational Conditions*

5.13 - The water heater is equipped with a drip pan and a drain pipe, which is designed to prevent water damage from a leak. Nevertheless, the water heater should be periodically monitored for any signs of a leak.

### Combustion Vent Ports

#### *Functional Components and Conditions*

5.14 - The water heater does have appropriate combustion-air vents.

### Seismic Straps

#### *Components and Conditions Needing Service*

5.15 - The water heater is not correctly secured, and needs to be strapped in accordance with local standards. The 100 gal water heater should have three straps, it only has two.



## **Irrigation or Sprinklers**

### **Automatic Sprinklers**

*Informational Conditions*

### **Hose Bibs**

*Functional Components and Conditions*

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

## **Waste & Drainage Systems**

### **General Comments & Description**

*Informational Conditions*

5.18 - 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 roofer service, most of which are relatively inexpensive.

## Section 6.0 - 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 Conditions*

6.1 - 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.

#### Size and Location

##### *Informational Conditions*

6.2 - The residence is served by a 200 amp, 220 volt panel, located inside the garage.

#### Main Panel Observations

##### *Informational Conditions*

6.3 - The panel and its components have no visible deficiencies.

#### Panel Cover Observations

##### *Informational Conditions*

6.4 - The exterior panel cover is in acceptable condition.

#### Wiring Observations

##### *Informational Conditions*

6.5 - The visible portions of the wiring has no visible deficiencies.

#### Circuit Breakers

##### *Informational Conditions*

6.6 - There are no visible deficiencies with the circuit breakers.

#### Grounding

##### *Informational Conditions*

6.7 - The panel is grounded to a water pipe. Current standards require the panel to be double-grounded, and you may wish to consider having this done as a safety upgrade. However, such an upgrade is not currently mandated.

## **Sub Panels**

### **General Comments**

#### *Informational Conditions*

6.8 - 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.

### **Location**

#### *Informational Conditions*

6.9 - The sub panel is located inside the garage.

### **Sub Panel Observations**

#### *Informational Conditions*

6.10 - The electrical sub panel has no visible deficiencies.

### **Panel Cover Observations**

#### *Informational Conditions*

6.11 - The exterior panel cover is in acceptable condition.

### **Wiring Observations**

#### *Informational Conditions*

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

### **Circuit Breakers**

#### *Informational Conditions*

6.13 - The circuit breakers have no visible deficiencies.

## Section 8.0 - 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 Conditions*

8.1 - Central heat and air-conditioning are provided by dual systems, consisting of two 12 year-old furnaces with evaporator coils that are located in the garage, and two 12 year-old condensing coils that are located on the roof.

#### Standard Observations

##### *Informational Conditions*

8.2 - The split-system is in the mid-range of its design life and will need to be more closely monitored, serviced bi-annually, and should have its filter changed every two to three months.

#### Furnace

##### *Informational Conditions*

8.3 - The furnace is functional.

#### Vent Pipe

##### *Informational Conditions*

8.4 - The vent pipe has no visible deficiencies.

#### Gas Valve & Connector

##### *Informational Conditions*

8.5 - The gas valve and connector are in acceptable condition.

#### Combustion-Air Vents

##### *Informational Conditions*

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

#### Return-Air Compartment

##### *Informational Conditions*

8.7 - The return-air compartment is in acceptable condition.

#### Evaporator Coil

##### *Components and Conditions Needing Service*

8.8 - Energy is being lost at the seams of the evaporator coil at the furnace in the garage, which should be sealed.

#### Condensate Drainpipe

##### *Informational Conditions*

8.9 - The condensate drainpipe discharges correctly outside the residence.

#### Condensing Coil

##### *Informational Conditions*

8.10 - The condensing coil responded to the thermostat and is functional.

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### **Condensing Coil Disconnect**

#### *Informational Conditions*

8.11 - The electrical disconnect at the condensing coil is functional.

### **Differential Temperature Readings**

#### *Informational Conditions*

8.12 - The air-conditioning responded and achieved an acceptable differential temperature split between the air entering the system and that coming out, of eighteen degrees or more.

### **Thermostats**

#### *Informational Conditions*

8.13 - The thermostat is functional.

### **Registers**

#### *Informational Conditions*

8.14 - The registers are reasonably clean and functional.

## Section 9.0 - 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 Conditions*

9.1 - 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.

#### Doors

##### *Functional Components and Conditions*

9.2 - The door is functional.

#### Flooring

##### *Informational Conditions*

9.3 - The floor has no significant defects.

#### Walls & Ceiling

##### *Components and Conditions Needing Service*

9.4 - There is evidence of moisture intrusion around the skylight, but you should ask the sellers about this or have the condition evaluated by a roofing contractor.



#### Lights

##### *Functional Components and Conditions*

9.5 - The lights are functional.

## Living Room

### Flooring

#### *Informational Conditions*

9.6 - The floor has no significant defects.

### Walls & Ceiling

#### *Informational Conditions*

9.7 - The walls and ceiling are in acceptable condition.

### Dual-Glazed Windows

#### *Functional Components and Conditions*

9.8 - The window is functional.

### Lights

#### *Functional Components and Conditions*

9.9 - The lights are functional.

### Outlets

#### *Functional Components and Conditions*

9.10 - The outlets that were tested are functional.

## Dining Room

### Flooring

#### *Informational Conditions*

9.11 - The floor has no significant defects.

### Walls & Ceiling

#### *Informational Conditions*

9.12 - The walls and ceiling are in acceptable condition.

### Dual-Glazed Windows

#### *Functional Components and Conditions*

9.13 - The window is functional.

### Lights

#### *Functional Components and Conditions*

9.14 - The lights are functional.

### Outlets

#### *Functional Components and Conditions*

9.15 - The outlets that were tested are functional.

### Smoke Detector

#### *Informational Conditions*

9.16 - The smoke detector is functional, but should be checked periodically.

## Family Room

### Flooring

#### *Informational Conditions*

9.17 - The floor has no significant defects.

### Walls & Ceiling

#### *Informational Conditions*

9.18 - The walls and ceiling are in acceptable condition.

### Dual-Glazed Windows

#### *Functional Components and Conditions*

9.19 - The window is functional.

### Lights

#### *Functional Components and Conditions*

9.20 - The lights are functional.

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**Outlets**

*Functional Components and Conditions*

9.21 - The outlets that were tested are functional.

## Section 10.0 - 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 oven 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

#### Flooring

##### *Informational Conditions*

10.1 - The floor has no significant defects.

#### Walls & Ceiling

##### *Functional Components and Conditions*

10.2 - The walls and ceiling are in acceptable condition.

#### Dual-Glazed Windows

##### *Functional Components and Conditions*

10.3 - The window is functional.

#### Sink & Countertop

##### *Informational Conditions*

10.4 - The sink and countertop are functional.

#### Cabinets

##### *Functional Components and Conditions*

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

#### Valves & Connectors

##### *Functional Components and Conditions*

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

#### Faucet

##### *Functional Components and Conditions*

10.7 - The sink faucet is functional.

#### Trap and Drain

##### *Functional Components and Conditions*

10.8 - The trap and drain are functional.

#### Garbage Disposal

##### *Functional Components and Conditions*

10.9 - The garbage disposal is functional.

#### Gas Range

##### *Functional Components and Conditions*

10.10 - The gas range is functional, but was neither calibrated nor tested for its performance.

#### Gas Cooktop

##### *Functional Components and Conditions*

10.11 - The gas cook top is functional.

#### Dishwasher

##### *Functional Components and Conditions*

10.12 - The dishwasher is functional.

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**Exhaust Fan or Downdraft**

*Components and Conditions Needing Service*

10.13 - The downdraft exhaust fan does not respond, and should be serviced or demonstrated.

**Lights**

*Informational Conditions*

10.14 - The light is functional.

**Outlets**

*Functional Components and Conditions*

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

## Section 11.0 - Hallway

Our evaluation of hallways is identical to that of living space, except that we pay particular attention to safety issues, such as those involving handrails, guardrails, and smoke detectors.

### Primary Hallway

#### Flooring

##### *Informational Conditions*

11.1 - The floor has no significant defects.

#### Walls & Ceiling

##### *Informational Conditions*

11.2 - The walls and ceiling are in acceptable condition.

#### Lights

##### *Functional Components and Conditions*

11.3 - The lights are functional.

### Secondary Hallway

#### Flooring

##### *Informational Conditions*

11.4 - The floor has no significant defects.

#### Walls & Ceiling

##### *Informational Conditions*

11.5 - The walls and ceiling are in acceptable condition.

#### Closets & Cabinets

##### *Informational Conditions*

11.6 - The closet, or closets, is in acceptable condition.

#### Lights

##### *Functional Components and Conditions*

11.7 - The lights are functional.

#### Smoke Detector

##### *Informational Conditions*

11.8 - The smoke detector is functional, but should be checked periodically.

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## Section 12.0 - Stairs

Our evaluation of staircases is identical to that of living space, except that we pay particular attention to safety issues, such as those involving handrails, guardrails, and smoke detectors.

### **Main Stairs**

**No recommended service**

*Informational Conditions*

12.1 - We have evaluated the stairs and landing, and found them to be in acceptable condition.

## Section 14.0 - Bedrooms

In accordance with the standards of practice, our inspection of bedrooms includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. We evaluate windows to ensure that they meet light and ventilation requirements and facilitate an emergency exit or egress, but we do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

### Master Bedroom

#### Location

##### *Informational Conditions*

14.1 - The master bedroom is located 2nd floor.

#### Doors

##### *Functional Components and Conditions*

14.2 - The door is functional.

#### Flooring

##### *Informational Conditions*

14.3 - The floor has no significant defects.

#### Walls & Ceiling

##### *Components and Conditions Needing Service*

14.4 - There is a moisture stain on the wall below a window that should be explained or explored further.



#### Dual-Glazed Windows

##### *Informational Conditions*

14.5 - The windows that were unobstructed were checked, and found to be functional.

14.6 - A sliding glass door lock is missing, or needs to be serviced, to be functional.

#### Closets

##### *Functional Components and Conditions*

14.7 - The closet and its components are functional.

#### Lights

##### *Functional Components and Conditions*

14.8 - The lights are functional.

#### Outlets

##### *Components and Conditions Needing Service*

14.9 - One of the outlets in the wall unit is missing outlet and cover, also the hot and neutral are wired together and should be evaluated and serviced by an electrician..



### **Smoke Detector**

#### *Informational Conditions*

14.10 - The smoke detector is functional, but should be checked periodically.

## **2nd Guest Bedroom**

### **Location**

#### *Informational Conditions*

14.11 - The second guest bedroom is located 2nd floor.

### **Doors**

#### *Functional Components and Conditions*

14.12 - The door is functional.

### **Flooring**

#### *Informational Conditions*

14.13 - The floor has no significant defects.

### **Walls & Ceiling**

#### *Informational Conditions*

14.14 - The walls and ceiling are in acceptable condition.

### **Dual-Glazed Windows**

#### *Informational Conditions*

14.15 - The windows that were unobstructed were checked, and found to be functional.

### **Closets**

#### *Functional Components and Conditions*

14.16 - The closet and its components are functional.

### **Lights**

#### *Functional Components and Conditions*

14.17 - The lights are functional.

### **Outlets**

#### *Functional Components and Conditions*

14.18 - The outlets that were unobstructed and able to be tested are functional.

### **Smoke Detector**

#### *Informational Conditions*

14.19 - The smoke detector is functional, but should be checked periodically.

## **3rd Guest Bedroom**

### **Doors**

#### *Functional Components and Conditions*

14.20 - The door is functional.

### **Flooring**

#### *Informational Conditions*

14.21 - The floor has no significant defects.

## **Walls & Ceiling**

### *Informational Conditions*

14.22 - The walls and ceiling are in acceptable condition.

## **Dual-Glazed Windows**

### *Informational Conditions*

14.23 - The windows that were unobstructed were checked, and found to be functional.

## **Closets**

### *Functional Components and Conditions*

14.24 - The closet and its components are functional.

## **Lights**

### *Functional Components and Conditions*

14.25 - The lights are functional.

## **Outlets**

### *Functional Components and Conditions*

14.26 - The outlets that were unobstructed and able to be tested are functional.

## **Smoke Detector**

### *Informational Conditions*

14.27 - The smoke detector is functional, but should be checked periodically.

## **4th Guest Bedroom**

### **Location**

#### *Informational Conditions*

14.28 - The fourth guest bedroom is located 1st floor.

### **Doors**

#### *Functional Components and Conditions*

14.29 - The door is functional.

### **Flooring**

#### *Informational Conditions*

14.30 - The floor has no significant defects.

### **Walls & Ceiling**

#### *Informational Conditions*

14.31 - The walls and ceiling are in acceptable condition.

### **Dual-Glazed Windows**

#### *Informational Conditions*

14.32 - The windows that were unobstructed were checked, and found to be functional.

### **Closets**

#### *Functional Components and Conditions*

14.33 - The closet and its components are functional.

### **Lights**

#### *Functional Components and Conditions*

14.34 - The lights are functional.

### **Outlets**

#### *Functional Components and Conditions*

14.35 - The outlets that were unobstructed and able to be tested are functional.

### **Smoke Detector**

#### *Informational Conditions*

14.36 - The smoke detector is functional, but should be checked periodically.

## Section 15.0 - Bathrooms

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

### **Powder Room**

#### **Size and Location**

##### *Informational Conditions*

15.1 - The powder room is located 1st floor.

#### **Doors**

##### *Functional Components and Conditions*

15.2 - The door is functional.

#### **Flooring**

##### *Informational Conditions*

15.3 - The floor has no significant defects.

#### **Walls & Ceiling**

##### *Informational Conditions*

15.4 - The walls and ceiling are in acceptable condition.

#### **Cabinets**

##### *Functional Components and Conditions*

15.5 - The cabinets are in acceptable condition.

#### **Sink Faucet Valves & Connectors Trap & Drain**

##### *Functional Components and Conditions*

15.6 - The sink and its components are functional.

#### **Toilet**

##### *Functional Components and Conditions*

15.7 - The toilet is functional.

#### **Exhaust Fan**

##### *Functional Components and Conditions*

15.8 - The exhaust fan is functional.

#### **Lights**

##### *Functional Components and Conditions*

15.9 - The lights are functional.

#### **Outlets**

##### *Functional Components and Conditions*

15.10 - The outlets are functional

### **Master Bathroom**

#### **Size and Location**

##### *Informational Conditions*

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

#### **Doors**

##### *Functional Components and Conditions*

15.12 - The door is functional.

#### **Flooring**

##### *Informational Conditions*

15.13 - The floor has no significant defects.

## Walls & Ceiling

### *Informational Conditions*

15.14 - The walls and ceiling are in acceptable condition.

## Cabinets

### *Components and Conditions Needing Service*

15.15 - The pull out cabinet hardware needs maintenance service, the cabinet and drawers do not fully open.



## Sink Faucet Valves & Connectors Trap & Drain

### *Components and Conditions Needing Service*

15.16 - The mechanical sink stopper at both sinks are incomplete and should be serviced.



## Hydro-Spa

### *Components and Conditions Needing Service*

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

## Stall Shower

### *Functional Components and Conditions*

15.18 - The stall shower is functional.

## Toilet & Bidet

### *Functional Components and Conditions*

15.19 - The toilet is functional.

15.20 - The bidet is functional.

## Exhaust Fan

### *Functional Components and Conditions*

15.21 - The exhaust fan is functional.

## Lights

### *Functional Components and Conditions*

15.22 - The lights are functional.

## Outlets

### *Functional Components and Conditions*

15.23 - The outlets are functional and include ground-fault protection.

## 1st Guest Bathroom

### Size and Location

#### *Informational Conditions*

15.24 - The first guest bathroom is a full, located in bedroom #2

### Doors

#### *Functional Components and Conditions*

15.25 - The door is functional.

### Flooring

#### *Informational Conditions*

15.26 - The floor has no significant defects.

### Walls & Ceiling

#### *Informational Conditions*

15.27 - The walls and ceiling are in acceptable condition.

### Cabinets

#### *Functional Components and Conditions*

15.28 - The cabinets are in acceptable condition.

### Sink Countertop

#### *Functional Components and Conditions*

15.29 - The sink countertop is functional.

### Sink Faucet Valves & Connectors Trap & Drain

#### *Components and Conditions Needing Service*

15.30 - The mechanical sink stopper is incomplete and should be serviced.

### Tub

#### *Functional Components and Conditions*

15.31 - The tub is functional.

### Stall Shower

#### *Functional Components and Conditions*

15.32 - The stall shower is functional.

### Toilet & Bidet

#### *Functional Components and Conditions*

15.33 - The toilet is functional.

### Exhaust Fan

#### *Functional Components and Conditions*

15.34 - The exhaust fan is functional.

### Lights

#### *Functional Components and Conditions*

15.35 - The lights are functional.

### Outlets

#### *Functional Components and Conditions*

15.36 - The outlets are functional and include ground-fault protection.

## 2nd Guest Bathroom

### Size and Location

#### *Informational Conditions*

15.37 - The second guest bathroom is a full, located in bedroom #3

### Doors

#### *Functional Components and Conditions*

15.38 - The door is functional.

### Flooring

#### *Informational Conditions*

15.39 - The floor has no significant defects.

## **Walls & Ceiling**

### *Informational Conditions*

15.40 - The walls and ceiling are in acceptable condition.

## **Dual-Glazed Windows**

### *Functional Components and Conditions*

15.41 - The window is functional.

## **Cabinets**

### *Functional Components and Conditions*

15.42 - The cabinets are in acceptable condition.

## **Sink Countertop**

### *Functional Components and Conditions*

15.43 - The sink countertop is functional.

## **Sink Faucet Valves & Connectors Trap & Drain**

### *Functional Components and Conditions*

15.44 - The sink and its components are functional.

## **Tub-Shower**

### *Functional Components and Conditions*

15.45 - The tub/shower is functional.

## **Toilet & Bidet**

### *Functional Components and Conditions*

15.46 - The toilet is functional.

## **Lights**

### *Functional Components and Conditions*

15.47 - The lights are functional.

## **Outlets**

### *Functional Components and Conditions*

15.48 - The outlets are functional and include ground-fault protection.

## **3rd Guest Bathroom**

### **Size and Location**

#### *Informational Conditions*

15.49 - The third guest bathroom is a three-quarter, located in bedroom #4

### **Doors**

#### *Functional Components and Conditions*

15.50 - The door is functional.

### **Flooring**

#### *Informational Conditions*

15.51 - The floor has no significant defects.

### **Walls & Ceiling**

#### *Informational Conditions*

15.52 - The walls and ceiling are in acceptable condition.

### **Cabinets**

#### *Functional Components and Conditions*

15.53 - The cabinets are in acceptable condition.

### **Sink Countertop**

#### *Functional Components and Conditions*

15.54 - The sink countertop is functional.

### **Sink Faucet Valves & Connectors Trap & Drain**

#### *Functional Components and Conditions*

15.55 - The sink and its components are functional.

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**Stall Shower**

*Functional Components and Conditions*

15.56 - The stall shower is functional.

**Toilet & Bidet**

*Functional Components and Conditions*

15.57 - The toilet is functional.

**Exhaust Fan**

*Functional Components and Conditions*

15.58 - The exhaust fan is functional.

**Lights**

*Functional Components and Conditions*

15.59 - The lights are functional.

**Outlets**

*Functional Components and Conditions*

15.60 - The outlets are functional and include ground-fault protection.

## Section 16.0 - Laundry

In accordance with industry standards, we do not test clothes dryers, nor washing machines and their water connections and drainpipes. However, there are two things that you should be aware of. The water supply to washing machines is usually left on, and their hoses can leak or burst under pressure and continue to flow. Therefore, we recommend replacing the rubber hose type with newer braided stainless steel ones that are much more dependable. You should also be aware that the newer washing machines discharge a greater volume of water than many of the older drainpipes can handle, which causes the water to back up and overflow, and the only remedy would be to replace the standpipe and trap with one that is a size larger.

### Laundry Room

#### Doors

*Functional Components and Conditions*

16.1 - The door is functional.

#### Flooring

*Informational Conditions*

16.2 - The floor has no significant defects.

#### Walls & Ceiling

*Informational Conditions*

16.3 - The walls and ceiling are in acceptable condition.

#### Cabinets

*Functional Components and Conditions*

16.4 - The cabinets are functional.

#### Exhaust Fan

*Functional Components and Conditions*

16.5 - The exhaust fan is functional.

#### Sink

*Functional Components and Conditions*

16.6 - The laundry sink is functional, and does not need service at this time.

#### Faucet

*Functional Components and Conditions*

16.7 - The laundry sink faucet is functional.

#### Valves & Connectors

*Functional Components and Conditions*

16.8 - The valves and connectors are functional. However, because they are not in daily use they typically become stiff or frozen.

#### Lights

*Functional Components and Conditions*

16.9 - The lights are functional.

#### Outlets

*Functional Components and Conditions*

16.10 - The outlets that were tested are functional.

## Section 17.0 - Garage

It is not uncommon for moisture to penetrate garages, because their slabs are on-grade. Evidence of this is typically apparent in the form of efflorescence, or salt crystal formations, that result when moisture penetrates the concrete slab or sidewalls. This is a common with garages that are below grade, and some sidewalls are even cored to relieve the pressure that can build up behind them, and which actually promotes drainage through the garage. Also, if there is living space above the garage, that space will be seismically vulnerable. Ideally, the columns and beams around the garage door will be made of structural steel, but in many residences these components are made of wood but could include some structural accessories, such as post-straps and hold-downs, and plywood shear paneling. Regardless, we are not engineers, and recommend that you read about this in a booklet that should have been given to you by the realtors, and you may wish to discuss this further with a structural engineer. Also, garage door openings are not standard, and you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles.

### Triple-Car Garage

#### Slab Floor

##### *Functional Components and Conditions*

17.1 - The slab floor is in acceptable condition. Small cracks are common and result as a consequence of the curing process, seismic activity, common settling, or the presence expansive soils, but are not structurally threatening. Also, you may notice some salt crystal formations that are activated by moisture penetrating the slab.

#### Walls & Ceiling

##### *Informational Conditions*

17.2 - The walls are sheathed and in acceptable condition.

#### Ventilation Ports

##### *Functional Components and Conditions*

17.3 - The ventilation ports are functional.

#### Firewall Separation

##### *Functional Components and Conditions*

17.4 - The firewall separating the garage from the residence is functional.

#### Entry Door Into the House

##### *Functional Components and Conditions*

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

#### Garage Door & Hardware

##### *Functional Components and Conditions*

17.6 - The garage door and its hardware are functional.

#### Automatic Opener

##### *Functional Components and Conditions*

17.7 - The garage door opener is functional.

#### Lights

##### *Functional Components and Conditions*

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

#### Outlets

##### *Functional Components and Conditions*

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

## SCOPE OF WORK

You have contracted with Buyer's Choice Home Inspections to perform a generalist inspection in accordance with the standards of practice established by California Real Estate Inspection Association (CREIA), 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](http://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.

## REPORT CONCLUSION

000000 Street, Beach Cities, CA. 101010

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 roofer 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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**Inspection Address:** 000000 Street, Beach Cities, CA. 101010  
**Inspection Date/Time:** 01/01/2006 10:00 am to 1:00 pm

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