

Miller-Home Inspections

40 years experience

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Report: [M-01031511 sample](#)

Confidential Inspection Report

[1230 Any Street](#)

[Hometown, CA 95200](#)



Prepared For: [Home Owner](#)

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Report Table of Contents

INTRODUCTION	3
EXTERIOR STRUCTURE	5
EXTERIOR GROUNDS	7
ROOF COVERING	8
POOL - SPA EQUIPMENT	9
PATIO – DECK	10
GARAGE – PARKING STRUCTURE	11
LAUNDRY	13
MAJOR SYSTEMS	14
HEATING-AIR CONDITIONING	18
KITCHEN	21
BATHROOMS	23
INTERIOR ROOMS	25
BEDROOMS	26
ATTIC AREA & ROOF FRAMING	28
BEYOND SCOPE	29

INTRODUCTION

Inspection#: M01031511
Inspection Date: 5-4-11
Inspector: Kris Miller
Client: John Doe
Property Address: 1230 Any Street
Weather Conditions: Sunny /Wet /rained yesterday & some today

A non-invasive, limited visual inspection of the above-mentioned property was performed, at clients' request. Enclosed is our written report based on that inspection.

This report will give you information about the overall condition of this property. We will examine the readily accessible areas and systems of the home.

Cosmetic considerations are not within the scope of this report, since all properties have some degree of wear. There may be many items that even the most thorough inspection cannot reveal, which you may consider significant to ownership. Furthermore, owning any building involves some risk and while we can give an excellent overview of the property, **we cannot inspect what we cannot see.**

We do not move furniture, stored personal effects or dismantle any part of the home in the course of our inspection. We do not do an exhaustive technical evaluation of the property; such an inspection is available for an additional fee. Your attention is directed to the INSPECTION AGREEMENT, a copy of which was provided; this letter makes it a part of the inspection report. It more specifically delineates the scope of the inspection and the limit of liability of the inspector and inspection company in performing this inspection. **Please be sure to read and understand the scope of our inspection.** We cannot make repairs nor refer contractors for repairs or maintenance on items which our report mentions, since we abide by the California Business & Professions Code.

NOTE: The client is strongly advised to further investigate or contract with appropriate persons to further investigate any and/all conditions/items in the inspection report not listed as (S) Serviceable, or are Inoperable, Beyond the scope or which may have been disclosed by others or which you may be concerned about before the close of escrow or sooner if your residential purchase agreement has a contingency time limit.

Any statements made in the body of the inspection report pertaining to right, left, front or rear are referenced to viewing from the street and facing the dwelling.

We advise clients to obtain owner's manuals and warranties for all equipment/appliances installed in the dwelling.

We advise clients to ask for any/all permits and inspection records with final signatures for any modifications or additions that may have been made to the dwelling, and/or any known conditions that may have been inadvertently left out of disclosure statements.

We advise having all exterior door locks rekeyed and the garage opener if present re programmed after taking possession of the home for security reasons.

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. Client is advised to thoroughly read the complete report as not all conditions reported will be represented by photographs.

NOTE: This report contains technical information that may not be readily understandable to the lay person. Therefore, a verbal consultation with the inspector is a mandatory part of this inspection report. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of this report's contents. If you were not present during this inspection, please call the office to arrange for your verbal consultation.

Important notice to third parties or other purchasers: Receipt of this report by any purchasers of this property other than the above listed party(s) is not authorized by the inspector. This report prepared for the sole and exclusive use for the client listed above in accordance with our written agreement and is subject to the terms and conditions agreed upon, this report is a work product and is copyrighted by the company shown above as of the date of this report. Duplication by any means whatsoever is prohibited without prior written permission and authorization from the company shown above. Unauthorized duplication of, use of or reliance on this report has the effect of all parties agreeing to hold harmless, individually, jointly, and/or otherwise, the inspector, the Company, their successors and assigns. The inspector strongly advises against any reliance on this report by third parties. **This document is not to be used for the purpose of substitute disclosure.** We recommend that you retain a qualified professional inspector to provide you with your own inspection report on this property.

KEY TO THE INSPECTION REPORT

In using your report, the following definitions may be helpful.

S/Serviceable= Items noted at time of inspection were accessible and found to be in working order/serviceable condition (excluding cosmetic consideration and normal wear.)

N/A or None = The item does not apply to this property or none present.

INoperable = System did not respond to attempted testing at time of inspection.

RR = Repairs Recommended

Items not permanently affixed and/or hard wired to home, such as track lighting attached to ceiling using receptacle plug for power source, is considered personal or portable property, and are not included in this report.

We realize that you had a number of companies to choose from to perform this service, and you chose us! The inspector and staff thank you for selecting our company for your home inspection needs. If you have any questions, please call us.

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.

EXTERIOR-STRUCTURE

100 EXTERIOR - STRUCTURE

Type of structure: Single Family dwelling.
Number of stories: Two story.

Inspection of the exterior and immediate surrounding areas is limited to visible and readily accessible areas, areas hidden from view by vegetation, at or below grade level and/or behind walls or stored items cannot be judged and are not part of this inspection, taking into account typical wear for properties of this age and type (excluding cosmetic considerations). Moisture intrusion through cracks or openings in the exterior siding, trim, windows and doors is a source of moisture damage and deterioration. We recommend sealing all cracks and openings in and between the exterior siding and trim materials, especially around doors and windows. Routine maintenance and painting may extend the service life and minimize deterioration of the exterior surfaces.

101 Siding: Concrete lap board S.

102 Trim: Concrete composite board and wood. Peeling, flaking and separation noted. Deterioration noted on porch columns. Advise RR repair recommended by a licensed contractor.

We suggest further evaluation by a Licensed Branch III Structural Pest Control Operator for identification and any remediation deemed necessary by the pest control company.

103 Window Frames: S. Vinyl Dual Pane. Screens noted ok
Double-paned windows reduce street noise and improve efficiency of heating/cooling systems. The space between the panes is factory sealed. If a seal is broken, air from the environment may enter the formerly sealed space. This condition may cause condensation or fogging in the window(s), **depending on the climatic conditions.** We cannot assure the seal on each and every window, but we will note in the report the presence of visible condensation **at the time of inspection.** Due to climatic conditions, nature of the components and cleanliness of the glass, it is not possible to determine all failures. Unless otherwise noted in the report, no condensation or fogging was present when inspected.

104 Electric Fixtures: Grounded. Ground fault circuit interrupter noted on front and rear of home.

105 Gutters/Downspouts: viewed from deck because of steep sloped roof 12/12 pitch a visual inspection of all gutters was not made. downspout(s) are all connected to an underground drain pipe that discharges at ditch in front of house. All in good shape.

106 Exterior Doors: Entry door, Rear basement access door, Side access doors all worked ok. S.

107 Bell/Chime: none



108a Chimney #1: Located at right and left side of home.

Viewed from: Chimneys were viewed from ground appear to be S..

Our inspection of the fireplace and chimney is limited to the readily visible portions only. The inner reaches of a flue are relatively inaccessible. Our distant oblique view from the top or bottom is not adequate to discover possible deficiencies or damage, even with a strong light. For safe and efficient operation we recommend annual inspections by a qualified fireplace professional. A qualified fireplace professional will clean the interior if necessary, use specialized tools, testing procedures, mirrors and video cameras as needed to evaluate the fireplace system. If the fireplace has not been inspected by a qualified fireplace professional within the past year we recommend this be done prior to use.



Conditions: S.

109 Gas Meter: Propane tank on left side of house.

110 Foundation: Raised floor perimeter stem wall with post and pier. Noted Insulation pulled down from floor joists and rat droppings throughout basement. Recommend a licensed pest control company inspect and correct problems.

Foundation bolting: Unable to determine if framing is bolted or condition of anchor bolts. Basement is inaccessible because of stored owner's items.

Crawl Space: Adequate. Door and stairs leading to ¼ basement.



EXTERIOR -GROUNDS

200 EXTERIOR GROUNDS

201 Driveway: Asphalt S. small minor cracking noted.



202 Walks: Concrete. S.



203 Fence: Wood, S. condition of posts underground not part of this inspection. Advise further evaluation from a licensed fencing contractor.



204 Gates: Iron, S.



205 Sprinklers: Auto timer system. System was not operated by inspector. but water to sprinklers noted.

206 Lot Grade at Foundation: Building is built on a flat lot. Downspouts discharge into underground drainage pipe that takes water to drainage ditch at front of house. The rain the day before left no standing water around structure.



Sill plate/weep screed: Due to added concrete paths, the weep distance is decreased to the stucco/earth, so keeping wood and leaves away from the stucco will increase its life. Noted in picture adequate distance from earth to weep screed at chimney chase.



207 Comments: The concrete stem wall appears firm, no cracking on the outside, the inside was inaccessible to view do to storage of owners personnel items.

ROOF COVERING

Our roof inspection is to report on the type and condition of roofing materials, missing and/or damaged material, and attachments (excluding antennas, solar systems, etc.) where visible. This does not constitute a warranty, guarantee, roof certification or life expectancy evaluation of any kind. Roofs are not water tested for leaks. Condition of the roofing underlayment material is not verified/inspected. For further evaluation and a roofing certification we recommend you consult a qualified licensed roofing contractor, a number of lenders may require a roofing certification. Building's that have tile or wood shingle/shake materials and are going to be tented for termites should be re inspected for possible damage caused by the extermination process before the close of escrow.

301 *Type/material:* Sloped/ Composition shingle.

Roof access: The inspector did not walk on the roof due to excessive slope. All roof inspections were done from rear deck and from the ground.



302 *Flashing:* S.

303 *Drains/Waste vents:* S. The paint is peeling on some of the galvanized vent jacks recommend repainting by a licensed roofing contractor or painter.



304 *Comments:* Roof shows normal wear for its age and type, appears to be in serviceable condition where visible. Still many years left on this roof.

POOL/SPA EQUIPMENT

The visible areas of the vessel, drains, lights, waterline tiles, coping, decking, ladders and accessories are examined to determine their present condition. Areas concealed from view by any means are excluded from this report/inspection. The permanently installed components or equipment are checked for basic operation only. Determination of underground pipe and vessel leakage and disassembly of any equipment is beyond the scope of the inspection. Operation of time clock motors and thermostatic controls, solar heating equipment, pool sweeps, water/chemical condition and chlorination equipment are not verified during a visual inspection.

400 POOL/SPA EQUIPMENT & SURFACE AREAS

400 Type: none

PATIO/DECK

500 OTHER STRUCTURE

Location/Type: *Rear of house wood frame with trex planking*



501 Cover: *none*

502 Enclosure: *none*

503 Electrical: *none*

504 Windows: *none*

504a Doors: *none*

505 Screens: *none*



506 Deck/slab: *S. trex/concrete*



507 Stairs: *S. wood frame trex treads*

508 Railings: *S. wood spindles with trex handrail cap*

509 Comments: *A little weathered could use some paint.*

GARAGE/PARKING STRUCTURE

600 GARAGE/CARPORT

Type of structure: Detached one car garage.

601 Exterior: Concrete composite lap board with Wood trim. S.



602 Roof: See roof comments.

603 Slab: Concrete

604 Window: none

605a Screens: none

605b Vent Screens: S



606 Access Door: none

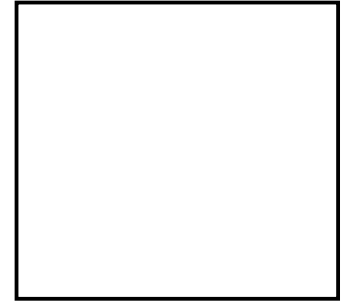
607 Fire Door: none

608 Fire wall: N/A

609 Walls: Covered and many stored items.

610 Ceiling/rafters: Normal engineered style trusses, good condition where seen.

611 Electrical: S.



612 Overhead Door: Metal.

613 Door hardware: ok

614 Door Opener: Unit is unusually noisy, maintenance/service suggested. but still works. Safety reverse needs possible adjustment.

When a door opener's safety reverse function fails to operate, the problem may be improper adjustment, or it may be something more serious and costly. With some openers, auto-reverse mechanisms may need replacement, not merely readjustment. With older door openers, many were never designed with automatic safety reverse. Upgrading these units is recommended for safety. Your garage door should also be balanced so that it will stay in place when the emergency release is unexpectedly crash to the floor causing injury. The inspector did not test this function. The U.S. Product Safety Commission recommends these devices be checked monthly.

615: Comments: Door opener noisy but works ok. Normal conditions. Garage is in good shape.

LAUNDRY

705 LAUNDRY AREA

Location: Located in hallway



706 Floor: Tile S.

707 Walls: S

708 Ceiling: S

709 Doors: ok

710 Windows: ok

711 Screens: ok

712 Cabinets: ok



713: Electrical: Grounded

714 Exhaust Fan: ok

715 Laundry Sink/Tub: ok

716 Washer Service: Washing machine supply valves sit for long periods of time without being operated and are subject to leaking when turned off/on when the washing machine is removed or installed. We recommend checking these valves for evidence of leakage during your final walk-through before the close of escrow. Laundry supply lines servicing the laundry machines are not tested during the inspection.

717 Dryer Hookup: 220 v outlet noted

718 Dryer Vent(s): Dryer vent was noted, not tested. The interior of dryer vents should be frequently examined for lint buildup and cleaned to prevent the possibility of fire.

719 Drain Stand: Drain lines servicing the laundry machines are not tested during the inspection.

720 Comments: All utilities seemed in operational order, 220 v electric for dryer.

MAJOR SYSTEMS

Our visual inspection of major systems is limited to the normal operating functions of items listed. Independent evaluations including the adequacy/inadequacy of water flow (such as gallons per minute), buried/concealed piping or water quality, electrical amperage/voltage adequacy and the testing of photoelectric cell operated fixtures are not within the scope of this report. If such detailed information is required, we suggest contacting appropriate specialists. Areas concealed from view by any means are excluded from this report/inspection. Any electrical repairs, modifications, corrections, installations or periodic inspection and maintenance of systems or aluminum wiring should be provided by a licensed and qualified electrician per California law.

MAIN ELECTRICAL SERVICE

801 Electrical: S; The main electrical service is approximately, 400 amps/240 volts.

Location: Service entrance is overhead, with the main panel located at, right side of garage. S.



Sub panel: 200 amp. in basement

Overload protection: Overload protection is provided by breakers. The accuracy of labels when present are not verified.

Main shut off/disconnect: Main disconnect noted as required. S.

Futures: Futures are not provided for possible future expansion in sub panel, futures available in main disconnect panel.

Conductors: Predominate wiring material where visible is copper.



Grounding Method: Grounding method, copper wire attached to UFER Rebar extending from concrete slab, copper water pipe and gas line pipe. S.



Conditions: Panels and breakers in good condition. S.

Ground fault circuit interrupter devices (GFCI) afford additional protection against electrical shock. GFCI protection is typically found in newer homes in areas where electrical receptacles are located near sources of water. For your information, we have indicated in the report those areas which may be appropriate for GFCI installation and whether or not a device is in place. Upgrading unprotected plug outlets noted in the report is recommended for additional safety.

PLUMBING SUPPLY AND DRAIN

802 Plumbing: Piping, where visible, is copper.
Location: Main shutoff valve is located at left side of home

Water pressure: Interior and exterior water pressure in psi is 55.

Hose bibs: RR all hose bibs missing anti backflow device.

803 Drain/Waste: ABS piping under subfloor S. No visible leakage.
Underground, concealed and or buried piping is not inspected/tested, drain cleanouts and location not verified.

803A Sewage Ejector: no.

803B Septic: yes right side of house rear yard.

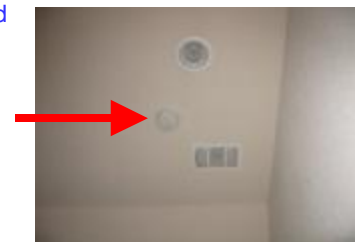


The visible areas only of the main water line, shutoff valve, water supply and drain lines, gas meter and piping are examined to determine their current condition. Areas concealed from view by any means are excluded from this report/inspection. Leakage, blockage or corrosion in underground or concealed piping cannot be detected by a visual examination. A video inspection of drain/waste lines by an appropriate specialist is recommended if client is concerned by this possibility. Older fixtures or components should be budgeted for replacement. Shutoff valves are not operated by the inspector as they may be prone to leakage if they have not been frequently operated. Private waste disposal system's are not inspected, beyond the scope of this inspection.

SMOKE DETECTORS

804 Smoke Detectors: Unit(s) located at hallway, vaulted ceilings and bedrooms but need to check batteries and operation periodically. RR Detector has been removed in Bedroom #2.

If the home were to be constructed today, standards would require installation of detectors in each sleeping room and in the hallway accessing each sleeping area. Multi story dwellings would require a detector on each level. Future installation of additional detectors



at any unprotected location is suggested for increased fire safety. We have listed the present areas that a smoke detector is located. Units not tested by inspector. The built in test button when present only verifies proper battery and horn function, but does not test smoke sensor. We suggest that the units be tested with real or simulated smoke at move-in and that fresh batteries be installed as required and tested monthly as recommended by the Consumer Product Safety Commission.

WATER HEATER

805a Water Heater #1: S; 2- 40 gallon. propane
Brand Name(s) State

Aprox. Age: 2004
Location: in basement
Shut off valve: Cold water shutoff valve intact.
Drip leg noted on gas line.



TPR Valve: Valve noted. Operated valve. S.



Drain line: Drain line installed.

Combustion Air: The combustion air supply appears adequate.



Earthquake safety: Earthquake safety straps installed. S.

Comments: The water heaters appeared to be in good shape with more years of operation. You may check into tankless water heaters for more savings on heating water.

805b Venting #1: OK noted gap at drywall where vent penetrates firewall ceiling. RR Recommend a licensed drywall contractor patch gap to seal firewall.

The water temperature is not verified or tested. Water that is hotter than the manufacturers recommended setting is a scald/safety hazard. The water temperature should never be set higher than the manufacturers recommended setting. We recommend that the temperature setting be checked at move-in for safety.

ANCILLARY SYSTEMS

807 Comments: This home is equipped with a central vacuum system. It is beyond the scope of this inspection to determine the adequacy of the system, or its ability to vacuum debris. The system was operational when tested. We suggest verification of adequacy and demo by seller, prior to close of escrow. The PVC pipe in the attic looked in good shape, need to clean filters often, and check gasket.



Drywall missing from around plug plate . RR Drywall patch needed.



HEATING/AIR CONDITIONING

Our inspection of major HVAC systems is limited to the normal operating functions of the items listed. Independent evaluations including the adequacy/inadequacy of heating and cooling systems (such as cracked heat exchangers, air conditioning pressure tests, coolant charge, line integrity, air balance, evaporator cooling coils.etc.) are not within the scope of this report. Thermostats are not checked for calibration or timed functions. If such detailed information is required, we suggest contacting appropriate HVAC specialists. Normal service and maintenance by a licensed HVAC specialist is recommended by the HVAC equipment manufacturer on an annual basis.

DISMANTLING AND/OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS OF ANY APPLIANCE, INCLUDING HEATERS AND HEAT EXCHANGERS, IS BEYOND THE SCOPE OF THIS REPORT. IN A NUMBER OF AREAS THE LOCAL UTILITY COMPANY MAY CONDUCT SUCH AN INSPECTION UPON REQUEST. MOST MANUFACTURES ADVISE ANNUAL SERVICING BY A LICENSED QUALIFIED HVAC SPECIALIST.

HEATING SYSTEMS

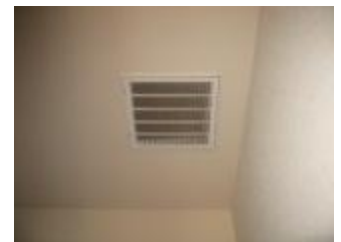
810a Heating #1: Gas. propane
810b Venting #1: S.



Location: Located in basement
Brand Names: Bryant
Approx. Age: 2004
Approx. BTU's: 50-60,000 BTU input



Filter: located in ceiling in hall, grill is covered with dust filter should be checked and replaced if dust/dirt blocks its ability to function. It is a good idea to check filters every 3 months and replace as necessary.



Combustion Air: The combustion air supply appears adequate.

Shut off/disconnect: There is a gas shutoff valve and electrical receptacle noted near this appliance. Drip leg noted.

Condensate drain line(s): Air conditioning condensate drain line(s) are S.

Conditions: Repair ceiling where vent pipe penetrates firewall, remove all debris and Personal items a minimum of 3 feet away from HVAC unit for safety and accessibility. Unit is in good condition should have many more years of life.

THERMOSTAT CONTROLS

812a Thermostat #1: Located at hallway. S. operates properly

As of October 1, 2005, when changes to the heating and air conditioning system are made, they will be subject to the 2005 energy protocols which include further testing to verify that the system is up to current standards. We recommend that you review your home warranty policy regarding replacement components of the heat/air system because you may be responsible for additional costs if a component is required to be upgraded due to the new 2005 energy protocols now in effect. It is beyond our ability to determine whether this system currently meets the 2005 energy protocols, therefore, we exclude this from our inspection and defer this to the appropriate trade specialists.



AIR CONDITIONING SYSTEMS

811a Air Conditioning #1: Electric split central air unit. The condensing unit and evaporator coils were at different locations.



Location: With compressor located at right side of home.

Brand Names: Bryant. Approx. Age(s) 2004.

Approx. Size(s) 3 ton



Shut off/disconnect: Electrical disconnect as required at unit.



Air temperature Differential: Temperature drop/differential observed between 15 - 20 degrees. (taken between interior return and supply air) This is considered a normal operating range.

Conditions: Units worked well, from under subfloor/ basement all appeared normal. A full evaluation could not be conducted due to stored owners supplies in ¼ basement.

KITCHEN

Inspection of kitchen components is limited to built-in gas or electric appliances and plumbing systems, if power is supplied. These items are tested under normal operating conditions. Extensive evaluations, such as calibration/operation of timers, clocks, heat settings, thermostat accuracy, self cleaning and temperature probes on cooking appliances are not within the scope of this report. Stored personal effects will restrict viewing cabinet interiors and should be checked at your walk-through before the close of escrow.

Note: Due to the inaccessibility of the dishwasher components, we can do no more than operate under normal operating procedures, cleaning and drying adequacy not verified. Dishwashers can fail at any time due to their complexity. Our review is to determine if the system is free of leaks and excessive corrosion.

Shutoff valves and angle stops under kitchen or bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of leaking. We suggest all shutoff valves or angle stops be turned regularly to ensure free movement in case of emergency.

900 Location: Located on second story



901 Floor: laminate planks S.

902 Walls: S

903 Ceilings: S

904 Doors: None.

905 Windows: S.

906 Screens: S.

907 Cabinets: Drawer(s), guide(s) S.

908 Counter tops: Grouted Tile material. ok condition.

909 Electric Fixtures: Ground fault circuit interrupters installed. –

910 Sinks: ok.

911 Faucet: working ok.

912 Traps/Drains/Supply lines: Satisfactory condition at time of inspection
No leaks

913 Disposal(s): ok.

914 Dishwasher(s): with signs of aging/wear. it worked ok.



915 Stove/Cooktop(s): S; Electric: unit.
916 Oven(s): Electric unit.
917 Hood/Fan Light: in microwave S.

918 Microwave(s): microwave oven installed. S.
919 Trash Compactor: None.

920 Comments: All in all everything in good condition.



BATHROOMS

Our inspection of bathrooms is to report on visible water damage and the operation of fixtures. Dry rot, toilet rings, inaccessible plumbing and shower pans are not within the scope of this inspection. Shower pans, surrounds, enclosures and doors are not water tested for water tightness, visual observation only. Supply valve(s) for sinks and toilets are not turned. The devices will frequently leak after being moved if they have not been used or regularly maintained. Tub and sink overflows are not filled and tested as part of our inspection. All areas under sinks may not be visible due to stored personal items at the time of inspection and should be checked at your walk-through before the close of escrow.

BATHROOM #1

1000 Location: HALLWAY BATHROOM.

1001 Flooring: grouted tile.

1002 Walls: S.

1003 Ceiling: S.

1004 Doors: ok.

1005 Windows: S.

1006 Screens: S

1007 Electrical: ground fault circuit interrupters noted.

1008 Exhaust Fan: Working

1009 Heating: Register.

1010 Tub & Surround: ok.

1011 Tub Enclosure: Good shape.

1012 Tub Faucet: ok

1013 Shower & Surround: in tub

1014 Shower Door: none, curtain

1015 Shower Faucet: S

1016 Sink: S

1017 Sink Faucet: S.

1018 Traps/Drains/Supply: S no leaks at time of inspection.

1019 Toilet: Flushed well.

1020 Counter/Cabinets: ok.

1021 Comments: all in good shape.



BATHROOM #2

1025 Location: Master Bathroom



1026 Flooring: Tile

1027 Walls: S.

1028 Ceiling: S.

1029 Doors: ok.

1030 Windows: S.

1031 Screens: S

1032 Electrical: ground fault circuit interrupters noted.

1033 Exhaust Fan: Working

1034 Heating: Register.



1035 Tub & Surround: ok.

1036 Tub Enclosure: Good shape.



1037 Tub Faucet: ok

1038 Shower & Surround: ok

1039 Shower Door: tempered glass slider S.

1040 Shower Faucet: S

1041 Sink: S

1042 Sink Faucet: S.

1043 Traps/Drains/Supply: S no leaks at time of inspection.

1044 Toilet: Flushed well.

1045 Counter/Cabinets: ok.



1046 Comments: all in good condition

INTERIOR ROOMS

Our interior review is to determine functionality of accessible doors, windows and electrical outlets, visible water stains and other related conditions. Minor items, such as torn screens, cracked window panes and loose hardware can occur at any time. Furnishings and stored personal effects are not moved during the inspection. Closet and storage areas should be reviewed at your walk-through before the close of escrow after furnishings and stored personal effects have been removed for any hidden damage. New paint and flooring can remove or conceal evidence of any past conditions that may have been present prior to the work being done. We recommend inquiring about any past conditions that may no longer be visible.

1200

ENTRY/LIVING ROOM.

1201 Floor:

Laminate planks

1202 Walls:

S.

1203 Ceiling:

S.

1204 Doors:

S.

1205 Windows/Screens:

S.

1206 Electrical:

Grounded.

1207 Wet Bar:

no.



1208 Comments: All seemed in good condition, furniture made it difficult to observe condition of walls. Trim at sliding glass door needs repair.

1209 Heating:

Register



BEDROOMS

Bedroom #1 - Master Bedroom

1600 Location: Front
1601 Floor: Carpet
1602 Walls: S
1603 Ceilings: S
1604 Doors: ok
1605 Windows: S
1606 Screens: S
1607 Electrical: S
1608 Closets/Wardrobe: S



1609 Comments: *Some areas not visible due to owners furnishings and articles.*
Overall room in good shape minor repairs.



Bedroom #2

1610 Location: left
1611 Floor: Laminate plank
1612 Walls: S
1613 Ceilings: S
1614 Doors: ok
1615 Windows: S *tracks need cleaning.*
1616 Screens: S
1617 Electrical: S *smoke detector missing at ceiling.*
1618 Closets/Wardrobe: S



1619 Comments: *Some areas not visible due to owners furnishings and articles.
Overall room in good shape minor repairs.*



ATTIC AREA & ROOF FRAMING

The visible areas of the attic and roof framing were examined to determine their current condition and visible water stains. Areas concealed from view by any means are excluded from this report. Insulation is not moved during the inspection. Attic framing members/components and other multiple items are tested by examining a representative sampling as opposed to specific functionality of every single item. The accessible permanently installed equipment or components are checked for basic operation. Thermostatically operated attic vent fans are excluded from the inspection.

1751 Hatch: Located in hall closet.

1752 Accessible: yes

1753a Sheathing: plywood

1753b Framing: Manufactured trusses

1754 Evidence of leaking: No evidence of leaking where visible.

1755 Insulation: Where visible thickness of insulation material is approximately 10"

1756 Ventilation: Appears to be adequate both roof and eave vents.

1757 Exhaust Vents: S; Exhaust vents where visible properly terminate out of attic as required.

1758 Ducting: Insulation or vapor barrier covering on ducting is torn or missing and should be taped or repairs made to maintain energy efficiency.

1759 Comments: . Exhaust vents were terminating correctly, exhausts through the roof ok. All normal conditions. Additional foil coated insulation could improve R values. No leaks or moisture penetration visible.



BEYOND THE SCOPE

1900 WHEN IT'S BEYOND THE SCOPE

- CONCEALED AREAS:** *If areas of the home are inaccessible or concealed from the inspectors view, then an inspection of that area did not take place. 1) Request that any information about any hidden problems be revealed to you about these inaccessible or hidden areas from the seller prior to the close of escrow 2)Return to the property prior to the close of escrow and perform a walk-through inspection of your own after the owner's belongings have been removed 3) If your inspection or information reveals hidden damage or concerns contact a qualified specialist or your inspector for a return visit.*
- PERMITS/BUILDING CODE VIOLATIONS:** *If you are concerned about code violations or building permit information you should: 1) Contract with a company to research permit information available at the appropriate building and safety office.) If you have additional concerns with regard to code violations you may contract for a code compliance survey of the property. A typical home inspection is not such a service.*
- GEOLOGICAL STABILITY:** *Soil condition or stability is not determined during this home inspection. Should you decide to obtain a geological report of the site conditions you might contact a geological inspection firm through your real estate agent or a nonprofit association of geotechnical engineers for referral.*
- STRUCTURAL STABILITY OR ENGINEERING ANALYSIS:** *Engineering analysis of a building's structure is performed only by a licensed structural engineer with the use of measurements, calculations, or other scientific evaluation. Engineering is beyond the scope of a typical home inspection. To receive an inspection and report on the structure by an engineer, ask your real estate agent or a non-profit association of structural engineers for referral.*
- SEWER BLOCKAGE:** *Check with the seller for information about the history of the sewer or private waste disposal system. Having a drain service company video review and service the main drain line to be sure it is open and flowing before the close of escrow is recommended on all homes.*
- RADIO CONTROLLED DEVICES:** *Numerous devices in homes that are operated with remote controls are not within the scope of this inspection. For information about these devices we first suggest that you obtain a list of all the remote controls from the seller. (The operation of the overhead garage door automatic opener will be tested using the permanent control button provided in the house or garage.) Many radio controlled devices have changeable codes which you may want to consider altering for your use or safety. You may wish to contact the installer or manufacturer for additional information and evaluation.*
- REINSPECTION AND REPAIRS:** *Re-inspection's are only performed on items not accessible at the time of original inspection or that were unable to be inspected due to utilities not turned on. Should repairs be necessary we suggest they be performed by appropriate persons and that work complies with applicable Law, including governmental permit, inspection, and approval requirements. Buyer should obtain from seller receipts for Repairs performed by others, a written statement indicating the date of Repairs performed by Seller and provide Copies of receipts and statements of seller prior to final verification of condition. (Ref: Residential Purchase Agreement Form RPA-CA, page 4 item 10.)*
- MOLD, MILDEW, FUNGUS & MICROBIAL ORGANISMS:** *Mold, mildew, fungus and other microbial organisms commonly occur in areas that show evidence of or have the potential for leaking, moisture intrusion and/or inadequate ventilation. The identification of the organisms is beyond the scope of the inspector. Any area or item exhibiting such conditions can be a health hazard to some people. If concerned about this possibility, we recommend further investigation be performed by a Certified Industrial Hygienist to determine if there exists an ongoing climate for incubation or microbial contamination and that steps be taken to eliminate this climate.*

PRODUCT RECALLS AND SAFETY ALERTS:

Product recalls and consumer product safety alerts are added almost daily. If client is concerned about appliances or other items installed in the home that may be on such lists, client may wish to visit the U.S. Consumer Protection Safety Commission (CPSC) web site <http://www.cpsc.gov> or www.recalls.com for further information. A basic home inspection does not include the identification or research for appliances and other items installed in the home that may be on the CPSC lists.

ENVIRONMENTAL HAZARDS OR MATERIALS:

Environmental hazards, materials or conditions, including, lead, asbestos and radon and not limited to, toxic, reactive, combustible, corrosive contaminates, wildfire and flood. Homes built before 1979 may have products in them that contain some amounts of asbestos or lead. Determining the presence of these products is beyond the scope of this report. An environmental survey is not part of a home inspection, this service is available by contracting with an appropriate specialist.

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.