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SUMMARY REPORT

Client:

Inspection Address:

Inspection Date: 03/15/2006

Inspected by:

This Summary Report is intended to provide a convenient and cursory preview of the conditions and components that we have identified within our report as needing service. It is obviously not comprehensive, and should not be used as a substitute for reading the entire report, nor is it a tacit endorsement of the condition of components or features that may not appear in this summary. Also, the service recommendations that we make in this summary and throughout the report should be completed well before the close of escrow by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

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.

Components and Conditions Needing Service

Structural

Raised Foundation or Basement

Description of Foundation Type

- The foundation is raised and unbolted
- **The foundation is a circa nineteen-twenties type that should be evaluated by a specialist**

Unreinforced Brick Walls

- The brick walls are out of plumb
- The foundation includes stacked and unreinforced brick walls that should be evaluated further
- Areas of the foundation consist of common bricks that are spalling or have deteriorated through time
- There is a horizontal pressure bulge in the brick wall that should be evaluated by a specialist

Crawlspace

- There is evidence of water in the crawlspace and a chronic moisture problem that should be evaluated
- There is an unidentified mold in the foundation crawlspace that should be evaluated by a specialist

Ventilation

- Several of the foundation ventilation screens are damaged or missing and should be repaired or replaced

Intermediate Floor Framing

- There are stains or moisture damage on the sub-floor beneath a shower
- A post and pier girder support is missing in the foundation crawlspace and should be replaced

Exterior

Wall Covering

Type of Material

- The exterior house walls are clad with wooden clapboard siding

Wall Covering Observations

- Portions of the siding are moisture damaged and should be evaluated by a termite inspector
- The siding is warped or buckled and should be evaluated by a specialist

Site Comments

Neglected Property Comments

- The structure and its components are significantly moisture damaged

Grading and Drainage

Drainage Mode

- There is evidence of moisture intrusion within the residence that should be evaluated

Exterior Features

Hard Surfaces

- There are cracks in the hard surfaces that confirm movement and potentially unstable soils

Decks

- The wood deck may have been built without a permit
- There are components of the wood deck that are structurally unsound
- There is damage to the wood deck that should be evaluated by the termite inspector

Balconies

- There is evidence of moisture intrusion on the soffit beneath the balcony surface

Fascia and Trim

- The termite report should confirm damage to portions of the fascia board and wood trim

Windows

- The window-trim is in poor condition and needs to be serviced

Sliding Glass Doors

- The rollers on the sliding glass door will need to be adjusted for the door to function well

Roof/Attic

Attic

Ventilation

- Ventilation within the attic is limited and could be improved

Electrical

- Several electrical connections within the attic have been incorrectly made outside of junction boxes
- Obsolete and suspect knob-and-tube wiring is present within the attic and should be further evaluated

Plumbing Vents

- A plumbing vent has been displaced under its own weight and should be serviced

Water Pipes

- The galvanized steel pipes within the attic have blistered or corroded areas

Plumbing

Potable Water Pipes

Galvanized Water Pipes

- There is a significant reduction in water volume due to accumulated minerals within the pipes
- The galvanized water pipes are in poor condition and should be evaluated by a plumber

Pressure Relief Valve

- There is no visible pressure relief valve on the plumbing system

Waste and Drainage System**Type of Material**

- This property may be served by a private waste system that should be evaluated by a specialist

Drain Pipes Waste Pipes and Vent Pipes

- There is a tub drain leak in the foundation crawlspace below the guest bathroom that should be repaired

Water Heaters**Water Shut-Off Valve and Connectors**

- There is mineral encrustation on the nipples of the gas water heater that should be cleaned

Pressure Release Valve and Discharge Pipe

- The discharge pipe from the relief valve on the water heater must extend to the exterior

Seismic Straps

- The water heater is not correctly secured and needs to be strapped in accordance with local standards

Electrical**Main Panel****Interior Cover Panel**

- There are voids or open knockouts in the interior cover panel which should be covered

Wiring

- The house is wired with suspect knob-and-tube wiring that should be evaluated by an electrician
- The wires within the main panel were not installed neatly and should be evaluated

Circuit Breakers

- Several breakers in the main panel are serving undersized wires and should be serviced

Grounding

- We could not determine the point at which the electrical panel is grounded which should be established

Heat**Heat System 1****Vent Pipe**

- The vent pipe is not well seated and should be serviced
- There are soot or carbon deposits around the vent pipe which should be evaluated

Gas Valve and Connector

- The gas shut-off valve is frozen and should be replaced

Chimney**Living Room Chimney****Chimney Stack or Walls**

- The chimney has a crack at the shoulder that should be evaluated by a specialist

Crown or Termination Cap

- The chimney crown is cracked and should be sealed

Weather Cap

- There are components missing from the weather cap which should be serviced

Spark Arrestor

- There are no spark arrestors on the chimneys which are recommended and should be installed

Chimney Flue

- The mortar parging the flue is old and deteriorated and should be evaluated by a specialist

Living Areas

Entry

Front Door

- The front doorbell does not work and should be serviced

Floor

- The hardwood floor in the entry is cupped or moisture damaged and should be further evaluated

Walls and Ceiling

- There is evidence of moisture intrusion that should be further evaluated

Single-Glazed Windows

- A window in the entry is moisture damaged and should be evaluated by the termite inspector

Living

Doors

- A door in the living room is not square in its opening and should be evaluated

Floor

- The floor in the living room is moisture damaged and should be evaluated by a specialist

Single-Glazed Windows

- The windows in the living room are not square in their opening and should be further evaluated

Lights

- A ceiling light in the living room did not respond and should be serviced

Dining

Floor

- The hardwood floor in the dining room is cupped or moisture damaged and should be evaluated

Single-Glazed Windows

- A single-glazed window in the dining room will need maintenance-type service to work well

Lights

- A ceiling light in the dining room did not respond and should be serviced

Bedrooms

Master Bedroom

Doors

- The entry door is damaged and should be serviced

Floor

- The bedroom floor is moisture damaged and should be evaluated by a specialist

Walls & Ceiling

- There is a moisture stain on the bedroom ceiling that should be explained or explored further

Lights

- A wall light in the bedroom does not respond and should be serviced

Bedroom 2

Outlets

- The obsolete and ungrounded outlets in the bedroom should be upgraded

Bedroom 3**Floor**

- The bedroom floor is moisture damaged and should be evaluated by a specialist

Walls & Ceiling

- There is evidence of moisture intrusion within the bedroom that should be evaluated

Bedroom 4**Walls & Ceiling**

- The openings around the windows and doors are out of square and should be evaluated

Bedroom 5**Doors**

- The exterior door is not square in its opening and should be evaluated

Single-Glazed Windows

- The bedroom window is out of square and should be evaluated by a specialist

Bathrooms**Master Bathroom****Floor**

- The bathroom floor is moisture damaged and should be evaluated by a specialist

Walls & Ceiling

- There is moisture damaged plaster adjacent to the bathtub that should be repaired

Single-Glazed Windows

- The bathroom window is moisture damaged and should be evaluated by a termite inspector

Tub-Shower

- There are open grout-joints in the tiles around the tub area in the master bathroom that should be sealed
- There is a drain leak below the tub-shower that should be repaired

Toilet

- The wax ring that seals the closet bend of the toilet may be leaking and should be evaluated

Guest Bathroom 1**Floor**

- The bathroom floor is moisture damaged and should be evaluated by a specialist

Walls & Ceiling

- There is moisture damaged plaster adjacent to the stall shower that should be repaired
- The door and window frames are out of square and should be evaluated by a specialist

Single-Glazed Windows

- The bathroom window is moisture damaged and should be evaluated by a termite inspector

Sink Faucet Valves & Connectors Trap & Drain

- The bathroom sink leaks at its drain overflow underneath and should be replaced

Tub-Shower

- There are loose or hollow-sounding tiles in the tub-shower area that should be evaluated for service
- The tub-shower valves leak and should be serviced
- There is a drain leak below the tub-shower that should be repaired

Guest Bathroom 2**Floor**

- There are atypical or an unusual amount of cracks in the bathroom floor tile that should be evaluated
- The bathroom floor is moisture damaged and should be evaluated by a specialist
- The bathroom floor is out of level and should be evaluated by a specialist

Walls & Ceiling

- There are stress fractures in the walls that have resulted from movement and should be evaluated
- The door and window frames are out of square and should be evaluated by a specialist

Single-Glazed Windows

- The bathroom window is moisture damaged and should be evaluated by a termite inspector

Lights

- The bathroom ceiling light does not respond and should be serviced

Common Areas

Kitchen

Doors

- The door or doors in the kitchen are out of square and should be evaluated

Floor

- The floor in the kitchen is out of level and should be evaluated
- The floor and sub-floor in the kitchen is moisture damaged and should be evaluated

Walls and Ceiling

- There is evidence of moisture intrusion that should be evaluated

Single-Glazed Windows

- A window in the kitchen is out of square and should be evaluated

Valves and Connectors

- There is a leak on the cold-water connector at the kitchen faucet that should be repaired

Trap and Drain

- There is a leak where the garbage disposal attaches to the kitchen sink that should be repaired

Dishwasher

- The dishwasher is functional but old

Hallway

Floor

- The floor in the hallway is out of level and should be evaluated by a specialist

Walls and Ceiling

- There is a moisture stain on the hallway ceiling that should be further evaluated

Single-Glazed Windows

- A window in the hallway is out of square and should be evaluated

Stairs

Stair Rails

- The balusters in the stair rails are loose or damaged and should be serviced
- The newel post at the bottom of the stairs is loose and may need to be serviced

Single-Glazed Windows

- A window in the area of the stairs and landing will need service to work well

Laundry

Doors

- The deadbolt on the laundry room door does not engage easily and should be repaired or replaced

Floor

- The floor in the laundry room is out of level and should be evaluated

Walls and Ceiling

- There is evidence of moisture intrusion that should be evaluated

Single-Glazed Windows

- A window in the laundry room is out of square and should be evaluated
- A window in the laundry room will need service to work well and should be serviced

Lights

- There is an open electrical junction box in the laundry room that should be sealed

Outlets

- The outlets in the laundry room should be upgraded to have GFI protection
- The ungrounded obsolete outlets in the laundry room should be upgraded
- There are not as many outlets as would be required by current standards



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CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

INSPECTION ADDRESS

INSPECTION DATE
03/15/2006



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GENERAL INFORMATION

Inspection Address:
Inspection Date: 03/15/2006
Inspected by:
Furnished: Yes

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

PLEASE NOTE:

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

Report File: Home

SCOPE OF WORK

You have contracted for us to perform a general inspection in accordance with industry standards. It is distinct from a specialist inspection, which can be costly, take several days to complete, involve the use of specialized instruments, the dismantling of equipment, video-scanning, destructive testing, and laboratory analysis. By contrast, the general inspection is completed on-site, at a fraction of the cost and within a few hours. Consequently, the general inspection and its report will not be as comprehensive as that generated by specialists and it is not intended to be. Our purpose is to identify defects or adverse conditions that could result in injury or lead to costs that would significantly affect your evaluation of the property, and to alert you to the need for a specialist evaluation.

We evaluate conditions, systems, or components, and report on their condition, which does not mean that they are ideal but that they are either functional or met a reasonable standard at a given point in time. We do take into consideration when a house was built and allow for the predictable deterioration that would occur through time, such as the cracks that appear in concrete and in the plaster around windows and doors, scuffed walls or woodwork, worn or squeaky floors, stiff or stuck windows, and cabinetry that does not function as it did when new. Therefore, we tend to ignore insignificant and predictable defects, and do not annotate them, and particularly those that would be apparent to the average person or to someone without any construction experience. We are not authorized, or have the expertise, to test for environmental contaminants, or comment on termite, dry rot, fungus or mold, but may alert you to its presence. Similarly, we do not test the quality of the air within a residence. However, clean air is essential to good health, and we categorically recommend air sampling and the cleaning of supply ducts as a wise investment in environmental hygiene. Therefore, you should schedule any such specialized inspections with the appropriate specialist before the close of escrow.

A house and its components are complicated, and because of this and the limitations of an on-site report, we offer unlimited consultation and encourage you to ask questions. In fact, we encourage candid and forthright communication between all parties, because we believe that it is the only way to avoid stressful disputes and costly litigation. Remember, we only summarized the report on-site and it is essential that you read all of it, and that any recommendations that we make for service or evaluation by specialists should be completed and documented well before the close of escrow, because additional defects could be revealed by specialists, or some upgrades recommended that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

Structural

Structures are not uniform, and meet the standards of the year in which they were built. We describe and identify the various foundation types, and the floor, wall, ceiling, and roof structures in accordance with state and industry standards. If the foundation is a slab type, we examine the stem walls that extend beyond the footings. If it is a raised foundation, we either enter the crawlspace to inspect its structural components, or indicate in what manner it was evaluated. Similarly, we identify the structure of walls and the roof framing. However, we are generalists and not specialists. Therefore, in the absence of any major defects, we may not recommend that you consult with a geo- technical engineer, but this should not deter you from seeking the opinion of any such expert.

Structural Elements

Wall Structure

Informational Conditions

The walls are conventionally framed with wooden studs.

Floor Structure

Informational Conditions

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

Ceiling Structure

Informational Conditions

The ceiling structure consists of standard joists.

Roof Structure

Informational Conditions

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

Raised Foundation or Basement

General Comments

Informational Conditions

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

Description of Foundation Type

Components and Conditions Needing Service

The foundation is raised and unbolted. We can elaborate on this safety issue, but you should consult a specialist about retrofitting it, which could affect your evaluation of the property.

The foundation was constructed in the pre nineteen-twenties and would be costly to retrofit to meet current standards, and which could mean rebuilding it. The concrete that was used at the time was a poor quality that has a tendency to soften and deteriorate due to its lime content. Also, the dimensions of the footings were less,

and therefore simply adding bolts to soft undersized footings may add some seismic value but nothing that would approach current standards.

Method of Evaluation

Informational Conditions

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

Unreinforced Brick Walls

Components and Conditions Needing Service

The brick walls have been seismically displaced or have settled out of plumb.

This is an older foundation that includes stacked, and unreinforced, brick walls. These are significantly more seismically vulnerable than modern concrete stem walls, and can include a sand-lime mortar mix that deteriorates more rapidly than most modern concrete mixes. These foundations can be difficult and costly to retrofit. Therefore, you should consult a structural engineer or a foundation contractor, because this issue could affect your evaluation of the property.

Areas of the foundation consist of mortared bricks, which are spalling or which have deteriorated through time. Bricks are strong in compressive strength but weak in tensile strength, and they are also quite porous and are easily degraded by atmospheric pollutants or, more commonly, by moisture and minerals that are drawn from the soil and which weaken their structure. Therefore, it would be prudent to have them evaluated by a foundation contractor.

There is a horizontal pressure bulge in the brick wall that should be evaluated by a specialist.

Crawlspace

Informational Conditions

There is efflorescence on the stem wall in the raised foundation, which confirms that moisture has penetrated the area and activated minerals that form a white powdery formation of salt crystals. With the recent concerns about mold, this is a condition that should be monitored, and one that could produce musty odors.



Components and Conditions Needing Service

Efflorescence and a distinct water line on the stem wall, indicate that a significant amount of water has stood within the crawlspace. This can contribute to differential settling and facilitate the growth of a variety of molds that can promote unhealthy conditions, and we recommend that you consult a drainage contractor to correct this adverse condition.

There is an unidentified mold in the foundation crawlspace, which should be evaluated by a specialist. Molds flourish in a damp environment and many are commonplace, but some are toxic and represent a health threat.

Electrical

Informational Conditions

An electrical connection within the crawlspace has been incorrectly made outside of a junction box, which is a potential fire-hazard. All such connections should be made inside a junction box, in order to contain any arcing or sparking within the box.

Several electrical connections within the crawlspace have been incorrectly made outside of junction boxes. All such connections should be made within junction boxes in order to contain any arcing or sparking that could occur, a task that should be completed by a licensed electrician.

Electrical conduits within the crawlspace were not professionally installed, and include detached electrical junction boxes, loose or unsecured vinyl conduit, or conduit without restraint clamps, et cetera, which should be serviced by a licensed electrician.

Obsolete and suspect knob and tube wiring is present within the crawlspace, which should be inspected and certified as safe, or replaced by a licensed electrician.

Ventilation

Informational Conditions

The foundation crawlspace is compartmentalized, or divided into sections that restrict cross ventilation. This does appear to have had adverse affects on the framing, which should be confirmed by the termite report, but the area should be monitored to ensure that no condensation forms, However, if you do notice a musty odor, or if the finish floors appear to ripple, crack, or otherwise move, the foundation may have to be mechanically ventilated.

Components and Conditions Needing Service

Several of the foundation ventilation screens are damaged or missing, and should be repaired or replaced to keep rodents and other pests out.



Intermediate Floor Framing

Components and Conditions Needing Service

There are stains or moisture damage to the sub-floor beneath a stall shower. The termite inspector is responsible for pressure testing shower pans, and will evaluate and comment on the condition of the shower pan and any resultant damage to the intermediate floor framing.

A post and pier that supports a beam in the foundation crawlspace is missing, and should be replaced.

Floor Insulation

Informational Conditions

There is no floor insulation, which would not have been required when this residence was constructed.

Exterior

Our evaluation of the exterior of a property conforms to state or industry standards, and includes the identification of wall cladding, and an evaluation of common components, such as driveways, walkways, fences, gates, handrails, guardrails, yard walls, carports, patio covers, decks, fascia and trim, balconies, doors, windows, lights, and outlets. However, we do not evaluate any detached structures, such as storage sheds and stables, and we do not water test or evaluate subterranean drainage systems or any mechanical or remotely controlled components, such as driveway gates. Also, we do not evaluate any landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and ornamental or decorative lighting. Similarly, we do not comment on surface coatings or cosmetic deficiencies and the wear and tear associated with usage or the passage of time that would be readily apparent to the average person.

Wall Covering

Type of Material

Components and Conditions Needing Service

The exterior house walls are clad with wooden clapboard siding. And shingles.



Wall Covering Observations

Components and Conditions Needing Service

Portions of the siding are moisture damaged, and should be evaluated and serviced as necessary by a termite inspector.



The siding is warped or buckled and should be evaluated by a specialist to determine if the damage is due to defective material or the method of installation.



Site Comments

Renovated Property Comments

Informational Conditions

The property has been renovated or remodeled. Therefore, you should request documentation that would include permits and any warranties or guarantees that might be applicable, because we do not approve of, or tacitly endorse, any work that was completed without permits, and latent defects could exist.

Neglected Property Comments

Informational Conditions

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

Components and Conditions Needing Service

The structure and its components are significantly moisture damaged, and will require a thorough and extensive evaluation by a termite inspector.



Grading and Drainage

General Comments and Description

Informational Conditions

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that might appear to be firm and solid can liquefy and become unstable during seismic activity. Also, there are soils that can expand to twice their volume with the influx of water and move structures with relative ease, raising and lowering them and fracturing slabs and other hard surfaces. In fact, expansive soils have accounted for more structural damage than most natural disasters. Water can be equally destructive, and can foster conditions that are deleterious to health. For this reason, the ideal property will have soils that slope away from the residence and the interior floors will be several inches higher than the exterior grade. Also, the residence will have roof gutters and downspouts that discharge into area drains with catch basins that carry water away to hard surfaces. If a property does not meet this ideal, or if any portion of the interior floor is below the exterior grade, we cannot endorse it and recommend that you consult with a grading and drainage contractor, even though there may not be any evidence of moisture intrusion. We have confirmed moisture intrusion in residences when it was raining that would not have been apparent otherwise. Also, in conjunction with the cellulose material found in most modern homes, moisture can facilitate the growth of biological organisms that can compromise wood framing or produce molds that are deleterious to health.

Moisture Dampness or Mold

Informational Conditions

Moisture is a perennial problem, with which you should be aware. It involves a host of interrelated factors, and can be unpredictable, intermittent, or constant. When moisture intrusion is not self evident, it can be inferred by musty odors, peeling paint or plaster, efflorescence, or salt crystal formations, rust on metal components, and wood rot. However, condensation and humidity can produce similar conditions if the temperature in an area is not maintained above the dew point. Regardless, if the interior floors are at the same elevation or lower than the exterior grade we could not rule out the potential for moisture intrusion and would not endorse any such areas. Nevertheless, if such conditions do exist, or if you or any member of your family are sensitive to allergens, you should schedule a specialist inspection.

Flat and Level Pad

Informational Conditions

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

Drainage Mode

Informational Conditions

The property does not have hard surfaces in the side yards to facilitate drainage. Water will percolate and pond adjacent to the residence, which is not ideal, and you may wish to consider upgrading the site by adding hard surfaces with swales or area drains that direct water away from the residence.

Components and Conditions Needing Service

There is evidence of moisture intrusion within the residence, which we will point out, that should be evaluated by a grading and drainage contractor.

Interior-Exterior Elevations

Informational Conditions

There is an adequate difference in elevation between the exterior grade and the interior floors that should ensure that moisture intrusion would not threaten the living space, but of course we cannot guarantee that.

Exterior Features

General Comments and Description

Informational Conditions

It is important to maintain a property, including painting or sealing walkways, decks, and other hard surfaces, and it is particularly important to keep the house walls sealed, which provide the only barrier against deterioration. Unsealed cracks around windows, doors, and thresholds can permit moisture intrusion, which is the principle cause of the deterioration of any surface. Unfortunately, the evidence of such intrusion may only be obvious when it is raining. We have discovered leaking windows and doors while it was raining that may not have been apparent otherwise, and too often damage progresses to a point at which a window or door must be replaced. Such occurrences are not uncommon, and demonstrate why the cost of renovating a neglected home will always exceed that of having maintained it.

Hard Surfaces

Components and Conditions Needing Service

There are cracks in the walls, walkways, decks, or other hard surfaces that confirm movement. Whereas such movement may be attributed to common settling and curing, it can also be indicative of expansive soils that can predicate continuous movement, and we recommend that you have a geo-technical evaluation.

Driveways

Informational Conditions

There are predictable cracks in the driveway that would not necessarily need to be serviced.



Walkways

Informational Conditions

There are no hard-surface walkways in some areas to facilitate drainage, and you may wish to add them.

Fences and Gates

Informational Conditions

The fences and gates have damage that is commensurate with their age, which could be repaired but which is not absolutely essential.

Decks

Components and Conditions Needing Service

The wood deck has atypical footings, spans, connections or rails, and could have been built without the benefit of a permit. We can elaborate on this issue, but you should request the permit from the sellers or have a specialist evaluate it.

There are components of the wood deck that are structurally unsound. We can elaborate on this issue, but the deck should be evaluated by a specialist and serviced accordingly.



There is damage to the wood deck that should be evaluated by the termite inspector.

Balconies

Components and Conditions Needing Service

There is evidence of moisture intrusion on the soffit beneath the balcony surface, possibly indicating that the waterproof membrane beneath the balcony surface has failed. You should ask the sellers about this or the balcony surface should be evaluated by a specialist.

Guardrails

Informational Conditions

The guardrails do not conform to current standards. They should be a minimum of thirty-six inches high with pickets no more than four inches apart, and appropriate precautions should be taken to safeguard children and the elderly.



Fascia and Trim

Components and Conditions Needing Service

The termite report should confirm damage to portions of the fascia board and wood trim.

Doors

Informational Conditions

The exterior doors need typical maintenance-type service.

Windows

Informational Conditions

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

Components and Conditions Needing Service

The window-trim, and particularly that on the south facing side that is exposed to direct sunlight, is in poor condition and needs to be serviced.

Screens

Informational Conditions

Many of the window screens are missing. Screens are often removed for aesthetic reasons, but you may wish to have them installed.

Sliding Glass Doors

Components and Conditions Needing Service

The rollers on the sliding glass door will need to be adjusted to align, engage the lock, or allow the door to roll more smoothly.

Lights

Informational Conditions

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

Outlets

Informational Conditions

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



Irrigation

General Comments and Description

Informational Conditions

There are a wide variety of irrigation components, such as pipes that could include old galvanized ones, more dependable copper ones, and modern polyvinyl ones that are commonly referred to as PVC. However, among the latter, the quality can range from a dependable thick-walled type to a less dependable thin-walled type, and it is not uncommon to find a mixture of them. To complicate things, significant portions of these pipes cannot be examined because they are buried. Therefore, we identify a system based on what type of pipe that can be seen. However, our inspection only includes the visible portions of the system, and we do not test each component, nor search below vegetation for any concealed hose bibs, actuators, risers, or heads. We test every visually accessible manual sprinkler actuator and evaluate its coverage, but due to the variety and complexity of many automatic control panels we do not test them. However, in as much as the actuators are under pressure, we look for any evidence of damage or leakage, but recommend that you have the sellers demonstrate an automatic sprinkler system before the close of escrow and indicate any seasonal changes that they may make to the program.

Hose Bibs

Functional Components and Conditions

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



Roof/Attic

Our evaluation of roof coverings, the components and drainage systems, conforms to state or industry standards. We access every roof in order to examine it, or we indicate our unwillingness or inability to do so. There are many different roof types, and every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or to other prevalent weather conditions, and its maintenance. However, regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roofing material, and this is equally true of almost all roofs. In fact, the material on most pitched roofs is not designed to be waterproof only water-resistant.

There are two basic roof types, pitched and flat. Pitched roofs are the most common, and the most dependable. They are variously pitched, and typically finished with composition shingles that have a design life of twenty to

twenty-five years, or concrete, composite, Spanish, or metal tiles that have a design-life of forty to fifty years, and gravel roofs that have a lesser pitch and a shorter design-life of ten to fifteen years. These roofs may be layered, or have one roof installed over another, which is a common practice but one that is never recommended because it reduces the design-life of the new roof by several years, can impede emergency service by fire department personnel, and requires a periodical service of the flashings. These are serviced with mastic, which eventually shrinks and cracks and provides a common point of leakage. However, among the pitched roofs, gravel ones are the least dependable, because the low pitch and the gravel prevent them from draining as readily as other roofs. For this reason, they must be conscientiously maintained. In this respect, the least dependable of all roofs are flat or built-up ones. Some flat roofs are adequately sloped toward drains but many are not, and water simply ponds and will only be dispersed by evaporation. However, the most common cause of leakage results when roofs are not serviced, and foliage and other debris blocks the drainage channels.

What remains true of all roofs is that, whereas their condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings, or on the framing within attics, will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only installers can credibly guarantee that a roof will not leak, and they do. We cannot, and do not give any such guarantees. We will examine every roof, evaluate it, and even attempt to approximate its age, but we will not predict its remaining life-expectancy, nor guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company.

Composition Shingle

General Comments and Description

Informational Conditions

There are a wide variety of composition shingle roofs, which are comprised of asphalt or fiberglass materials impregnated with mineral granules that are designed to deflect the deteriorating ultra-violet rays of the sun. The commonest of these roofs are warranted by manufacturers to last from twenty to twenty-five years, and are typically guaranteed against leaks by the installer for three to five years. The actual life of the roof will vary, depending on a number of interrelated factors besides the quality of the material and the method of installation. Poor maintenance is the most common cause of roof failure, but a southern exposure can cause a roof to deteriorate prematurely, as will the practice of layering over another roof. However, the first indication of significant wear occurs when the granules begin to separate and leave pockmarks or dark spots. This is referred to as primary decomposition, which means that the roof is in decline, and therefore susceptible to leakage. This typically begins with the hip and ridge shingles and to the field shingles on the south facing side. This does not mean that the roof is ready to be replaced, but that it should be serviced or monitored. Regular maintenance will certainly extend the life of any roof, and will usually avert most leaks that only become evident after they have caused other damage. This is important, because in accordance with industry standards our inspection service does not include a guarantee against leaks. For such a guarantee, you would need to have a roofing company perform a water test and issue a roof certification. However, the sellers or the occupants will generally have the most intimate knowledge of the roof, and you ask them about its history and then schedule a regular maintenance service.

Method of Evaluation

Informational Conditions

We were unable to access the second-story roof due to its height.

Age and General Evaluation of a Single-layer Roof

Informational Conditions

The composition shingle roof appears to be newer. This is just an estimate and you should request the installation permit from the sellers, which will reveal its exact age and any warranty or guarantee that might be applicable.



Flashings

Informational Conditions

The roof flashing appear to be in acceptable condition.

Gutters and Drainage

Informational Conditions

There are no gutters on the house, which are recommended for the maintenance of the foundation, and there is a clear drip-line around the residence where the soil has been washed out.

Attic

General Comments and Description

Functional Components and Conditions

In accordance with industry standards, we will not attempt to enter an attic that has less than thirty-six inches of headroom, is restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we will inspect the attic as best we can from the access point. In evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test its composition for a specific identification. Also, we do not move or disturb any portion of the insulation, which may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

Method of Evaluation

Informational Conditions

We evaluated the attic from the access due to obstructions that would make mobility hazardous.



Access

Informational Conditions

Blown-in, cellulose insulation within the attic obscures the joists and prevented a safe access. Therefore, the inspection of it and its components was limited to what is visible from the access point.

Framing

Informational Conditions

Some of the framing connections within the attic would not meet current standards and may be seismically vulnerable. Therefore, you may wish to have them upgraded.

Ventilation

Components and Conditions Needing Service

Ventilation within the attic is limited, and could be improved. Therefore, we recommend that you have a second opinion from a licensed contractor.

Electrical*Components and Conditions Needing Service*

Several electrical connections within the attic have been incorrectly made outside of junction boxes. All such connections should be made within junction boxes in order to contain any arcing or sparking that could occur, a task that should be completed by a licensed electrician.



Obsolete and suspect knob and tube wiring is present within the attic, which should be inspected and certified as safe, or replaced by a licensed electrician.

**Plumbing Vents***Components and Conditions Needing Service*

A plumbing vent has been displaced under its own weight, and needs to be pushed backed through the roof jack and secured.

Water Pipes*Components and Conditions Needing Service*

The galvanized, steel, water pipes within the attic are suspect and should be evaluated by a plumber, not only because of corrosion on the fittings but, more significantly, because of corrosion and blisters on the body of the pipes that typically predicates failure.

Heat Vents*Informational Conditions*

Insulation is in contact with the vent pipe and should be removed at least three inches away.

Combination of Batt and Cellulose Insulation*Informational Conditions*

The attic is insulated with a material that I cannot identify, but which you may wish to have identified by a specialist.

Plumbing

We evaluate plumbing systems and their components in accordance with state or industry standards, which include testing for pressure and functional flow. Plumbing systems have common components but they are not uniform. In addition to fixtures, components typically consist of gas pipes, potable water pipes, drain and vent pipes, shut-off valves, which we do not test, pressure regulators, pressure relief valves, and water-heating devices. The best and most dependable water pipes are copper, because they are not subject to the build-up of minerals that bond to the inside of galvanized pipes and gradually reduce their inner diameter and restrict the volume of water. A water softener will remove most of these minerals, but not once they are bonded within the

pipes, for which there would be no remedy other than a re-pipe.

The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. In fact, whenever the street pressure exceeds eighty pounds per square inch a regulator is recommended, which typically comes factory preset between forty-five and sixty-five pounds per square inch. However, regardless of the pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, and commonly when the regulator fails and high pressure begins to stress the washers and diaphragms within the various components.

Waste pipes are equally varied and are comprised of older ones, such as those made of clay, or others that are made of a material like cardboard coated with tar, and modern plastic ones referred to as ABS. Typically, the condition of these pipes is directly related to their age. ABS pipes, for instance, are virtually impervious to deterioration. However, some ABS pipes are alleged to have manufacturing defects. Regardless, inasmuch as most drainpipes are concealed, we can only infer their condition by observing the draw at drains. Nonetheless, blockages will occur at some point in the life of any system, but blockages in the waste lines, and particularly in a main sewer line, can be costly, and it would be prudent to have the main sewer line video scanned. This would also confirm that the house is connected to the public sewer system, which is important because such systems should be evaluated by a specialist before the close of escrow.

Potable Water Pipes

Type of Material

Informational Conditions

The residence is served by galvanized potable water pipes.

Water Main Location

Informational Conditions

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



Galvanized Water Pipes

Components and Conditions Needing Service

The potable water pipes within this residence are galvanized, and are assumed to be original. They may produce rusty looking water from time to time, and because the water volume in such pipes will gradually be reduced by a build-up of minerals within them, we do not fully endorse them. However, there is already a significant reduction in volume when two or more fixtures are in use at the same time, which should be evaluated by a plumber, who can apprise you of the cost of a copper re-pipe.

The potable water pipes within this residence are galvanized, and are assumed to be original. They will produce rusty looking water from time to time and, because the water volume in such pipes will gradually be reduced by a build-up of minerals within them, we do not fully endorse them. However, they are not only occluded but are in poor condition, and we recommend that you have a plumber evaluate them and apprise you of the cost of a copper re-pipe.

Pressure Regulator

Informational Conditions

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

Pressure Relief Valve

Components and Conditions Needing Service

There is no visible pressure relief valve on the plumbing system, which is an essential safety feature that should be installed by a plumber as soon as possible. It should include a discharge pipe that terminates at an exterior point no more than two feet above grade and not less than six inches to it.

Waste and Drainage System

General Comments and Description

Informational Conditions

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

Type of Material

Components and Conditions Needing Service

This property may be served by a private waste system that we do not have the authority or the expertise to evaluate, but which should be evaluated by a specialist.

Drain Pipes Waste Pipes and Vent Pipes

Informational Conditions

Given the age of this residence, it is likely that the main drainpipe is made of clay. Such drainpipes were widely used until the late forties or early fifties. However, they are susceptible to decay and to root damage and are no longer manufactured. Therefore, it would be prudent to ask the sellers if they have ever had blockages in the main drainpipe or to have it video-scanned. There were leaks noted inside the house at various locations. Recommend a plumbing contractor.

The residence is served by a combination of ABS galvanized and cast iron drain waste and vent pipes.

Components and Conditions Needing Service

There is a tub drain leak , below the guest bathroom, which should be repaired.



Gas

Gas Main Shut-Off Location

Informational Conditions

The gas main shut-off is located at the front of the residence . You should be aware that gas leaks are not uncommon, particularly underground ones, and that they can be difficult to detect without the use of sophisticated instruments, which is why natural gas is odorized in the manufacturing process. Therefore, we recommend that you request a recent gas bill from the sellers, so that you can establish a norm and thereby be alerted to any potential leak.



Gas Main

Informational Conditions

There is no wrench at the gas shut-off valve to facilitate an emergency shut-off, and inasmuch as such tools are relatively inexpensive we recommend that you buy one and leave it in-place on the valve.

Gas Seismic Shut-Off Valve

Informational Conditions

The gas main does not have a seismic shut-off valve which is a recommended upgrade.

Gas Pipes

Informational Conditions

Some of the visible portions of the gas pipes have rust on them and would be considered in poor condition. I would recommend having them evaluated further by a plumbing contractor.

Water Heaters

General Gas Water Heater Comments

Informational Conditions

There are a wide variety of residential gas water heaters that range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak. So it is always wise to have them installed over a drain pan, and preferably one plumbed to the exterior. Also, they can be dangerous if they are not seismically secured and equipped with either a pressure/temperature relief valve and discharge pipe plumbed to the exterior, or a Watts 210 gas shut-off valve.

Age Capacity and Location

Informational Conditions

Hot water is provided by a unknown year old, 30 gallon gas water heater that is located in the laundry room.



Combustion Chamber

Informational Conditions

The water heater is not installed over a drain pan and a leak could result in water damage.

There is rust within the combustion chamber, which is typically produced by condensation and should be monitored.

Water Shut-Off Valve and Connectors

Components and Conditions Needing Service

There is mineral encrustation on the fittings of the gas water heater, which should be cleaned to ensure that the fittings are not still leaking.

Gas Shut-Off Valve and Connector

Informational Conditions

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

Vent Pipe and Cap

Informational Conditions

The vent pipe and cap on the gas water heater are functional.

Drain Valve

Informational Conditions

The drain valve of the gas water heater is in place and presumed to be functional.

Pressure Release Valve and Discharge Pipe

Components and Conditions Needing Service

The discharge pipe from the pressure relief valve on the water heater must be plumbed to the exterior and terminate no more than twenty-four inches above grade and closer than six inches to it.

Drip Pan and Overflow Pipe

Informational Conditions

The water heater is not equipped with a drip pan or overflow pipe, which is designed to minimize water damage from a leak.

Combustion Vent Ports

Functional Components and Conditions

The water heater does have appropriate combustion-air vents.

Seismic Straps

Components and Conditions Needing Service

The water heater is not correctly secured, and needs to be strapped in accordance with local standards..



Electrical

We evaluate electrical systems in accordance with state or industry standards, which includes identifying the type and capacity of the service, and evaluating panels, overload conductors, wires, panel grounds, and a representative number of switches and outlets. However, there are a wide variety of electrical systems with an equally wide variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. Regardless, we are not specialists and in compliance with industry standards we do not perform load-calculations to determine if the supply meets the demand of the household. Therefore, it is essential that any service recommendations or upgrades that we make should be completed well before the close of escrow, because a specialist could reveal additional deficiencies or recommend some upgrades.

Main Panel

General Comments

Informational Conditions

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

Type of Wiring

Informational Conditions

The residence is wired with knob-and-tube wiring.

The residence is served by a combination of different wire types.

Size and Location

Informational Conditions

The residence is served by a _100_ amp, 240_ volt panel, located in the side yard.



Service Entrance Mast Weatherhead and Cleat

Informational Conditions

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

Main Panel

Informational Conditions

Various circuits within the main panel are not labeled but should be, so that the appropriate load calculations and breaker sizes could be determined.

The main electrical panel is not an original installation. Therefore, you should request documentation from the sellers, which will confirm that the installation was made with permit and by a licensed contractor.

Exterior Cover Panel

Informational Conditions

The exterior cover for the main electrical panel is in acceptable condition.

Interior Cover Panel

Components and Conditions Needing Service

There are voids or open knockouts in the interior cover of the main electrical panel that should be covered.

Wiring

Components and Conditions Needing Service

The house is wired with suspect knob-and-tube wiring, which should be evaluated by an electrician and certified as being safe or replaced.

The wires within the main panel were not installed neatly. This is indicative of a poor quality installation, and makes it impossible to view each circuit. Therefore, we recommend that an electrician be consulted to clean up the wiring, and certify the panel and its components as being safe.



Circuit Breakers

Components and Conditions Needing Service

Several breakers in the main panel are serving undersized wires. This creates a fire-hazard that should be corrected by an electrician.



Grounding

Components and Conditions Needing Service

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

Heat

We evaluate heating systems in accordance with state or industry standards, which includes identifying, testing, and evaluating systems and their components. However, there are a wide variety of systems, which range from older floor, wall, and gravity furnaces to newer forced-air furnaces. Older ones, such as gravity furnaces and most floor and wall furnaces, are the least energy-efficient and the most dangerous. Therefore, it would be prudent to consider replacing them with more economical and reliable forced-air units. However, if they are not replaced, you should be aware that many of them and their parts may no longer be available, and you should also be aware of common safety concerns associated with their use. We do test and describe each system, but we do not attempt to dismantle any portion of it, nor do we evaluate the following concealed components: the heat exchanger, or firebox, electronic air-cleaners, humidifiers, and in-line duct motors or dampers. Similarly, we do not check every register, at which the airflow may well be uneven and will decrease proportionate to its distance from the furnace. However, the airflow and the efficiency of any system can be compromised by poor maintenance, such as by the filters not being changed regularly, which will contaminate the ducts and have an adverse effect on air quality.

Regardless, the sellers or the occupants of a property are often the best judges of how well a system works, and it would be prudent to ask them about its maintenance history and if they have been satisfied with its performance, or you may wish to have a comprehensive evaluation by a specialist. Most heating systems have a design life of twenty years, but if any system is more than ten years old, or if poor maintenance is suspected, it would be wise to schedule a comprehensive service that includes cleaning motors, fans, and ducts. Then, change the filters every two to three months, and schedule biannual maintenance service.

You should also be aware that we do not evaluate or endorse any heating device that utilizes fossil fuels and is not vented. The presence and use of these within a residence commonly indicates the inadequacy of the

primary heating system or of its distribution. However, these and every other fuel burning appliances that are not vented are potentially hazardous. Such appliances include open flames or heated elements, which are capable of igniting any of the myriad flammable materials found in the average home. Also, even the most modern of these appliances can produce carbon monoxide, which in a tightly sealed modern home or a poorly ventilated room can result in sickness, debilitating injury, and even death. We perform a conscientious evaluation of heating systems, but we are not specialists and cannot see inside ducts. Therefore, it is imperative that any recommendation that we may make for service or a second opinion be scheduled well before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

Heat System 1

Type of Fuel

Informational Conditions

The residence is served by a gas-fueled heating system.

Forced-Air Furnace

Informational Conditions

Heat is provided by a unknown____ year old forced-air furnace, located in the basement. I would recommend having it replaced. And replacing the supply ducts. Contact a air conditioning contractor.



Vent Pipe

Components and Conditions Needing Service

The vent pipe is not well seated, which not only could inhibit the bi-products of combustion from being vented beyond the residence but which could contaminate the residence, and should be serviced by an HVAC contractor.



There are soot or carbon deposits around the vent pipe, which could indicate a maladjusted gas/oxygen ratio, poor venting, and even a cracked firebox, which should be evaluated by an HVAC contractor.

Gas Valve and Connector

Components and Conditions Needing Service

The gas shut-off valve is frozen and should be replaced a by an HVAC contractor.

Return-Air Compartment and Filter

Informational Conditions

There are old moisture stains in the return-air compartment that you may wish to view for yourself, because it is not perfect and such stains can become a contentious issue.

Metal Ducts with Fiberglass Blanket Insulation

Informational Conditions

The supply ducts are an older, slip-fitted, metal type that are wrapped in a fiberglass-insulating blanket, and are in bad condition..



Chimney

We evaluate chimneys and their components in accordance with state or industry standards. There are a wide variety of chimneys, which represent an even wider variety of interrelated components that comprise them. However, there are three basic types, single-walled metal, masonry, and pre-fabricated metal ones that are commonly referred to as factory-built ones. Single-walled metal ones should not be confused with factory-built metal ones, and are rarely found in residential use, but masonry and factory-built ones are a commonplace. However, significant areas of all chimney flues cannot be adequately viewed during a field inspection, as has been documented by the Chimney Safety Institute of America, which reported in 1992: "The inner reaches of a flue are relatively inaccessible, and it should not be expected that the distant oblique view from the top or bottom is adequate to fully document damage even with a strong light." Therefore, because our inspection of chimneys is limited to those areas that can be viewed without dismantling any portion of them, and does not include the use of specialized equipment, we will not guarantee their integrity and recommend that they be video-scanned before the close of escrow.

Living Room Chimney

General Unlined Masonry Chimney Comments

Informational Conditions

Unlined chimneys, or those without flue liners, are suspect. Although such flues include a plaster coat of mortar, the corrosive effect of flue gases and the elements can deteriorate the mortar. In fact, the Chimney Safety Institute of America reported in 1992 that "all unlined chimneys, irrespective of fuel used, are very liable to become defective through disintegration of the mortar joints." For this reason, we recommend that all unlined chimneys be evaluated by a specialist or video-scanned before the close of escrow. I did not inspect all of the components of the fire place because of the debris piled in front of the fire place.



Chimney Stack or Walls

Components and Conditions Needing Service

The chimney has a crack at the shoulder that should be evaluated by a specialist.

Chimney Flashings

Informational Conditions

The chimney flashings are in acceptable condition.

Crown or Termination Cap

Components and Conditions Needing Service

The chimney crown, which is designed to seal the chimney wall and shed rainwater, is cracked and should be sealed.

Weather Cap

Components and Conditions Needing Service

There are components missing from the weather cap, which should be serviced.

Spark Arrestor

Components and Conditions Needing Service

There are no spark arrestors on the chimneys, which are required by current standards, and should be installed.

Chimney Flue

Components and Conditions Needing Service

The mortar parging the flue is old and deteriorated and should be evaluated by a specialist.

Mantle

Informational Conditions

The mantle has cosmetic damage that you may wish to view for yourself.



Living Areas

In accordance with state or industry standards, our inspection of the interior of the living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. However, we do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a geologist or a structural engineer. Similarly, there are a number of environmental pollutants that can contaminate a home, such as asbestos, carbon monoxide, radon, and a variety of molds and fungi that require specialized testing equipment, which is beyond our expertise and the scope of our service. There are also lesser contaminants, such as odors that are typically caused by moisture penetrating concealed slabs, or those caused by household pets. And inasmuch as the sensitivity to such odors is not uniform, we recommend that you make this determination for yourself, and particularly if domestic pets are occupying the premises, and then schedule whatever service may be deemed appropriate before the close of escrow.

Entry

A Probable Renovation or Addition

Informational Conditions

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

Furnished Residence Comment

Informational Conditions

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

Front Door

Components and Conditions Needing Service

The front doorbell does not work, and should be serviced.

Floor

Components and Conditions Needing Service

The hardwood floor in the entry is cupped, or moisture damaged, and should be evaluated by a specialist. Cupping occurs when the wood absorbs excessive moisture on the underside, which causes the expansion that results in cupping.



Walls and Ceiling

Components and Conditions Needing Service

There is evidence of moisture intrusion that we will identify, but you should ask the sellers about this or have the condition evaluated by a grading and drainage contractor.

Single-Glazed Windows

Components and Conditions Needing Service

A window in the entry area is moisture damaged, and should be evaluated by a termite inspector.

Lights

Functional Components and Conditions

The lights in the entry are functional.

Outlets

Informational Conditions

The ungrounded and obsolete outlets in the entry should be upgraded to include more modern and safer ones, which provide a pathway for the current to travel harmlessly to ground.

Living

A Probable Renovation or Addition

Informational Conditions

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

**Doors***Components and Conditions Needing Service*

A door in the living room is not square in its opening, which is a result of structural movement. We will elaborate on this issue, but you should have a specialist evaluate.

Floor*Components and Conditions Needing Service*

The floor in the living room is moisture damaged, and should be evaluated by a specialist.

Walls and Ceiling*Informational Conditions*

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

Single-Glazed Windows*Components and Conditions Needing Service*

The windows in the living room are not square in their opening, which is a result of structural movement. We can elaborate on this issue, but you should have a structural engineer comment.

Lights*Components and Conditions Needing Service*

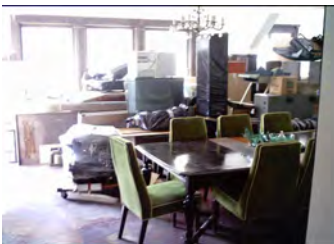
A ceiling light in the living room does not respond, and should be serviced.

Outlets*Functional Components and Conditions*

The outlets in the living room that were tested are functional.

Dining**A Probable Renovation or Addition***Informational Conditions*

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

**Doors***Informational Conditions*

The exterior door in the dining room is functional, but it is not weather sealed.

Floor*Components and Conditions Needing Service*

The hardwood floor in the dining room is cupped, or moisture damaged, and should be evaluated by a specialist. Cupping occurs when the hardwood absorbs excessive moisture on the underside, which causes expansion and results in cupping.

Walls and Ceiling*Informational Conditions*

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

Single-Glazed Windows*Components and Conditions Needing Service*

A single-glazed window in the dining room will need service to work well, including sanding, shaving, trimming, or service to the hinges, latches, locks, or crank handles.

Lights*Components and Conditions Needing Service*

A ceiling light in the dining room does not respond, and should be serviced.

Outlets*Informational Conditions*

The ungrounded and obsolete outlets in the dining room should be upgraded to include more modern and safer ones, which provide a pathway for the current to travel harmlessly to ground.

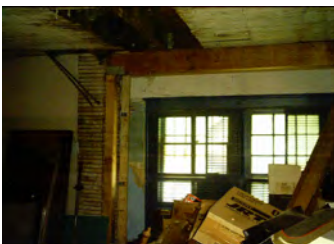
Bedrooms

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

Master Bedroom

Location*Informational Conditions*

The master bedroom is located _2nd floor on rt_____

**A Probable Addition***Informational Conditions*

The bedroom appears to be either an addition, or a part of one, and we recommend that you verify the permit and certificate of occupancy. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit, and latent defects could exist.

Doors*Components and Conditions Needing Service*

The entry door is damaged and should be serviced.

Floor

Components and Conditions Needing Service

The bedroom floor is moisture damaged, and should be evaluated by a specialist.

Walls & Ceiling

Components and Conditions Needing Service

There is a moisture stain on the bedroom ceiling that should be explained or explored further.



Single-Glazed Windows

Informational Conditions

The bedroom window will need service to work well, such as sanding, shaving, trimming, or servicing the hardware.

Closets

Functional Components and Conditions

The bedroom closet and its components were not inspected . there was no access.

Lights

Components and Conditions Needing Service

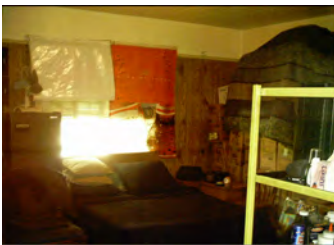
A wall light in the bedroom does not respond, and should be serviced.

Bedroom 2

Location

Informational Conditions

The second bedroom is located 2nd floor on rt of master _____



Doors

Functional Components and Conditions

The bedroom door is functional.

Floor

Informational Conditions

The bedroom floor is hardwood and has no significant defects.

Walls & Ceiling

Informational Conditions

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

Single-Glazed Windows

Informational Conditions

The bedroom window will need service to work well, such as sanding, shaving, trimming, or servicing the hardware.

Closets

Functional Components and Conditions

The bedroom closet and its components are not accessible.

Lights

Functional Components and Conditions

The lights in the bedroom are functional.

Outlets

Components and Conditions Needing Service

The obsolete and ungrounded outlets in the bedroom should be upgraded to include more modern and safer ones, which provide a pathway for the electrical current to travel harmlessly to ground.

Smoke Detectors

Informational Conditions

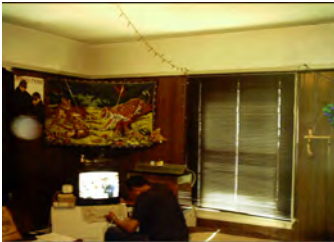
We do not evaluate smoke detectors as part of our service. However, they are an important safety feature that is required in many jurisdiction, and should be installed or certified as being compliant before the close of escrow.

Bedroom 3

Location

Informational Conditions

The third bedroom is located _2nd floor straight up stars_____



A Probable Addition

Informational Conditions

The bedroom appears to be either an addition, or a part of one, and we recommend that you verify the permit and certificate of occupancy. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit, and latent defects could exist.



Doors

Functional Components and Conditions

The bedroom door is functional.

Floor

Components and Conditions Needing Service

The bedroom floor is moisture damaged, and should be evaluated by a specialist.

Walls & Ceiling

Components and Conditions Needing Service

There is evidence of moisture intrusion within the bedroom that we will point out, but you should bring this to the attention of the sellers and have it evaluated by a grading and drainage contractor.



Single-Glazed Windows

Informational Conditions

The bedroom window will need service to work well, such as sanding, shaving, trimming, or servicing the hardware.

Lights

Functional Components and Conditions

The lights in the bedroom are functional.

Outlets

Functional Components and Conditions

The bedroom outlets that were able to be tested are functional.

Smoke Detectors

Informational Conditions

We do not evaluate smoke detectors as part of our service. However, they are an important safety feature that is required in many jurisdiction, and should be installed or certified as being compliant before the close of escrow.

Bedroom 4

Location

Informational Conditions

The fourth bedroom is located _2nd floor on left_____



A Probable Addition

Informational Conditions

The bedroom appears to be either an addition, or a part of one, and we recommend that you verify the permit and certificate of occupancy. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit, and latent defects could exist.

Floor

Informational Conditions

The bedroom floor has wear or cosmetic damage that is commensurate with its age.

Walls & Ceiling

Components and Conditions Needing Service

The openings around the windows and doors are out of square, as a result of structural movement. We can elaborate on this issue, but you should have a specialist evaluate.

Single-Glazed Windows

Informational Conditions

The bedroom window will need service to work well, such as sanding, shaving, trimming, or servicing the hardware.

Outlets

Informational Conditions

Several of the bedroom outlets are obstructed by furniture, and were not tested.

Smoke Detectors

Informational Conditions

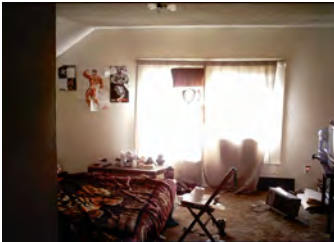
We do not evaluate smoke detectors as part of our service. However, they are an important safety feature that is required in many jurisdiction, and should be installed or certified as being compliant before the close of escrow.

Bedroom 5

Location

Informational Conditions

The fifth bedroom is located 3rd floor on left_____



Doors

Components and Conditions Needing Service

The exterior door is not square in its opening, which is a result of structural movement or sub-standard framing. I will elaborate on this issue, but you should have a specialist comment.

Floor

Informational Conditions

The bedroom floor has wear or cosmetic damage that is commensurate with its age.

Walls & Ceiling

Informational Conditions

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

Single-Glazed Windows

Components and Conditions Needing Service

The bedroom window is out of square, as a result of structural movement. We can elaborate on this issue, but you should have a specialist evaluate.

Lights

Functional Components and Conditions

The lights in the bedroom are functional.

Outlets

Informational Conditions

Several of the bedroom outlets are obstructed by furniture, and were not tested.

Bedroom 6

Location

Informational Conditions

The sixth bedroom is located 3rd floor on rt_____



Doors

Functional Components and Conditions

The bedroom door is functional.

Floor

Informational Conditions

The bedroom floor has wear or cosmetic damage that is commensurate with its age.

Walls & Ceiling

Informational Conditions

The bedroom walls have typical cosmetic damage.

Single-Glazed Windows

Informational Conditions

The bedroom window will need service to work well, such as sanding, shaving, trimming, or servicing the hardware.

Lights

Functional Components and Conditions

The lights in the bedroom are functional.

Outlets

Functional Components and Conditions

The bedroom outlets that were able to be tested are functional.

Bedroom 7

Location

Informational Conditions

The seventh bedroom is located first floor past dining room._____



A Probable Addition*Informational Conditions*

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

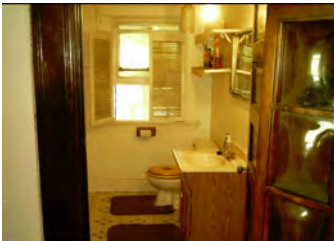


Bathrooms

Our evaluation of bathrooms conforms to state or industry standards. We do not comment on cosmetic deficiencies, and we do not evaluate window treatments, steam showers and saunas, nor do we leak-test shower pans, which is the responsibility of the termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners.

Master Bathroom**Size and Location***Informational Conditions*

The master bathroom is a full, and is located on the second floor_____.

**A Probable Remodel***Informational Conditions*

The bathroom appears to have been remodeled. Therefore, you should obtain documentation for your records so that you can be assured that the work was done with permit to professional standards, because we do not approve of, or tacitly endorse, any work that was done without permit, and latent defects could exist.

Doors*Functional Components and Conditions*

The bathroom door is functional.

Floor*Components and Conditions Needing Service*

The bathroom floor is moisture damaged, and should be evaluated by a specialist.

Walls & Ceiling*Components and Conditions Needing Service*

There is moisture damaged plaster adjacent to the bathtub, which is not uncommon but which should be repaired.

Single-Glazed Windows

Components and Conditions Needing Service

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

Cabinets

Informational Conditions

The floor of the sink cabinet is functional but moisture damaged, which you may wish to see for yourself.

Sink Countertop

Informational Conditions

The bathroom sink countertop has typical cosmetic damage.

Sink Faucet Valves & Connectors Trap & Drain

Functional Components and Conditions

The bathroom sink and its components are functional.

Tub-Shower

Components and Conditions Needing Service

There are open grout-joints in the tiles around the tub area of the master bathroom that should be sealed to prevent moisture damage.

There is a drain leak below the tub/shower, which should be repaired.

Toilet

Components and Conditions Needing Service

The wax ring that seals the closet bend of the toilet may be leaking, as indicated by the stains around the base of the toilet. This should be confirmed, but could be difficult to do so without removing and replacing the toilet.

Lights

Functional Components and Conditions

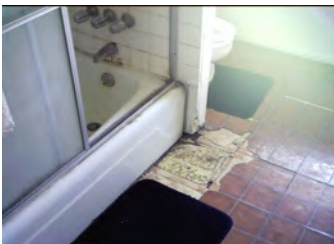
The bathroom lights are functional.

Guest Bathroom 1

Size and Location

Informational Conditions

The first guest bathroom is a full, and is located _on the third floor____.



A Probable Addition

Informational Conditions

The first guest bathroom appears to be either an addition or part of one, and we recommend that you verify the permit and certificate of occupancy. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit, and latent defects could exist.

Doors

Informational Conditions

The entry door is cosmetically damaged, but could be serviced.

Floor

Components and Conditions Needing Service

The bathroom floor is moisture damaged, and should be evaluated by a specialist.

Walls & Ceiling

Components and Conditions Needing Service

The plaster is moisture damaged adjacent to the stall shower, which is not uncommon but should be repaired.

The door and window frames are out of square, as a result of structural movement. However, the reason for the movement should be established by a geo-structural specialist.

Single-Glazed Windows

Components and Conditions Needing Service

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

Cabinets

Informational Conditions

The floor of the sink cabinet is functional but moisture damaged, which you may wish to see for yourself.

Sink Countertop

Informational Conditions

There is a separation between the bathroom sink and the countertop, which should be sealed to forestall moisture intrusion between the cabinet and the wall.

Sink Faucet Valves & Connectors Trap & Drain

Components and Conditions Needing Service

The bathroom sink leaks at its drain overflow underneath, and should be replaced.

Tub-Shower

Components and Conditions Needing Service

There are loose or hollow-sounding tiles in the tub/shower area, which should be evaluated for service by a termite inspector to ensure that moisture damage has not already resulted behind the tiles.

The tub/shower valves leak and should be serviced.

There is a drain leak below the tub/shower, which should be repaired.

Guest Bathroom 2

Size and Location

Informational Conditions

The second guest bathroom is a three-quarter, and is located on the first floor. _____



A Probable Remodel

Informational Conditions

The second guest bathroom appears to have been remodeled. Therefore, you should obtain documentation for your records so that you can be assured that the work was done with permit to professional standards, because we do not approve of, or tacitly endorse, any work that was done without permit, and latent defects could exist.

**Doors***Informational Conditions*

The entry door is badly damaged and should be replaced.

Floor*Components and Conditions Needing Service*

There are atypical or an unusual amount of cracks in the master bathroom floor tile, which have been caused by movement or possibly an inadequate mortar base, that should be evaluated by a specialist.

The bathroom floor is moisture damaged, and should be evaluated by a specialist.

The bathroom floor is out of level. I can elaborate, but this condition should be evaluated by a structural engineer or a foundation contractor.

Walls & Ceiling*Components and Conditions Needing Service*

There are stress fractures in the walls that have resulted from movement. Such cracks can reappear if the movement is cause by expansive soils, and particularly if the cracks are not repaired correctly. However, only a geologist could predict the likelihood of further movement.

The door and window frames are out of square, as a result of structural movement. However, the reason for the movement should be established by a geo-structural specialist.

Single-Glazed Windows*Components and Conditions Needing Service*

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

Sink Faucet Valves & Connectors Trap & Drain*Functional Components and Conditions*

The bathroom sink and its components are not installed

Stall Shower*Informational Conditions*

The shower enclosure hardware will need to be serviced to work .

**Toilet***Functional Components and Conditions*

The toilet is not installed

Lights*Components and Conditions Needing Service*

The bathroom ceiling light does not respond, and should be serviced.

Outlets*Informational Conditions*

The bathroom sink outlets should be upgraded to have ground-fault protection.

Guest Bathroom 3

Size and Location

Informational Conditions

The third guest bathroom is a three-quarter, and is located _____

Common Areas

Our evaluation of the common space, which includes the kitchen, hallway, stairs, laundry, and garage, is similar to that of the living space, and includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We pay particular attention to safety standards, such as those involving electricity and the integrity of firewalls, but we do not test portable appliances, including the supply and waste components of washing machines.

Kitchen

General Kitchen Comments

Informational Conditions

We test kitchen appliances for their functionality, and cannot evaluate them for their performance nor for the variety of their settings or cycles. However, if they are older than ten years, they may well exhibit decreased efficiency. Regardless, we do not inspect the following items: free-standing appliances, refrigerators, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills, or rotisseries, timers, clocks, thermostats, the self-cleaning capacity of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and powered by extension cords or ungrounded conduits.

A Probable Renovation or Addition

Informational Conditions

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

Doors

Components and Conditions Needing Service

The door, or doors, in the kitchen are out of square, as a result of structural movement. I can elaborate on this issue, but you should have a specialist comment.

Floor

Components and Conditions Needing Service

The floor in the kitchen is out of level, as a result of structural movement. I can elaborate on this issue, but you should have a specialist comment.



The floor, and sub-floor, in the kitchen is moisture damaged, and should be repaired or replaced.

Walls and Ceiling*Components and Conditions Needing Service*

There is evidence of moisture intrusion that we will identify, but you should ask the sellers about this or have the condition evaluated by a grading and drainage contractor.

Single-Glazed Windows*Components and Conditions Needing Service*

A window in the kitchen is out of square, as a result of structural movement. I can elaborate on this issue, but you should have a structural engineer comment.

Cabinets*Informational Conditions*

The floor of the kitchen sink cabinet is functional, but moisture damaged.

Counter Top*Informational Conditions*

The kitchen counter top has typical cosmetic damage, which would not necessarily need to be serviced.

Sink*Informational Conditions*

The kitchen sink has typical cosmetic damage, and would not necessarily need to be serviced.

Faucet*Functional Components and Conditions*

The kitchen sink faucet is functional.

Valves and Connectors*Components and Conditions Needing Service*

There is a leak on the cold-water connector at the kitchen faucet, which should be repaired.

Trap and Drain*Components and Conditions Needing Service*

There is a leak where the garbage disposal attaches to the kitchen sink, which should be repaired.

Garbage Disposal*Functional Components and Conditions*

The garbage disposal is functional.

Gas Range*Functional Components and Conditions*

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

Dishwasher*Components and Conditions Needing Service*

The dishwasher is functional but old, and will not have the same degree of efficiency as a newer model, and you should not expect it to last indefinitely.

Exhaust Fan or Downdraft*Functional Components and Conditions*

The kitchen exhaust fan or downdraft is functional.

Lights*Functional Components and Conditions*

The lights in the kitchen are functional.

Outlets*Informational Conditions*

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

Hallway

Floor

Components and Conditions Needing Service

The floor in the hallway is out of level, as a result of structural movement. I can elaborate on this issue, but you should have a specialist comment.



Walls and Ceiling

Informational Conditions

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

Components and Conditions Needing Service

There is a moisture stain on the hallway ceiling, which you should ask the sellers to explain or have explored further.

Single-Glazed Windows

Components and Conditions Needing Service

A window in the hallway is out of square, as a result of structural movement. I can elaborate on this issue, but you should have a specialist comment.

Smoke Detectors

Informational Conditions

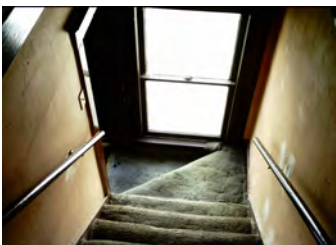
We do not evaluate smoke detectors as part of our service. However, they are an important safety feature that is required in many jurisdictions. Therefore, they should be installed or certified as being compliant before the close of escrow.

Stairs

Floor

Informational Conditions

There are audible sub-floor squeaks on the landing at the top of the stairs, or at points on the second floor, that are not structurally alarming. They result when the sub-floor separates slightly from the floor joists and then rubs up and down on the nails that hold it in place. However, if these noises are annoying, you could have the carpet removed so that the nails can be reset, but it would be even better to have the offending portions of the sub-floor screwed back in place, instead of being nailed.



Walls and Ceiling

Informational Conditions

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

Treads & Risers

Informational Conditions

The treads and risers are not uniform and could prove to be a trip-hazard. The treads are those components on which a person steps, and which, for safety reasons, should be a minimum of eleven inches. The rise is that distance between the steps, which should not be greater than seven inches or less than four. Also, the distance in rise between any step should not exceed three-eighths of an inch.



Stair Rails

Informational Conditions

The balusters in the stair rails are more than four-inches apart and are not child safe. Therefore, you may wish to add a protective barrier.

Components and Conditions Needing Service

The balusters in the stair rails are loose or damaged and should be serviced.

The newel post at the bottom of the stairs is loose, and may need to be serviced.

Single-Glazed Windows

Components and Conditions Needing Service

A window in the area of the stairs and landing will need service to work well, including sanding, shaving, trimming, or service to the hinges, latches, locks, or crank handles.

Lights

Functional Components and Conditions

The lights in the area of the stairs and landing are functional.

Laundry

General Laundry Room Comments

Informational Conditions

In accordance with industry standards, we do not test clothes dryers, nor washing machines and their water connections and drainpipes. However, there are two things that you should be aware of. The water supply to washing machines is usually left on, and their hoses can leak or burst under pressure and continue to flow.

Therefore, we recommend replacing old rubber hoses with modern braided stainless steel types that are much more dependable. You should also be aware that modern washing machines discharge a greater volume of water than many of the older drainpipes can handle, which causes the water to back up and overflow. The only remedy for this is to enlarge the drainpipe.

A Probable Renovation or Addition

Informational Conditions

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

Doors*Components and Conditions Needing Service*

The deadbolt on the laundry room door leading to the exterior does not engage easily, and should be repaired or replaced.

Floor*Components and Conditions Needing Service*

The floor in the laundry room is out of level, as a result of structural movement. We can elaborate on this issue, but you should have a specialist evaluate.

Walls and Ceiling*Components and Conditions Needing Service*

There is evidence of moisture intrusion that we will identify, but you should ask the sellers about this or have the condition evaluated by a specialist.

Single-Glazed Windows*Informational Conditions*

A window in the laundry room is missing a screen.

Components and Conditions Needing Service

A window in the laundry room is out of square, as a result of structural movement. I can elaborate on this issue, but you should have a specialist comment.

A window in the laundry room will need service to work well, including sanding, shaving, trimming, or servicing the hardware.

Lights*Functional Components and Conditions*

The lights in the laundry room are functional.

Components and Conditions Needing Service

There is an open electrical junction box in the laundry room that should be sealed.

Outlets*Components and Conditions Needing Service*

The outlets in the laundry room should be upgraded to have ground fault protection, which is mandated by current standards and is an important safety feature.

The ungrounded and obsolete outlets in the laundry room should be upgraded, to include more modern and safer ones that provide a pathway for the current to travel harmlessly to ground.

There are not as many outlets as would be required by current standards, and you may wish to consult an electrician with a view to adding more.

REPORT CONCLUSION

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

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

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

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