Tim Spargo - Certified Inspector

"Inspected Once, Inspected Right"

PO Box 2493 Lancaster CA 93539
Tel: 661-339-3544 Mobile: 661-317-5770
http://www.antelespec.com tim@antelespec.com

SUMMARY REPORT

Client: Name Omitted - Sample

Inspection Address: 123 Main Street, Palmdale, CA 93551
Inspection Date: 10/5/2010

Inspected by: Tim Spargo

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

Exterior

Exterior Components
Patio Covers or Gazebos
Maintenance Condition - Needs service or repair
- Right hand or outer post base is loose to concrete - secure this item to prevent movement

Roof/Attic

Composition Shingle Roof
Roofing Material
Maintenance Condition - Needs service or repair
- Half of the roof is in it's last third of it's service life and should be closely monitored. One half of the roof has be covered or commonly known as a "roof-over", the other half of the roof has not. There are cracks and similar defects in the roof that you may wish to have repaired. At minimum, you should be aware of the anticipated service life as well as the needed repairs on the roof.

Chimney

Family Room Chimney
Fireplace
Components and Conditions Needing Service
- Refractory plates damaged in fireplace. The plates are damaged and should be replaced. Many types of high temperature sealants are available for sealing refractory plates such as this, but replacement is recommended to provide safe operation of the fireplace as the cracks are larger than 1/16 - 1/8" and replacement is generally

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recommended in this situation. Client may wish to consult with a fireplace or chimney contractor.

Plumbing

Gas Water Heaters

Relief Valve & Discharge Pipe

Components and Conditions Needing Service

- The discharge pipe from the pressure relief valve should be plumbed in metal, or an approved material, and should extend to the exterior and terminate no more than twenty-four inches above grade and no less than six inches to it.

Electrical

Main Panel

Main Panel Observations

Components and Conditions Needing Service

- There is a circuit that extends in to the back yard thru the attic that requires service.

The means of which the circuit was wired needs service as:
* The exposed type of flexible conduit is incorrect as it is not weather rated
* The box containing the splice in the attic is open or unsealed and should be covered
* The circuit box at the patio containing wire splices is open and should be covered

The circuit was found to be in the tripped position at the main panel and the circuit had no power at the spa structure when tested.

* I recommend for reasons of safety to have this circuit evaluated for repair by an electrician.

Heat and Air Conditioning

HVAC Package Systems

Flexible Ducting

Components and Conditions Needing Service

- The ducts are a modern flexible type that are comprised of an outer plastic sleeve and a clear inner liner that contains fiberglass insulation. However, portions of the outer sleeve are u-v contaminated and should be replaced.

Bedrooms

Master Bedroom

Doors

Components and Conditions Needing Service

- The doors at the master bathroom - closet and main door rub and need to be serviced to work smoothly. There are a total of 3 doors in this area that may need to be shaved or planed to operate properly, this may be due to the evaporative cooler in the home as well, as the additional moisture in this area may allow for swelling of wood etc

Bathrooms

Master Bathroom

Sink Faucet Valves & Connectors Trap & Drain

Maintenance Condition - Needs service or repair

- The mechanical sink stopper will need to be adjusted to engage.

Tub-Shower

Components and Conditions Needing Service

- The tub stopper is missing or incomplete, and should be repaired or replaced.

Pool and Spa

Spa Only

Portable Spa Observations

Components and Conditions Needing Service

- The timer did not operate properly on this portable spa, it is manually operated by using the GFCI.

I was not able to *confirm* operation of the spa heater as well, you may wish to have the seller confirm operation of the heater or have serviced along with the timer.

Electrical Issues

Components and Conditions Needing Service

- There is an outlet in the spa area that is incorrectly located within ten feet of the water. This would not be permitted by current standards, even if the outlet was a type that had ground-fault protection, and this condition should be corrected.

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CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

Name Omitted - Sample

INSPECTION ADDRESS

123 Main Street, Palmdale, CA 93551

INSPECTION DATE

10/5/2010

GENERAL INFORMATION

Inspection Address: 123 Main Street, Palmdale, CA 93551
Inspection Date: 10/5/2010
Inspected by: Tim Spargo

Client Information: Name Omitted - Sample

Foundation Type: Slab
Furnished: Yes
Number of Stories: One

Structure Style: Single Family Residence

Structure Orientation: East

General Property Conditions

PLEASE NOTE:

This report is the exclusive property of Tim Spargo and the client whose name appears herewith, and its use by any unauthorized persons is strictly prohibited.

The observations and opinions expressed within this report are those of Tim Spargo and supercede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the standards of International Association of Certified Home Inspectors Nachi.org, and those that we do not inspect are clearly disclaimed in the contract and/or in the aforementioned standards. However, some components that are inspected and found to be functional may not necessarily appear in the report, simply because we do not wish to waste our client's time by having them read an unnecessarily lengthy report about components that do not need to be serviced.

In accordance with the terms of the contract, the service recommendations that we make in this report should be completed well before the close of escrow by licensed specialists, who may identify additional defects or needed upgrades that could affect your evaluation of the property.

Report File: Sample Report

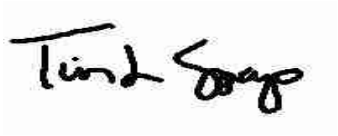
SCOPE OF WORK

You have contracted with Tim Spargo to perform a generalist inspection in accordance with the standards of practice of International Association of Home Inspectors, a copy of which is available upon request but which can be read or downloaded from the Internet at http://www.nachi.org/sop

Property inspectors are defined as "Generalists," whereas specialists, such as plumbers and electricians, are not only required to be licensed but to have a greater knowledge of codes and practices related to their trades. Generalists are like general practitioners who have learned a great deal about medicine and the human body but have not specialized in one particularly field and defer to specialists when the need arises. To summarize, a generalist inspection is essentially visual and does not include the use of sophisticated instruments, the dismantling of equipment, or the sampling of air and inert materials.

Consequently, a generalist inspection and report will not be as comprehensive or technically exhaustive as that by a specialist, and it is not intended to be. In fact, the purpose of a generalist inspection is to identify significant defects or adverse conditions that warrant an evaluation by specialists. Therefore, please be aware of the limitations of this type of inspection. As generalists, we are prohibited by state law from commenting on damage caused by termites and other wood-destroying organisms, which is the responsibility of a state-licensed pest control expert and commonly mandated as a condition of sale, which is usually scheduled and paid for by the sellers. More importantly, as generalists we do not take air samples and do not have the authority to test for and/or identify environmental contaminants, such as radon, asbestos, lead-based paint, and mold, to mention the most common ones. Therefore, if you are buying a home built before 1978 you may wish to have it tested for environmental contaminants by an environmental hygienist, and certainly tested for mold if you or any member of your family suffers from asthma or allergies. And, remember, mold can appear as though spontaneously at any time. For all of these reasons, it is important that you read the entire report and schedule the appropriate specialist inspections when we indicate the need for service or a second opinion.

Generalist inspections do not include any research whatsoever, and are not to establish code-compliance. It is important that you understand this, and particularly if the residence that you are buying happens to be older than fifteen years, because it will not conform to many current codes. Codes vary from year to year, and the vast majority of them are not retroactive. For example, the National Electric Code (NEC) is not retroactive, but inspectors will commonly recommend electrical upgrades in the interest of safety, and that is at it should be. Therefore, please read the entire report very carefully and take whatever action is recommended.



Section 1.0 - Exterior

With the exception of townhomes, condominiums, and residences that are part of a planned urban development, or PUD, we evaluate the following exterior features: driveways, walkways, fences, gates, handrails, guardrails, yard walls, carports, patio covers, decks, building walls, fascia and trim, balconies, doors, windows, lights, and outlets. However, we do not evaluate any detached structures, such as storage sheds and stables, and we do not water test or evaluate subterranean drainage systems or any mechanical or remotely controlled components, such as driveway gates. Also, we do not evaluate landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. In addition, we do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this could only be confirmed by a geological evaluation of the soil.

Grading & Drainage

Interior-Exterior Elevations

Informational Conditions

1.1 - 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.

Drainage Mode

Monitor Conditions noted for further service needs

1.2 - Drainage on this property is solely dependant on soil-percolation and hard surfaces, and there are no roof gutters or area drains. Such conditions are not ideal, and water may pond at various points during prolonged rains, if this is noted, re-grade areas to ensure water does not pond.

House Wall Finish

House Wall Finish Type

Informational Conditions

1.3 - The house walls are finished with a traditional stucco finish, which is comprised of a paper and metal lath system and a Portland cement base and finish coat, which is generally in multiple coats.

House Wall Finish Observations

Informational Conditions

1.4 - Overall Wall finish is in acceptable condition. Cracks may appear over time around doors and windows as most structures move and settle, which is not uncommon. If cracks develop over 1/8", they should be repaired or sealed. Sprinklers should be directed away from the home and chips and cracks may need to be repaired as they appear, which is part of maintaining your home.

Overall Wall finish is acceptable - *Continued*

Monitor Conditions noted for further service needs

1.5 - There are stress fractures in the stucco around the windows and doors that result from movement, and are quite common. Most people do not realize that structures move, but they do and sometimes more or less continuously. Therefore, stress fractures can reappear after they have been repaired, and particularly if they have not been repaired correctly.

Exterior Components

Driveways

Informational Conditions

1.6 - The concrete driveway is in acceptable condition. Small cracks or stains are cosmetic in nature and are not a significant concern at the time of inspection.

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

Walkways

Informational Conditions

1.8 - The walkways are in acceptable condition at the time of inspection.

Fences & Gates
Informational Conditions
1.9 - The fences and gates are serviceable, and would not need service at this time.
Fascia & Trim
Informational Conditions
1.10 - The fascia board and trim are in acceptable condition.
Sliding Glass Doors
Informational Conditions
1.11 - The sliding glass door is tempered and in acceptable condition.
Exterior Wooden Doors
Informational Conditions
1.12 - The exterior doors are in acceptable condition.
Patio Covers or Gazebos
Maintenance Condition - Needs service or repair
1.13 - Right hand or outer post base is loose to concrete - secure this item to prevent movement

Porches or Stoops
Informational Conditions
1.14 - The back porch is in acceptable condition.
Windows
Informational Conditions
1.15 - The windows are in acceptable condition. However, in accordance with industry standards, we do not test every window in the house, and particularly if the house is furnished. We do test every unobstructed window in every bedroom to ensure that at least one facilitates an emergency exit.
1.16 - Most of the windows have been replaced. You should request documentation from the sellers, which would confirm a professional installation, and could include a transferable warranty, etc.
Outlets
Informational Conditions
1.17 - The outlets that were tested are functional and include ground-fault protection.
Lights
Functional Conditions
1.18 - The lights outside the doors of the residence are functional. However, we do not inspect or evaluate decorative lights.

Section 2.0 - Structural

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that might appear to be firm and solid can liquefy and become unstable during seismic activity. Also, there are soils that can expand to twice their volume with the influx of water and move structures with relative ease, raising and lowering them and fracturing slabs and other hard surfaces. In fact, expansive soils have accounted for more structural damage than most natural disasters. Regardless, foundations are not uniform, and conform to the structural standard of the year in which they were built. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies where visible. However, cracks or deteriorated surfaces in foundations are quite common. In fact, it would be rare to find a slab foundation that did not include some cracks concealed beneath the carpeting and padding. Fortunately, most of these cracks are related to the curing process or to common settling, including some wide ones called cold-joint separations that typically contour the footings, but others can be more structurally significant and reveal the presence of expansive soils that can predicate more or less continual movement. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist.

Various Hard Surfaces

Common Observations

Informational Conditions

2.1 - There are common settling, or curing, cracks in the hard surfaces. This is somewhat predictable, and is typically not regarded as being structurally significant, but we are not specialists and you may wish to have this confirmed by one.

Structural Elements

Identification of Wall Structure

Informational Conditions

2.2 - The walls are conventionally framed with wooden studs.

• *See Attached Illustration 1*

Identification of Floor Structure

Informational Conditions

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

Identification of Ceiling Structure

Informational Conditions

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

Identification of Roof Structure

Informational Conditions

2.5 - The roof structure consists of a prefabricated truss system.

Slab Foundation

General Comments

Informational Conditions

2.6 - This residence has a slab foundation. Such foundations vary considerably from older ones that have no moisture barrier under them and no reinforcing steel within them to newer ones that have both. Our inspection of slab foundations conforms to industry standards, which is that of a generalist and not a specialist. We check the visible portion of the stem walls on the outside for any evidence of significant cracks or structural deformation, but we do not move furniture or lift carpeting and padding to look for cracks or moisture penetration, and we do not use any of the specialized devices that are used to

establish relative elevations and confirm differential movement. Significantly, many slabs are built or move out of level, but the average person may not become aware of this until there is a difference of more than one inch in twenty feet, which most authorities regard as being tolerable.
Many slabs are found to contain cracks when the carpet and padding are removed, including some that contour the edge and can be quite wide. They typically result from shrinkage and usually have little structural significance. However, there is no absolute standard for evaluating cracks, and those that are less than 1/4" and which exhibit no significant vertical or horizontal displacement are generally not regarded as being significant. Although they typically do result from common shrinkage, they can also be caused by a deficient mixture of concrete, deterioration through time, seismic activity, adverse soil conditions, and poor drainage, and if they are not sealed they can allow moisture to enter a residence, and particularly if the residence is surcharged by a hill or even a slope, or if downspouts discharge adjacent to the slab. However, in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert, and we would be happy to refer one.

• *See Attached Illustration 2*

Method of Evaluation

Informational Conditions

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

Common Observations

Informational Conditions

2.8 - The residence has a bolted, slab foundation with no visible or significant abnormalities.
2.9 - There is an uneven area in the floor near the kitchen and hall area, this area is slightly raised or crowned. This area of the floor is presumed to be non-bearing or non-structural in connection to the structure, but nonetheless the area would take significant work/repair to level this area if you chose to do so.

Section 3.0 - Roof/Attic

There are many different roof types, which we evaluate by walking on their surfaces when possible. If we are unable or unwilling to do this for any reason, we will indicate the method that was used to evaluate them. Every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or other prevalent weather

conditions, and the regularity of its maintenance. Regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material, and this is equally true of almost all roofs. In fact, the material on the majority of pitched roofs is not designed to be waterproof only water-resistant. However, what remains true of all roofs is that, whereas their condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings, or on the framing within attics, could be old and will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only the installers can credibly guarantee that a roof will not leak, and they do. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company.

Composition Shingle Roof

General Comments

Informational Conditions

3.1 - 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. However, the first indication of significant wear is apparent 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 needs to be replaced, but that it should be monitored more regularly and serviced when necessary. 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.

• *See Attached Illustration 3*

Method of Evaluation

Informational Conditions

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

Estimated Age

Monitor Conditions noted for further service needs

3.3 - Half of the roof is in its last third of service life and should be closely monitored

Roofing Material

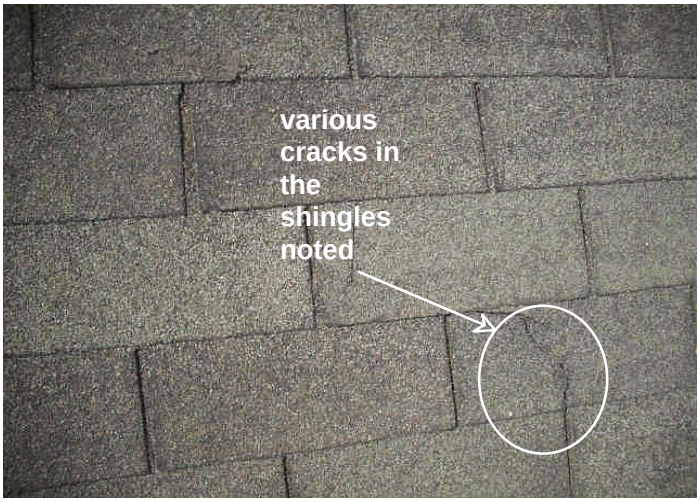
Informational Conditions

3.4 - The south half of the roof is in the primary stages of decomposition, which means that the roof is in decline and susceptible to leaks. It will need to be maintained and closely monitored, because it is reaching the end of its serviceable life, and you may wish to have a second opinion before the close of escrow.

3.5 - As a recommendation client should seal exposed nail and staple heads to prevent future moisture intrusion. As the nails and staples that are exposed shrink, they can be an active source of moisture intrusion and should be sealed with an appropriate roof sealant commonly sold at home improvement and hardware stores.

Maintenance Condition - Needs service or repair

3.6 - Half of the roof is in it's last third of it's service life and should be closely monitored. One half of the roof has be covered or commonly known as a "roof-over", the other half of the roof has not. There are cracks and similar defects in the roof that you may wish to have repaired. At minimum, you should be aware of the anticipated service life as well as the needed repairs on the roof.



With Flat Roofed Sections

Informational Conditions

3.7 - The roof includes a flat-roofed section, and flat roofs can be problematic if they are not kept clean. Water ponds on most of them, particularly along the leading edges, and will only be dispersed by evaporation. Therefore they must be kept clean and inspected regularly. This is important because our service does not include any guarantee against leaks.

Flashings

Informational Conditions

3.8 - There is no visible roof flashing where the roof meets the house. This a general standard to keep water run off from roof from entering the home. Some of these areas have been sealed with mastic, this may be functional, but will require these areas to be inspected every few years.

Gutters & Drainage

Informational Conditions

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

Section 4.0 - Chimney

The Chimney Safety Institute of America has published industry standards for the inspection of chimneys, and on January 13, 2000, the National Fire Protection Association adopted these standards as code, known as NFPA 211. Our inspection of masonry and factory-built chimneys to what is known as a Level-One inspection, which is purely visual and not to be confused with Level-Two, and Level-Three inspections, which are performed by qualified specialists with a knowledge of codes and standards, and typically involves dismantling components and/or investigations with video-scan equipment and other means to evaluate chimneys.

Family Room Chimney

General Prefabricated

Informational Conditions

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

cooling. However, we recommend a level-two inspection by a qualified specialist within the contingency period or before the close of escrow, as recommended by NAPA standards "upon the sale or transfer of a property."

Weather Cap-Spark Arrestor

Informational Conditions

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

Chimney Flue

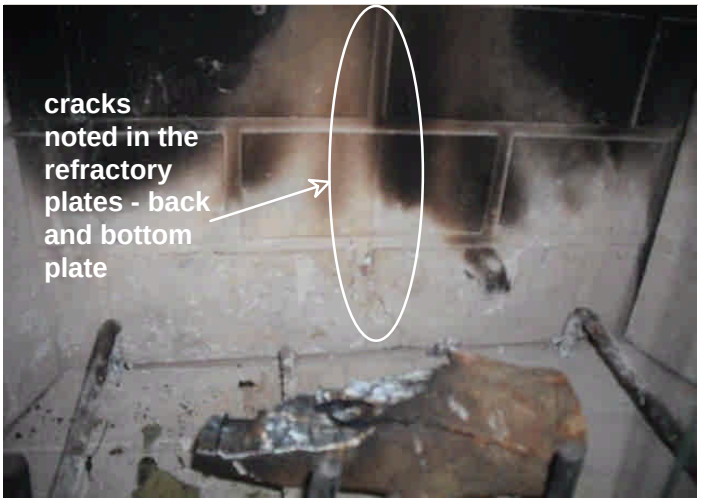
Informational Conditions

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

Fireplace

Components and Conditions Needing Service

4.4 - Refractory plates damaged in fireplace. The plates are damaged and should be replaced. Many types of high temperature sealants are available for sealing refractory plates such as this, but replacement is recommended to provide safe operation of the fireplace as the cracks are larger than 1/16 - 1/8" and replacement is generally recommended in this situation. Client may wish to consult with a fireplace or chimney contractor.



Damper

Informational Conditions

4.5 - The damper is functional.

Log Starter

Informational Conditions

4.6 - No Gas lighter or gas line installed

Glass Doors

Informational Conditions

4.7 - The fireplace glass doors are functional.

Hearth

Informational Conditions

4.8 - The hearth is in acceptable condition.

Section 5.0 - Plumbing

Plumbing systems have common components, but they are not uniform. In addition to fixtures, these components include gas pipes, water pipes, pressure regulators, pressure relief valves, shut-off valves, drain and vent pipes, and water-heating devices, some of which we do not test if they are not in daily use. The best and most dependable water pipes are copper, because they are not subject to the build-up of minerals that bond within galvanized pipes, and gradually restrict their inner diameter and reduce water volume. Water softeners can remove most of these minerals, but not once they are bonded within the pipes, for which there would be no remedy other than a re-pipe. The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. In fact, whenever the street pressure exceeds eighty pounds per square inch a regulator is recommended, which typically comes factory preset between forty-five and sixty-five pounds per square inch. However, regardless of the pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress the washers and diaphragms within the various components.

Waste and drainpipes pipes are equally varied, and range from modern ABS ones [acrylonitrile butadiene styrene] to older ones made of cast-iron, galvanized steel, clay, and even a cardboard-like material that is coated with tar. The condition of these pipes is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains. Nonetheless, blockages will occur in the life of any system, but blockages in drainpipes, and particularly in main drainpipes, can be expensive to repair, and for this reason we recommend having them video-scanned. This could also confirm that the house is connected to the public sewer system, which is important because all private systems must be evaluated by specialists.

Potable Water Supply Pipes

Water Main Shut-off Location

Informational Conditions

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

Pressure Regulators

Informational Conditions

5.2 - A functional pressure regulator is in place on the plumbing system.

Copper Water Pipes

Informational Conditions

5.3 - The potable water pipes, of which the visible portions are constructed of copper, are in acceptable condition.

Monitor Conditions noted for further service needs

5.4 - The home appears to be piped in copper below the slab. Client should be aware that with pipes of this type, slab leaks or leaks in the copper piping under the slab can develop as the plumbing system and like any other building material, copper pipes have a limited service life as well as the fact that the pipes below the slab are not able to be viewed. We do however view the water meter for movement that would indicate a possible slab or other subterranean leak. If an adverse condition is found, it will be reported, if not the inspector WAS able to view the meter in a fully stopped position, which is not a guarantee that a leak is not present, but is a good way to be somewhat sure that a leak was not actively occurring at the time of inspection.

General Gas Components

Gas Main Shut-Off Location

Informational Conditions

5.5 - Propane tank is located at the back of the property

Gas Seismic Shut-Off Valve

Informational Conditions

5.6 - The gas main is not equipped with a seismic shut-off valve, and one is not mandated. Client may wish to verify whether or not this item is needed with their insurance company, as there are different requirements with insurer's. A Home Inspection is not designed to inspect for insurability, this is just a comment as a courtesy to client.

Gas SupplyPipes

Informational Conditions

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

Gas Water Heaters

General Comments

Informational Conditions

5.8 - There are a wide variety of residential water heaters that range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak. So it is always wise to have them installed over a drain pan plumbed to the exterior. Also, it is prudent to flush them annually to remove minerals that include the calcium chloride bi-product of many water softening systems. The water temperature should be set at a minimum of 110 degrees fahrenheit to kill microbes and a maximum of 140 degrees to prevent scalding. Also, water heaters can be dangerous if they are not seismically secured and equipped with either a pressure/temperature relief valve and discharge pipe plumbed to the exterior, or a Watts 210 gas shut-off valve.

• *See Attached Illustration 4*

Age Capacity & Location

Informational Conditions

5.9 - Hot water is provided by a 4 year old, 40 gallon water heater that is located in the garage.

Common Observations

Informational Conditions

5.10 - The water heater is not installed over a drain pan and a leak could result in water damage. These items are not required but recommended.

Water Shut-Off Valve & Connectors
Informational Conditions
5.11 - The shut-off valve and water connectors are functional.
Gas Shut-Off Valve & Connector
Informational Conditions
5.12 - The gas control valve and its connector at the water heater functioned at the time of inspection.
Relief Valve & Discharge Pipe
Components and Conditions Needing Service
5.13 - The discharge pipe from the pressure relief valve should be plumbed in metal, or an approved material, and should extend to the exterior and terminate no more than twenty-four inches above grade and no less than six inches to it.
Drain Valve
Informational Conditions
5.14 - The drain valve is in place and presumed to be functional.
Seismic Straps
Informational Conditions
5.15 - The water heater is seismically secured.

Irrigation or Sprinklers

Automatic Sprinklers
Informational Conditions
5.16 - We do not evaluate sprinkler systems, which should be demonstrated by the sellers. . Pipes and other components are not visible of a sprinkler system limiting their inspection.
Hose Bibs
Functional Conditions
5.17 - Hose bibbs are functional
Informational Conditions
5.18 - Hose bibb handle damaged on the side yard of the home, client may wish to repair.

Waste & Drainage Systems

Type of Material

Informational Conditions

5.19 - The visible portions of the drainpipes are a modern acrylonitrile butadiene styrene type, or ABS.

Drain Waste & Vent Pipes

Informational Conditions

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

Private Waste Disposal System

Informational Conditions

5.21 - This property is served by a private waste system that we do not have the expertise to inspect, but which should be evaluated by a specialist. However, we do recommend the use of biodegradable tissues, soaps, detergents, and other cleaners, and that you avoid deposing of grease within the system.

Section 6.0 - Electrical

There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. What is most significant about electrical systems however is that the national electrical code [NEC] is not retroactive, and therefore many residential systems do not comply with the latest safety standards. Regardless, we are not electricians and in compliance with our standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, in the interests of safety, we regard every electrical deficiency and recommended upgrade as a latent hazard that should be serviced as soon as possible, and that the entire system be evaluated and certified as safe by an electrician. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend some upgrades for which we would disclaim any further responsibility. However, we typically recommend upgrading outlets to have ground fault protection, which is a relatively inexpensive but essential safety feature. These outlets are often referred to as GFCI's, or ground fault circuit interrupters and, generally speaking, have been required in specific locations for more than thirty years, beginning with swimming pools and exterior outlets in 1971, and the list has been added to ever since: bathrooms in 1975, garages in 1978, spas and hot tubs in 1981, hydro tubs, massage equipment, boat houses, kitchens, and unfinished basements in 1987, crawlspaces in 1990, wet bars in 1993, and all kitchen countertop outlets with the exception of refrigerator and freezer outlets since 1996. Similarly, AFCI's or arc fault circuit interrupters, represent the very latest in circuit breaker technology, and have been required in all bedroom circuits since 2002. However, inasmuch as arc faults cause thousands of electrical fires and hundreds of deaths each year, we categorically recommend installing them at every circuit as a prudent safety feature.

Main Panel

Service Entrance

Informational Conditions

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

Panel Size & Location

Informational Conditions

6.2 - The residence is served by a 100 amp, 220 volt panel, located in the house side yard.

Main Panel Observations

Informational Conditions

6.3 - The side gate encroaches on the space around panel that should be clear. The gate/post encroaches

in the common working area for an electrical panel, defined as 30" to the sides and 36" in front of the panel.

The post was placed in an incorrect area. It is possible that the Utility provider may object to it's location as well.

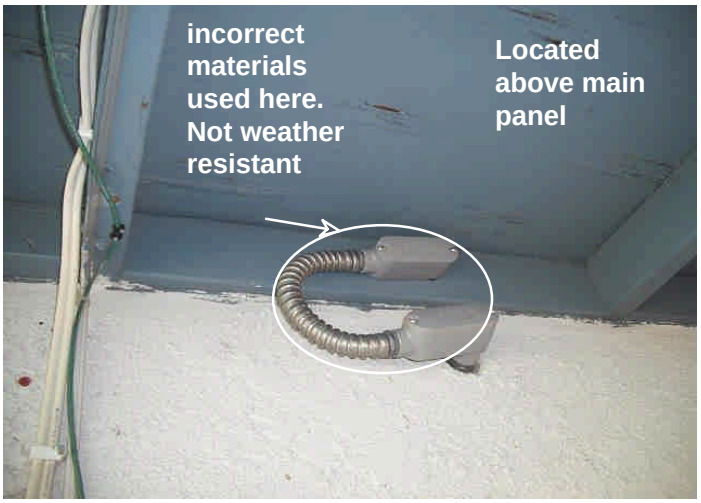
Components and Conditions Needing Service

6.4 - There is a circuit that extends in to the back yard thru the attic that requires service.

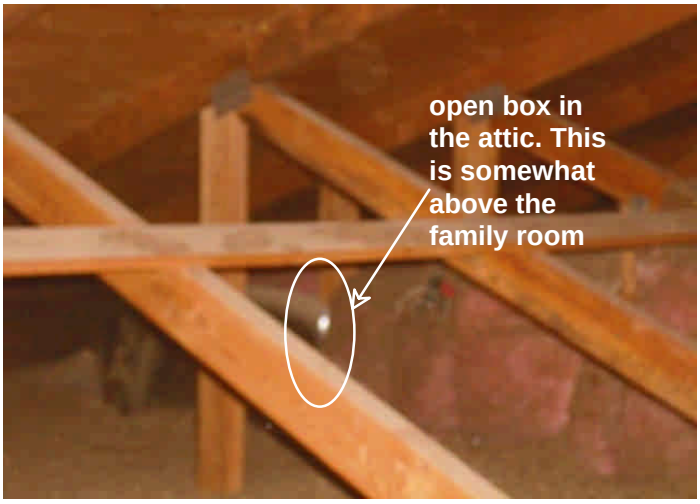
The means of which the circuit was wired needs service as:
* The exposed type of flexible conduit is incorrect as it is not weather rated
* The box containing the splice in the attic is open or unsealed and should be covered
* The circuit box at the patio containing wire splices is open and should be covered

The circuit was found to be in the tripped position at the main panel and the circuit had no power at the spa structure when tested.

* I recommend for reasons of safety to have this circuit evaluated for repair by an electrician.



There is a circuit that extends in to the back yard thru the attic that requires service - *Continued*



Panel Cover Observations

Informational Conditions

6.5 - The exterior panel cover is in acceptable condition.

6.6 - The interior panel cover is in acceptable condition.

Wiring Observations

Functional Conditions

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

Informational Conditions

6.8 - The residence is wired predominantly with copper wiring system referred as non metallic cable or NM cable. This a modern type of vinyl conduit wiring also known as Romex.

Grounding

Functional Conditions

6.9 - The panel is grounded to foundation steel, known also as a UFR ground.

Section 7.0 - Heat and Air Conditioning

The components of most heating and air-conditioning systems have a design-life ranging from ten to twenty years, but can fail prematurely with poor maintenance, which is why we apprise you of their age whenever possible. We test and evaluate them in accordance with the standards of practice, which means that we do not dismantle and inspect the concealed portions of evaporator and condensing coils, the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, ducts and in-line duct-motors or dampers. We perform a conscientious evaluation of both systems, but we are not specialists. However, even the most modern heating systems can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. Therefore, in accordance with the terms of our contract, it is essential that any recommendations that we make for service or a second opinion be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

HVAC Package Systems

Age & Location

Informational Conditions

7.1 - Central heat and air-conditioning are provided by an approximately 20 year old package system that is located on the roof.

Common Observations

Monitor Conditions noted for further service needs

7.2 - The package system is functional but beyond its design life. Therefore,it will need to be more closely monitored, serviced bi-annually, and have its filters changed every two to three months. However, it would also be wise to keep a home protection policy current.

Furnace

Informational Conditions

7.3 - The furnace is functional.

Gas Valve & Connector

Informational Conditions

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

Return-Air Compartment

Informational Conditions

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

Evaporator Coil

Informational Conditions

7.6 - The evaporator coil is functional.

Condensate Drainpipe

Informational Conditions

7.7 - The condensate drainpipe discharges correctly outside the residence, as condensation can be seen draining away on the side yard.

Condensing Coil

Informational Conditions

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

Condensing Coil Disconnect

Informational Conditions

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

Refrigerant Lines

Informational Conditions

7.10 - The refrigerant lines of a package type HVAC unit are internal and not able to be viewed

Differential Temperature Readings

Informational Conditions

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

Thermostats

Informational Conditions

7.12 - The thermostat functioned at the time of inspection

Registers

Informational Conditions

7.13 - The registers are reasonably clean and functional.

Flexible Ducting

Informational Conditions

7.14 - The ducts are a modern flexible type that are comprised of an outer plastic sleeve and a clear inner liner that contains fiberglass insulation. However, the outer sleeve has been found to be susceptible to ultra-violet contamination, which causes the outer sleeve to deteriorate and, therefore, should be monitored.

Components and Conditions Needing Service

7.15 - The ducts are a modern flexible type that are comprised of an outer plastic sleeve and a clear inner liner that contains fiberglass insulation. However, portions of the outer sleeve are u-v contaminated and should be replaced.

Section 8.0 - Living Areas

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. However, we do not evaluate window treatments, or move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Similarly, there are a number of environmental pollutants that we have already elaborated upon, the specific identification of which is beyond the scope of our service but which can become equally contentious. In addition, there are a host of lesser contaminants, such as that from moisture penetrating carpet-covered cracks in floor slabs, as well as odors from household pets and cigarette smoke that can permeate walls, carpets, heating and air conditioning ducts, and other porous surfaces, and which can be difficult to eradicate. However, inasmuch as the sense of smell adjusts rapidly, and the sensitivity to such odors is certainly not uniform, we recommend that you make this determination for yourself, and particularly if you or any member of your family suffers from allergies or asthma, and then schedule whatever remedial services may be deemed necessary before the close of escrow.

Indoor Environmental Issues

Environmental Observations

Informational Conditions

8.1 - We do not test for mold or measure indoor air quality, which the Consumer Product safety Commission ranks fifth among potential contaminants. Regardless, a person's health is a truly personal responsibility, and inasmuch as we not inspect for mold or test for other environmental contaminants.

Note: Mold cannot exist without moisture. Therefore, any moisture whatsoever, whether it be from inadequate grading and drainage, a leaking roof, window, or door, or moisture from a faulty exhaust vent, a condensate pipe, an evaporator coil, or a component of a plumbing system should be serviced

immediately, or the potential for mold infestation will remain.

Main Entry

No Recommended Service

Informational Conditions

8.2 - We have evaluated the entry, and found it to be in acceptable condition.

Flooring

Informational Conditions

8.3 - The floor has no significant defects.

Walls & Ceiling

Informational Conditions

8.4 - The walls and ceiling are in acceptable condition.

Lights

Functional Conditions

8.5 - The lights are functional.

Dining Room

No Recommended Service

Informational Conditions

8.6 - We have evaluated the dining room, and found it to be in acceptable condition.

Flooring

Informational Conditions

8.7 - The floor has no significant defects.

Walls & Ceiling

Informational Conditions

8.8 - The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

Functional Conditions

8.9 - The window is functional.

Lights

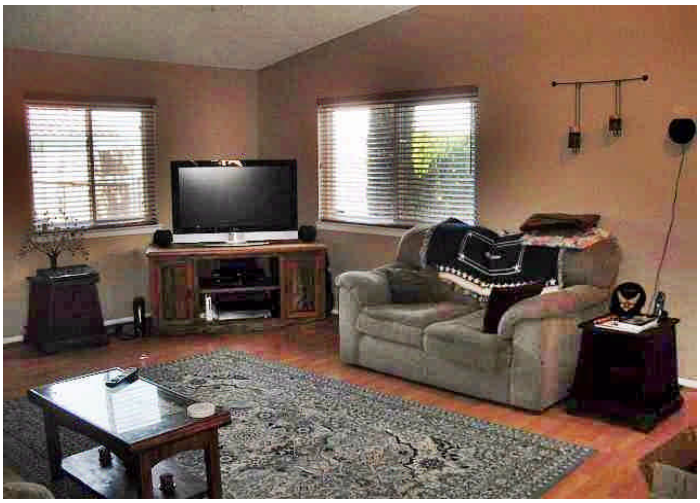
Functional Conditions

8.10 - The lights are functional.

Outlets
Functional Conditions
8.11 - The outlets that were tested are functional.

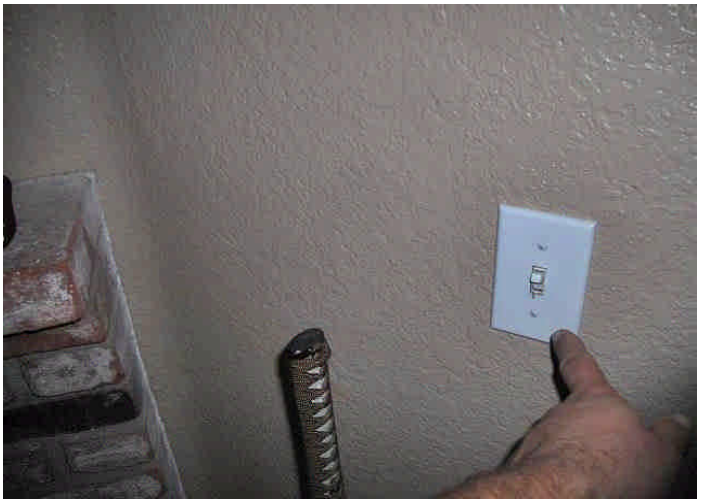
Family Room

No Recommended Service
Informational Conditions
8.12 - We have evaluated the family room, and found it to be in acceptable condition.



Flooring
Informational Conditions
8.13 - The floor has no significant defects.
Walls & Ceiling
Informational Conditions
8.14 - The walls and ceiling are in acceptable condition.
Dual-Glazed Windows
Functional Conditions
8.15 - The window is functional.
Lights
Functional Conditions
8.16 - The lights are functional.
Informational Conditions
8.17 - Switch with unknown function in the family room - ask seller as to its function

Switch with unknown function in the family room - ask seller as to its function - *Continued*



Outlets
Functional Conditions
8.18 - The outlets that were tested are functional.

Section 9.0 - Kitchen

We test kitchen appliances for their functionality, and cannot evaluate them for their performance nor for the variety of their settings or cycles. However, if they are older than ten years, they may well exhibit decreased efficiency. Also, many older gas and electric ranges are not secured and can be easily tipped, particularly when any weight is applied to an open range door, and all such appliances should be confirmed to be secure. Regardless, we do not inspect the following items: free-standing appliances, refrigerators, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills or rotisseries, timers, clocks, thermostats, the self-cleaning capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards.

Kitchen

Flooring
Informational Conditions
9.1 - The floor has no significant defects.
Walls & Ceiling
Functional Conditions
9.2 - The walls and ceiling are in acceptable condition.
Dual-Glazed Windows
Functional Conditions
9.3 - The window is functional.
Sink & Countertop
Informational Conditions
9.4 - The sink and countertop are functional.
Cabinets
Functional Conditions
9.5 - The cabinets are functional, and do not have any significant damage.

Valves & Connectors
Functional Conditions
9.6 - The valves and connectors below the sink are functional. However, they are not in daily use and will inevitably become stiff or frozen.
Faucet
Functional Conditions
9.7 - The sink faucet is functional.
Trap and Drain
Functional Conditions
9.8 - The trap and drain are functional.
Garbage Disposal
Functional Conditions
9.9 - The garbage disposal is functional.
Electric Range
Functional Conditions
9.10 - The electric range is functional, but was neither calibrated nor tested for its performance.
Dishwasher
Informational Conditions
9.11 - Dishwasher not operated as occupants items are present. Have sellers demonstrate the unit is operational.
Exhaust Fan or Downdraft
Informational Conditions
9.12 - The exhaust fan is functional and a type that vents internally.
Lights
Functional Conditions
9.13 - The lights are functional.
Outlets
Functional Conditions
9.14 - The outlets that were tested are functional and include ground-fault protection.
• *See Attached Illustration 5*

Section 10.0 - Hallway

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

Primary Hallway

No Recommended Service
Informational Conditions
10.1 - We have evaluated the hallway, and found it to be in acceptable condition.
Flooring
Informational Conditions
10.2 - The floor has no significant defects.
Walls & Ceiling
Informational Conditions
10.3 - The walls and ceiling are in acceptable condition.
Lights
Functional Conditions
10.4 - The lights are functional.
Outlets
Functional Conditions

10.5 - The outlets that were tested are functional.

Section 11.0 - Attic

In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to 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 the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

Primary Attic

Attic Access Location

Informational Conditions

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

Method of Evaluation

Informational Conditions

11.2 - We evaluated the attic by direct access.

Framing

Informational Conditions

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

Ventilation

Informational Conditions

11.4 - Ventilation is provided by a combination of eave, dormer, turbine, or gable vents, and should be adequate.

Plumbing Vents

Informational Conditions

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

Batt Insulation

Functional Conditions

11.6 - The attic floor is well insulated with approximately nine-inches of fiberglass,

Section 12.0 - Bedrooms

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

Main Floor Bedrooms

Location

Informational Conditions

12.1 - Main Floor Bedrooms in this area to help identify which rooms are mentioned. Inspector will make comments or pictures to help identify which room if necessary.

No Recommended Service

Informational Conditions

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

Flooring

Informational Conditions

12.3 - The floor has no significant defects.

Walls & Ceiling

Informational Conditions

12.4 - The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

Informational Conditions

12.5 - The inspector samples various windows and checks them for functionality and operation.

Closets

Functional Conditions

12.6 - The closet and its components are functional.

Outlets

Functional Conditions

12.7 - The inspector samples various outlets to check for safety concerns such as damaged outlets, reverse wiring and missing grounds. Inspector does not evaluate every outlet nor employ advanced methods that an electrician would.

Master Bedroom

Location

Informational Conditions

12.8 - Master Bedroom

Doors

Components and Conditions Needing Service

12.9 - The doors at the master bathroom - closet and main door rub and need to be serviced to work smoothly. There are a total of 3 doors in this area that may need to be shaved or planed to operate properly, this may be due to the evaporative cooler in the home as well, as the additional moisture in this area may allow for swelling of wood etc

Flooring

Informational Conditions

12.10 - The floor has no significant defects.

Walls & Ceiling

Informational Conditions

12.11 - The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

Informational Conditions

12.12 - As a note - having the evaporative cooler in the master bedroom window limits proper egress or escape. A sleeping area is required to have a means of egress or exit from the interior to the exterior. The installation of the evaporative cooler in this area prevents this.

Client may wish to consider having this relocated to another window.

Closets
Functional Conditions
12.13 - The closet and its components are functional.
Outlets
Functional Conditions
12.14 - The inspector samples various outlets to check for safety concerns such as damaged outlets, reverse wiring and missing grounds. Inspector does not evaluate every outlet nor employ advanced methods that an electrician would.

Section 13.0 - Bathrooms

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

Main Floor Bathrooms

Size and Location
Informational Conditions
13.1 - The main bathroom is a full
No Recommended Service
Informational Conditions
13.2 - We have evaluated the main bathroom, and found it to be in acceptable condition.
Doors
Functional Conditions
13.3 - The door is functional.
Flooring
Informational Conditions
13.4 - The floor has no significant defects.
Walls & Ceiling
Informational Conditions
13.5 - The walls and ceiling are in acceptable condition.
Dual-Glazed Windows
Functional Conditions
13.6 - The window is functional.
Cabinets
Functional Conditions
13.7 - The cabinets are in acceptable condition.
Sink Countertop
Functional Conditions
13.8 - The sink countertop is functional.
Sink Faucet Valves & Connectors Trap & Drain
Functional Conditions
13.9 - The sink and its components are functional.
Tub-Shower
Functional Conditions
13.10 - The tub/shower is functional.
Toilet & Bidet
Functional Conditions
13.11 - The toilet is functional.

Informational Conditions

13.12 - The toilet is not identified as b.eing a low-flush type

Lights

Functional Conditions

13.13 - The lights are functional.

Outlets

Functional Conditions

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

Master Bathroom

Size and Location

Informational Conditions

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

Flooring

Informational Conditions

13.16 - The floor has no significant defects.

Walls & Ceiling

Informational Conditions

13.17 - The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

Functional Conditions

13.18 - The window is functional.

Cabinets

Functional Conditions

13.19 - The cabinets are in acceptable condition.

Sink Countertop

Functional Conditions

13.20 - The sink countertop is functional.

Sink Faucet Valves & Connectors Trap & Drain

Functional Conditions

13.21 - The sink and its components are functional.

Maintenance Condition - Needs service or repair

13.22 - The mechanical sink stopper will need to be adjusted to engage.

Tub-Shower

Functional Conditions

13.23 - The tub/shower is functional.

Components and Conditions Needing Service

13.24 - The tub stopper is missing or incomplete, and should be repaired or replaced.

Toilet & Bidet

Functional Conditions

13.25 - The toilet is functional.

Informational Conditions

13.26 - The toilet is not identified as b.eing a low-flush type

Lights

Functional Conditions

13.27 - The lights are functional.

Outlets

Functional Conditions

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

Section 14.0 - Laundry

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

Laundry Room

Location

Informational Conditions

14.1 - Laundry area located in the garage

Outlets

Functional Conditions

14.2 - The outlets that were tested are functional.

Appliances

Informational Conditions

14.3 - Appliances were installed and in use at the time of inspection. This confirms that the connectors and drain are at least functional, but the actual condition of these devices must be disclaimed as they can not be individually examined.

Section 15.0 - Garage

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

Double-Car Garage

Slab Floor

Functional Conditions

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

Ventilation Ports

Functional Conditions

15.2 - The ventilation ports are functional.

Firewall Separation

Functional Conditions

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

Entry Door Into the House
Functional Conditions
15.4 - The house entry door is solid core, or fire-rated, and self-closes in conformance with fire-safety regulations.
Garage Side Door
Informational Conditions
15.5 - No Garage side door exists
Garage Door & Hardware
Functional Conditions
15.6 - The garage door and its hardware are functional.
Automatic Opener
Functional Conditions
15.7 - The garage door opener is functional.
Lights
Functional Conditions
15.8 - The lights are functional, and do not need service at this time.
Outlets
Functional Conditions
15.9 - The outlets that were tested are functional, and include ground-fault protection.

Section 16.0 - Pool and Spa

Pools and spas do leak, but without specialized equipment this may be impossible to confirm. However, it could become apparent from secondary evidence during our inspection, which is purely visual. Regardless, the owner or the occupant of a property would be aware that the water level drops regularly and must be topped off, and this should be disclosed. Unusually high water bills could reveal this, but only a pressure test of the pipes, a dye test of cracks, or a geo-phone test of specific areas would confirm it, and any such specialized test is beyond the scope of our service. Therefore, you should ask the sellers to guarantee that the spa does not leak, request to review the water bills for a twelve-month period, or obtain comprehensive insurance to cover such an eventuality.

Spa Only

General Comments
Informational Conditions
16.1 - Limited inspection of the spa. I performed, as a courtesy a cursory or basic inspection of the spa.

Enclosure Safety Observations
Informational Conditions
16.2 - Ensure that the cover remain snapped or locked in place - as an alternative you may wish to have a fence surrounding the spa area.
Spa Observations
Informational Conditions
16.3 - The spa is a somewhat older unit
Portable Spa Observations
Informational Conditions
16.4 - The portable spa is older and functional but has damage commensurate with its age, such as discolored fiberglass and tiny cracks.
Components and Conditions Needing Service
16.5 - The timer did not operate properly on this portable spa, it is manually operated by using the GFCI.

I was not able to *confirm* operation of the spa heater as well, you may wish to have the seller confirm

operation of the heater or have serviced along with the timer.

Spa Light

Informational Conditions

16.6 - The light did not respond, and should be serviced or demonstrated as being functional. However, for reasons of safety, the circuit should be tested periodically to ensure that its ground fault protection is functional.

Spa Motors

Informational Conditions

16.7 - The spa motor is an older type with a metal casing, but it is functional.

16.8 - There is a leak at the impeller of the spa motor, a small amount of water can be seen leaking when the spa motor is operated.

Spa Blower

Informational Conditions

16.9 - The spa blower is an older type, but is functional.

Heater

Informational Conditions

16.10 - The spa heater did not respond to the controls and should be demonstrated as working or serviced for repair.

Electrical Issues

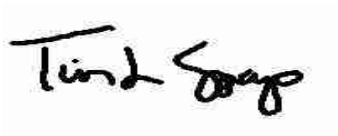
Components and Conditions Needing Service

16.11 - There is an outlet in the spa area that is incorrectly located within ten feet of the water. This would not be permitted by current standards, even if the outlet was a type that had ground-fault protection, and this condition should be corrected.

CERTIFICATIONS AND AFFILIATIONS

Nachi Certified Commercial and Residential Inspector #06061790
General Contractor

Tim Spargo



Illustrations

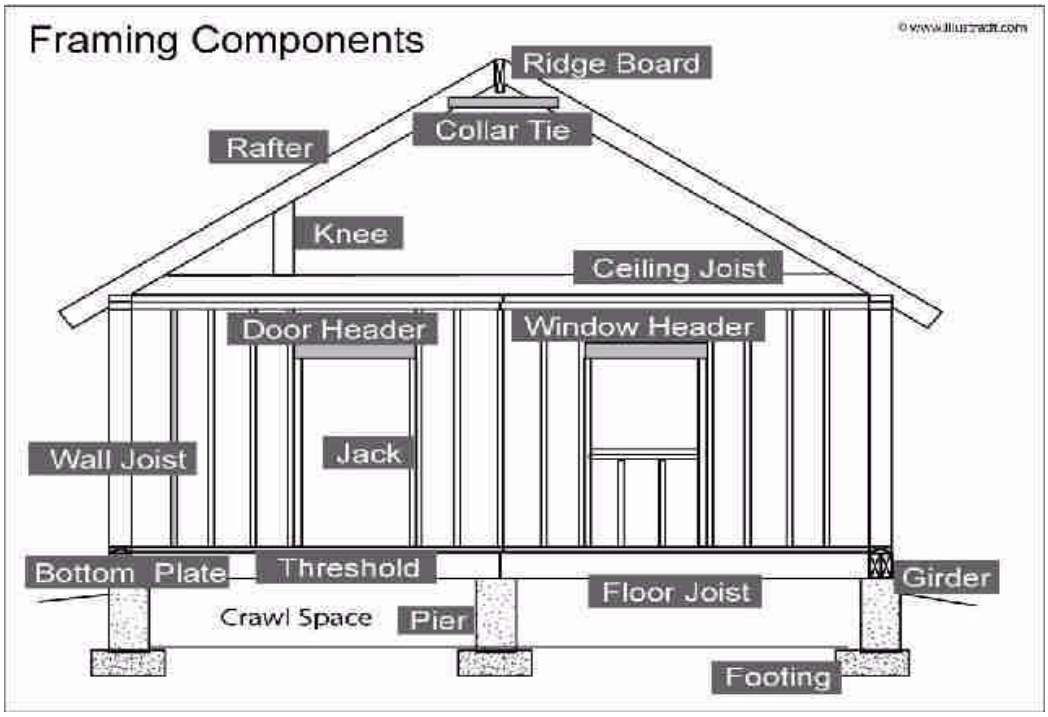


Illustration - 1 The walls are conventionally framed with wooden studs

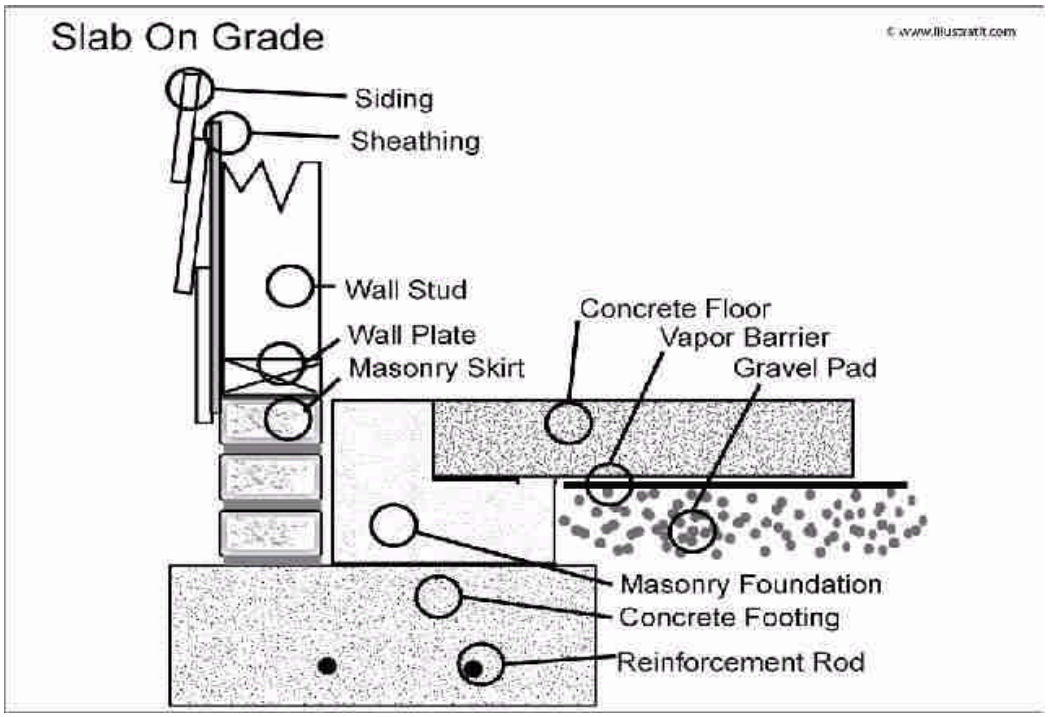


Illustration - 2 General Comments and Description

Illustrations

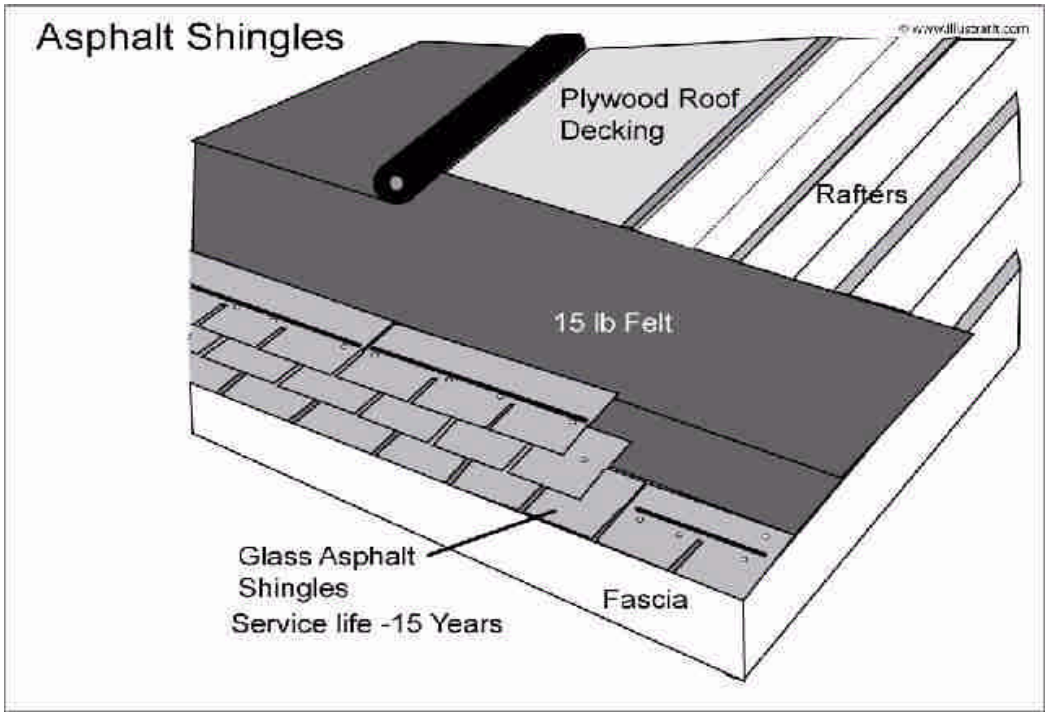


Illustration - 3 General Comments and Description

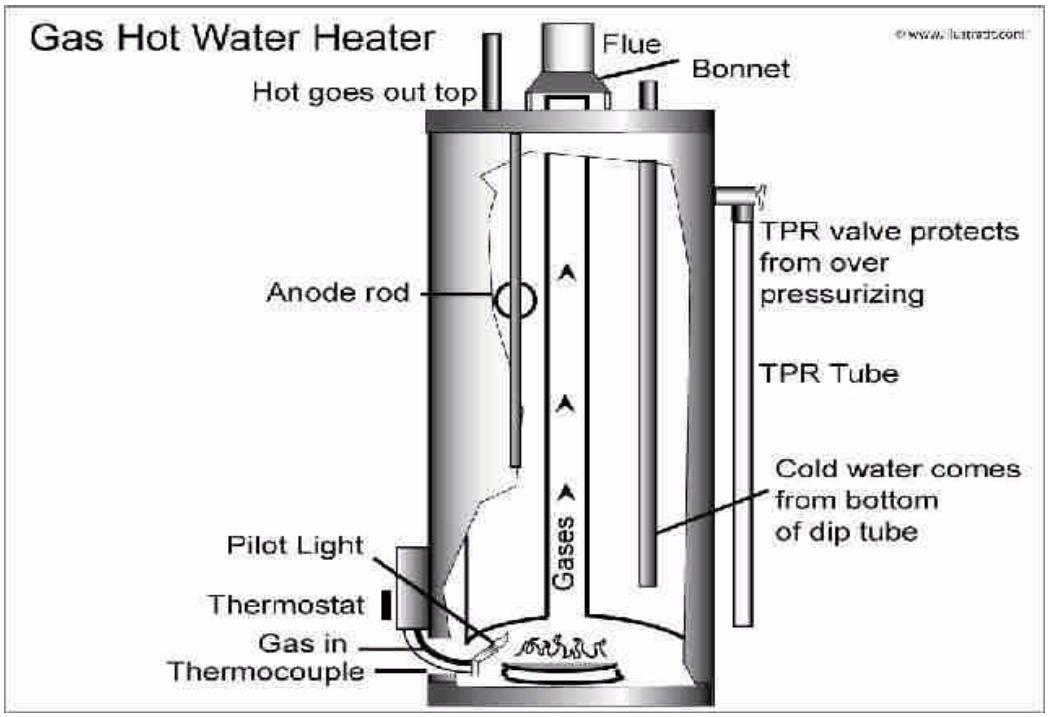


Illustration - 4 General Gas Water Heater Comments

Illustrations

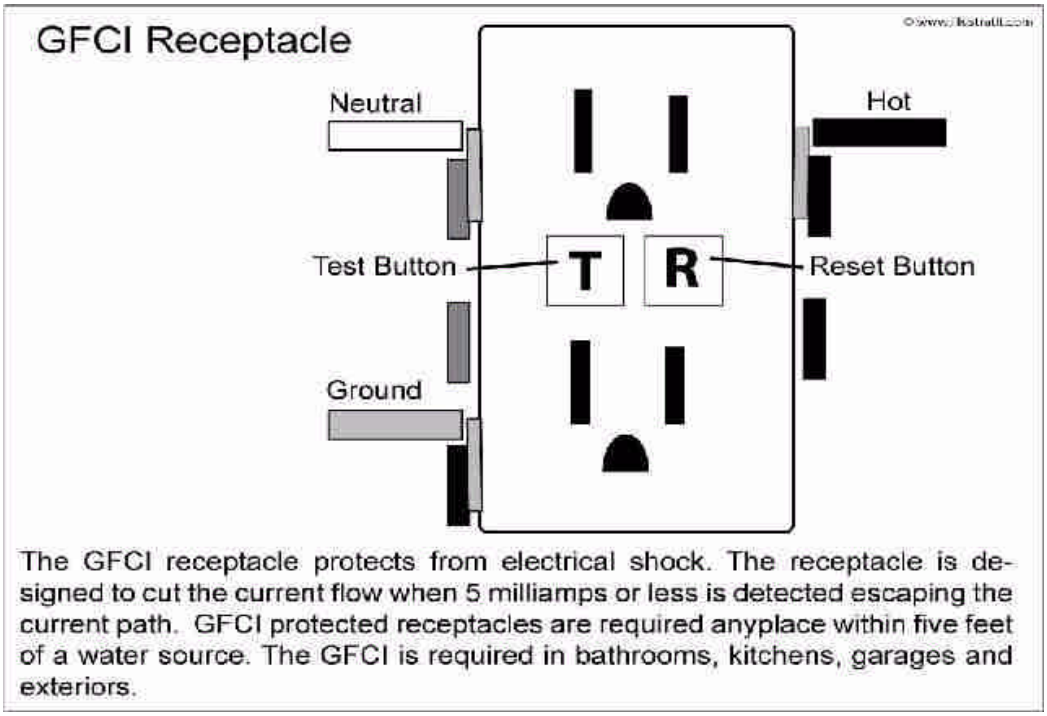


Illustration - 5 The outlets that were tested are functional and include ground-fault protection

REPORT CONCLUSION

123 Main Street, Palmdale, CA 93551

Congratulations on the purchase of your home!, in which we hope you will be happy and healthy! Inasmuch as we never know who will be occupying or visiting a property, whether it be children or the elderly, we recommend that you consider these general safety recommendations:
- Install smoke and carbon monoxide detectors;
- Identify all escape and rescue ports; rehearse an emergency evacuation of the residence
- Replace older electrical systems or at least upgrade them by adding arc fault circuit breakers and ground-fault protected circuits; never service any electrical equipment without first turning off power at the main
- 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
pickets is not wider than four 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 auto-reverse, particularly the heavy wooden type; replace double-cylinder deadbolts with a safer latch type; and install child-safe locks and alarms on the exterior doors of pool and spa properties.

We are proud of our service, and trust that you will be happy with its quality. We've made every effort to provide you with an accurate report of the general condition of the property and its components and to alert you to any significant defects or adverse conditions.

However, you need to have reasonable expectations and understand the limitations of the service.

First, our inspection is that of a generalist and not a specialist, which means that a specialist could identify defects and deficiencies of which we might be completely unaware.

Second, we're only on-site for a few hours and will not have the same intimate knowledge of the property as the sellers or occupants, and we're not likely to have tested every outlet, and opened every window and door or identified every defect and deficiency. Also, because our inspection is that of a generalist, it is essentially visual, and concealed defects could exist.

Therefore, you should not regard our report as a form of guarantee or warranty of the property and its components. It is not. It is simply a report on the general condition of the 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. Therefore, if you want assurance that the roof will not leak, for example, have it water-tested by a local roofing company. If you want assurance that the electrical system is the safest, have it evaluated by an electrician. Similarly, if you want assurance that the main sewer pipe is not susceptible to blockages because of its age or type, have it video-scanned. And, if you want assurance that your chimney is safe have it video-scanned. Regardless, you should always take the age of a residence and its components into consideration and keep a comprehensive insurance policy current. If you have been provided with a home protection policy, read it very carefully.

Thank you for taking the time to read this report, and call us if you have any questions or observations. We stand firmly behind our service, but are always eager to learn how it might be improved, and will continue to adhere to the
highest standards of the real estate industry and to treat everyone with kindness, courtesy, and respect.

Thanks again,
Tim Spargo, CPI -Certified Residential and Commercial Inspector

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