

Mr. & Mrs. Homebuyer
101 Paradise Way
Anytown, CA 93311



Jabuka Home Inspections
661/664-8629
Serving all of Kern County



www.jabukahomeinspections.com

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INSPECTION INFORMATION

It is the client's sole responsibility to read this report in its entirety and to research any and all jurisdictional permits required by the local authorities regarding the property in contract before the close of escrow. The client is to personally perform a diligent visual inspection of the property after the seller vacates to insure that no "condition" was concealed by personal property and/or stored items while occupied or damaged during the seller's evacuation of the building. Should any "condition" be revealed that was not addressed within this report prior to or after the close of escrow, please contact our office immediately for an additional evaluation regarding such "condition."

CLIENT & SITE INFORMATION

101 FILE/DATE/TIME	
102 CLIENT NAME	
103 LOCATION	
104 BUYER'S AGENT	
105 LISTING AGENT	

CLIMATIC CHARACTERISTICS

106 WEATHER & SOIL	Weather conditions during the inspection: clear, 70-80 degrees and the ground was dry.
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BUILDING CHARACTERISTICS

107 MAIN ENTRY	Faces: North.
108 STRUCTURE	single-family residence.
109 FOUNDATION	Foundation types: concrete slab on grade.

UTILITY SERVICES

110 ELECTRICITY	Municipal.
111 GAS	Municipal.
112 WATER & SEWER	Municipal.
113 UTILITIES	All utilities on.

OTHER INFORMATION

114 ATTENDING	People present: buyer's agent, client(s), and, inspector only.
115 OCCUPIED	The building was not occupied during the inspection.
116 INSPECTED BY	Sam Jabuka Certified CREIA Inspector.

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117 COMMENTS

There were material defect(s) noted in the systems, structures, and components of the building. These conditions are preceded by codes e.g. [SC], [FE], [CR] and [RU]. Each code is defined in the "DEFINITIONS" section below. We recommend all maintenance, repairs, or corrections be made by specialists in the appropriate trade using approved methods prior to the close of escrow.

INTRODUCTORY NOTES**118 IMPORTANT INFORMATION**

[NOTE] Any statements made in the body of this inspection report pertaining to left, right, front or rear were referenced by standing in front of and facing the building.

[NOTE] We recommend obtaining equipment operating manuals and documentation for all warranted items of the building.

[NOTE] We recommend inquiring about any/all permits and inspection records with final signatures for any changes or additions that may have been made to the building, and/or any known conditions that may have been inadvertently left out of the disclosure statements.

[NOTE] We recommend having the locks of all exterior doors re-keyed after taking possession of the building for security reasons.

[NOTE] Photographs, when used, are simply a tool to convey our findings, they are not intended to enhance those findings or diminish any findings not photographed.

119 ENVIRONMENTAL CONCERNS

Environmental issues include, but are not limited to, asbestos, lead paint, lead contamination, mold, mildew, radon, toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, ground water contamination, and soil contamination. We are not trained or licensed to recognize or analyze any of these materials. We may make reference to one or more of these materials when/if noted during the inspection. Should further study or analysis seem prudent, then a full evaluation by a specialist in the appropriate trade is recommended. Information related to these products can be found in the "Homeowners Guide to Earthquake Safety & Environmental Hazards" pamphlet.

DEFINITIONS**120 MATERIAL DEFECT**

A material defect is a condition that significantly affects the value, desirability, habitability, or safety of the building. Style or aesthetics shall not be considered in determining whether a specific system, structure, or component is defective.

121 SAFETY CONCERNS

[SC] Safety Concerns: Conditions noted that may pose a hazard to humans, the building or both. These conditions warrant further evaluation and corrections by a specialist in the appropriate trade.

122 FURTHER EVALUATION

[FE] Further Evaluation: Conditions noted that warrant further evaluation by specialists in the appropriate trades.

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**123 CORRECTIONS
RECOMMENDED**

[CR] **Corrections Recommended:** Conditions noted in need of maintenance, repair, or replacement. We recommend that all corrections be made by specialists in the appropriate trades.

**124 RECOMMENDED
UPGRADE**

[RU] **Recommended Upgrades:** Upgrades are systems and/or components that may not have been available or have been improved since the building was constructed. These may be, but are not limited to, safety-related items such as GFCI receptacle(s) and smoke detector locations and the installation of safety glass where subject to human impact.

125 NOTE

The term [NOTE], where used in this report was designed to draw your attention to a specific condition or component of a system. While corrective action may not be warranted, we felt it was important that you be aware of its existence.

126 FUNCTIONED

Functioned: as defined in the CREIA/ASHI Standards of Practice, "Performing its normal, proper and characteristic action."

127 FAILED

Failed: As defined in Webster's Dictionary, "To be deficient or negligent in an obligation, duty, or expectation." If an item did not *function*, then it was not *serviceable* and was considered to have *failed*.

128 SPECIALIST

Specialist: as defined in Webster's Dictionary, "A person who specializes in a particular field of study, professional work. Any individual schooled, trained and/or who otherwise holds a special knowledge of specific systems or components." Trade school or factory trained individuals in specific fields of expertise may be considered a "*Specialist*", as well as qualified state licensed contractors in specific occupations.

FOUNDATION/UNDER-FLOOR AREAS

The visible areas of the foundation system and structural components were examined to determine their current condition. Areas of the foundation and/or structural components of the building were inaccessible because they were installed at or below grade level, and/or behind walls. Areas concealed from view by any means are excluded from this report. All concrete experiences some degree of cracking due to shrinkage in the drying process. If large cracks are present along with movement, we recommend further evaluation by a structural engineer. All exterior grades should allow for surface water and roof runoff to be directed away from the foundation system.

We recommend that all *material defects* noted below be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the close of escrow.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

FOUNDATION INFORMATION

201 TYPE(S)

Foundation types: Concrete slab on grade.

202 BOLTS & BRACING

A visual examination could not confirm the presence or condition of foundation anchor bolting because of concealment due to the type of foundation system employed. (slab-on-grade)

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SLAB ON GRADE CONDITIONS

203 EXTERIOR	The visible exterior areas of the concrete foundation showed no sign of unusual cracking or movement.
204 INTERIOR	The current condition of the concrete slab could not be confirmed by visual inspection due to wall-to-wall floor coverings.

EXTERIORS

The visible exterior surfaces and materials of the building were visually examined to determine their current condition. Areas concealed from view by any means are excluded from this report. Moisture intrusion through cracks or openings in the exterior siding, trim, windows, and doors is the source of moisture damage and deterioration. We recommend sealing all cracks or openings in, and between the exterior siding and trim materials, especially around windows and doors. Routine maintenance may extend the service life and minimize deterioration of the exterior surfaces.

We recommend that all *material defects* noted below be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the close of escrow.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

EXTERIOR INFORMATION

301 SIDING TYPE(S)	Materials: stucco, and, wood.
302 VENEER TYPE(S)	Materials: stone.
303 TRIM TYPE(S)	Materials: wood and stucco.
304 DOOR TYPE(S)	Materials: wood.
305 WINDOW TYPE(S)	Types: horizontal/vertical sliding and, fixed, single-pane (non-thermal) windows were present, Materials: metal.

EXTERIOR CONDITIONS

307 STUCCO SIDING

with exceptions noted.
 a. [CR] The stucco siding was damaged/deteriorated at the right side and garage of the building. These conditions are conducive to moisture intrusion/deterioration. We recommend correcting the condition(s) noted.



308 WOOD SIDING

with exceptions noted.
 a. [CR] The wood siding finish appeared worn/weathered/aging. We recommend correcting the condition(s) noted.

315 VENEER

The veneer appeared functional.

316 FLASHING(S)

The visible areas of the flashings appeared functional.

317 EAVE(S)/SOFFIT(S)

The visible eave and soffit materials appeared functional.

318 FASCIA(S)

with exceptions noted.
 a. [CR] The visible fascia materials were weathered beyond normal wear. We recommend correcting the condition(s) noted.

319 EXTERIOR TRIM

The visible exterior trim materials appeared functional.

320 DOOR(S)

The doors viewed from the exterior appeared functional.

321 WINDOWS(S)

with exceptions noted.
 a. [CR] A number of the window screens were damaged and/or missing. We recommend they be repaired or replaced as needed.

324 LIGHT(S)/FIXTURE(S)

The light(s) were functional.

325 RECEPTACLE(S)

with exceptions noted.
 a. [RU] The accessible receptacles were functional, but they were not GFCI protected. We recommend upgrading to provide GFCI protection for the receptacles for safety reasons.

326 CHIMNEY(S)

The chimney [from grade to the roof line] appeared functional.

327 FIREPLACE(S)

with exceptions noted.
 a. [SC] The chimney flue had creosote buildup. We recommend the fireplace/flue be cleaned by a specialist in the appropriate trade.

328 MOIST CONTROL

Our observations regarding evidence of damaged or deteriorated wood should not be a substitute for an inspection by a licensed pest control operator or exterminator. We report current visible conditions only and cannot render an opinion regarding their cause or remediation.

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The items listed below were visually examined to determine their current condition during the inspection. Areas concealed from view by any means are excluded from this report. The permanently installed components or equipment are checked for basic operation, with the exception of lawn sprinklers and low-voltage yard lighting. This inspection is a visual examination and does not attempt to determine site drainage performance or the condition of any underground piping, including municipal or private water and sewer service piping or concealed clean-outs. This inspection is not intended to address or include any geological conditions or site stability information. For information in these areas we recommend consulting with a geologist and/or a geotechnical engineer.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

GROUNDS INFORMATION

330 DRIVEWAY(S)	Materials: concrete.
332 WALKWAY(S)	Materials: concrete.
334 MAIN ENTRY	Materials: concrete.
335 PATIO(S)	Materials: concrete.
336 PATIO COVER(S)	Materials: an extension of the main roof structure.
338 RETAINING WALL(S)	Materials: block.
339 FENCING & GATE(S)	Materials: wood.

GROUNDS CONDITIONS

341 DRIVEWAY(S)	with exceptions noted. a. [CR] There were cracks in the driveway. We recommend correcting this condition to prevent moisture intrusion into concealed spaces.
343 WALKWAY(S)	with exceptions noted. a. [CR] There were cracks in the walkways. We recommend correcting this condition to prevent moisture intrusion into concealed spaces. The walkways appeared functional.
347 MAIN ENTRY	with exceptions noted. a. [CR] The porch/deck surface was carpeted which traps moisture and leads to deterioration. We are unable to determine the condition of the water proof membrane/surface under the carpeting. We recommend that these areas not be covered with any materials that may trap moisture and be conducive to deterioration.
348 PATIO(S)	with exceptions noted. a. [SC] There were cracks and heaving or settling of the patio(s). These conditions pose a trip hazard. We recommend correcting any trip hazard conditions.
349 PATIO COVER(S)	The patio cover appeared functional.
352 RETAINING WALL(S)	with exceptions noted. a. [FE] The retaining wall shows signs of moisture. We recommend a full evaluation and/or corrections by a specialist in the appropriate trade. [FE] The retaining wall shows signs of moisture stains. We recommend a full evaluation

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and/or corrections by a specialist in the appropriate trade.

**353 FENCING &
GATE(S)**

The yard fencing appeared functional.

GRADING/DRAINAGE/LANDSCAPING INFORMATION

360 SITE GRADING

Flat site, Gentle slope away from the building.

361 SITE DRAINAGE

Surface drainage.

**362 LAWN
SPRINKLER(S)**

The system was automatically controlled.

GRADING/DRAINAGE/LANDSCAPING CONDITIONS

365 SITE GRADING

The site grading around the building appeared adequate to drain excess surface water away from the foundation.

366 SITE DRAINAGE

The exposed areas of the surface drainage system appeared functional.

367 LANDSCAPING

The vegetation and landscaping appeared manicured.

**368 SPRINKLER
CONTROL(S)**

with exceptions noted.

a. [CR] The timer control failed to function during the inspection. We recommend correcting the condition(s) noted.

ROOF COVERINGS

The visible areas of the roof and components were examined to determine their current condition. Areas concealed from view by any means are excluded from this report. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The testing of gutters, downspouts and underground drain piping is outside the scope of this report.

We recommend that all *material defects* noted below be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the close of escrow.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

ROOF INFORMATION

**401 INSPECTION
METHOD**

The inspector walked on the roof and viewed the accessible roofing components.

**402 ROOF
COVERING(S)**

Materials: wood shakes.

403 ROOF LAYERS(S)

1 layer.

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404 CHIMNEY(S)/FLUE(S)

Materials: Stone with a, cement tile flue.

405 ROOF DRAINAGE

Materials: metal rain gutters.

ROOF CONDITIONS

408 WOOD SHAKES

with exceptions noted.
 a. [FE] There were a number of wood shakes that were broken, eroded or slipped out of place exposing the underlayment felt to the weather. These conditions are conducive to roof leaks. We recommend a full evaluation and/or corrections by a specialist in the appropriate trade.



416 FLASHING(S)

with exceptions noted.
 a. [CR] The mastic used to seal some of the roof connections and penetrations was cracked. We recommend correcting the condition(s) noted using approved methods.

417 FLUE PIPE(S)

The visible exhaust flue pipes and weather caps appeared functional.

418 SKYLIGHT(S)

The visible skylight(s) appeared functional, with no evidence of leakage.

419 CHIMNEY(S)

with exceptions noted.
 a. [SC] There were no spark arrester(s) installed on the chimney(s). We recommend installing rain cap type spark arrester(s) to help minimize moisture entry into the flue and prevent the escape of hot embers.

420 ROOF DRAINAGE

[RU] The roof drainage was directed to collect into gutters. They were not installed on all down-sloped roofs. We recommend additional gutters and downspouts be installed. [CR] The gutters were filled with debris which restricts proper drainage. We recommend correcting the condition(s) noted.

421 DOWNSPOUT(S)

The downspout(s) discharge away from the building to minimize water accumulation near the foundation.

ATTIC AREAS & ROOF FRAMING

The visible areas of the attic and roof framing were examined to determine their current condition. Areas concealed from view by any means are excluded from this report. The accessible permanently installed equipment or components are checked for basic operation. Thermostatically operated attic vent fans are excluded from the inspection.

We recommend that all *material defects* noted below be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the close of escrow.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

ATTIC/FRAMING INFORMATION

501 ATTIC ACCESS(S)	Accesses: 1 Location: Right middle bedroom, Type: hatch in the ceiling.
502 FRAMING	Framing types: conventional framing.
503 SHEATHING	Materials: skipped sheathing (spaced boards)
504 INSULATION	Materials: fiberglass blown-in approximate thickness in inches: 4 to 6.
505 VENTILATION	Vent types: roof.

ATTIC/FRAMING CONDITIONS

506 ACCESS(S)	The attic was fully accessible, The attic examination was conducted from the opening only due to limited access.
507 FRAMING	The visible areas of the roof framing appeared functional.
508 RAFTER(S)	The visible areas of the rafter framing appeared functional.
510 PURLIN(S)	The visible areas of the purlins and braces appeared functional.
511 COLLAR TIE(S)	The visible areas of the collar ties appeared functional.
512 CEILING JOIST(S)	The visible areas of the ceiling joists appeared functional.
513 SHEATHING	The visible areas of the roof sheathing appeared functional.
514 INSULATION	The visible attic insulation appeared functional.
515 VENTILATION	The visible attic ventilation appeared adequate.
516 ELECT. WIRING	The wiring in the attic was covered with insulation and was not visible.
517 FIREPLACE FLUE(S)	The visible areas of the chimney flue pipe(s) appeared functional.
518 EXHAUST VENT(S)	The visible areas of the exhaust vent pipe(s) appeared functional.

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PLUMBING

The visible areas of the main water line, shutoff valve, water supply and drain lines, gas meter and piping were examined to determine their current condition. Areas concealed from view by any means are excluded from this report. The accessible permanently installed equipment or components are checked for basic operation. Leakage or corrosion in underground or concealed piping cannot be detected by a visual examination. Older fixtures or components should be budgeted for replacement. Some corrosion is common. We are not equipped to repair leaky shutoffs, therefore we do not operate fixture shutoffs. We recommend fixture shutoffs be examined by a specialist in the appropriate trade equipped to repair or replace the shutoffs should leakage occur.

We recommend that all *material defects* noted below be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the close of escrow.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

PLUMBING INFORMATION

601 MAIN WATER LINE	Materials: copper piping.
602 WATER SHUTOFF	The main water shutoff valve was located at the front of the building.
603 WATER PRESSURE	50-60 PSI.
604 WATER PIPING	Materials: copper piping.
605 WASTE LINES	Materials: cast iron piping, and, galvanized steel piping.
606 GAS SHUTOFF	The gas meter and shutoff valve are located at the right side of the building.

PLUMBING CONDITIONS

607 WATER SHUTOFF	The main water shutoff valve appeared functional, no leakage noted. We do not operate these devices.
608 WATER PRESSURE	The water pressure measured at an exterior hose faucet was within the acceptable range.
609 WATER PIPING	The visible water supply piping appeared functional.
610 WATER FLOW	A number of fixtures were operated simultaneously with a functional water flow.
611 HOSE FAUCET(S)	with exceptions noted. a. [RU] There were no vacuum breakers on the exterior hose faucets. We recommend installing these devices as an upgrade.
612 WASTE PIPING	The visible waste piping appeared functional.
613 WASTE FLOW	A number of drains were emptied simultaneously and appeared functional.
615 VENT PIPING	The visible areas of the vent pipes appeared functional.
616 GAS SHUTOFF	[RU] The supply shutoff appeared functional. We do not operate these devices. There is no emergency shutoff wrench or automatic valve present. We recommend providing a wrench or installing a seismic automatic shut off valve for emergencies.

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617 GAS PIPING

The visible areas of the gas piping appeared functional.

WATER HEATERS

The water heater(s) and the related components were examined to determine their current condition. Areas concealed from view by any means are excluded from this report. Water heaters that were shut down, turned off or inactive will not be turned on or activated. Water that is hotter than the manufacturer's recommended setting of 125 degrees is considered a scald hazard. The water temperature should not be set higher than the manufacturer's recommended setting.

We recommend that all material defects noted below be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the close of escrow.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

WATER HEATER INFORMATION

701 LOCATION(S)	The water heater was located in the laundry room.
702 BRAND NAME(S)	American.
703 APPROX. AGE(S)	1985.
704 SIZE / GALLONS	40 gallon.
705 ENERGY TYPE(S)	Natural gas.

WATER HEATER CONDITIONS

707 VENTING SYSTEM(S)

with exceptions noted.
a. [SC] The flue vent pipe was not secured as required. We recommend correcting the condition(s) noted.



Vent pipe not secured w/screws.

708 SUPPLY PIPING

with exceptions noted.
a. [NOTE] The water supply connectors were corroded, no leakage noted. We recommend monitoring the condition(s) noted.

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709 T&P VALVE(S)	A temperature and pressure relief (T&P) valve and discharge line were installed. The discharge line extended to the exterior and terminated close to the ground facing downward.
710 TANK(S)	The water heater tank appeared functional, no leakage noted.
711 SEISMIC BRACING	with exceptions noted. a. [SC] The water heater was not double strapped and stabilized/blocked as required by the State Architect to resist movement. We recommend correcting the condition(s) noted.
712 COMBUSTION AIR	A combustion air supply for the water heater was present. Adequate ventilation for all fuel-burning appliances is vital for their safe operation.
713 ENERGY SUPPLY(S)	The gas shutoff valve and flexible gas connector appeared functional.
714 CONTROL(S)	The temperature control was set in the "normal range" and the water at the faucets was warm/hot.
715 ELEVATION(S)	The water heater was in a location that did not require the ignition source/pilot light to be elevated above the floor.

ELECTRICAL SYSTEMS

The service entrance, grounding system, main and sub panels were examined to determine their current condition. Areas concealed from view by any means are excluded from the report. Lights, ceiling fans and accessible receptacles were checked for basic operation. Light fixtures that have missing or dead bulbs were considered nonfunctional. The location of GFCI circuit protection devices will be identified when present. The operation of time control devices is not verified. The location of smoke detectors will be identified when present.

We recommend that all *material defects* noted below be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the close of escrow.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

ELECTRICAL SERVICE INFORMATION

801 SERVICE TYPE	Overhead.
802 MAIN PANEL	Located at the left side of the building.
803 SERVICE RATING	120/240 volt system, rated at 125 amperes.
804 SERVICE WIRING	Materials: aluminum.
805 BRANCH WIRING	Materials: copper.
806 DISCONNECT TYPE	Circuit breakers.
807 GROUNDING	Water piping.

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ELECTRICAL SERVICE CONDITIONS

808 SERVICE WIRING	The overhead service wires and weatherhead appeared to be functional.
809 MAIN PANEL	The circuit breakers/fuses in the panel were labeled. The accuracy of the labeling was not verified.
810 WORKMANSHIP	The wiring within the panel appeared functional.
811 GROUNDING	The visible ground connections appeared functional.
812 BRANCH WIRING	The branch circuit wiring appeared functional.

ELECTRICAL COMPONENT CONDITIONS

814 DOOR BELL	The doorbell functioned when the button was operated.
815 SWITCHES	Functional overall; deficiencies are identified in the location of the conditions.
816 LIGHT(S)/FIXTURE(S)	Functional overall; deficiencies are identified in the location of the conditions.
817 RECEPTACLE(S)	Functional overall; deficiencies are identified in the location of the conditions.
818 GFCI DEVICE(S)	[RU] There was no GFCI protection provided at the areas where required today. We recommend upgrading by providing GFCI protection at the appropriate locations.
819 SMOKE DETECTOR(S)	Smoke detectors were noted at: hallway.
822 CENTRAL VACUUM	[FE] These system(s) are outside the scope of the inspection and are not inspected. We recommend consulting with a specialist regarding the operation and maintenance of this system.

HEATING SYSTEMS

The visible areas of the heating system(s) and related components were examined to determine their current condition. Areas concealed from view by any means are excluded from this report. The accessible permanently installed equipment or components are checked for basic operation. Determining the condition of heat exchangers is beyond the scope of this report. The inspector does not light pilot lights. Thermostats are not checked for calibration or timed functions. Routine maintenance is recommended per the manufacturer's specifications and operating conditions.

We recommend that all *material defects* noted below be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the close of escrow.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

HEATING SYSTEM INFORMATION

901 LOCATION(S)	The unit was located in an interior closet.
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902 BRAND NAME(S)	York.
903 APPROX. AGE(S)	2000.
904 TYPE & FUEL	Forced air natural gas-fired system.
905 APPROX. BTU(S)	100 - 120,000 Btu's.
906 FILTER TYPE(S)	Washable.

HEATING SYSTEM CONDITIONS

907 UNIT NUMBER(S) [Unit #1]

908 VENTING SYSTEM(S)

with exceptions noted.
a. [SC] The flue vent pipe was not secured. We recommend correcting the condition(s) noted.



909 SUPPLY PLENUM(S)

The supply air plenum appeared functional.

910 HEATING UNIT(S)

The furnace was functional.

911 COMBUSTION AIR

The combustion air supply for the furnace appeared adequate.

912 ENERGY SUPPLY(S)

with exceptions noted.
a. [SC] The furnace was a newer unit and the gas line was not hard piped to the exterior of the furnace housing. We recommend correcting the condition(s) noted.



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- 913 BURNER(S) The burner flame(s) appeared typical for this type of unit.
- 914 HEAT EXCHANGER(S) [NOTE] The heat exchanger was not visible to inspect without dismantling the unit, which is beyond the scope of the inspection.
- 915 BLOWER / FILTER(S) The blower and filter appeared functional.
- 916 RETURN PLENUM(S) The return air ducting appeared functional.
- 917 THERMOSTAT(S) The thermostat was operated and the system responded.

DUCTING SYSTEMS

- 919 DUCT TYPE(S) Metal ducts covered with fiberglass insulation.
- 920 DUCT CONDITIONS The visible areas of the conditioned air ducts appeared functional.
- 921 VENT(S) & GRILL(S) There was air movement from the air register(s)/grill(s)

HEATING SYSTEM INFORMATION

- 901 LOCATION(S) The unit was located on the roof.
- 902 BRAND NAME(S) Day & Nite.
- 903 APPROX. AGE(S) Unknown, ID tag missing or illegible.
- 904 TYPE & FUEL Forced air natural gas-fired system.
- 905 APPROX. BTU(S) 30-40,000 Btu's.
- 906 FILTER TYPE(S) Disposable.

HEATING SYSTEM CONDITIONS

- 907 UNIT NUMBER(S) [Unit #2]
- 908 VENTING SYSTEM(S) The visible areas of the flue vent piping were intact and secured at the connections.
- 909 SUPPLY PLENUM(S) The supply air plenum appeared functional.
- 910 HEATING UNIT(S) with exceptions noted.
a. [FE] The furnace failed to function. We recommend a full evaluation and/or corrections by a specialist in the appropriate trade.
- 911 COMBUSTION AIR The combustion air supply for the furnace appeared adequate.

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912 ENERGY SUPPLY(S)

with exceptions noted.
a. [SC] The furnace was a newer unit and the gas line was not hard piped to the exterior of the furnace housing. We recommend correcting the condition(s) noted.



913 BURNER(S)

with exceptions noted.
a. [SC] Rust and debris were noted on the burner openings. This condition restricts the air-fuel mixture and results in improper operation. We recommend having the system cleaned and serviced by a specialist in the appropriate trade.

914 HEAT EXCHANGER(S)

[NOTE] The heat exchanger was not visible to inspect without dismantling the unit, which is beyond the scope of the inspection.

915 BLOWER / FILTER(S)

with exceptions noted.
a. [CR] The filter was dirty which blocks the air flow. We recommend the filter be cleaned or replaced.

916 RETURN PLENUM(S)

The return air ducting appeared functional.

DUCTING SYSTEMS

919 DUCT TYPE(S)

Metal ducts covered with fiberglass insulation.

920 DUCT CONDITIONS

The visible areas of the conditioned air ducts appeared functional.

921 VENT(S) & GRILL(S)

There was air movement from the air register(s)/grill(s)

CENTRAL COOLING SYSTEMS

The visible areas of the central cooling system(s) and related components were examined to determine their current condition. Areas concealed from view by any means are excluded from this report. The permanently installed components or equipment are checked for basic operation.

We recommend that all *material defects* noted below be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the close of escrow.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

AIR CONDITIONING SYSTEM INFORMATION

1001 LOCATION(S)	The unit was located on the right side of the building.
1002 BRAND NAME(S)	York.
1003 APPROX. AGE(S)	2000.
1004 SYSTEM TYPE(S)	"Split system". The condensing unit and evaporator coils were at different locations.
1005 APPROX. SIZE(S)	4 ton.

AIR CONDITIONING SYSTEM CONDITIONS

1006 UNIT NUMBER(S)	[Unit #1]
1007 ENERGY SUPPLY(S)	An electrical disconnect was present, in sight of and providing power to the condensing unit.
1008 CONDENSING UNIT(S)	The condensing unit was functional.
1009 SYSTEM CONDITION(S)	The system responded to normal operating controls and the temperature differential between the supply and return air grills was within the normal range of (18 - 22) degrees.
1010 CONDENSATE DRAIN LINE(S)	The visible areas of the condensate drain line(s) appeared functional.
1011 THERMOSTAT(S)	The thermostat was operated and the system responded.
1012 AIR DUCT(S)	The air-conditioning ducts are the same as the heating system.

AIR CONDITIONING SYSTEM INFORMATION

1001 LOCATION(S)	The unit was located on the roof.
1002 BRAND NAME(S)	Day & Nite.
1003 APPROX. AGE(S)	Unknown, ID tag missing or illegible.

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1004 SYSTEM TYPE(S)	"Packaged Unit". Gas-fired furnace an electric-powered air-conditioning system contained in the same housing.
1005 APPROX. SIZE(S)	Unknown, ID tag missing or illegible.

AIR CONDITIONING SYSTEM CONDITIONS

1006 UNIT NUMBER(S) [Unit #2]

1007 ENERGY SUPPLY(S)

with exceptions noted.
 a. [SC] There was no power disconnecting means next to or within sight of the condensing unit. This condition is a hazard for maintenance personnel. We recommend correcting the condition(s) noted.

1008 CONDENSING UNIT(S)

with exceptions noted.
 a. [FE] The condensing unit failed to function. We recommend a full evaluation and/or corrections by a specialist in the appropriate trade.

1009 SYSTEM CONDITION(S)

with exceptions noted.
 a. [FE] The air-conditioning system failed to function. We recommend a full evaluation and/or corrections by a specialist in the appropriate trade.

1010 CONDENSATE DRAIN LINE(S)

with exceptions noted.
 a. [CR] The condensate drain line was damaged/disconnected. We recommend correcting the condition(s) noted.



Missing drain line.

1012 AIR DUCT(S) The air-conditioning ducts are the same as the heating system.

KITCHEN

The visible areas of the walls, ceilings, floors, cabinets, and counters were examined to determine their current condition. Areas concealed from view by any means are excluded from this report. The accessible doors, windows, lights, receptacles, conditioned air vents, and permanently installed components or equipment are checked for basic operation. Self or continuous cleaning functions, timing devices, and thermostat accuracy are beyond the scope of the inspection.

We recommend that all *material defects* noted below be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the close of escrow.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

KITCHEN INFORMATION

1101 SINK/PLUMBING	1 sink.
1102 DISPOSAL(S)	1 present.
1103 DISHWASHER(S)	1 present.
1105 EXHAUST VENT(S)	Up draft system.
1106 COOKTOP(S)	An electric cooktop/range.
1107 OVEN(S)	Electric oven.
1108 MICROWAVE(S)	Present.

KITCHEN CONDITIONS

1117 WALLS/CEILING	The visible areas of the walls and ceiling appeared functional.
1120 VINYL FLOOR	The visible areas of the vinyl floor appeared functional.
1123 INTERIOR DOORS	The door(s) were functional.
1125 WINDOWS	with exceptions noted. a. [CR] The window screen(s) had damaged mesh/frames/latches or were missing. We recommend correcting the condition(s) noted.
1126 HEAT & COOL	There was air movement from the air register(s)/grill(s)
1127 LIGHTS/FIXTURES	The light(s) were functional.
1128 RECEPTACLE(S)	with exceptions noted. a. [RU] The accessible receptacles were functional, but they were not GFCI protected. We recommend upgrading to provide GFCI protection for the receptacles for safety reasons.
1129 CABINET(S)	The cabinet(s)/ counter(s) were functional.
1130 SINK/PLUMBING	The faucet(s), sink(s) and piping were functional, no leakage noted.
1131 DISPOSAL(S)	The garbage disposal(s) functioned.

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1132 DISHWASHER(S)	with exceptions noted. a. [SC] The dishwasher was connected directly to the garbage disposal. The dishwasher should connect to an air gap device and from there to the disposal or drain piping. We recommend correcting the condition(s) noted.
1134 EXHAUST VENT(S)	with exceptions noted. a. [CR] The light failed to function. We recommend correcting the condition(s) noted.
1135 COOKTOP(S)	Electric:
1136 OVEN(S)	Electric: with exceptions noted. a. [CR] The oven light failed to function. We recommend correcting the condition(s) noted.
1137 MICROWAVE(S)	The microwave oven functioned and heated a glass of water.

LAUNDRY

The visible areas of the walls, ceilings, floors, cabinets and counters were examined to determine their current condition. Areas concealed from view by any means are excluded from this report. The accessible doors, windows, lights, receptacles, conditioned air vents and permanently installed components or equipment are checked for basic operation. Drain lines and water/gas supply valves serving the laundry machines are not operated during the inspection. The supply valves sit for long periods of time without being operated and are subject to leak when turned off and the present equipment is removed. We recommend checking these valves for evidence of leakage during your final walk-through before closing escrow.

We recommend that all material defects noted below be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the close of escrow.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

LAUNDRY INFORMATION

1201 LOCATION(S)	Located in an interior laundry room.
1202 VENTILATION	Window in door.
1203 CABINETS/TOPS	Present.
1205 WASHER SERVICE	Present.
1206 DRYER SERVICE	There was a gas stub-out and a 220-volt receptacle for a dryer.
1207 DRYER VENT(S)	Present.

LAUNDRY CONDITIONS

1208 WALLS/CEILING	The visible areas of the walls and ceiling appeared functional.
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1211 VINYL FLOOR	The visible areas of the vinyl floor appeared functional.
1214 INTERIOR DOOR(S)	The door(s) were functional.
1215 EXTERIOR DOOR(S)	<p>with exceptions noted.</p> <p>a. [SC] There were no visible safety glass markings on the glass pane(s) in the door(s)/side lights. We recommend the glass be confirmed as safety type or upgraded.</p> <p>b. [SC] The deadbolt lock in the exit door was key operated from both sides. This condition is a safety hazard for emergency exiting. We recommend the lock be replaced with a flip lever type on the inside for emergency exiting.</p>
1217 HEAT & COOL	There was air movement from the air register(s)/grill(s)
1218 LIGHTS/FIXTURES	The light(s) were functional.
1219 RECEPTACLE(S)	The accessible receptacles were functional.
1220 VENTILATION	The ventilation was provided by a window which appeared adequate.
1221 CABINET(S)	The cabinet(s)/ counter(s) were functional.
1223 WASHER SERVICE	The laundry faucets were functional, no visible leaks, no machine connected. We do not operate the faucets.
1224 DRYER SERVICE	<p>There was both gas and 220-volt electric hookups for a dryer.</p> <p>a. [NOTE] The gas service was capped off. An approved gas valve will need to be installed if you plan on using the gas service.</p> <p>b. The 220-volt dryer receptacle was functional.</p>
1225 DRYER VENT(S)	Dryer venting was provided and terminated at the exterior.

BATHROOMS

The visible areas of the walls, ceilings, floors, cabinets and counters were examined to determine their current condition. Areas concealed from view by any means are excluded from this report. The accessible doors, windows, lights, receptacles, conditioned air vents and permanently installed components or equipment are checked for basic operation.

We recommend that all material defects noted below be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the close of escrow.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

BATHROOM INFORMATION

BATHROOM #:	Three Qtr/Full # 2 Master # 1 Total # 3.
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MASTER BATHROOM.

1301 WALL(S)/CEILING(S)	The visible areas of the walls and ceiling appeared functional.
1302 CARPET FLOORING	The visible areas of the carpet appeared functional.
1307 INTERIOR DOOR(S)	The door(s) were functional.
1309 WINDOW(S)	The accessible window(s) were functional.
1310 HEAT & COOL	There was air movement from the air register(s)/grill(s)
1311 LIGHTS/FIXTURES	The light(s) were functional.
1312 RECEPTACLE(S)	with exceptions noted. a. [RU] The accessible receptacles were functional, but they were not GFCI protected. We recommend upgrading to provide GFCI protection for the receptacles for safety reasons.
1313 VENTILATION	The ventilation was provided by a window which appeared adequate.
1314 CABINET(S)	The cabinet(s)/ counter(s) were functional.
1315 SINK/PLUMBING	The faucet(s), sink(s) and piping were functional with exceptions noted. a. [NOTE] Evidence of past leakage was noted at the waste pipes. We recommend monitoring this area for future leaks.
1316 TOILET(S)	The toilet(s) functioned, no leakage noted.
1321 SHOWER(S)	The shower and faucet(s) were functional.
1322 ENCLOSURE(S)	The enclosure(s) were functional, with safety glass markings.
1326 MIRROR(S)	The mirror(s) were functional.
1327 TOWEL BAR(S)	The towel bar(s) and toilet paper holder(s) were functional.

HALL BATHROOM.

1301 WALL(S)/CEILING(S)	The visible areas of the walls and ceiling appeared functional.
1302 CARPET FLOORING	The visible areas of the carpet appeared functional.
1307 INTERIOR DOOR(S)	The door(s) were functional.
1309 WINDOW(S)	The accessible window(s) were functional.
1310 HEAT & COOL	There was air movement from the air register(s)/grill(s)
1311 LIGHTS/FIXTURES	The light(s) were functional.
1312 RECEPTACLE(S)	[RU] The accessible receptacles were functional, but they were not GFCI protected. We recommend upgrading to provide GFCI protection for the receptacles for safety reasons.

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1313 VENTILATION

The ventilation was provided by a window which appeared adequate.

1314 CABINET(S)

with exceptions noted.
a. [CR] The cabinet drawers was cracked/damaged. This condition is conducive to moisture intrusion into concealed spaces. We recommend correcting the condition(s) noted.

1315 SINK/PLUMBING

The faucet(s), sink(s) and piping were functional, no leakage noted.

1316 TOILET(S)

The toilet(s) functioned, no leakage noted.

1319 TUB/SHOWER(S)

The tub and faucet(s) were functional.

1322 ENCLOSURE(S)

The enclosure(s) were functional, with safety glass markings.

1325 MEDICINE CABINET(S)

The medicine cabinet(s) were functional.

1326 MIRROR(S)

The mirror(s) were functional.

1327 TOWEL BAR(S)

The towel bar(s) and toilet paper holder(s) were functional.

GUEST BATHROOM.

1301 WALL(S)/CEILING(S)

with exceptions noted.
a. [CR] Moisture/stains were noted on the ceiling. The area tested dry during the inspection. We recommend locating and correcting the source as well as any damaged materials.
b. [FE] Past repairs were noted on the wall(s)/ceiling. We recommend inquiring about the condition(s) noted.



Moisture stains on ceiling.

1304 VINYL FLOORING

The visible areas of the vinyl floor appeared functional.

1307 INTERIOR DOOR(S)

The door(s) were functional.

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1308 EXTERIOR DOOR(S)

with exceptions noted.

a. [CR] Daylight was visible around the door(s). We recommend correcting the condition(s) noted

.b. [CR] The door knob-set was loose/damaged/had missing parts. We recommend correcting the condition(s) noted

.c. [CR] The door(s) were damaged/deteriorated. We recommend correcting the condition(s) noted.



1311 LIGHTS/FIXTURES

The light(s) were functional.

1312 RECEPTACLE(S)

with exceptions noted.

a. [RU] The accessible receptacles were functional, but they were not GFCI protected. We recommend upgrading to provide GFCI protection for the receptacles for safety reasons.

1314 CABINET(S)

with exceptions noted.

a. [CR] The cabinet drawer was cracked/damaged. This condition is conducive to moisture intrusion into concealed spaces. We recommend correcting the condition(s) noted.

1315 SINK/PLUMBING

The faucet(s), sink(s) and piping were functional, no leakage noted.

1316 TOILET(S)

The toilet(s) functioned, no leakage noted.

1321 SHOWER(S)

The shower and faucet(s) were functional.

1322 ENCLOSURE(S)

with exceptions noted.

a. [SC] The enclosure contained the older wire-embedded glass. We recommend upgrading to the newer tempered safety glass.

1326 MIRROR(S)

The mirror(s) were functional.

1327 TOWEL BAR(S)

[NOTE] There were no towel bars/holders or toilet papers holders installed.

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BUILDING INTERIOR

The visible areas of the walls, ceilings, floors, cabinets and counters were examined to determine their current condition. Areas concealed from view by any means are excluded from this report. The accessible doors, windows, lights, receptacles, conditioned air vents, and permanently installed components or equipment are checked for basic operation. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. In general almost all insulated glass window seals will fail and can fail at any time. Fireplaces with gas lines should have the damper fixed so it will not close and the gas line should be sealed to the wall where it enters the fireplace. All fireplaces should be cleaned and inspected on a regular basis to insure safe operation. Smoke detectors should be installed within 15 feet of all sleeping rooms. To examine or test smoke detectors is beyond the scope of the inspection. We recommend older homes be upgraded to meet the current smoke detector installation standards for additional occupant safety.

We recommend that all *material defects* noted below be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the close of escrow.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

BUILDING INTERIOR INFORMATION

1401 ROOMS INSPECTED:	Bedrooms #: 4, front entry, living room, family room, breakfast room, hallway(s), and, dining room.
1402 WALLS/CEILINGS:	Materials: sheetrock.
1403 FLOORS:	Materials: carpet, and, vinyl.
1405 FIREPLACES #:	Fireplace(s): 2 masonry; gas or wood burning.
1406 SMOKE DETECTORS:	Smoke detectors were noted at; hallway.

FRONT ENTRY/LIVING ROOM.

1408 WALL(S)/CEILING(S)	with exceptions noted. a. [CR] Moisture/stains were noted on the walls and ceiling The area tested dry during the inspection. We recommend locating and correcting the source as well as any damaged materials.
1409 CARPET FLOORING	The visible areas of the carpet appeared functional.
1411 VINYL FLOORING	with exceptions noted. a. [CR] The vinyl flooring was loose from the floor at the walls.
1414 INTERIOR DOOR(S)	The door(s) were functional.
1415 EXTERIOR DOOR(S)	with exceptions noted. a. [SC] The deadbolt lock in the exit door was key operated from both sides. This condition is a safety hazard for emergency exiting. We recommend the lock be replaced with a flip lever type on the inside for emergency exiting.

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1416 WINDOW(S)

with exceptions noted.
a. [CR] The window screen(s) had damaged mesh/frames/latches or were missing. We recommend correcting the condition(s) noted.

1417 HEAT & COOL

There was air movement from the air register(s)/grill(s)

1418 LIGHTS/FIXTURE(S)

The light(s) were functional.

1419 RECEPTACLE(S)

The accessible receptacles were functional.

1427 FIREPLACE(S)

with exceptions noted.
a. [FE] There was missing grout in the firebox walls . We recommend a full evaluation and/or corrections by a specialist in the appropriate trade.

FAMILY ROOM.

1408 WALL(S)/CEILING(S)

The visible areas of the walls and ceiling appeared functional.

1409 CARPET FLOORING

The visible areas of the carpet appeared functional.

1415 EXTERIOR DOOR(S)

The door(s) were functional and there were visible safety glass markings on the glass pane(s)

1416 WINDOW(S)

The accessible window(s) were functional, with exceptions noted.
a. [CR] The window screen(s) had damaged mesh/frames/latches or were missing. We recommend correcting the condition(s) noted.

1417 HEAT & COOL

There was air movement from the air register(s)/grill(s)

1418 LIGHTS/FIXTURE(S)

The light(s) were functional.

1419 RECEPTACLE(S)

The accessible receptacles were functional.

BREAKFAST ROOM.

1408 WALL(S)/CEILING(S)

The visible areas of the walls and ceiling appeared functional.

1411 VINYL FLOORING

The visible areas of the vinyl floor appeared functional.

1416 WINDOW(S)

The accessible window(s) were functional.

1417 HEAT & COOL

There was air movement from the air register(s)/grill(s)

1418 LIGHTS/FIXTURE(S)

The light(s) were functional.

1419 RECEPTACLE(S)

The accessible receptacles were functional.

HALLWAY.

1408 WALL(S)/CEILING(S)

The visible areas of the walls and ceiling appeared functional.

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1409 CARPET FLOORING

The visible areas of the carpet appeared functional.

1414 INTERIOR DOOR(S)

The door(s) were functional.

1418 LIGHTS/FIXTURE(S)

The light(s) were functional.

1419 RECEPTACLE(S)

The accessible receptacles were functional.

1421 SMOKE DETECTOR(S)

A smoke detector was present. Regular testing is recommended.

1422 CABINET(S)

The cabinet(s)/ counter(s) were functional.

MASTER BEDROOM.

1408 WALL(S)/CEILING(S)

with exceptions noted.
a. [CR] Moisture/stains were noted on the ceiling. The area tested dry during the inspection. We recommend locating and correcting the source as well as any damaged materials.



Old water stains.

1409 CARPET FLOORING

The visible areas of the carpet appeared functional.

1414 INTERIOR DOOR(S)

The door(s) were functional.

1415 EXTERIOR DOOR(S)

with exceptions noted.
a. [SC] There were no visible safety glass markings on the glass pane(s) in the door(s)/side lights. We recommend the glass be confirmed as safety type or upgraded.

1416 WINDOW(S)

The accessible window(s) were functional.

1417 HEAT & COOL

There was air movement from the air register(s)/grill(s)

1418 LIGHTS/FIXTURE(S)

The light(s) and ceiling fan were functional.

1419 RECEPTACLE(S)

The accessible receptacles were functional.

1420 CLOSET(S)

The closet(s) were functional.

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RIGHT FRONT BEDROOM.

1408
WALL(S)/CEILING(S)

with exceptions noted.
a. [CR] Moisture/stains were noted on the ceiling. The area tested dry during the inspection. We recommend locating and correcting the source as well as any damaged materials.



1409 CARPET
FLOORING

The visible areas of the carpet appeared functional.

1414 INTERIOR
DOOR(S)

The door(s) were functional.

1416 WINDOW(S)

The accessible window(s) were functional.

1417 HEAT & COOL

There was air movement from the air register(s)/grill(s)

1418
LIGHTS/FIXTURE(S)

The light(s) were functional.

1419 RECEPTACLE(S)

The accessible receptacles were functional.

1420 CLOSET(S)

The closet(s) were functional.

RIGHT MIDDLE BEDROOM.

1408
WALL(S)/CEILING(S)

The visible areas of the walls and ceiling appeared functional.

1409 CARPET
FLOORING

The visible areas of the carpet appeared functional.

1414 INTERIOR
DOOR(S)

The door(s) were functional.

1416 WINDOW(S)

The accessible window(s) were functional.

1417 HEAT & COOL

There was air movement from the air register(s)/grill(s)

1418
LIGHTS/FIXTURE(S)

The light(s) were functional.

1419 RECEPTACLE(S)

The accessible receptacles were functional.

1420 CLOSET(S)

The closet(s) were functional.

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GUEST BEDROOM.

1408
WALL(S)/CEILING(S)

with exceptions noted.
a. [CR] There were hole(s) in the wall(s). We recommend correcting the condition(s) noted.

1409 CARPET
FLOORING

with exceptions noted.
a. [CR] The carpet was soiled. We recommend correcting the condition(s) noted.

1415 EXTERIOR
DOOR(S)

with exceptions noted.
a. [CR] Daylight was visible around the door(s). We recommend correcting the condition(s) noted.

1416 WINDOW(S)

with exceptions noted.
a. [CR] The window(s) had cracked and/or broken glass. We recommend correcting the condition(s) noted.

1417 HEAT & COOL

[CR] There was little/no air flow from the register/grill. We recommend correcting the condition(s) noted.

1418
LIGHTS/FIXTURE(S)

The light(s) were functional.

1419 RECEPTACLE(S)

with exceptions noted.
a. [SC] There were loose/damaged/defective/missing receptacles. We recommend correcting the condition(s) noted.

1420 CLOSET(S)

with exceptions noted.
a. [CR] The floor guides for the closet doors were missing. We recommend correcting the condition(s) noted.

GARAGE - CARPORT

The visible areas of the walls, ceilings, floors, cabinets and counters were examined to determine their current condition. Areas concealed from view by any means are excluded from this report. The accessible doors, windows, lights, receptacles and permanently installed components or equipment are checked for basic operation. The garage door balance and spring tension should be checked regularly by a garage door specialist. All garage door openers should have functional auto-reverse system safety features for child safety.

We recommend that all *material defects* noted below be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the close of escrow.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

GARAGE/CARPORT INFORMATION

1501 TYPE &
LOCATION(S)

Carport; two car.

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1509 INTERIOR FLOOR(S)

Materials: concrete.

GARAGE/CARPORT CONDITIONS

1515 GARAGE FLOOR(S)

with exceptions noted.
a. [FE] There were efflorescence (white mineral salts) stains on the floor. This condition is an indication of moisture intrusion. We recommend locating and correcting the source as well as any damaged materials.



Efflorescence stains on carport floor.

1518 FIRE WALL(S)

The visible areas of the garage firewall/ceiling appeared functional.

1519 FIRE DOOR(S)

with exceptions noted.
a. [SC] The fire-resistant door automatic closing-device was damaged/defective/missing. The fire-resistant door did not close and latch shut by itself. We recommend correcting the condition(s) noted.

1522 LIGHTS/FIXTURE(S)

The light(s) were functional.

POOLS & SPAS

The visible areas of the vessel, drains, lights, waterline tiles, coping, decking, ladders and accessories were examined to determine their current condition. Areas concealed from view by any means are excluded from this report. The permanently installed components or equipment are checked for basic operation. Determining whether the vessel or underground pipes leak and disassembly of any equipment is beyond the scope of the inspection. Operation of time clock motors and thermostatic temperature controls were not verified during a visual inspection. Pilot lights on gas pool/spa heaters are not lit during the inspection.

We recommend that all material defects noted below be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the close of escrow.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

This document was prepared for the client listed above in accordance with our inspection agreement and is subject to the terms and conditions agreed upon therein. If you were not present during the inspection, please contact our office for a full discussion of this document.

This document is not to be used for the purpose of substitute disclosure.

SAFETY ENCLOSURE

1601 ENCLOSURE	The pool safety enclosure appeared functional with operable self-closing and latching devices on the access points. We recommend that all gate/door closure devices be maintained for child safety.
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SWIMMING POOL INFORMATION

1603 VESSEL/SHELL	Materials: concrete and plaster in-ground installation.
1604 DECKING	Materials: concrete.
1605 COPING	Materials: concrete tile.

SWIMMING POOL CONDITIONS

1606 VESSEL/SHELL	The vessel/shell surface was functional.
1607 DECKING	with exceptions noted. a. [CR] There were cracks noted in the pool decking. We recommend correcting the condition(s) noted.
1608 COPING	with exceptions noted. a. [CR] The caulking between the coping and deck surface was cracked/damaged/deteriorated/missing. We recommend correcting the condition(s) noted.
1609 WATERLINE TILES	The waterline tiles were functional.
1610 SKIMMER(S)	The skimmer and basket were functional.
1611 POOL LIGHT(S)	with exceptions noted. a. [SC] The pool/spa light(s) failed to function. We recommend correcting the condition(s) noted.
1612 POOL DRAIN(S)	The drain cover(s) were the safety/anti-vortex type and appeared functional.
1614 DIVING BOARD	[SC] Diving board accidents are common. We recommend inquiring with your insurance company regarding available coverage.

PUMPING & ELECTRICAL EQUIPMENT CONDITIONS

1632 FILTER PUMP	The pump/motor functioned.
1634 SWEEP PUMP	The pump/motor functioned.
1637 FILTER(S)	Cartridge,
1638 GAUGE(S)	The pressure gauge was functional.
1640 VISIBLE PIPING	with exceptions noted. a. [CR] The visible portions of the PVC piping were not painted to protect them from the sun's ultraviolet rays. We recommend correcting the condition(s) noted.
1642 BONDING	with exceptions noted. a. [SC] The pool equipment and metal components within 5 feet of the pool/spa lacked proper bonding. We recommend correcting the condition(s) noted.

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Inspection Report Exclusively For: 0000001

1643 GFCI DEVICE(S)

with exceptions noted.
a. [SC] The pool/spa light(s) were not GFCI protected. We recommend correcting the condition(s) noted.

1644 CONTROLS

with exceptions noted.
a. [SC] The protective "dead front" cover was missing from the panel. We recommend correcting the condition(s) noted.



Damaged protective cover.