



Empire Home Inspection

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Report: [Sample]

Confidential Inspection Report

Poway, CA 92064

September 24, 2014



Prepared for:

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GENERAL INSPECTION CONDITIONS

Client & Site Information:

- 1.1 Inspection Requested By:
- 1.2 Inspection Date: September 2014.
- 1.3 Client:
- 1.4 Inspection Site:
- 1.5 House Occupied? Yes.
- 1.6 People Present: Purchaser Purchasers spouse and Purchasers children. Buyers Agent.

Building Characteristics:

- 1.7 Main Entry Faces: South.
- 1.8 Estimated Age: 23 years.
- 1.9 Building Style & Type: contemporary wood frame.
- 1.10 Stories: Two.
- 1.11 Space Below Grade: slab on grade.

Climatic Conditions:

- 1.12 Weather: Clear.
- 1.13 Soil Conditions: Dry.
- 1.14 Outside Temperature (F): 90-100.

Utility Services:

- 1.15 Water Source: Public.
- 1.16 Sewage Disposal: Public.
- 1.17 Utilities Status: All utilities on.

Payment Information:

- 1.18 Total Fee: 550.00.
- 1.19 Paid By: cash.

REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. Underground sewer lines, storm drains and other concealed plumbing and electrical defects are not covered and are outside the scope of a general home inspection. Deviation in color or texture of finishes will not be included in the report. DHI is not responsible for manufacturers equipment recalls. The inspection is performed in compliance with generally accepted standard of practice, a copy of which is available upon request.

Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; Fire suppression systems, condition of piping or emitter heads or covers, pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding

adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with trades people or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

SITE

This inspection is not intended to address or include any geological conditions or site stability information. 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 can only be confirmed by a geological evaluation of the soil. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. We cannot determine drainage performance of the site or the condition of any underground piping, including subterranean drainage systems and municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. Any areas too low to enter or not accessible are excluded from the inspection. We do not evaluate any detached structures such as storage sheds and stables, nor mechanical or remotely controlled components such as driveway gates. We do not evaluate or move landscape components such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Any such mention of these items is informational only and not to be construed as inspected.

Site:

2.1 Approximate Lot Size:

The lot appears to be of an average size for the area.

2.2 Site Drainage:

Functional - The lot appears to have adequate drainage to prevent water from ponding. House sits up on lot providing drainage away from structure. Area drains are present to remove surface water.



2.3 Bushes and Shrubs Condition:

Attention Needed - The shrubs and/or bushes need to be trimmed or maintained. Over grown condition provides privacy.



2.4 Trees Condition:

Mature Landscape is noted with aggressive root systems that may damage flatwork and structure.

Roots can cause expensive damage. Have tree specialist advise as to root pruning or tree removal.



Paving Condition:

2.5 Driveway Paving Material:

Stamped and colored concrete.



2.6 Driveway Condition:

The driveway surface material is in functional condition with only normal deterioration noted.



2.7 Walkways and Stoop Materials: Stair railing is loose and wobbly. Repairs are needed.



2.8 Walkway Condition:

Deterioration is noted at tread and riser. Crack is developing from lifting panel probably from root intrusion.

Lifting flatwork is causing a trip hazard noted by 1" vertical separation or more. Repair or replacement is needed.

Entrance flatwork is in functional condition. Stress relief cracking is noted in flatwork.



2.9 Entryway Stoop:

The entryway stoop is in functional condition.



Patio:

2.10 Patio Slab Materials:

Stamped, colored and tooled concrete.



2.11 Slab Condition:

Stress relief cracking is noted.

Functional - The slab is in useable condition.



2.12 Electrical Service:

The outlet is Ground Fault Circuit Interrupt protected.



2.13 Patio Lighted:

Yes minimal light provide by fixture at rear door.



2.14 Patio Cover Condition:

Dry rot is noted on joist and sheeting. Repairs are needed.

Ledger is lag bolted to structure properly.

Post to beam connection is correct using column cap.

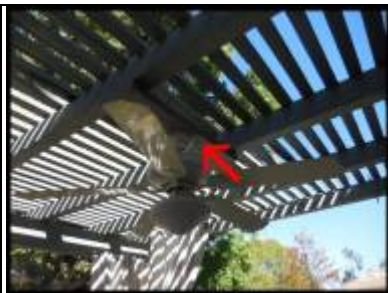
Post are in acceptable condition, plinth blocks are concealing foundation attachment.



2.15 Patio Lighting:

Fan is exposed to water infiltration. Check to see if this fixture is exterior rated.

Electrical conductor exposed, should be enclosed in conduit.



Fences & Gates:

2.16 Fencing Materials:

Wood materials used for fencing. The fence is constructed using 6-foot boards.



2.17 Fence Materials Condition:

Fencing is in contact with soil and is deteriorating.

Fencing needs to be clear from soil and repairs are needed at top cap and bottom rails where dry rot and deterioration have compromised structural integrity.

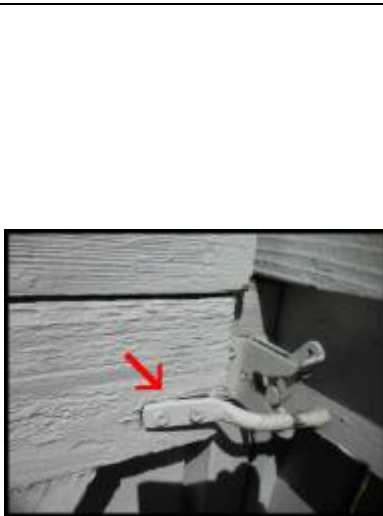
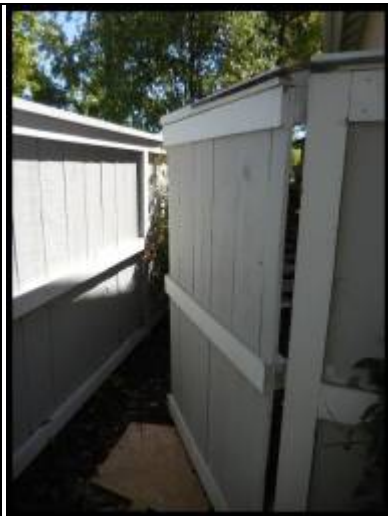


2.18 Gates and Latches:

The gate are performing as intended.

Gate is out swinging but latch is not operating properly to secure gate to access pool area.

The gate or latch hardware needs repair to function as intended.



2.19 Fence Needed - Aquatic Area

Action Necessary - Current safety requirements call for a 5-foot fence surrounding a pool/spa area. Installation of a fence with out swinging, self-closing lockable gates. Contact local jurisdiction for detailed requirements and options.

Utility Services:

2.20 Water Source:

City or Water District.

2.21 Water Meter Location:

Front yard several feet in from the street.



- 2.22 Electric Service: Underground.
- 2.23 Electric Service Condition: The underground service appears adequate.
- 2.24 Fuel Source: Natural gas is provided by a regulated service company or utility.
- 2.25 Sewage Disposal System: Sewers.

Gas Services:

- 2.26 Gas-fired Equipment Installed: Furnace. Water heater. Range and Oven, There is also a gas starter in the fireplace or a gas log fireplace.
- 2.27 Location of Meter: Left side of the house.



- 2.28 Type of Gas Supply: Natural Gas.
- 2.29 Gas Appliances in Garage Area?: Yes - A WATER HEATER and FURNACE is present.
- 2.30 Gas Line Primary Piping Material: Black Iron Pipe.
- 2.31 Secondary Supply Piping: Black Iron Pipe.
- 2.32 Gas Odors Noted: No.



FOUNDATION

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that appear to be firm and solid can become unstable during seismic activity or may expand with the influx of water, moving structures with relative ease and fracturing slabs and other hard surfaces. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, minor cracks or deteriorated surfaces are common in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. We also routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

Foundation:

3.1 Type of Foundation:

Slab on grade - Refers to a concrete slab poured on a prepared gravel or sand base at grade level.

3.2 Foundation Materials:

Poured in place concrete, 18 inches or more thick footings.

3.3 Visible Portions of Exterior Foundation Walls:

The exterior view of the foundation is limited to the portions visible above grade.



3.4 Visible Foundation Wall Cracks at Exterior:

No visible cracking in the vertical foundation walls was noted during the exterior examination.



3.5 Location of Wall Cracks and Description:

None.



3.6 Evidence of Recent Movement: No - There is no evidence of any recent movement.



3.7 Perimeter Foundation Drainage Surface:

The drainage around the perimeter of the foundation appears to have adequate ground slope to remove run-off water from the immediate area. Area drains are provided to remove surface water.

ROOF & ATTIC

Although not required to, we generally attempt to evaluate various roof types by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method used to evaluate them. Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance. We can only offer an opinion of the general quality and condition of the roofing material.

The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The waterproof membrane beneath roofing materials is generally concealed and cannot be examined without removing the roof material. Although roof 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 framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. 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. We do not inspect attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Roofing:

4.1 Type Roof:

Combination of Hip and Gable styles.

4.2 Roof Covering Materials:

Tile Roofing. Tiles are manufactured from concrete. Tiles are generally installed in horizontal rows. If they are not interlocking, then there must be a felt underlayment.

4.3 Cover Layers:

The roof covering on the main structure appears to be the first covering.

4.4 Underlayment Noted:

Yes, 30 lb roofing felt will last approximately 30 years.

4.5 Condition of Roof Covering Material:

Broken roof tiles were observed and repairs are needed.

Slipping tiles are noted at roof to wall and hip cuts.

Have roof tune up to make repairs and prevent water intrusion.





4.6 Estimated Life Expectancy of Roof:

The roof covering material appears to have a remaining life expectancy of 10 years or more, assuming proper maintenance is completed as needed.

4.7 Slope:

High slope is considered to be 7 in 12, or higher.

4.8 Flashing:

The flashings around openings in the roof covering appear to be watertight and caulked as needed.

Vent pipes have termination caps.



4.9 Means of Roof Inspection:

The roof covering was inspected by walking on the roof.

4.10 Skylights:

The skylight(s) appears to be functional and shows no signs of leaking.



4.11 Valleys:

The valleys appear to be functional. The valleys on the roof are open with metal valleys.



4.12 Ridges:



4.13 Roof Framing- Exterior Notes: Trees overhanging the structure need to be trimmed so that limbs, leaves, and rain will not drop off the tree onto the roof covering and clog the gutters, damage the roof, or promote moss growth. Trees that rub against the roof can cause severe damage and can drastically reduce the life of the roofing material.



4.14 Evidence of Leakage: No.

4.15 Roof Gutter System: Cleaning is necessary for proper function.



Attic & Ventilation:

4.16 Attic Access Location: Hallway ceiling.

4.17 Attic Accessibility: Ceiling scuttle hole.



4.18 Method of Inspection: The attic cavity was inspected by entering the area.

4.19 Attic Cavity Type: Crawl Through - The attic cavity is not useable for any storage due to size, framing, or insulation.

4.20 Roof Framing:

A truss system is installed in the attic cavity that is used to support the roof decking and transmit the roof load to the exterior walls. The rafter spacing is 24 inch on center.



4.21 Roof Framing Condition:

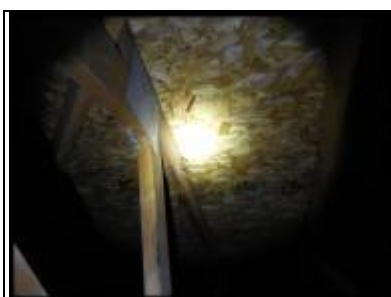
The roof framing appears to be in functional condition.

4.22 Roof Bracing:

The roof framing as installed seems adequate. Opposing sway bracing is installed correctly, Truss web stiffeners are in place.

4.23 Roof Decking:

The roof decking material is oriented strand board sheeting.



4.24 Evidence of Leaks on Interior of Attic:

There is no evidence of current water leaks into the accessible attic spaces.

4.25 Ventilation Hi/Low:

Dormer roof vents and eave block venting provide attic ventilation.



4.26 Vapor Barrier Installed:

There was no vapor barrier noted in the attic cavity.

4.27 Insulation Clear of Sheathing:

There is at least 1 1/2 inches of clearance between the roof sheathing and the insulation.



4.28 Insulation Noted:

The attic insulation appears to be adequate and properly installed.

4.29 Attic ventilation fan:

None installed.

4.30 Pest Activity:

Traps are noted in attic cavity. Recommend pest control service be used to control intrusion.



ELECTRICAL SYSTEMS

We are not electricians and in accordance with the 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, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed contractor. 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 additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrician. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment.

Service:

5.1 Type & Condition:

Underground, 120/240 Volt, Circuit breakers.

5.2 Main Service Ground Verified:

Yes - The main service ground wire was located by the inspector.



Electrical Distribution Panels:

5.3 Main Panel Location:

Exterior of house.



5.4 Panel Accessibility:

The power panel should be installed in a manner to allow safe and quick access for operation, repair, or inspection without having to climb over or remove obstacles. This is according to current safety standards.

5.5 Panel Cover Removed:

Yes.



5.6 Main Circuit Rating:

200 amp - The ampacity of the main power panel appears to be more than adequate for the structure as presently used with room for expansion. EQUIPMENT BRAND, Cutler-Hammer.

5.7 Disconnect:

Located at the top of main panel.



5.8 Main Panel Devices:

Breakers - The structure is equipped with a breaker type main power panel. This is the desirable type; when a breaker trips off, it can easily be reset. Caution: If a breaker is reset and trips back off, this is an indication that there is a short or weakened condition in the circuit. Call a qualified licensed electrician for analysis of the existing problem.



5.9 Breaker/Fuse to Wire Compatibility:

The breakers/fuses in the main power panel appear to be appropriately matched to the circuit wire gauge. No Double Tap breaker loading was discovered.



5.10 Legend Available:

Yes - Identification of the breakers and the appliances or areas they control are clearly marked. This inspection does not verify the accuracy of this legend.



5.11 Main Panel Observations:

Voltage to main breaker.

Voltage to breaker bus bars, no resistance. Main breaker is functioning properly.

Knock out blanks are needed to fill open spaces in dead front panel.



Conductors:

5.12 Feeder and Circuit Wiring:

Copper - The structure is wired using plastic insulated copper single conductor cables commonly referred to as Romex.



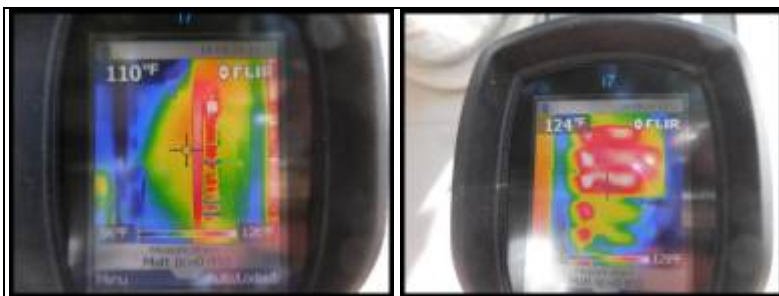
5.13 Wire Protection/Routing:

Wire protection bushings are installed correctly. Visible wiring appears to be installed in an acceptable manner.

5.14 Breaker Temperature Readings:

No Above average temperature readings.

AC compressor breaker under sustained usage is with operating temperature.



Switches & Fixtures:

5.15 General:

A representative sampling of switches was tested. As a whole, switches throughout the residence are in serviceable condition.

Electrical Outlets:

5.16 General:

A representative sampling of outlets was tested. As a whole, outlets throughout the residence are in serviceable condition.

5.17 Ground Fault Protected Outlets:

At some areas - This structure is partially protected by using Ground Fault Circuit Interrupt outlets at some of these locations: Outlets within 6' of a water source, any outside outlets, in the garage, and any outlets in an unfinished basement. Any areas not protected should be considered for installation as they afford inexpensive protection from electrical shock.

Other Electrical Circuitry:

5.18 Smoke Detectors:

Yes - The structure is equipped with smoke or heat detectors. They should be tested periodically in accordance with the manufacturer's specifications. This does not imply that there is adequate coverage by the existing detector(s).

5.19 Doorbell :

Yes - At least one exterior door has a working doorbell.

5.20 CO monitors

CO monitor is present in residence on both floor levels.

Recommend hardwired combination CO/ smoke detection monitors be installed in hallway on each floor of the living space with combustible gas appliances.



5.21 Exterior Lighting:

The exterior lighting appears functional. Also, this is a benefit for security.



STRUCTURAL

While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. During the course of the inspection, the inspector does not enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the inspector or other persons.

Structural:

6.1 Type of Construction:

Wood Frame.

6.2 Exterior Siding Materials:

Siding materials consist of horizontal strip fiberboard siding and stucco.



6.3 Siding Condition:

The masonite siding is in serviceable condition.

Some damage from irrigation is noted. Repairs are needed.

Keep irrigation water from structure and wood fencing.



6.4 Trim Condition:

The trim is intact and functional.

Deterioration on window surrounds is noted. Replace damaged pieces. Caulk and paint to prevent water intrusion as needed.



6.5 Soffit/Eaves:

The soffit/eaves appear to be adequate and show only signs of normal wear.



6.6 Fascia & Rake Boards:

The fascia and rake boards appear to be in adequate condition and show only signs of normal wear.



6.7 Condition of Painted Surfaces:

The finish or exposed painted surfaces are functional, Regular painting maintenance will provide exposed wood protection from sun and elements.

6.8 Outside Entry Doors:

Exterior doors should have thumb latch unlock on inside of door for emergency egress.

The outside entry door(s) is functional as noted from the exterior.



6.9 Windows Type:

Aluminum Horizontal Sliding and Single Hung.

6.10 Window Condition:

The window framing and glass are functional, wear is consistent with age of structure.



6.11 Earth-to-Wood Clearance:

There does not appear to be adequate clearance between the earth and the wood siding or framing members of the structure. It is suggested that there should be a minimum of a 6" clearance between the earth and any framing materials.



6.12 Framing Type:

Platform framing was the chosen style of framing.

6.13 Wall Covering Material:

The wall covering material is primarily sheetrock.

6.14 Ceiling Covering Material:

The ceiling covering material is primarily sheetrock..

Deck, Porch or Balcony:

6.15 Structure Type:

Elevated Deck integrally framed into structure.



6.16 Deck/Porch/Balcony Materials:

Douglas Fir posts and beams.



6.17 Condition of Wood Materials:

The wood materials are in functional condition considering their age.

6.18 Framing of Deck/Porch:

The framing of the deck or porch was done in an acceptable manner.

**6.19 Deck, Porch, or Balcony
Flooring Material:**

Cool Deck seamless deck coating. Seams are noted but weather proofing is acceptable and slope to drain.



6.20 Supporting Posts:

The supporting posts appear to be fully functional.

6.21 Deck or Porch Railings:

The railings as installed are functional.

The spacing between balusters is over 4". New construction allows only 4" spacing. This was instituted as a safety issue to prevent small children from getting caught between the balusters.



Fireplace:

6.22 Location of Fireplace:

Master Bedroom.



6.23 Type of Fireplace:

Zero Clearance - There is a zero clearance fireplace installed. It is a metal double or triple walled unit that allows installation within inches of flammable materials rather than the standard 36 inch clearance on standard free standing metal fireplaces.

6.24 Fireplace Fuel:

The fireplace has a gas starter. It was not lighted.



6.25 Firebox Condition:

The firebox appears to be sound and useable in its current condition. Refractory panels are in satisfactory condition.



6.26 Damper Condition:

There is a damper clip installed.



6.27 Evidence of Drafting Problems:

No evidence of drafting problems were noted; however, I did not light a fire to determine if it drafts well.

6.28 Flue Condition from Firebox:

Flue has build up noted and cleaning is recommended.

6.29 Flue Condition From Roof:

Flue cap obstructing view of flue.

6.30 Exterior Stack Material:

Stucco over wood frame.



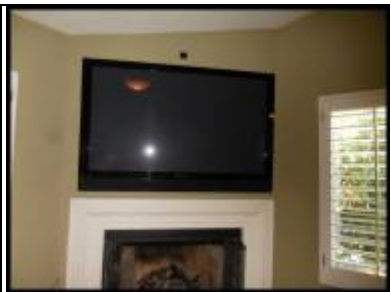
- 6.31 Exterior Stack Condition:** The exterior stack appears functional.
- 6.32 Flue Lined:** Yes - The fireplace flue appears to be lined with metal.
- 6.33 Chimney Cap or Crown:** Yes - There is a chimney cap. Chimney cap is made of metal.
- 6.34 Rain Hat:** Yes - There is a metal rain hat installed. It will help keep rain from entering the flue.
- 6.35 Spark Arrestor:** Yes - There is a metal spark arrestor installed. In addition to preventing fires, it will also keep animals and birds out of the flue.
- 6.36 Chimney Height and Clearance:** Yes - The chimney installation appears to meet clearance requirements.
- 6.37 Flashing:** The installed flashing around the chimney stack appears to be functional.



- 6.38 Source of Combustion Air:** Outside air is used for combustion. This is the most efficient system.
- 6.39 Hearth Condition:** The hearth is fully functional.



- 6.40 Mantle:** No - There is no mantle installed.



Fireplace:

- 6.41 Location of Fireplace:** Family Room.



6.42 Type of Fireplace: Zero Clearance - There is a zero clearance fireplace installed. It is a metal double or triple walled unit that allows installation within inches of flammable materials rather than the standard 36 inch clearance on standard free standing metal fireplaces.

6.43 Fireplace Fuel: There is a log set installed.



6.44 Firebox Condition: The firebox appears to be sound and useable in its current condition. Refractory panels are in satisfactory condition.



6.45 Damper Condition: The flue damper appears to be functional and fully adjustable.
There is no damper clip installed. All fireplaces with a gas connection should have a clip installed that will allow a small airflow up the chimney.



6.46 Evidence of Drafting Problems: No evidence of drafting problems were noted; however, I did not light a fire to determine if it drafts well.

6.47 Flue Condition from Firebox: The visible portions of the chimney flue appear to be functional.

6.48 Flue Condition From Roof: Flue cap obstructing view of flue.



6.49 Exterior Stack Material: Stucco over wood frame.



- 6.50 Exterior Stack Condition:** The exterior stack appears functional.
- 6.51 Flue Lined:** Yes - The fireplace flue appears to be lined with metal.
- 6.52 Chimney Cap or Crown:** Yes - There is a chimney cap. Chimney cap is made of metal.
- 6.53 Rain Hat:** Yes - There is a metal rain hat installed. It will help keep rain from entering the flue.
- 6.54 Spark Arrestor:** Yes - There is a metal spark arrestor installed. In addition to preventing fires, it will also keep animals and birds out of the flue.
- 6.55 Chimney Height and Clearance:** Yes - The chimney installation appears to meet clearance requirements.
- 6.56 Flashing:** The installed flashing around the chimney stack appears to be functional.



- 6.57 Source of Combustion Air:** Outside air is used for combustion. This is the most efficient system.
- 6.58 Hearth Condition:** Action Necessary - There is no hearth extending in front of the firebox. Gas appliance only is recommended with screens closed when operating.



- 6.59 Mantle:** Yes - There is a mantle installed, and it meets the 12" minimum clearance above the firebox. It is also non-combustible.



HEATING, VENTILATION & AIR CONDITIONING

The inspector can only readily open access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, or inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. We perform a conscientious evaluation of the system, but we are not specialists.

Please note that even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations we make for service or further evaluation 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 or warranty or guarantee. Normal service and maintenance is recommended on a yearly basis. Determining the presence of asbestos materials commonly used in heating systems can ONLY be preformed by laboratory testing and is beyond the scope of this inspection. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

Air Conditioning- Upstairs Unit:

7.1 Model/ Serial Number/ Size:

System is Day & Night. Serial number is 0591E01993. MFG date February 1991. The typical service life for an AC unit is 12 - 15 years without major repairs.



7.2 Type and Location:

Refrigerator/Split System. Electricity-powered.



7.3 Unit Tested:

Yes.

7.4 Insulation Wrap on the Suction Line:

Insulation wrap is functional, without significant damage.



7.5 Condenser Clear of Obstruction: Condenser has clear supply of air flow.

7.6 Condenser Cabinet Level: Cabinet is basically level.

7.7 Condensing Coil Condition: The condensing coil appears to be clean, and no blockage was noted.

7.8 Service Disconnect: The installed service disconnect is located within sight of the condensing coil cabinet and not more than 50 feet from the unit.



7.9 Condensate Line: The condensate drain line appears to be adequately installed. Primary and secondary drain lines are connected properly.



7.10 Temperature at Return Registers:

77 F.



7.11 Temperature at Supply Registers: 57 F.



7.12 Evaporative Coils 20 F air temperature drop over the coils. Superior cooling.
7.13 Evidence of Maintenance: Yes.

Air Conditioning- Downstairs Unit:

7.14 Model/ Serial Number/ Size: System is Day & Night. Serial number is 1191E18249. MFG date March 1991. The typical service life for an AC unit is 12 - 15 years without major repairs.



7.15 Type and Location: Refrigerator/Split System. Electricity-powered. Condenser unit Location- Left side of building.
7.16 Unit Tested: Yes.
7.17 Insulation Wrap on the Suction Line: **Attention Needed** - The insulation wrap on the suction line to the condenser/compressor is in need of attention due to deteriorated or missing insulation.



7.18 Condenser Clear of Obstruction:

Condenser has clear supply of air flow. Obstruction, such as cabinets, within 4 feet of the cabinet could interfere with airflow around the cabinet. This can affect the efficiency of the unit.



7.19 Condenser Cabinet Level:

Cabinet is basically level.

7.20 Condensing Coil Condition:

The condensing coil appears to be clean, and no blockage was noted.

7.21 Service Disconnect:

Shut off is not accessible.



7.22 Condensate Line:

The condensate drain line appears to be adequately installed. Primary and secondary drain lines are connected properly.



7.23 Temperature at Return Registers: 75 F.



7.24 Temperature at Supply Registers: 57 F.



7.25 Evaporative Coils 18 F air temperature drop over the coils. Good cooling.

7.26 Evidence of Maintenance: Yes.

Heating Plant- Upstairs Unit:

7.27 Heating System Type: A forced air furnace is installed as the primary source of heat.

7.28 Heating System Location: Closet.

7.29 Fuel Source: Natural Gas.



7.30 Equipment Description: System is Day & Night. Serial number is 1291A00614. Mid efficiency furnace.



7.31 Capacity & Efficiency:

60000 BTUs

7.32 Approximate Age:

This unit was manufactured in March 1991. The typical service life for a forced air natural gas furnace is 18 - 20 years without major repairs.

7.33 Flues, Vents, Plenum:

The visible portions of the flue/vent system appear to be installed correctly and appear to be functional. The flue pipe is metal.



7.34 General Operation & Cabinet:

Unit was operational at the time of inspection.

7.35 Furnace Temperature Output:

The manufacturer recommends a temperature rise of 30-60. The actual temperature rise was within this range. 60 F.



7.36 Burners / Heat Exchangers:

Burner igniter would not shut off after burners were lit. Service is needed. Burner Flame(s) appear typical.



7.37 Pump / Blower Fan:

General condition appears serviceable.

7.38 Secondary Air Adequacy:

Availability of secondary air for combustion and flue draft appears to be adequate; however, no calculation was performed by the inspector.



7.39 Filter Type/Size:

Disposable fiber filter with 30 to 45 day service life.



7.40 Air Filters:

The filter is clean and correctly installed. It is recommended that the filter(s) be changed or cleaned every 30 to 45 days for best performance..

7.41 Electronic Air Cleaner Installed: No.

7.42 Ducts Condition:

The ductwork is enclosed and largely inaccessible. It could not be viewed directly; however, good airflow indicates no significant leaks are present.

7.43 Duct Insulation in Unheated Spaces:

Exposed ductwork in unheated spaces is insulated adding to the efficiency of the heating and air conditioning systems. Vapor barrier and internal insulation noted.



7.44 Does each habitable room have a heat source? Yes.

7.45 Adequate Returns or Undercut Doors: Yes.

7.46 Humidifier Installed: No.

7.47 Normal Controls: General condition appears serviceable.



Heating Plant- Downstairs Unit:

7.48 Heating System Type: A forced air furnace is installed as the primary source of heat.

7.49 Heating System Location: Garage.

7.50 Fuel Source: Natural Gas.



7.51 Equipment Description: System is Day & Night. Serial number is 4589A01410.



7.52 Capacity & Efficiency: 89000 BTUs

7.53 Approximate Age: This unit was manufactured in November 1989. The typical service life for a forced air natural gas furnace is 18 - 20 years with out major repairs.

7.54 Flues, Vents, Plenum:

The visible portions of the flue/vent system appear to be installed correctly and appear to be functional. The flue pipe is metal.



7.55 General Operation & Cabinet:

Unit was operational at the time of inspection.

7.56 Furnace Temperature Output:

The manufacturer recommends a temperature rise of 35-65 degrees. The actual temperature rise was within this range. 56 F.



7.57 Burners / Heat Exchangers:

Burner Flame(s) appear typical.



7.58 Pump / Blower Fan:

General condition appears serviceable.

7.59 Secondary Air Adequacy:

Availability of secondary air for combustion and flue draft appears to be adequate; however, no calculation was performed by the inspector.

7.60 Filter Type/Size:

Disposable fiber filter with 30 to 45 day service life.

7.61 Air Filters:

Replace with Clean Air filter when dirt is visible on filter.

7.62 Electronic Air Cleaner Installed:

No.

7.63 Ducts Condition:

The ductwork is enclosed and largely inaccessible. It could not be viewed directly; however, good airflow indicates no significant leaks are present.

7.64 Duct Insulation in Unheated Spaces:

Exposed ductwork in unheated spaces is insulated adding to the efficiency of the heating and air conditioning systems. Vapor barrier and internal insulation noted.



7.65 Does each habitable room have a heat source? Yes.

7.66 Adequate Returns or Undercut Doors: Yes.

7.67 Normal Controls: General condition appears serviceable.



KITCHEN

Kitchen Plumbing:

8.1 Faucet and Sink: Faucets and sink appears functional with no leaks noted.



8.2 Supply and Drain Lines: The sink and drainage lines appear to be functional. There are shutoffs installed for both hot and cold water pipes under the basin.



8.3 Caulking Water Contact Areas: The caulking in water contact areas appears to be adequate.



Kitchen Appliances:

8.4 Food Waste Disposal:

System is Insinkerator. The food waste disposal appears to be functional. No food was ground up in this inspection. The inspector was unable to determine if the unit will grind food waste adequately. Air Gap not present. Dishwasher drains directly into garbage disposal.

No anti siphon protection is provided without air gap.



8.5 Dishwasher:

System is Kitchen-Aid.

The dishwasher appears to be functional. The dishwasher was tested on one cycle, and it appeared to function normally. This dishwasher is a multi-cycle unit, but only one cycle was tested. This does not imply that the other cycles also work, nor does it imply that the dishwasher will clean the dishes to your requirements.



8.6 Range Hood:

The exhaust hood is directly vented to the exterior of the structure. The range hood, exhaust fan and light appeared to work correctly on one or both speeds. There is a filter installed, and it will require periodic cleaning.



8.7 Cooktop:

Gas - There is a gas line installed for this cooktop, All Burners are functional set on high at the same time.

Igniter will not turn off after burner is on. Service is needed.



8.8 Oven:

System is KitchenAid.



8.9 Oven:

The range/oven appears to be functional. No food was heated up during this inspection. The inspector makes no attempt to determine if the unit has accurate temperature controls.



8.10 Microwave Oven:

Built-in - There is a built-in microwave oven. The unit was tested by heating a cup of water. The unit functioned as intended.



8.11 Refrigerator:

System is KitchenAid.

There is a refrigerator installed. This inspection determines only if the unit is currently keeping foodstuffs cold. The freezer portion of the refrigerator is required to freeze water. This refrigerator appears to pass this minimum inspection.



8.12 Heat Source:

There is a heat source in the kitchen. There is no comment as to the amount of air or temperature coming from the supply vent.



Kitchen Interior

8.13 Location:

Main level rear of house.

8.14 Windows:

Good - There is a grow window installed.



8.15 Walls:

The walls in the kitchen appear to be without significant issues.



8.16 Ceilings:

General condition appears serviceable.

8.17 Ceiling Fans:

Kitchen Light fixtures were operable.



8.18 Floors:

The floor covering material is hardwood.
It is in good or near new condition.



8.19 Fixtures & Switches:

The ceiling lights in the kitchen are functional.

8.20 Electrical Outlets:

All outlets are located under kitchen cabinets and are GFCI protected.
Re-set is above cooktop in cabinet.
Island receptacle is not GFCI protected.



8.21 Countertops:

The countertops in the kitchen are functional. Granite.



8.22 Cabinets, Drawers, and Doors:

The cabinets, doors, and drawers are satisfactory in both appearance and function.



8.23 Closets:

General condition appears serviceable.



8.24 Wine Chiller:

Wine chiller is operable.



PLUMBING SYSTEM

Plumbing:

- 9.1 Water Source:** City/Municipal.
- 9.2 Plumbing Service Piping Size to Structure:** 1" water service line from the meter to the main cutoff.
- 9.3 Public Service Piping Material:** The visible main service line to the structure is copper.
- 9.4 Main Water Line Cutoff Location:** Front left of entry.



Service shut off

- 9.5 Visible Mineral Deposits or Encrustations:** No.
- 9.6 Interior Supply Piping Size:** The interior water supply piping is 1" in diameter then reduces to 3/4" and then steps down to 1/2" risers.
- 9.7 Interior Supply Piping Material:** The visible interior supply piping in the structure is predominantly copper.
- 9.8 Water Pressure:** Attention Needed - Water pressure was over 80 pounds per square inch and is considered excessive. 90 psi at time of inspection. Water pressure regulator valve correctly installed will allow adjustment of the incoming water pressure and over pressure protection. Garage was not accessible to this location. Service will need to be done to reduce pressure.



9.9 Exterior Hose Bibs Functional:	The exterior hose bib(s) appeared to function normally.
9.10 Functional Supply:	By testing multiple fixtures at one time, functional flow of the water supply was verified.
9.11 Leaks in the Supply Piping Noted:	No.
9.12 Sewage Disposal Type:	Public Sewer System.
9.13 Waste Line Materials	The predominant visible waste line material is plastic. ABS-DWV.
9.14 Waste Piping Condition:	The visible plumbing waste piping appears functional.
9.15 Vent Piping Material	The vent material, as it passes through the roof, is plastic. ABS-DWV.
9.16 Vent Piping Condition:	The visible plumbing vent piping appears functional.
9.17 Functional Drainage:	Yes - Functional drainage has been verified. Water drained from a random sample of fixtures or drains flows at a rate faster than was supplied.
9.18 Objectionable Odors Noted:	No.
9.19 Location of Waste Line Cleanouts:	Ask seller if there are clean out in the garage or where they are on the exterior of the building.
9.20 Lawn Sprinkler System:	There is a lawn sprinkler system installed. The inspection of the installed lawn sprinkler is beyond the scope of this inspection. Recommend further inspection by a licensed plumber or lawn sprinkler company.



Water Heater:

9.21 Location:	Garage.
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9.22 Model/ Serial Number/ Size:

System is American. Serial number is 9510116332. MFG Date March 1995. The average service life for a water heater is 10 - 12 years.



9.23 Tank Capacity:

75 gallon.

9.24 Fuel Source for Water Heater:

The water heater is gas-fired. **No earthquake straps are installed on water heater. Repairs are needed.**



9.25 Exposed Water Heater Condition:

It shows some age, but it is not leaking at time of inspection.



9.26 Drip Leg Installed for Natural Gas-Fired Unit:

No - There is no drip leg installed on the incoming gas line to the water heater. Installation of a drip leg is recommended to prevent debris from getting into the gas valve.

9.27 Gas Valve:

There is a gas valve cutoff installed adjacent to the hot water tank.

9.28 Flue/Exhaust Pipe Condition:

The exhaust flue appears to be correctly installed.



9.29 Water Piping Condition:

The incoming and output piping is installed correctly.



9.30 Water Heater Fill Valve Installed:

Yes - There is a fill valve installed on the incoming water line. This valve can be used to cut off the water supply to the water heater.



9.31 Temperature Controls:

The thermostat and temperature controls appear to function normally.

9.32 Drain Valve:

Yes - There is a drain valve installed on the lower side of the water heater.

9.33 Temperature & Pressure Relief Valve:

The temperature and pressure relief valve is of the correct rating for the water heater.



- 9.34 Safety Overflow Pipe:** The overflow pipe is correctly installed.
- 9.35 Water Heater Insulation Jacket:** No.
- 9.36 Insulated Hot Water Piping:** Good - The visible portions of the hot water supply piping are insulated. This will help deliver hot water to the faucets quicker with reduced heat loss.
- 9.37 Recirculation Pump:** Yes, condition is suspect with corrosion showing. Pump was very hot and may be continuously running.



LAUNDRY

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned. See Plumbing and Electrical pages for more details about those types of system components.

Laundry:

- 10.1 Location:** Off garage.
- 10.2 Entry Door:** The entry door to the laundry room is functional.
Thumb lock dead bolt needed for egress.



- 10.3 Linen Closet:** The cabinet upper is functional and of average size.



10.4 Walls:

The walls in the laundry room appear to be functional.

10.5 Ceilings:

The ceiling is functional.



10.6 Floor:

The floor coverings are functional. The floor covering material is ceramic or glazed tile.



10.7 Windows:

There is no window in the laundry room. It is important to have a functioning exhaust fan to remove moisture from this room.

10.8 Electrical Outlets:

20 Amp Outlet is present for laundry appliances.



10.9 Lighting:

Lighting in the laundry is adequate.

10.10 Ground Fault Interrupt Outlets: None.



10.11 Washer & Dryer

A washer and dryer are installed. Testing of either is not included as a part of this inspection. The inspector did not determine if the washer and dryer will convey with the property.



10.12 Washer Hookup:

There is a connection box installed in the wall with both hot and cold water and a drain pipe. The drain pipe was not flood tested.



10.13 Dryer Hookup:

There is a hookup for both a gas dryer and a 220/240 -volt electric dryer.



10.14 Dryer Ventilation:

The dryer ventilation as installed appears adequate.



10.15 Laundry Basin:

Yes - There is a laundry basin installed.

Aerator is missing.

The unit is functional. No leaks were noted.



BATHROOMS

In accordance with industry standards of practice, 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.

Our inspection of interior areas includes the visually accessible areas of walls, floors, cabinets and closets, and a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

Master Bathroom:

11.1 Vanity Cabinet:

The vanity cabinet and top in this bathroom are functional.



11.2 Faucet and Basin Fixture:

The faucet and drainage fixture appear to be functional.

The faucet and drainage fixture appear to be functional.

Hot valve on the right sink is stiff operating. Repair or replacement is needed.



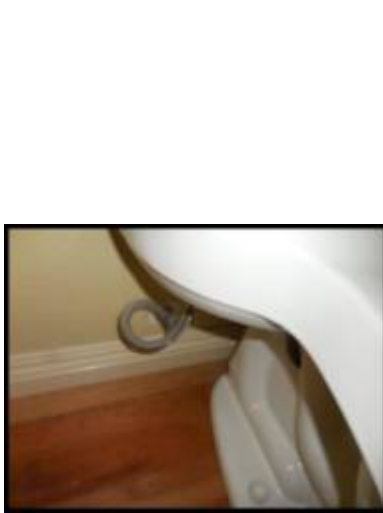
11.3 Supply and Drain Lines:

Faucets and supply lines are functional. No leaks were detected.



11.4 Toilet Condition

The toilet operates as designed no leaks were detected.



11.5 Tub:

There is a spa tub installed. The tub was filled with water and the jets activated to observe for proper action. The tub appeared to function properly.



11.6 Tub Mixing Valve

The tub mixing valve and the tub unit are in functional condition.



11.7 Shower/Shower Head and Mixing Valves:

Functional - The shower, shower head, and mixing valves are all performing as required.



11.8 Shower Pan:

The fiberglass shower pan does not appear to leak at this time.



11.9 Tub & Shower Walls:

The walls appear to be in functional condition.

11.10 Tub/Shower Drain:

Functional - The Shower appears to drain at an acceptable rate.

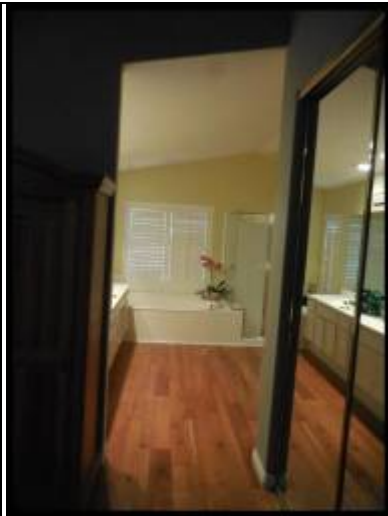
11.11 Glass Tub/Shower Door:

Shower Yes - The shower stall has a glass door installed. The glass appears to be safety glass.



11.12 Entry Door:

Entrance to this room is functional.



11.13 Walls:

The walls in this bathroom are functional.

11.14 Windows:

The windows and associated hardware in the bathroom are all functional.



11.15 Ceiling:

The ceiling in this bathroom is functional.



11.16 Floor:

The flooring in this bathroom is functional. The floor covering material is hardwood.



11.17 Lighting:

The ceiling light and fixture in this bathroom are in functional condition.



11.18 Ground Fault Interrupt Outlets: There is a functional Ground Fault Circuit Interrupt protected outlet installed in the area of the bathroom vanity.



11.19 Light Switch: The light switch is functional.

Bathroom #2:

11.20 Vanity Cabinet: The vanity cabinet and top in this bathroom are functional.



11.21 Faucet and Basin Fixture: The faucet and drainage fixture appear to be functional.



11.22 Supply and Drain Lines: Faucets and supply lines are functional. No leaks were detected. There are shutoffs installed for both hot and cold water pipes under the basin.



11.23 Toilet Condition The toilet operates as designed no leaks were detected.



11.24 Tub:

-FG Tub/Shower Combo-OK The bathtub is a fiberglass reinforced plastic material, and it appears to be in functional condition.



11.25 Tub Mixing Valve

The tub mixing valve and the tub unit are in functional condition.



11.26 Shower/Shower Head and Mixing Valves:

Functional - The shower, shower head, and mixing valves are all performing as required.



11.27 Tub & Shower Walls:

The walls appear to be in functional condition.

11.28 Tub/Shower Drain:

Functional - The Shower appears to drain at an acceptable rate. Stopper doesn't hold water in tub replacement is needed.

11.29 Glass Tub/Shower Door:

Tub Yes - The bathtub has sliding glass doors installed. The glass appears to be safety glass.

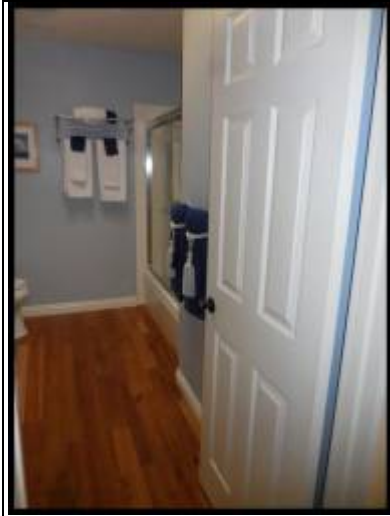


11.30 Heat Source:

Functional - There is a heat source in this room.

11.31 Entry Door:

The entry door to the bathroom is functional.



11.32 Walls:

The walls in this bathroom are functional.

11.33 Windows:

Skylight is tight, no leaks were detected.



11.34 Ceiling: The ceiling in this bathroom is functional.



11.35 Floor: The flooring in this bathroom is functional. The floor covering material is hardwood.



11.36 Lighting: The ceiling light and fixture in this bathroom are in functional condition.



11.37 Ventilation Fans: There is an exhaust fan installed in this bathroom, and it is functional.

11.38 Ground Fault Interrupt Outlets: There is a functional Ground Fault Circuit Interrupt protected outlet installed in the area of the bathroom vanity.



11.39 Light Switch: The light switch is functional.

Bathroom #3:

11.40 Vanity Cabinet: Pedestal Sink.

11.41 Faucet and Basin Fixture: The faucet and drainage fixture appear to be functional.



11.42 Supply and Drain Lines:

Faucets and supply lines are functional. No leaks were detected. There are shutoffs installed for both hot and cold water pipes under the basin.



11.43 Toilet Condition

The toilet operates as designed no leaks were detected.



11.44 Entry Door:

The entry door to the bathroom is functional.



11.45 Walls:

The walls in this bathroom are functional.



11.46 Windows:

The window was not accessible due to window covering.

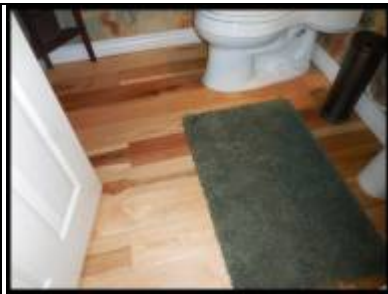
11.47 Ceiling:

The ceiling in this bathroom is functional.



11.48 Floor:

The flooring in this bathroom is functional. The floor covering material is hardwood.



11.49 Lighting:

The ceiling light and fixture in this bathroom are in functional condition.

11.50 Ventilation Fans: There is an exhaust fan installed in this bathroom, and it is functional.

11.51 Ground Fault Interrupt Outlets: There is a functional Ground Fault Circuit Interrupt protected outlet installed in the area of the bathroom vanity.



11.52 Light Switch: The light switch is functional.

BEDROOMS

Our inspection of living space 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 do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor 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. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the close of escrow.

Master Bedroom:

12.1 Entry Door: The entry door to this room is functional.



12.2 Closet: The closet is functional and of average size. Doors are functional.
Due to stored items in the closet, it is not possible to determine the condition of the walls and ceiling that are not visible.

The closet is functional and of average size.

Due to stored items in the closet, it is not possible to determine the condition of the walls and ceiling that are not visible.

The closet is lighted.



12.3 Walls:

The walls in the room appear to be functional.

Uniform insulation noted in exterior walls.



12.4 Ceiling:

The ceiling is functional. No leaks were detected.



12.5 Light Switch:

The light and light switch were functional at the time of the inspection.

12.6 Light Fixture

There is a ceiling fan installed in this room. It appears to be functional.



12.7 Floor:

The floors are in functional condition. The floor covering material is hardwood.



12.8 Windows:

Aged and worn aluminum slider is functional.



12.9 Electrical Outlets:

Functional - The outlets tested in this room are correctly wired and grounded. Suggest AFCI protected outlets be installed. This is a requirement in new construction but this safety upgrade is recommended for existing bedrooms. It is designed to prevent the plug from being loose enough to cause arcing which can result in a spark causing a fire. Extension cord exposed for television over fireplace. Permanent power is required for permanent fixture.



12.10 Heat Source Noted:

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

12.11 Smoke Detector:

Smoke & Carbon Monoxide Detectors are required to be present in rooms with a fireplace.



Bedroom #2:

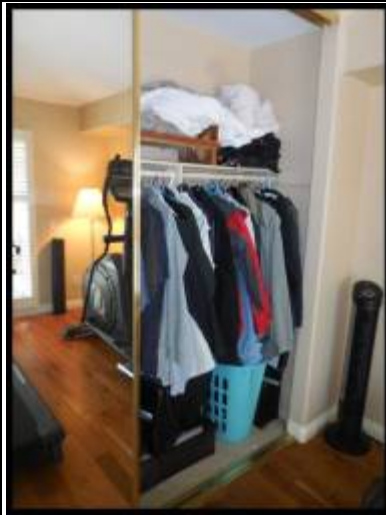
12.12 Entry Door:

The entry door to this room is functional.
Exterior door is fully functional.
Wear is noted at top of door.



12.13 Closet:

The closet is functional and of average size.
Doors are functional.



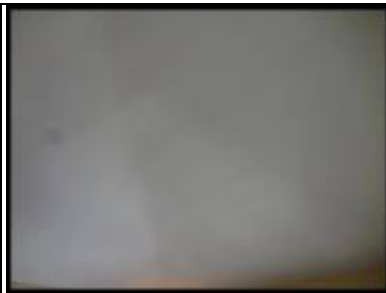
12.14 Walls:

The walls in the room appear to be functional.
Uniform insulation noted in exterior walls.



12.15 Ceiling:

The ceiling is functional. No staining was detected from leakage.



12.16 Light Switch:

The light and light switch were functional at the time of the inspection.

12.17 Floor:

The floors are in functional condition. The floor covering material is hardwood.



12.18 Windows:

The windows and associated hardware in this room are all functional.



12.19 Electrical Outlets:

Functional - The outlets tested in this room are correctly wired and grounded. Suggest AFCI protected outlets be installed. This is a requirement in new construction but this safety upgrade is recommended for existing bedrooms. It is designed to prevent the plug from being loose enough to cause arcing which can result in a spark causing a fire.



12.20 Heat Source Noted:

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

12.21 Smoke Detector:

There is a smoke detector installed in the room. It is undetermined if the unit is hardwired or is battery operated.

Bedroom #3:

12.22 Entry Door:

The entry door to this room is functional.



12.23 Closet:

The closet is functional and of average size.
Doors are functional.



12.24 Walls:

The walls in the room appear to be functional.
Consistent insulation noted in exterior walls.



12.25 Ceiling:

The ceiling is functional.



12.26 Light Switch:

The light and light switch were functional at the time of the inspection.

12.27 Light Fixture

There is a ceiling fan installed in this room. It appears to be functional.



12.28 Floor:

The floors are in functional condition. The floor covering material is hardwood.



12.29 Windows:

The windows and associated hardware in this room are all functional.
Aged and worn aluminum slider.



12.30 Electrical Outlets:

Functional - The outlets tested in this room are correctly wired and grounded. Suggest AFCI protected outlets be installed. This is a requirement in new construction but this safety upgrade is recommended for existing bedrooms. It is designed to prevent the plug from being loose enough to cause arcing which can result in a spark causing a fire.



12.31 Heat Source Noted:

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.



12.32 Smoke Detector:

There is a smoke detector installed in the room. It is undetermined if the unit is hardwired or is battery operated.



Bedroom #4:

12.33 Entry Door:

The entry door to this room is functional.



12.34 Closet:

The closet is functional and of average size.

The closet is functional and of average size. Due to stored items in the closet, it is not possible to determine the condition of the walls and ceiling that are not visible.



12.35 Walls:

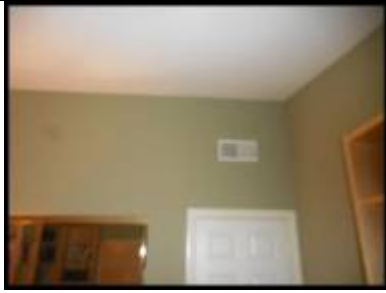
The walls in the room appear to be functional.

Uniform insulation noted in exterior walls.



12.36 Ceiling:

The ceiling is functional.



12.37 Light Switch:

The light and light switch were functional at the time of the inspection.

12.38 Floor:

The floors are in functional condition. The floor covering material is carpet.



12.39 Windows:

The windows and associated hardware in this room are all functional.



12.40 Electrical Outlets:

Functional - The outlets tested in this room are correctly wired and grounded. Suggest AFCI protected outlets be installed. This is a requirement in new construction but this safety upgrade is recommended for existing bedrooms. It is designed to prevent the plug from being loose enough to cause arcing which can result in a spark causing a fire.



12.41 Heat Source Noted:

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

12.42 Smoke Detector:

There is no smoke detector installed in this room. For safety considerations, you should consider installation of a battery operated or hardwired smoke detector.

OTHER LIVING SPACES

Our inspection of living space 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 do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor 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. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the close of escrow.

Front Entry & Main Hallway:

13.1 The Main Entrance Faces:

South.

13.2 Front Entry Door:

The main entry door to the structure is in functional condition.



13.3 Entry Floor:

The entry floor material appearance is good and material is functional. The floor covering material is wood.



13.4 Main Hallway:

The main hallway walls and floor are without significant issues.

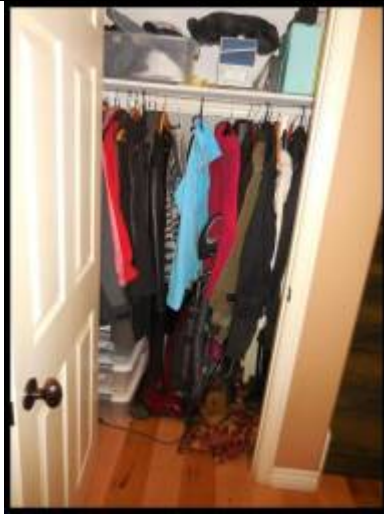


13.5 Smoke Detector:

There is a functional smoke detector installed in the hallway. It was undetermined if the unit is hardwired or battery operated.

13.6 Guest Closet:

The Hall closet is functional and of average size.



13.7 Main Staircase:

The main staircase is appropriately installed. There is a handrail installed at proper height.
The staircase has a landing.
The staircase is adequately lighted.
Baluster spacing exceeds current code spacing of 4" maximum, it was in compliance when it passed final inspection at time of construction.



13.8 Upper Level Hallway:

The upper level hallway walls and floor are without significant issues.



13.9 Upper Level Smoke Detector:

Recommend hardwired combination CO/ smoke detection monitors be installed in hallway.



Living Room:

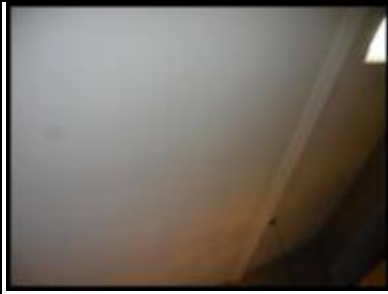
13.10 Walls:

The walls in the room appear to be functional.



13.11 Ceiling:

The ceiling is functional.



13.12 Light Switch:

The light and light switch were functional at the time of the inspection.

13.13 Floor:

The floors are in functional condition. The floor covering material is hardwood.



13.14 Windows:

The windows and associated hardware in this room are all functional.
Aged and worn aluminum slider.



13.15 Electrical Outlets:

Functional - The outlets tested in this room are correctly wired and grounded.



13.16 Heat Source Noted:

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

Dining Room:

13.17 Entry Door:

The entry door to this room is functional.



13.18 Walls:

The walls in the room appear to be functional.
Uniform insulation noted in exterior walls.



13.19 Ceiling:

The ceiling is functional.



13.20 Light Switch:

The light and light switch were functional at the time of the inspection.

13.21 Light Fixture

Dining Room Light fixture is operational at time of inspection.



13.22 Floor:

The floors are in functional condition. The floor covering material is hardwood.



13.23 Electrical Outlets:

Functional - The outlets tested in this room are correctly wired and grounded.

13.24 Heat Source Noted:

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.



Family Room:

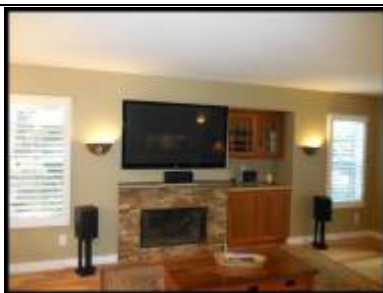
13.25 Entry Door:

The entry door to this room is functional and in good condition.



13.26 Walls:

The walls in the room appear to be functional.
Uniform insulation noted in exterior walls.





13.27 Ceiling:

The ceiling is functional.



13.28 Light Switch:

The light and light switch were functional at the time of the inspection.

13.29 Floor:

The floors are in functional condition. The floor covering material is hardwood.



13.30 Windows:

The windows and associated hardware in this room are all functional.



13.31 Electrical Outlets:

Functional - The outlets tested in this room are correctly wired and grounded.



13.32 Heat Source Noted:

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

13.33 Smoke Detector:

Smoke & Carbon Monoxide Detectors are required to be present in rooms with a fireplace.

13.34 Fireplace:

Yes - There is a fireplace in this room. It has a satisfactory visual appearance. An inspection was completed on the fireplace. It is under the Structural Section.

Nook:

13.35 Entry Door:

The entry door to this room is functional.



13.36 Walls:

The walls in the room appear to be functional.
Consistent insulation noted in exterior walls.



13.37 Ceiling:

The ceiling is functional.



13.38 Light Switch:

The light and light switch were functional at the time of the inspection.

13.39 Light Fixture

Nook Light fixture is operational at time of inspection.

13.40 Floor:

The floors are in functional condition. The floor covering material is hardwood.



13.41 Windows:

The windows and associated hardware in this room are all functional.



13.42 Electrical Outlets:

Functional - The outlets tested in this room are correctly wired and grounded.



GARAGE

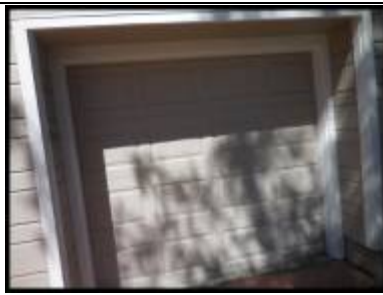
Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. Garage door openings are not standard, so you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles. It is not uncommon for moisture to penetrate garages, particularly with slabs on-grade construction, and this may be apparent in the form of efflorescence or salt crystal formations on the concrete. You may want to have any living space above the garage evaluated further by a structural engineer, as it may be seismically vulnerable.

Garage:

14.1 Garage Type

The garage is attached.

14.2 Size of Garage: Three car garage.
14.3 Number of Overhead Doors There are three overhead doors.



14.4 Left Overhead Door and Hardware Condition: Door and opener for door #1(closest to the left looking from front) is operable. No electronic reversing sensor is present but pressure sensitive switch is reversing door at proper resistance.



14.5 Middle Overhead Door and Hardware Condition: Door and opener for door #2(middle door) is operable. Electronic reversing sensor is operable and pressure sensitive switch is reversing door at proper resistance.



14.6 Right Overhead Door and Hardware Condition: Door opener is operable but door is disconnected.

Service is needed to repair or replace necessary parts and make adjustments to safety systems for all doors to operate properly.



14.7 Outside Entry Door: Not accessible, locked, and operation not inspected.

14.8 Floor Condition:

Due to stored items on the garage floor, I was unable to determine the condition of the portions of the floor that are not visible.



14.9 Garage Walls Condition:

The wall covering appears to meet the minimum fire separation standards. However, it is not possible to verify after the sheetrock is finished.

Cat door through fire wall is violation of separation garage and living area. Repairs are needed.



14.10 Fire Rated Ceiling:

Yes - There appears to be a fire rated separation between the garage ceiling and the adjacent living areas.



14.11 Fire Rated Entry Door to Structure:

Yes - There is a solid core door separating the garage from the living areas of the house. Self Closing door devise is operable.



14.12 Posts Condition:

There is a post supporting an overhead beam in the garage. It appears to be adequately installed.



14.13 Garage Roof Condition:

The detached garage roof covering materials are similar to that on the main structure, and they are in a similar condition.

14.14 Electrical Service:

The garage electrical outlets, except for dedicated circuits, are protected with Ground Fault Circuit Interrupt protection as required by current standards.



POOL/SPA & EQUIPMENT

Inspection was limited to those areas which are above ground or water level. The only way to detect an underground leak in a supply line, buried pipe fitting, or pool surface crack is by observation of the persistent and continuous loss of water from the pool over an extended period of time. Purchasers are encouraged to ask sellers about the existence of any past or present leaks in the pool, spa or associated equipment. Pool filtering devices are not disassembled to determine the condition of any installed filter elements. Operation of time clock motors and thermostatic temperature controls cannot be verified during a visual inspection. Testing of backflush mechanisms is beyond the scope of this inspection. Pilot lights on LP gas pool heaters are not lit during the inspection.

General Comments:

15.1

Pool is in good condition.



Pool Surface:

15.2 Type:

Aggregate surface (Diamond-Brite, Sunstone, Krystal Krete, Pebble Tec, etc.)



15.3 Condition:

Good overall condition.



15.4 Pool Coping:

Good overall.

Expansion joint separates coping from pool deck.



Skimmer & Basket:

15.5 Condition:

Good, top ring has no cracking.



Pool Light:

15.6

Pool light was not tested. Have seller disclose switch location and demonstrate operation.

Pumping Equipment:

15.7 Pump & Motor:

Pool pump and water fall pump and motor are bonded to pool steel structure as required.



15.8 Evidence of Water Leakage:

None noted.

15.9 Hair/Lint Filter:

Cartridge.



15.10 Pressure:

Filter is operating in normal pressure range.



15.11 Chlorinator:

In-line type.



Visible Plumbing Line:

15.12 Condition:

Pipes are in good condition kept from sun damage.



Heaters:

15.13 Type & Condition:

Solar controller is not functioning to provide solar heated water from roof.

Ask seller about condition and operation of this system.



Electric Controls:

15.14 Subpanels:

A subpanel is provided- OK. 50 amp spa circuit is available for future sap.



15.15 Timers:

Timer is serviceable. Spa disconnect is noted on front porch area. Fuse disconnect should be re-installed and box locked to prevent unauthorized access.



Pool Decking:

15.16 Type & Condition:

Stamped, colored concrete.
Pool deck is in good condition.



15.17 Child Protection Fencing:

None is provided.

Pool Enclosure Or Fencing:

15.18 Overall Condition:

Action Necessary - Current safety requirements call for a 5-foot fence surrounding a pool/spa area. Installation of a fence with out swinging, self-closing lockable gates. Alarms at all exterior doors leading to pool area. Contact local jurisdiction for detailed requirements and options to comply with current requirements.

Water Fall:

15.19 Surface:

Concrete formed boulders.



15.20 Operation:

No problems observed during limited test run of equipment.

September 27, 2014



Dear:

At your request, a visual inspection of the above referenced property was conducted on September 24, 2014 . An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, reflecting the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

Utility Point of Service Shut Off Locations

Listed below are the places to turn off water, power and gas services in case of emergency.

SITE

Gas Services:

2.27 Location of Meter:

1. Left side of the house.



ELECTRICAL SYSTEMS

Electrical Distribution Panels:

5.7 Disconnect:

2. Located at the top of main panel.



Service shut off

PLUMBING SYSTEM

Plumbing:

9.4 Main Water Line Cutoff Location:

3. Front left of entry.



Service shut off

Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,

Empire Home Inspection

September 27, 2014



Dear:

The Summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report. The entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

It is strongly recommended that you have appropriate licensed contractors evaluate each concern further and the entire system for additional concerns that may be outside our area of expertise or the scope of our inspection BEFORE the close of escrow. Please call our office for any clarifications or further questions.

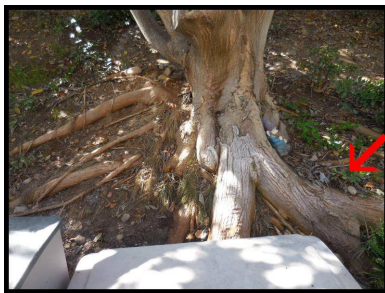
ITEMS NEEDING ACTION

SITE

Site:

2.4 Trees Condition:

1. Roots can cause expensive damage. Have tree specialist advise as to root pruning or tree removal.



Paving Condition:

2.7 Walkways and Stoop Materials:

2. Stair railing is loose and wobbly. Repairs are needed.



2.8 Walkway Condition:

3. Lifting flatwork is causing a trip hazard noted by 1" vertical separation or more. Repair or replacement is needed.



Patio:

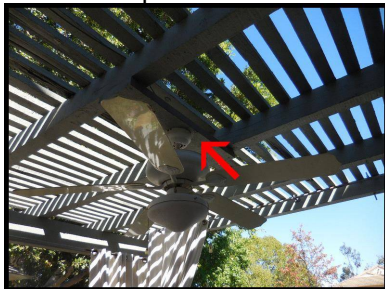
2.14 Patio Cover Condition:

4. Dry rot is noted on joist and sheeting. Repairs are needed.



2.15 Patio Lighting:

5. Fan is exposed to water infiltration. Check to see if this fixture is exterior rated.



6. Electrical conductor exposed, should be enclosed in conduit.



Fences & Gates:

2.17 Fence Materials Condition:

7. Fencing needs to be clear from soil and repairs are needed at top cap and bottom rails where dry rot and deterioration have compromised structural integrity.



2.18 Gates and Latches:

8. Gate is out swinging but latch is not operating properly to secure gate to access pool area.



9. The gate or latch hardware needs repair to function as intended.



2.19 Fence Needed - Aquatic Area

10. Action Necessary - Current safety requirements call for a 5-foot fence surrounding a pool/spa area. Installation of a fence with out swinging, self-closing lockable gates. Contact local jurisdiction for detailed requirements and options.

ROOF & ATTIC

Roofing:

4.5 Condition of Roof Covering Material:

11. Broken roof tiles were observed and repairs are needed.



12. Slipping tiles are noted at roof to wall and hip cuts.

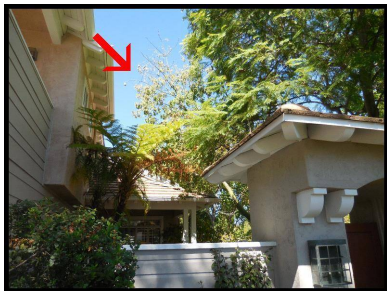


13. Have roof tune up to make repairs and prevent water intrusion.



4.13 Roof Framing- Exterior Notes:

14. Trees overhanging the structure need to be trimmed so that limbs, leaves, and rain will not drop off the tree onto the roof covering and clog the gutters, damage the roof, or promote moss growth. Trees that rub against the roof can cause severe damage and can drastically reduce the life of the roofing material.



4.15 Roof Gutter System:

15. Cleaning is necessary for proper function.

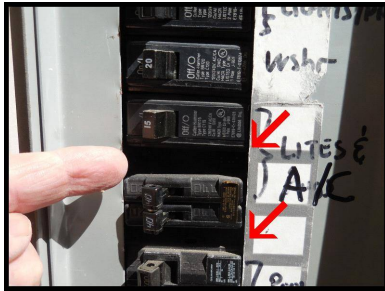


ELECTRICAL SYSTEMS

Electrical Distribution Panels:

5.11 Main Panel Observations:

16. Knock out blanks are needed to fill open spaces in dead front panel.



STRUCTURAL

Structural:

6.3 Siding Condition:

17. Some damage from irrigation is noted. Repairs are needed.



6.8 Outside Entry Doors:

18. Exterior doors should have thumb latch unlock on inside of door for emergency egress.



Fireplace:

6.45 Damper Condition:

19. There is no damper clip installed. All fireplaces with a gas connection should have a clip installed that will allow a small airflow up the chimney.



6.58 *Hearth Condition:*

20. Action Necessary - There is no hearth extending in front of the firebox. Gas appliance only is recommended with screens closed when operating.



HEATING, VENTILATION & AIR CONDITIONING

Heating Plant- Upstairs Unit:

7.36 Burners / Heat Exchangers:

21. Burner igniter would not shut off after burners were lit. Service is needed.

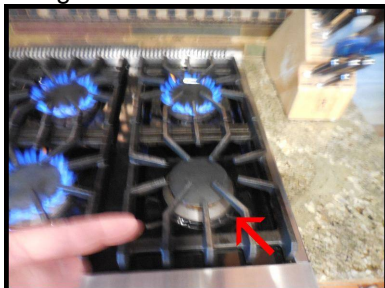


KITCHEN

Kitchen Appliances:

8.7 Cooktop:

22. Igniter will not turn off after burner is on. Service is needed.



PLUMBING SYSTEM

Plumbing:

9.8 Water Pressure:

23. Attention Needed - Water pressure was over 80 pounds per square inch and is considered excessive. 90 psi at time of inspection. Water pressure regulator valve correctly installed will allow adjustment of the incoming water pressure and over pressure protection. Garage was not accessible to this location. Service will need to be done to

reduce pressure.



Water Heater:

9.24 Fuel Source for Water Heater:

24. No earthquake straps are installed on water heater.



25. Repairs are needed.



9.37 Recirculation Pump:

26. Yes, condition is suspect with corrosion showing. Pump was very hot and may be continuously running.



BATHROOMS

Master Bathroom:

11.2 Faucet and Basin Fixture:

27. Hot valve on the right sink is stiff operating. Repair or replacement is needed.



BEDROOMS

Master Bedroom:

12.11 Smoke Detector:

28. Smoke & Carbon Monoxide Detectors are required to be present in rooms with a fireplace.



Bedroom #4:

12.42 Smoke Detector:

29. There is no smoke detector installed in this room. For safety considerations, you should consider installation of a battery operated or hardwired smoke detector.

GARAGE

Garage:

14.6 Right Overhead Door and Hardware Condition:

30. Service is needed to repair or replace necessary parts and make adjustments to safety systems for all doors to operate properly.



14.9 Garage Walls Condition:

31. Cat door through fire wall is violation of separation garage and living area. Repairs are needed.



POOL/SPA & EQUIPMENT

Pool Enclosure Or Fencing:

15.18 Overall Condition:

32. Action Necessary - Current safety requirements call for a 5-foot fence surrounding a pool/spa area. Installation

of a fence with out swinging, self-closing lockable gates. Alarms at all exterior doors leading to pool area. Contact local jurisdiction for detailed requirements and options to comply with current requirements.

Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

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