

Spec Rite Inspections

"Inspected Once, Inspected Rite"

PO Box 2493 Lancaster CA 93539
Tel: 661-339-3544 Mobile: 661-317-5770
www.spec-rite.com inspectorspargo@gmail.com

SUMMARY REPORT

Client: Sample Client
Inspection Address: 2222 Test Address, Quartz Hill, CA 93536
Inspection Date: 7/11/2013 Start: 9:00 am End: 11:30 am
Inspected by: Tim Spargo, CMI

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.

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

Exterior

House Wall Finish

House Wall Finish Observations

Components and Conditions Needing Service

- 2.1 - Portions of the wood siding are weather damaged and need repairs such as replacement of damaged siding areas, paint and caulking to prevent further damage

Noted trim and siding at front/right corner of the home is weather damaged and visibly rotted. Replacement of siding/trim in these areas is needed. Also noted in interior other section, active moisture intrusion has taken place to interior area opposite this corner of the home.

Wood trim/siding areas above garage need service as well, such as paint/prime and sealing open joints etc.

Repairs by qualified contractor are needed to ensure further moisture intrusion is not occurring.

Maintenance Condition

- 2.2 - There are chips and/or damage to the stucco finish that is typical but should be repaired to improve appearance. Most of the time this type of damage should be repaired to maintain the structure, but would not necessarily mean that the structure is threatened, ie. leaks to interior etc.

Exterior Components

Walkways

Recommendations

- 2.3 - There are several offsets in the back yard walkways that could prove to be trip-hazards, you may wish to have serviced/repared to reduce offset/trip hazard.

Fascia & Trim

Maintenance Condition

2.4 - Sections of the fascia and trim need maintenance type service, and particularly on the south facing side where they are exposed to direct sunlight. Service may include sealing surfaces with paint, caulking gaps and similar items.

Also recommended, the wrought iron fencing in the back yard needs visible rust to be removed, and a coat of rust-preventing type paint to be applied. Left un-serviced, the steel will continue to rust and degrade.

Wood & Masonry Decks

Components and Conditions Needing Service

2.5 - The deck is in need of repairs as follows, at minimum

- The ledger is moisture damaged and a portion of such should be repaired for reasons of safety. The ledger is an important part of how the deck is attached to the home, failure to repair leaves the deck in a somewhat compromised condition. Also noted, the outer joist (west facing) may be in need of replacement as well.

- The deck lacks a visible flashing to seal the deck and wall, why there *may* be a flashing below tile, there should be a flashing above tile as well, to prevent moisture from further damaged structural components.

- The tile surface installed on the deck is in poor condition and may lack a moisture barrier and/or mortar bed under the tiles (meaning the tiles may have been directly attached to plywood or similar). Noted that the sheathing/plywood visible from the under side of the deck/tile is in visibly poor condition. I would recommend that a contractor familiar with deck and tile construction apprise you of repair/replacement costs.

The above repairs are recommended for reasons of ensuring the deck remains safe to use and to prevent further degrade.

Outlets

Components and Conditions Needing Service

2.6 - The conduit fitting that serves the Portable Spa has a missing or damaged cover which needs replacement, as wires are exposed at grade level.

Portable Spa

Maintenance Condition

2.7 - Although portable spas are not generally part of the inspection report, I operated the pump/spa, but was not able to get the light working in the spa, you may wish to have the sellers demonstrate as operational or have serviced.

Roof

Concrete Tile Roof

Roofing Material

Components and Conditions Needing Service

3.1 - The roof needs to be serviced for the following reasons:

- Noted various broken tiles on the field of the roof above the home and a few above the entry/garage as well. A roofing contractor is recommended to repair/replace these broken tiles as needed.

- Stains were noted in the ceiling of the garage, of which I recommend having a roofing contractor evaluate and determine source of stains as needed, as there may be a possibility of roofing/siding/trim areas above the garage ceiling in question.

- Stain in corner of upstairs (east of two) bedroom ceiling of which, should be considered when roof is evaluated.

- At least one broken tile has damaged moisture barrier/felt underneath it (second story of roof / east half) and a roofing contractor will need to repair this eventual leak-prone area.

This service should be scheduled well before the close of escrow, because additional defects could be revealed by a specialist, and our service does not include any guarantee against leaks. For a guarantee, a roofing company would have to perform a water-test and issue a roof certification.

Flashings

Maintenance Condition

3.2 - Roof penetrations such as plumbing and heat vents need service to prevent leaks. There are gaps present where plumbing and heat vents meet their flashing or boots and need repairs such as sealing where these areas meet. This is important as these areas are common sources of leaks.

Chimney

Family Room Fireplace

Log Starter

Maintenance Condition

4.1 - The void around the gas pipe in the sidewall of the fireplace should be sealed with refractory caulk to prevent any possibility of back-drafting a flame beyond the combustion chamber, where it could come into contact with combustible material.

Plumbing

Gas Water Heaters

Water Shut-Off Valve & Connectors

Recommendations

5.1 - The water connectors are a rigid type and, for seismic safety reasons, should be replaced with safer flexible ones.

Vent Pipe & Cap

Components and Conditions Needing Service

5.2 - The vent pipe is negatively pitched. To ensure a positive draft, it should rise at one-quarter inch per foot, and should be serviced.

Seismic Straps

Components and Conditions Needing Service

5.3 - The water heater is not correctly secured, and needs to be strapped in accordance with local standards. A bit of plumber's metal tape has been used, but 2 approved type straps should be installed.

Heat and Air Conditioning

HVAC Split Systems

Gas Valve & Connector

Safety Component or Condition needing service

8.1 - The gas feed line that passes through the furnace sidewall is flexible. Today, it is required to be rigid until it passes beyond the furnace, and then flexible to the point where it connects to the gas valve. Therefore, you may wish to have it retrofitted to meet the latest standard.

Living Areas

Living Room

Walls & Ceiling

Components and Conditions Needing Service

9.1 - Walls in corner of Living Room are wet and repairs are needed by contractor familiar with water damage or similar. Confirmed areas of active/wet walls and floors with specialty moisture meter. Area affected appears to be at least 18-24" to left/right of corner and drywall was found wet about 6-8" above the floor in this area. It is common to remove and replace affected drywall, but you should consult with a remediation contractor to ensure fungal or other conditions are not produced.

Kitchen

Kitchen

Gas Range

Components and Conditions Needing Service

10.1 - Clock or electronic display did not appear to be operable - recommend to have demonstrated as operational, or repaired by an appliance technician as needed.

Hallway

Secondary Hallway

Smoke Detector

Recommendations

11.1 - I did not note the installation of a Carbon Monoxide detector and fuel burning appliances are present, this is a recent requirement for any residence in the state of California.

Bathrooms

Upstairs Hall Bathrooms

Toilet & Bidet

Components and Conditions Needing Service

15.1 - The toilet is loose, and should be secured.

Main Floor Bathrooms

Sink Faucet Valves & Connectors Trap & Drain

Components and Conditions Needing Service

15.2 - Hole or similar degrade noted in the sink of the downstairs bathroom and while not yet leaking, you should be aware and may wish to obtain estimates for replacement to be aware of immediate and/or deferred costs.

Garage

Triple-Car Garage

Walls & Ceiling

Components and Conditions Needing Service

17.1 - Moisture damaged drywall noted in garage ceiling that you may wish to have repaired, along the cause of such confirmed as noted in ROOF section.

Entry Door Into the House

Components and Conditions Needing Service

17.2 - The fire-rating of the house entry door has been nullified by the addition of an animal door. In general, replacement of the door becomes necessary to keep intact the fire door's rating, once alterations have been made.

Automatic Opener

Components and Conditions Needing Service

17.3 - The opener for the main door is not properly equipped with infra-red sensors that enable the door to auto-reverse, which is obviously a desirable safety feature. The sensors present have been situated in a way to have bypassed their protection. A qualified overhead/garage door contractor should service.

17.4 - The garage door opener is functional, but it does not auto-reverse or may need to be adjusted, which is part of an opener's safety function and is important to have serviced.

Obtain Further Information

17.5 - While functional the door opener appears to have been field modified, and you may wish to have the garage door opener contractor comment upon service/repair of other stated defects.

Lights

Components and Conditions Needing Service

17.6 - Exposed non metallic cable and exposed wiring connections used for the shop lights in the garage, I recommend an electrician use permanent wiring methods and properly conceal connections for obvious safety reasons.

Outlets

Components and Conditions Needing Service

17.7 - An outlet has reversed polarity, but should be serviced. Outlet was noted in front of parking area.

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CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

Sample Client

INSPECTION ADDRESS

2222 Test Address, Quartz Hill, CA 93536

INSPECTION DATE

7/11/2013 9:00 am to 11:30 am



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

GENERAL INFORMATION

Inspection Address: 2222 Test Address, Quartz Hill, CA 93536
Inspection Date: 7/11/2013 Time: 9:00 am to 11:30 am
Weather: Clear and Dry - No Recent Rainfall - Temperature at time of inspection: 80-90 Degrees

Inspected by: Tim Spargo, CMI

Client Information: Sample Client
Structure Type: Wood Frame
Foundation Type: Slab
Furnished: Yes
Number of Stories: Two Story

Structure Style: Single Family Residence

Structure Orientation: Front Faces South

Estimated Year Built: 1990
Unofficial Sq.Ft.: 1850

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

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: On Site Sample 7-2013

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.



Conventions or Terms Used in your Report

For your convenience, your professional Real Estate Inspector, Tim Spargo of Spec Rite Inspections© uses a narrative report style, with conventions or terms used before each statement to make it easier for you to determine the scale and urgency of the defective item. Our conventions are unique in the industry and helpful when making repairs. The conventions are as follows:

- Functional Conditions or Components – Items that functioned or were without significant defect at the time of Inspection
- Informational Conditions and Components – A narrative or description of an item or its condition. For example, a kitchen sink that has chip in its enamel would be a cosmetic item and not called out for repair. Or, a description that a driveway is made of concrete.
- Recommendation – A repair, upgrade or improvement to the home or it's systems. For example, a plumbing upgrade that may ultimately save you money or prevent loss of use.
- Components and Conditions Needing Service – This term describes items or conditions that need further attention or repair. For example, a furnace that didn't operate or an item in need or replacement or further review.
- Safety Component or Condition needing service – This is a term to describe items that while may be functional or operational, represent a safety concern. Some items in of themselves can be safety concerns, I try to limit this description to items that represent an immediate safety concern or risk to property or health.
- Maintenance Component or Condition – This term or convention is used to describe items such trim needing paint or items or repairs that are “typical” of a home. This does not mean an item won't be costly or time consuming, just that it is likely a typical maintenance or deferred maintenance item.
- Monitor Conditions noted for further service needs – This term or convention describes an item that was functional at the time of inspection, but may exhibit indications of current or future concerns. An example of this may be a stain on a ceiling that was present, but dry at the time of inspection.
- Sub Standard Construction or Items – This term or convention is used when an item or condition is functional, but may present significant defects such as improper installation that presents a risk to the item or condition. An example of this condition would be an item that is functional, such as an exterior light fixture, but installed incorrectly.
- Obtain Further Information or Documentation – This term describes an item or condition that in the inspectors opinion may have been installed incorrectly or without proper documentation, such as permits.

These terms and the inspection report are for a multitude of the components that make up a home and what the inspector observed at the time of the inspection.

No inspection report can or will contain every observation or defect in the time allotted during an inspection .We do however, perform a diligent inspection and welcome your questions or input when you receive your report. We take pride in our service and hope to have been an asset to your Real Estate Purchase!

Section 1.0 - 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.

Structural Elements

Foundation Material and Type

Informational Conditions

1.1 - The foundation material consists of poured concrete that may include re-enforcing steel.

The footing was only partially visible at the time of the inspection. The majority of the footings were buried in soil and not visible. We report on visible portions of this component.

Identification of Wall Structure

Informational Conditions

1.2 - The walls are conventionally framed with wooden studs.

- See Attached Illustration 1

Identification of Floor Structure

Informational Conditions

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

Identification of Ceiling Structure

Informational Conditions

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

Identification of Roof Structure

Informational Conditions

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

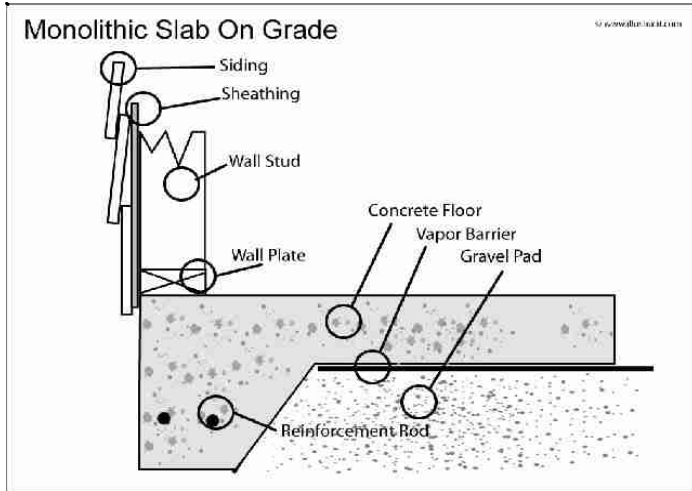
Slab Foundation

General Comments

Informational Conditions

1.6 - 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.



Method of Evaluation

Informational Conditions

1.7 - 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

1.8 - The residence has a bolted, slab foundation with no visible or significant abnormalities.

Section 2.0 - Exterior

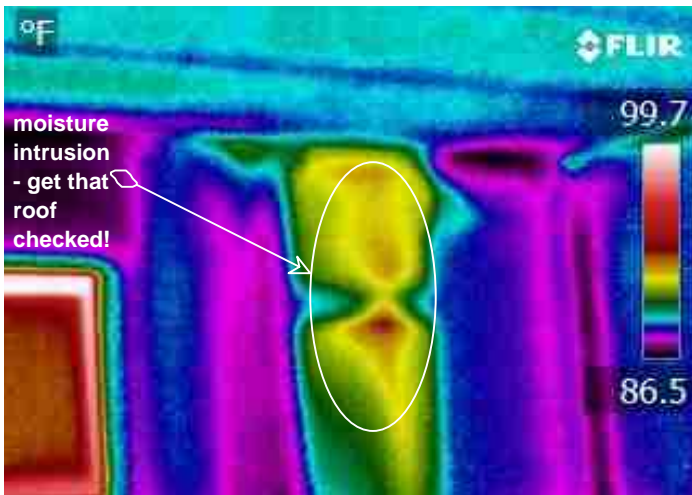
With the exception of townhomes, condominiums, and residences that are part of a planned urban development, or PUD, we evaluate the following exterior features: driveways, walkways, fences, gates, handrails, guardrails, yard walls, carports, patio covers, decks, building walls, fascia and trim, balconies, 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.

Site & Other Observations

General Comments

Informational Conditions

2.1 - Infrared/Thermal cameras or other specialty equipment may be used for portions of the inspection process as determined by the inspector in his sole discretion, and is always a "limited scan" as part of a home inspection and not to be construed as a thermal scan of entire home and its contents. Additional services are available at additional costs and would be supplemented by additional agreement/costs.



Limitations and Exclusions

Informational Conditions

2.2 - The report is not intended to be a "check list" of items that need repair or general maintenance, it is designed to identify material defects or deficiencies that would have an adverse impact on the value of the real-property, or that involve an unreasonable risk to people on the property. This home inspection report will likely reveal many minor defects discovered during our examination of the property, but it will not reveal every condition that exists or ever could exist, and is intended to identify only those material defects that were observed on the day of the inspection.

It's also a good idea to remember, I do not inspect Telephone, Central Vacuum Systems, Alarm or Cable TV/Satellite systems or their installed components. These systems are excluded from the inspection and report. Your report contains descriptions and definitions of what we look at during an inspection. You can also look to Nachi.org/sop or my web site for my standards of practice. Sprinkler systems are generally excluded from a home inspection as the majority of the components can not be seen. Many times, I will operate the sprinklers as a courtesy to my clients or if I suspect that they are over spraying the residence, but they would not be an inspected item.

This should go without saying, but I can not see inside walls or other components that gain strength or structure from within. The concern with this is that latent or hidden defects can become apparent anytime during occupancy of the home. For example if a wall was missing internal components, but appeared to be functional at the time of inspection, this is something I can not report on. If there are significant defects that lead me to believe that there are other concerns/defects or items that warrant further investigation, I will report that as well.

We do not warranty, guarantee any portions of a home. It would be unfortunate, but possible that an Air Conditioning system could fail as we were leaving the property, but it operated at the time of inspection. I will have no responsibility for these items. A Home Inspection makes a "snap shot in time" and assists you to evaluate the condition of a home, but can not reveal all hidden defects.

I am available to my clients indefinitely for consultation and questions, within reason and working hours, never hesitate to contact me.

If I make mention of permits in your report, it's a good idea to follow up on those items or lack of permits, this is important, because my service expressly excludes any work performed without permits as it has been my experience that Latent (Hidden) defects are likely present, but may not be seen during the Home Inspection.

Grading & Drainage

General Comments

Informational Conditions

2.3 - Water can be destructive and foster conditions that are deleterious to health. For this reason, the ideal property will have soils that slope away from the residence and the interior floors will be several inches higher than the exterior grade. Also, the residence will have roof gutters and downspouts that discharge into area drains with catch basins that carry water away to hard surfaces. However, we cannot guarantee the condition of any subterranean drainage system, but if a property does not meet this ideal, or if any portion of the interior floor is below the exterior grade, we cannot endorse it and recommend that you consult with a grading and drainage contractor, even though there may not be any evidence of moisture intrusion. The sellers or occupants will obviously have a more intimate knowledge of the site than we could possibly hope to have during our limited visit, however we have confirmed moisture intrusion in residences when it was raining that would not have been apparent otherwise. Also, in conjunction with the cellulose material found in most modern homes, moisture can facilitate the growth of biological organisms that can compromise building materials and produce mold-like substances that can have an adverse affect on health.

Interior-Exterior Elevations

Informational Conditions

2.4 - 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

Informational Conditions

2.5 - 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

2.6 - The house walls are generally wrapped with a waterproof or water-resistant barrier prior to installation of the finished covering. This barrier is an essential component, and proper installation is critical to water proofing the exterior walls. However, this barrier is concealed and not visible during the course of a generalists inspection.

We do not perform water tests or leak tests, therefore, we cannot guarantee the integrity of this barrier and specifically disclaim any responsibility for defects that may exist or that may develop over time, and indications of damage or defects in the waterproof barrier may only become evident during heavy, prolonged or wind-driven rainfall. For a guarantee against leaks or defects in the waterproof barrier of the exterior walls, you would need to hire a qualified contractor to perform a water test. In addition, any system or component that has been subsequently attached to the structure, such as patio covers, decks, awnings, satellite dishes, etcetera, will have unavoidably pierced the waterproof barrier at the attachment points and will remain a potential point of moisture intrusion.

2.7 - The house walls are finished with a combination of stucco and composite/fiber siding.

House Wall Finish Observations

Informational Conditions

2.8 - As a recommendation you may wish to use a water proofing type paint on the horizontal portion of stucco, outside of the fireplace.



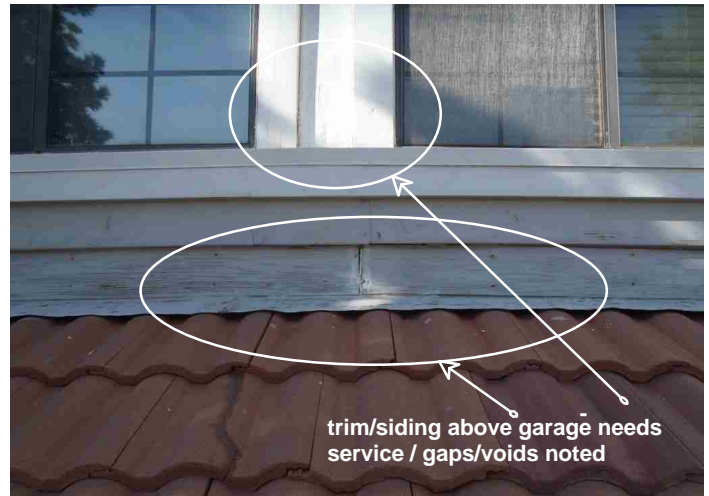
Components and Conditions Needing Service

2.9 - Portions of the wood siding are weather damaged and need repairs such as replacement of damaged siding areas, paint and caulking to prevent further damage

Noted trim and siding at front/right corner of the home is weather damaged and visibly rotted. Replacement of siding/trim in these areas is needed. Also noted in interior other section, active moisture intrusion has taken place to interior area opposite this corner of the home.

Wood trim/siding areas above garage need service as well, such as paint/prime and sealing open joints etc.

Repairs by qualified contractor are needed to ensure further moisture intrusion is not occurring.



Maintenance Condition

2.10 - There are chips and/or damage to the stucco finish that is typical but should be repaired to improve appearance. Most of the time this type of damage should be repaired to maintain the structure, but would not necessarily mean that the structure is threatened, ie. leaks to interior etc.

Monitor Conditions noted for further service needs

2.11 - 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.

2.12 - Clearances from the stucco to hard surfaces and soil are minimal, it was noted that the stucco terminates too closely to soils and hard surfaces. The concern with these conditions is that there may not be enough clearance to allow moisture to properly drain away from these surfaces and will likely contribute to damage to the stucco and siding surfaces. Client may wish to obtain estimates to repair these conditions or monitor these areas for signs of puddling/ponding water that should be corrected or signs of moisture intrusion on the inside of the home. If moisture damage occurs or has already occurred, significant expenses can be expected for this problem.

In general, clearance from hard surfaces (concrete/brick etc) to the bottom of stucco and siding should be at least an inch and a half and clearances for soils and similar surfaces should be between 4-6", to prevent moisture damage to surfaces.

Exterior Components

Driveways

Informational Conditions

2.13 - There are predictable cracks in the driveway that would not necessarily need to be serviced. But should be viewed as a deferred cost or liability if replaced.

Walkways

Recommendations

2.14 - There are several offsets in the back yard walkways that could prove to be trip-hazards, you may wish to have serviced/repared to reduce offset/trip hazard.

Yard Walls

Informational Conditions

2.15 - The yard walls may have some cosmetic damage but are functional. Block walls and such have components such as steel in the footing or foundation of the wall as well as in the "cells" of the wall.

These are not able to be viewed by a home inspector and are disclaimed.

2.16 - Some portions of the yard walls are obscured by foliage or other material and could not be fully examined.

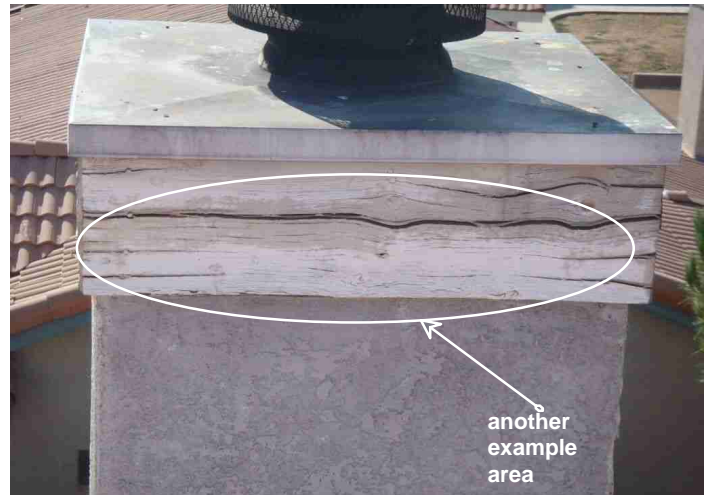
Fascia & Trim

Maintenance Condition

2.17 - Sections of the fascia and trim need maintenance type service, and particularly on the south facing side where they are exposed to direct sunlight. Service may include sealing surfaces with paint, caulking gaps and similar items.

Also recommended, the wrought iron fencing in the back yard needs visible rust to be removed, and a coat of rust-preventing type paint to be applied. Left un-serviced, the steel will continue to rust and degrade.

The fascia and trim need typical maintenance-type service - *Continued*



Sliding Glass Doors

Informational Conditions

2.18 - The sliding glass door is tempered and in acceptable condition.

Exterior Doors

Informational Conditions

2.19 - Front door is functional but cosmetically damaged

Wood & Masonry Decks

Informational Conditions

2.20 - The ledger for the patio cover has been attached to the structure with lag-bolts, which unavoidably pierce the waterproof membrane of the exterior siding. The bolts may have been installed with a sealant to reduce the potential for leaks, but there is no visible flashing above the ledger attachment, and this will remain a potential point for moisture intrusion to the interior of the residence. For this reason, we recommend that a flashing be installed beneath the stucco above the ledger-board by a qualified contractor to reduce or eliminate the potential for moisture intrusion.

Components and Conditions Needing Service

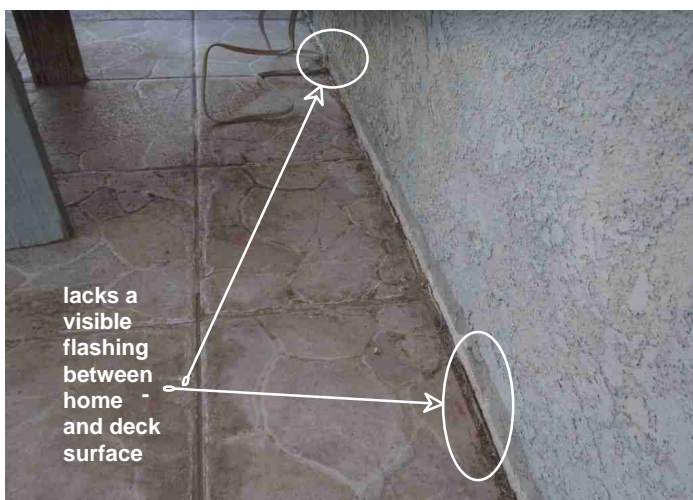
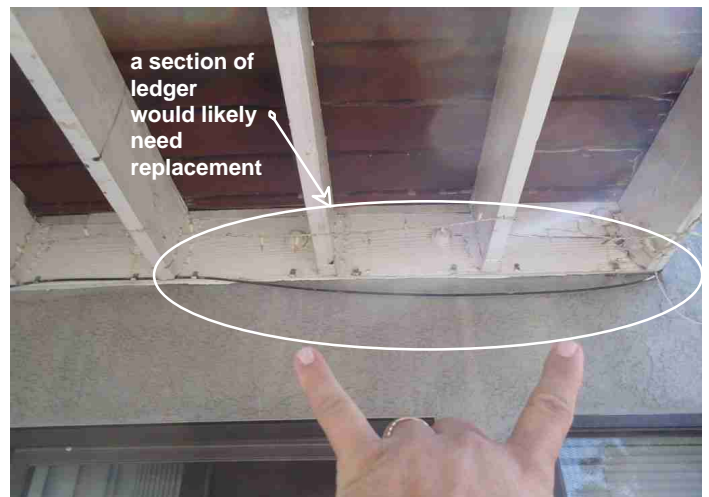
2.21 - The deck is in need of repairs as follows, at minimum

- The ledger is moisture damaged and a portion of such should be repaired for reasons of safety. The ledger is an important part of how the deck is attached to the home, failure to repair leaves the deck in a somewhat compromised condition. Also noted, the outer joist (west facing) may be in need of replacement as well.

- The deck lacks a visible flashing to seal the deck and wall, why there *may* be a flashing below tile, there should be a flashing above tile as well, to prevent moisture from further damaged structural components.

- The tile surface installed on the deck is in poor condition and may lack a moisture barrier and/or mortar bed under the tiles (meaning the tiles may have been directly attached to plywood or similar). Noted that the sheathing/plywood visible from the under side of the deck/tile is in visibly poor condition. I would recommend that a contractor familiar with deck and tile construction apprise you of repair/replacement costs.

The above repairs are recommended for reasons of ensuring the deck remains safe to use and to prevent further degrade.



Balconies Guardrails etc

Informational Conditions

2.22 - The guardrail does not conform to common safety standards. Common safety standards require them to be a minimum of forty-two inches high when the standing surface is thirty inches or more above grade. Also, guardrail pickets should be no more than four inches apart for child safety.



Windows

Informational Conditions

2.23 - In accordance with industry standards, we do not test every window in the house, and particularly if the house is furnished. There are many styles of windows but only two basic types, single and dual-glazed. Dual-glazed windows are superior, because they provide a thermal barrier, as well as an acoustical barrier. However, the hermetic seals on these windows can fail at any time, and cause condensation to form between the panes.

Unfortunately, this is not always apparent, which is why we disclaim any evaluation of hermetic seals. In addition, the proper installation of windows and the flashings around windows is critical to water proofing the exterior walls. Missing, damaged or improperly installed flashings, and improperly installed windows are the most common cause of moisture intrusion to walls and baseboards beneath windows. Because the flashings are concealed by the exterior wall covering, we cannot endorse them and specifically disclaim any evaluation of these flashings, and leaks may become evident only during heavy, prolonged or wind-driven rainfall.

Nevertheless, in accordance with industry standards, we test a representative number of unobstructed windows, and ensure that at least one window in every bedroom is operable and facilitates an emergency exit.

2.24 - In accordance with industry standards, we only test a representative sample of windows. The windows appear to be the same age as the house, and will not necessarily function smoothly. However, we do test every unobstructed window in every bedroom to ensure that they facilitate an emergency exit. Client should be aware that as windows become older, conditions such as fogging or condensation between the panes can become common as well.

Screens

Informational Conditions

2.25 - We do not evaluate window screens, because many people choose to remove them for aesthetic reasons. Also, they are easily damaged and can be removed after our inspection. Therefore, we choose to disclaim them.

Outlets

Informational Conditions

2.26 - The outlets that were tested are functional and include ground-fault protection.

Components and Conditions Needing Service

2.27 - The conduit fitting that serves the Portable Spa has a missing or damaged cover which needs replacement, as wires are exposed at grade level.



Lights

Functional Conditions

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

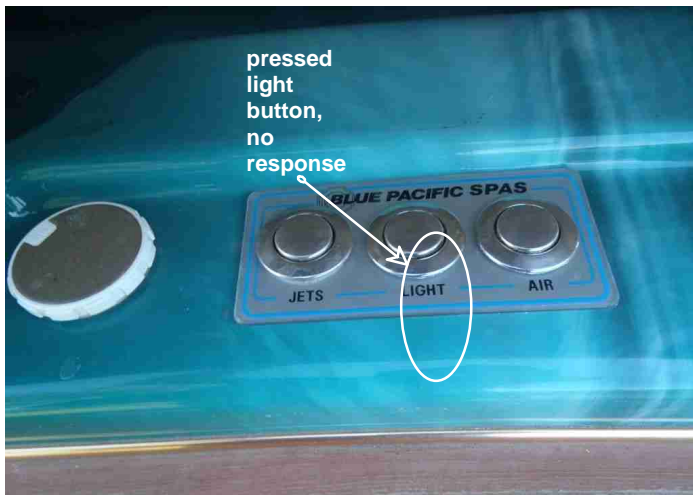
Portable Spa

Informational Conditions

2.29 - We do not provide a formal inspection on detached or portable spas, as they are detached from the structure. Any comments made are a courtesy to the client.

Maintenance Condition

2.30 - Although portable spas are not generally part of the inspection report, I operated the pump/spa, but was not able to get the light working in the spa, you may wish to have the sellers demonstrate as operational or have serviced.



Section 3.0 - Roof

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.

Concrete Tile Roof

General Comments

Informational Conditions

3.1 - Concrete tile roofs are among the most expensive and durable of all roofs, and are warranted by the manufacturer to last for forty years or more, but are usually only guaranteed against leaks by the installer from three to five years. Like other pitched roofs, they are not designed to be waterproof, only water resistant, and are dependant on the integrity of the waterproof membrane beneath them, which cannot be seen without removing the tiles, but which can be split by movement, deteriorated through time, or by ultra-violet contamination. Significantly, although there is some leeway in installation specifications, the type and quality of membranes that are installed can vary from one installer to another, and leaks do occur. The majority of leaks result when a roof has not been well maintained or kept clean, and we recommend servicing them annually.

Method of Evaluation

Informational Conditions

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

Estimated Age

Informational Conditions

3.3 - The roof appears to be the same age as the residence, or 23 years old.

Roofing Material

Components and Conditions Needing Service

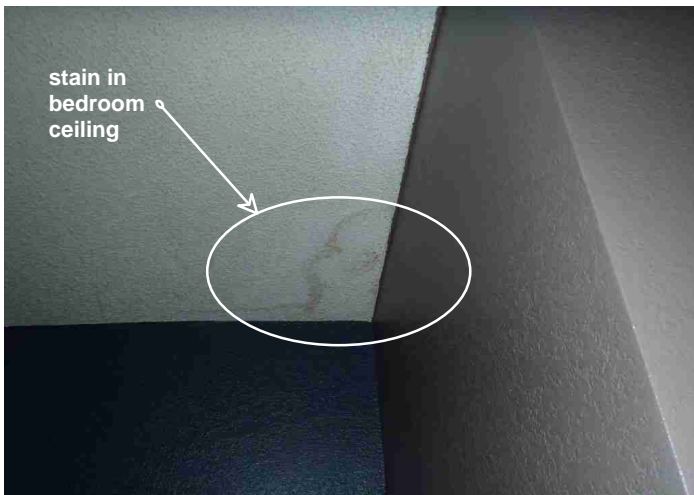
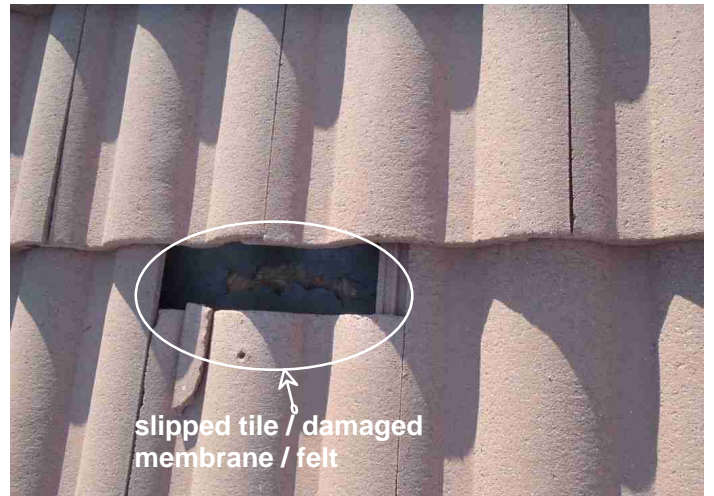
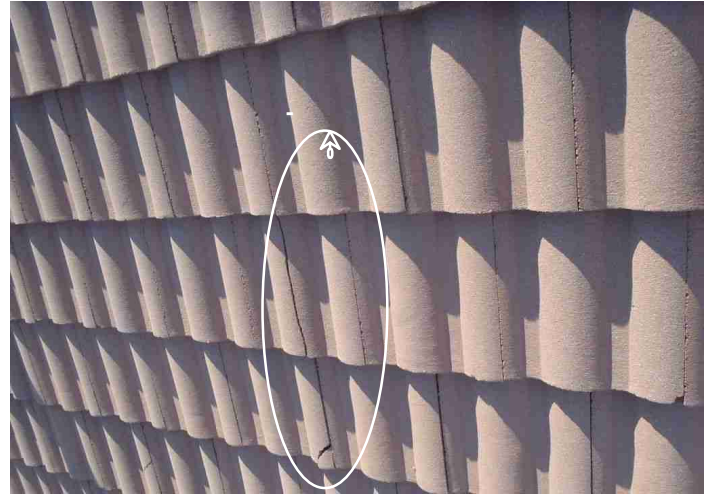
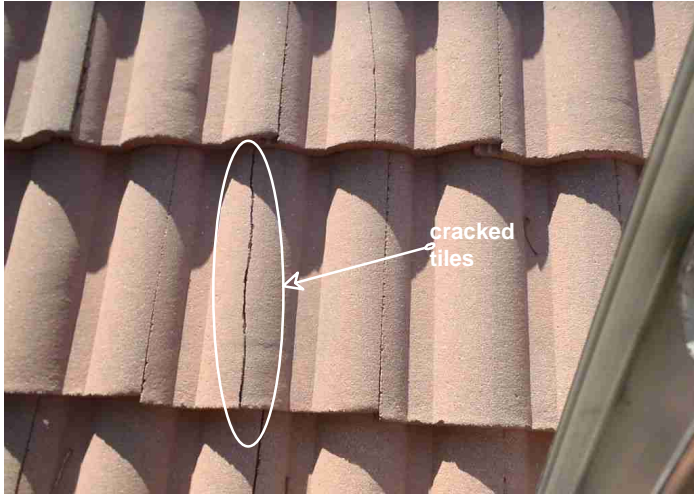
3.4 - The roof needs to be serviced for the following reasons:

- Noted various broken tiles on the field of the roof above the home and a few above the entry/garage as well. A roofing contractor is recommended to repair/replace these broken tiles as needed.
- Stains were noted in the ceiling of the garage, of which I recommend having a roofing contractor evaluate and determine source of stains as needed, as there may be a possibility of roofing/siding/trim areas above the garage ceiling in question.
- Stain in corner of upstairs (east of two) bedroom ceiling of which, should be considered when roof is evaluated.
- At least one broken tile has damaged moisture barrier/felt underneath it (second story of roof / east half) and a roofing contractor will need to repair this eventual leak-prone area.

This service should be scheduled well before the close of escrow, because additional defects could be revealed by a specialist, and our service does not include any guarantee against leaks. For a guarantee, a roofing company would have to perform a water-test and issue a roof certification.

Inspection Address:
Inspection Date/Time:

2222 Test Address, Quartz Hill, CA 93536
7/11/2013 9:00 am to 11:30 am



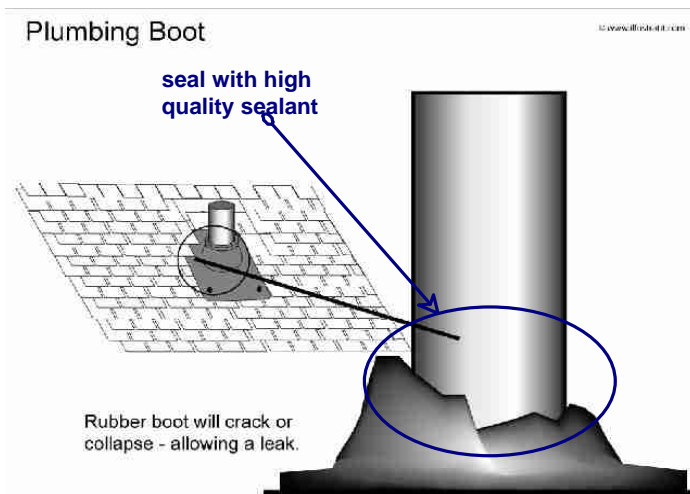
The roof will need to be serviced for the reasons indicated within the report - *Continued*



Flashings

Maintenance Condition

3.5 - Roof penetrations such as plumbing and heat vents need service to prevent leaks. There are gaps present where plumbing and heat vents meet their flashing or boots and need repairs such as sealing where these areas meet. This is important as these areas are common sources of leaks.



Skylights

Informational Conditions

3.6 - The roof includes one or more skylights, which are notoriously problematic and a common point of leaks. There are different methods of installing them and, although opinions will vary, some methods are better than others. Therefore, it will be important to keep the area around them clean and to monitor them for evidence of leaks.

The roof includes one or more skylights that need to be monitored - *Continued*



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 Fireplace

General Prefabricated

Informational Conditions

4.1 - There are a wide variety of pre-fabricated fireplaces, that are manufactured off 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."

Prefabricated Fireplace - *Continued*



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

Informational Conditions

4.4 - The fireplace is in acceptable condition.

Damper

Informational Conditions

4.5 - The damper is functional.

Log Starter

Maintenance Condition

4.6 - The void around the gas pipe in the sidewall of the fireplace should be sealed with refractory caulk to prevent any possibility of back-drafting a flame beyond the combustion chamber, where it could come into contact with combustible material.



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 at the front of the residence.

Pressure Regulators

Informational Conditions

5.2 - Although pressure regulator was not found for the home the water pressure was tested at 65 psi, which is within acceptable limits. You may wish to annually test the water pressure by use of a simple device that screws on to a hose bibb.

Copper Water Pipes

Informational Conditions

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

5.4 - The home appears to be piped in copper below the concrete slab floor. 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 - The gas main shut-off is located in the garage side yard .

Gas Seismic Shut-Off Valve

Informational Conditions

5.6 - The gas main is equipped with a seismic shut-off valve, which is designed to automatically shut off gas in the event of seismic activity such as an earthquake.

Gas Supply Pipes

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 2

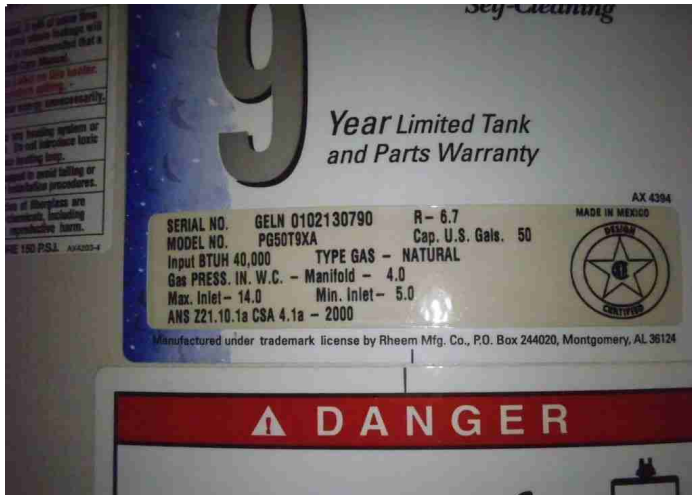
Age Capacity & Location

Informational Conditions

5.9 - Hot water is provided by a 11 year old, 50 gallon water heater that is located in the garage.

Inspection Address: 2222 Test Address, Quartz Hill, CA 93536
Inspection Date/Time: 7/11/2013 9:00 am to 11:30 am

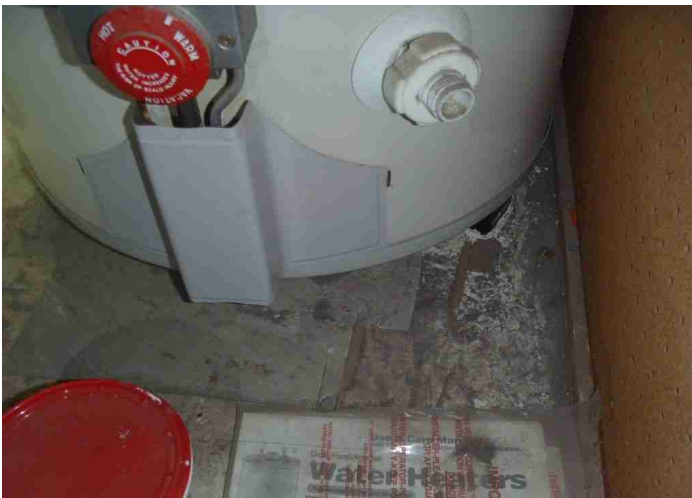
The water heater is located in the garage - *Continued*



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.



Monitor Conditions noted for further service needs

5.11 - The water heater is functional but beyond its warranty period. Water heaters may fail at any time beyond their warranty period and a home inspection is not a warranty or guaranty of an item's future performance.

Water Shut-Off Valve & Connectors

Recommendations

5.12 - The water connectors are a rigid type and, for seismic safety reasons, should be replaced with safer flexible ones.

Vent Pipe & Cap

Components and Conditions Needing Service

5.13 - The vent pipe is negatively pitched. To ensure a positive draft, it should rise at one-quarter inch per foot, and should be serviced.



Relief Valve & Discharge Pipe

Functional Conditions

5.14 - The water heater is equipped with a mandated pressure-temperature relief valve.

Drain Valve

Informational Conditions

5.15 - The drain valve is in place and presumed to be functional.

Seismic Straps

Components and Conditions Needing Service

5.16 - The water heater is not correctly secured, and needs to be strapped in accordance with local standards. A bit of plumber's metal tape has been used, but 2 approved type straps should be installed.

Irrigation or Sprinklers

General Comments

Informational Conditions

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

Automatic Sprinklers

Informational Conditions

5.18 - 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

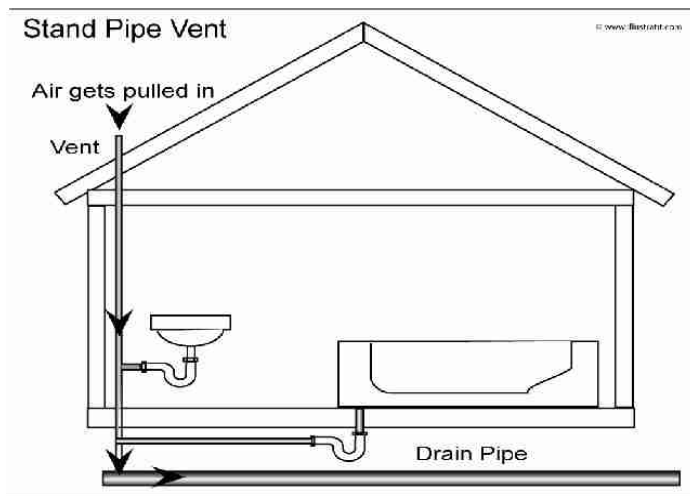
5.19 - The hose bibs are functional, but we may not have located and tested every one on the property.

Waste & Drainage Systems

General Comments

Informational Conditions

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



Type of Material

Informational Conditions

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

Drain Waste & Vent Pipes

Informational Conditions

5.22 - 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.

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

General Comments

Informational Conditions

6.1 - Outlets in the home are tested on a sampling type basis, meaning that, as per standard practices, not every one is tested. When an outlet is tested, we evaluate with a standard tester for common conditions, such as: reversed polarity, open ground or open hot, reversed ground and hot etc... Outlets are not taken apart to examine wiring behind them, this would be performed by an electrician.

Service Entrance

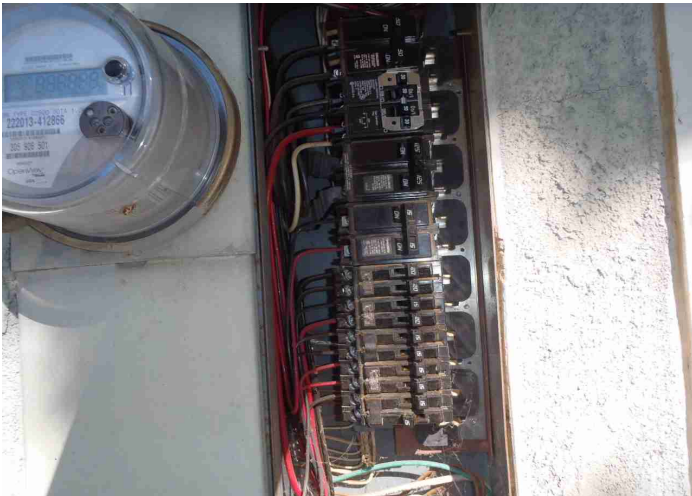
Informational Conditions

6.2 - 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

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



Main Panel Observations

Functional Conditions

6.4 - The panel and its components have no visible deficiencies.

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.

Circuit Breakers

Functional Conditions

6.9 - There are no visible deficiencies with the circuit breakers.

Informational Conditions

6.10 - The system does not include arc-fault circuit interrupters, which effective January 1st, 2002, are mandated by the national electrical code to protect 15 and 20 amp branch circuits serving bedrooms, it should be noted that this upgrade would not be mandatory, unless the home or it's electrical service is updated / replaced etc or remodeling occurs or similar. This is for your information.

Grounding

Functional Conditions

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

Outlets in home

Informational Conditions

6.12 - Specialty outlet checker used to sample a few outlets in home - results were within tolerance

Section 8.0 - 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 Split Systems

Age & Location

Informational Conditions

8.1 - Central heat and air-conditioning are provided by a single split-system, consisting of a 23 year-old furnace with an evaporator coil that is located in the garage, and a 6 year-old condensing coil that is located in the west side yard.

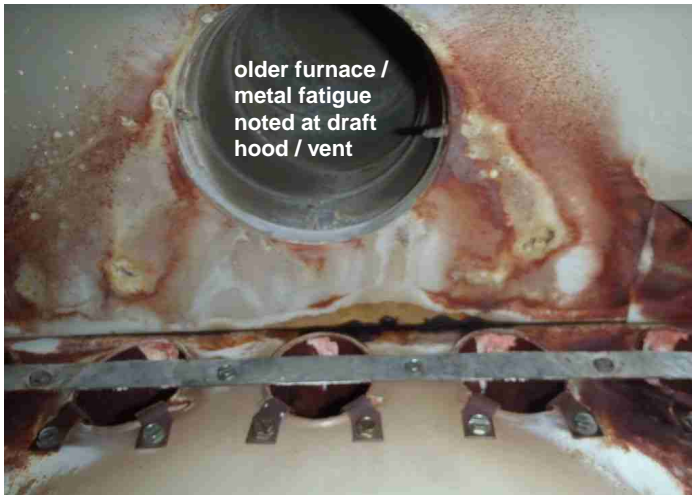
Common Observations

Monitor Conditions noted for further service needs

8.2 - Portions of the split system are functional but nearing end of service life (furnace / indoor coil / ductwork). 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.

As equipment near's the end of it's service life, replacement of the equipment would likely be recommended by many if not most HVAC contractors based on the system's efficiency and age. If it is not affordable for you to replace this equipment, you should have it annually inspected by a HVAC contractor that services your area, to simply ensure that the system is safe and reliable.

Split system is functional but nearing end of service life - *Continued*



Design Observations

Informational Conditions

8.3 - This is a two-story residence with dual-glazed windows, and a blower fan that is located on the ground floor. This is undoubtedly as the system was designed, but is possible that you may be dissatisfied with the performance of the second floor cooling system on unusually hot days and the main floor being cooler on cold days. However, dual-glazed windows do provide a significant thermal barrier that will help to keep the residence cool/warm. We can elaborate on this potential issue, but you may also wish to have a specialist comment.

Furnace

Informational Conditions

8.4 - The furnace is functional. However, it is beyond the commonly accepted design life of twenty years, and will need to be monitored more closely for evidence of metal fatigue. We can not tactically endorse equipment of this age as it is not only very old and inefficient, it may fail or become unsafe at any time. If it is not affordable for you to replace this equipment, you should have it annually inspected by the Gas Company that services your area.

Vent Pipe

Informational Conditions

8.5 - The vent pipe has no visible deficiencies.

Circulating Fan

Informational Conditions

8.6 - The circulating fan is clean and functional.

Gas Valve & Connector

Safety Component or Condition needing service

8.7 - The gas feed line that passes through the furnace sidewall is flexible. Today, it is required to be rigid until it passes beyond the furnace, and then flexible to the point where it connects to the gas valve. Therefore, you may wish to have it retrofitted to meet the latest standard.

The gas feed line that passes through the furnace sidewall is flexible and should be rigid - *Continued*



Combustion-Air Vents

Informational Conditions

8.8 - The combustion-air vents appear to be adequate to support complete combustion.

Return-Air Compartment

Informational Conditions

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

Evaporator Coil

Informational Conditions

8.10 - The evaporator coils are functional.

Condensate Drainpipe

Informational Conditions

8.11 - The condensate drainpipe discharges correctly outside the residence.

Condensing Coil

Informational Conditions

8.12 - The condensing coil(s) responded to the thermostats and are functional.

- See Attached Illustration 3

Condensing Coil Disconnect

Informational Conditions

8.13 - There is an AC disconnect serving this system

Refrigerant Lines

Informational Conditions

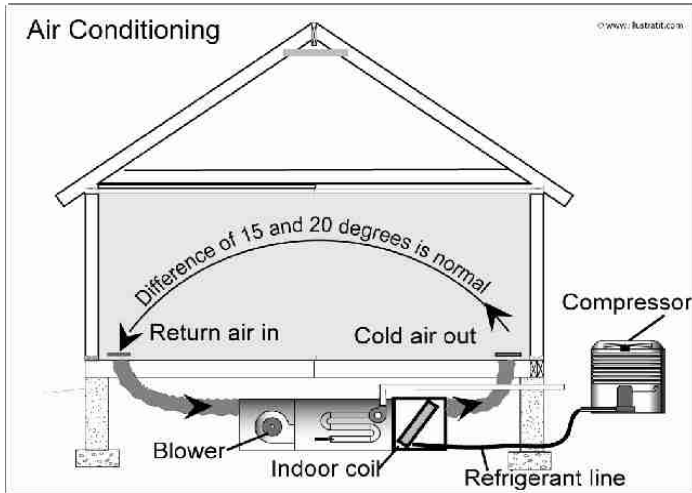
8.14 - The visible portions of the refrigerant lines are in acceptable condition.

Differential Temperature Readings

Informational Conditions

8.15 - 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.

The air-conditioning achieved an acceptable differential temperature split as indicated within the report - *Continued*



Thermostats

Informational Conditions

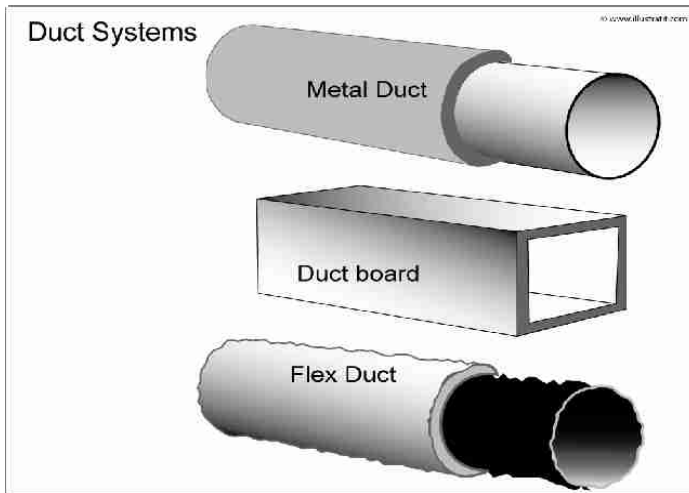
8.16 - The thermostat is functional.

Flexible Ducting

Informational Conditions

8.17 - The ducts have no visible deficiencies. They are a modern flexible type that are comprised of an outer plastic sleeve and a clear inner liner that contains fiberglass insulation. We inspect the visible portions of the flexible ducting, as it is common in attics that not all portions of the ductwork is viewable.

The flexible ducts have no visible deficiencies - *Continued*



Monitor Conditions noted for further service needs

8.18 - 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.



Section 9.0 - 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

Inspection Address: 2222 Test Address, Quartz Hill, CA 93536
Inspection Date/Time: 7/11/2013 9:00 am to 11:30 am

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

9.1 - 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

Furnished Residence Comment

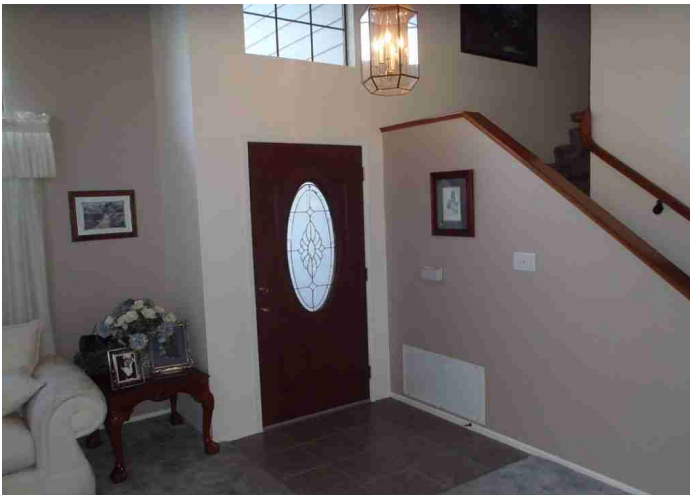
Informational Conditions

9.2 - The residence is furnished, and in accordance with industry standards we only inspect those surfaces that are exposed and readily accessible. We do not move furniture, lift carpets or rugs, nor do we remove or rearrange items within closets or cabinets. On your final walk through, or at some point after furniture and personal belongings have been removed, it is important that you inspect the interior portions of the residence that were concealed or otherwise inaccessible and contact us immediately if any adverse conditions are observed that were not reported on in your inspection report.

Flooring

Informational Conditions

9.3 - The floor has no significant defects.



Walls & Ceiling

Informational Conditions

9.4 - The walls and ceiling are in acceptable condition.

Lights

Functional Conditions

9.5 - The lights are functional.

Door Bell

Informational Conditions

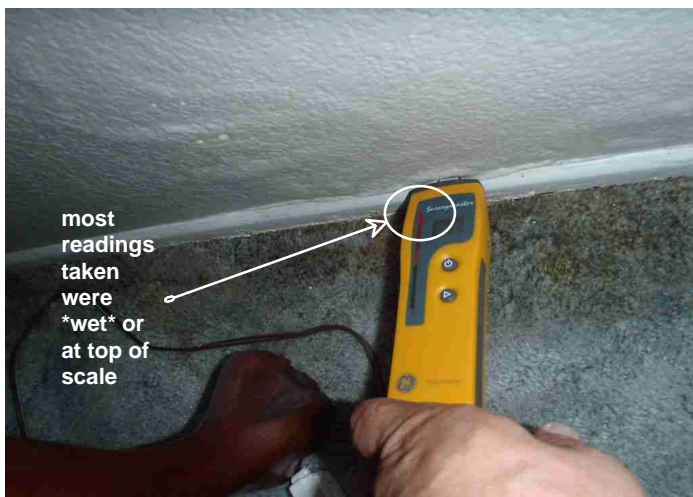
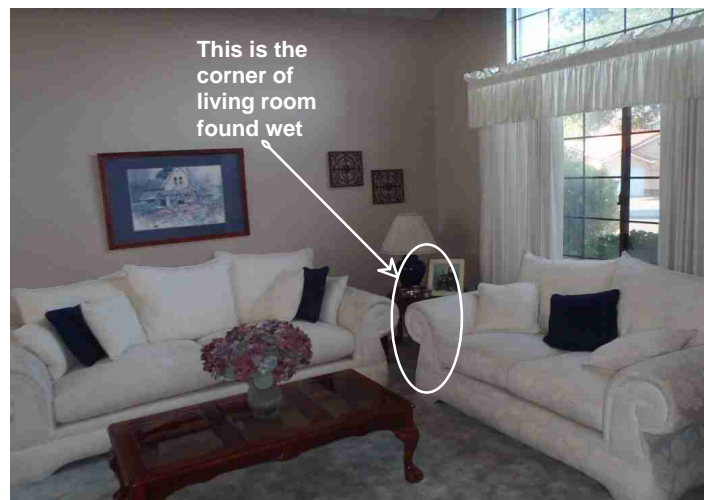
9.6 - The Door bell was operated and functioned as intended

Living Room

Walls & Ceiling

Components and Conditions Needing Service

9.7 - Walls in corner of Living Room are wet and repairs are needed by contractor familiar with water damage or similar. Confirmed areas of active/wet walls and floors with specialty moisture meter. Area affected appears to be at least 18-24" to left/right of corner and drywall was found wet about 6-8" above the floor in this area. It is common to remove and replace affected drywall, but you should consult with a remediation contractor to ensure fungal or other conditions are not produced.



Outlets

Functional Conditions

9.8 - The outlets that were tested are functional.

Dining Room

Flooring

Informational Conditions

9.9 - The floor has no significant defects.

Walls & Ceiling

Informational Conditions

9.10 - The walls and ceiling are in acceptable condition.

Lights

Functional Conditions

9.11 - The lights are functional.

Outlets

Functional Conditions

9.12 - The outlets that were tested are functional.

Family Room

Flooring

Informational Conditions

9.13 - The floor has no significant defects.

Walls & Ceiling

Informational Conditions

9.14 - The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

Functional Conditions

9.15 - The window is functional.

Outlets

Functional Conditions

9.16 - The outlets that were tested are functional.

Section 10.0 - 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

10.1 - The floor has no significant defects.

The floor has no significant defects - *Continued*



Walls & Ceiling

Functional Conditions

10.2 - The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

Functional Conditions

10.3 - The window is functional.

Sink & Countertop

Informational Conditions

10.4 - The sink and countertop are functional.

Cabinets

Functional Conditions

10.5 - The cabinets are functional, and do not have any significant damage.

Valves & Connectors

Functional Conditions

10.6 - 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

10.7 - The sink faucet is functional.

Trap and Drain

Functional Conditions

10.8 - The trap and drain are functional.

Garbage Disposal

Functional Conditions

10.9 - The garbage disposal is functional.

Gas Range

Components and Conditions Needing Service

10.10 - Clock or electronic display did not appear to be operable - recommend to have demonstrated as operational, or repaired by an appliance technician as needed.

Inspection Address: 2222 Test Address, Quartz Hill, CA 93536
Inspection Date/Time: 7/11/2013 9:00 am to 11:30 am

Clock or electronic display did not appear to be operable - recommend to have demonstrated as operational - *Continued*



Dishwasher

Informational Conditions

10.11 - Dishwasher not operated as occupants items are present. Have sellers demonstrate the unit is operational.



Built-in Microwave

Informational Conditions

10.12 - Clearance between microwave and gas Cooktop appears limited. Many manufacturers require 16" or more of clearance between these appliances, recommend confirming with Microwave manufacturer as to the compliance of this installation. At minimum, it will make use of the gas Cooktop area less than convenient to use.

Clearance between microwave and gas Cooktop appears limited - *Continued*



Lights

Functional Conditions

10.13 - The lights are functional.

Outlets

Informational Conditions

10.14 - Recommended to upgrade all outlets in the Kitchen area to have GFCI protection - Outlets closest to sink are protected, but by current standards all counter outlets (not refrigerator or outlet serving gas range) in the kitchen should be protected.

Section 11.0 - 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.

Secondary Hallway

Walls & Ceiling

Informational Conditions

11.1 - The walls and ceiling are in acceptable condition.

Closets & Cabinets

Informational Conditions

11.2 - The closet, or closets, is in acceptable condition.

Lights

Functional Conditions

11.3 - The lights are functional.

Smoke Detector

Recommendations

11.4 - I did not note the installation of a Carbon Monoxide detector and fuel burning appliances are present, this is a recent requirement for any residence in the state of California.

Section 12.0 - Stairs

Our evaluation of staircases 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.

Main Stairs

Walls & Ceiling

Informational Conditions

12.1 - The walls and ceiling have no significant defects.

Handrails & Guardrails

Informational Conditions

12.2 - Handrails were inspected, and were without significant defect.

Lights

Functional Conditions

12.3 - The lights are functional.

Section 13.0 - 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

Method of Evaluation

Informational Conditions

13.1 - We evaluated the attic from the access due to inadequate clearance within. We do not access areas with less than 30" of clearance as there is significant risk to damaging drywall etc

Framing

Informational Conditions

13.2 - The roof framing consists of a factory 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.

The roof framing consists of a factory-built truss system that is in acceptable condition where viewable - *Continued*



Ventilation

Informational Conditions

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

Plumbing Vents

Informational Conditions

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

Batt Insulation

Functional Conditions

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

Section 14.0 - 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.

Upstairs Bedrooms

Location

Informational Conditions

14.1 - Upstairs or Second Floor Bedrooms

Doors

Informational Conditions

14.2 - The doors are functional.

Flooring

Informational Conditions

14.3 - The floor is worn or cosmetically damaged

Walls & Ceiling

Informational Conditions

14.4 - Stain noted on ceiling as noted in ROOF section of report

Stain noted on ceiling as noted in ROOF section of report - *Continued*



Dual-Glazed Windows

Informational Conditions

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

Closets

Functional Conditions

14.6 - The closet and its components are functional.

Outlets

Functional Conditions

14.7 - 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

14.8 - Master Bedroom

Doors

Informational Conditions

14.9 - The doors are functional.

Flooring

Informational Conditions

14.10 - The floor has no significant defects.

Walls & Ceiling

Informational Conditions

14.11 - The walls and ceiling are in acceptable condition.

Closets

Functional Conditions

14.12 - The closet and its components are functional.

Lights

Functional Conditions

14.13 - The lights are functional.

Outlets

Functional Conditions

14.14 - 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 15.0 - 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.

Master Bathroom

Size and Location

Informational Conditions

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



Doors

Functional Conditions

15.2 - The door is functional.

Flooring

Informational Conditions

15.3 - The floor has no significant defects.

Walls & Ceiling

Informational Conditions

15.4 - The walls have typical cosmetic damage commensurate of age and typical use

Dual-Glazed Windows

Functional Conditions

15.5 - The window is functional.

Cabinets

Informational Conditions

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

Sink Countertop

Functional Conditions

15.7 - The sink countertop is functional.

Sink Faucet Valves & Connectors Trap & Drain

Functional Conditions

15.8 - The sink and its components are functional.

Tub-Shower

Functional Conditions

15.9 - The tub/shower is functional.

Toilet & Bidet

Functional Conditions

15.10 - The toilet is functional.

Exhaust Fan

Informational Conditions

15.11 - Noted that there is no exhaust fan in the shower and tub area and one is recommended. These fans are standard requirements in this area, client may wish to have installed to prevent build up of moisture vapors.

Lights

Functional Conditions

15.12 - The lights are functional.

Outlets

Functional Conditions

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

Upstairs Hall Bathrooms

Size and Location

Informational Conditions

15.14 - The upstairs floor has 1 hall or guest bathrooms

Doors

Functional Conditions

15.15 - The door is functional.

Flooring

Informational Conditions

15.16 - The floor has no significant defects.

Walls & Ceiling

Informational Conditions

15.17 - The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

Functional Conditions

15.18 - The window is functional.

Cabinets

Informational Conditions

15.19 - The cabinets have typical, cosmetic damage.

Sink Countertop

Functional Conditions

15.20 - The sink countertop is functional.

Sink Faucet Valves & Connectors Trap & Drain

Functional Conditions

15.21 - The sink and its components are functional.

Tub-Shower

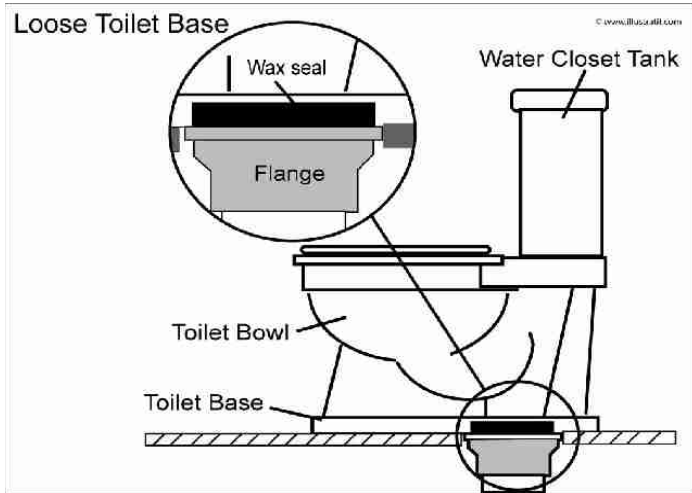
Functional Conditions

15.22 - The tub/shower is functional.

Toilet & Bidet

Components and Conditions Needing Service

15.23 - The toilet is loose, and should be secured.



Exhaust Fan

Informational Conditions

15.24 - There is no exhaust fan which is recommended and currently required in newer construction to reduce build up of moisture vapors in bathroom areas.

Lights

Functional Conditions

15.25 - The lights are functional.

Outlets

Functional Conditions

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

Main Floor Bathrooms

Size and Location

Informational Conditions

15.27 - The downstairs or main floor bathroom is a powder room or half bath

Doors

Functional Conditions

15.28 - The door is functional.

Flooring

Informational Conditions

15.29 - The floor has no significant defects.

Walls & Ceiling

Informational Conditions

15.30 - The walls have typical cosmetic damage that is commensurate with time and use.

Dual-Glazed Windows

Functional Conditions

15.31 - The window is functional.

Cabinets

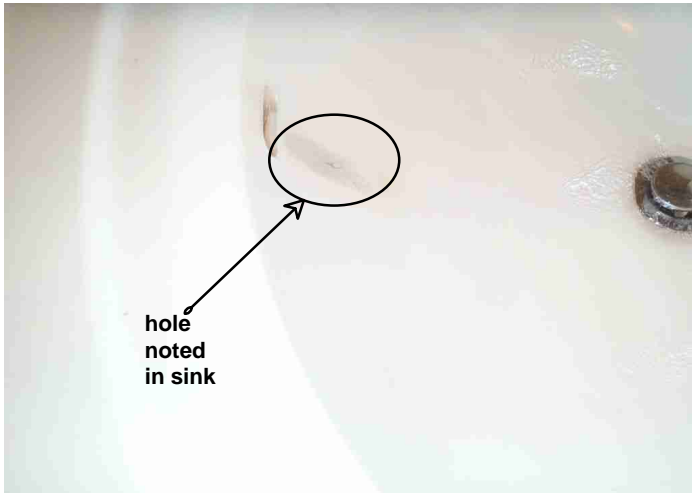
Functional Conditions

15.32 - The cabinets are in acceptable condition.

Sink Faucet Valves & Connectors Trap & Drain

Components and Conditions Needing Service

15.33 - Hole or similar degrade noted in the sink of the downstairs bathroom and while not yet leaking, you should be aware and may wish to obtain estimates for replacement to be aware of immediate and/or deferred costs.



Toilet & Bidet

Functional Conditions

15.34 - The toilet is functional.

Lights

Functional Conditions

15.35 - The lights are functional.

Outlets

Functional Conditions

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

Section 16.0 - 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

16.1 - Laundry area located adjacent to the garage.

Doors

Informational Conditions

16.2 - The doors are functional.

Flooring

Informational Conditions

16.3 - The floor has no significant defects.

Walls & Ceiling

Informational Conditions

16.4 - The walls and ceiling are in acceptable condition.

Cabinets

Functional Conditions

16.5 - The cabinets are functional.

Exhaust Fan

Functional Conditions

16.6 - The exhaust fan is functional.

Valves & Connectors

Informational Conditions

16.7 - Appliances are currently connected to the water valves - no visible defects were noted



Trap & Drain

Gas Valve & Connector

Informational Conditions

16.8 - The gas valve and connector are functional.

220 Volt Receptacle

Informational Conditions

16.9 - 220 volt outlet was present and tested

Dryer Vent

Informational Conditions

16.10 - Faulty dryer vents have been responsible for thousands of fires, hundreds of injuries, and even deaths. The best vents are a smooth-walled metal type that travels a short distance; all other types should be regarded as suspect, and should be inspected bi-annually to ensure that they do not contain trapped lint or moisture.

Lights

Functional Conditions

16.11 - The lights are functional.

Outlets

Functional Conditions

16.12 - The outlets that were tested are functional.

Appliances

Informational Conditions

16.13 - Washer and dryer in place but not tested as they are not part of a home inspection, if you plan on keeping the washer and/or dryer, ask the seller for a demonstration of their operation.

Section 17.0 - 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.

Triple-Car Garage

Slab Floor

Informational Conditions

17.1 - The garage is too full to permit a clear view of the slab

Walls & Ceiling

Components and Conditions Needing Service

17.2 - Moisture damaged drywall noted in garage ceiling that you may wish to have repaired, along the cause of such confirmed as noted in ROOF section.



Firewall Separation

Functional Conditions

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

Entry Door Into the House

Components and Conditions Needing Service

17.4 - The fire-rating of the house entry door has been nullified by the addition of an animal door. In general, replacement of the door becomes necessary to keep intact the fire door's rating, once alterations have been made.

The fire-rating of the house entry door has been nullified by the addition of an animal door - *Continued*



Garage Side Door

Functional Conditions

17.5 - The side door is functional.

Garage Door & Hardware

Functional Conditions

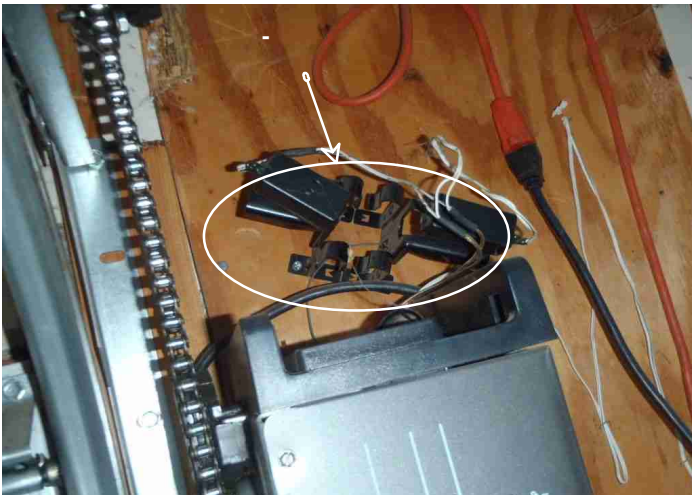
17.6 - The garage doors and their hardware is functional

Automatic Opener

Components and Conditions Needing Service

17.7 - The opener for the main door is not properly equipped with infra-red sensors that enable the door to auto-reverse, which is obviously a desirable safety feature. The sensors present have been situated in a way to have bypassed their protection. A qualified overhead/garage door contractor should service.

- See Attached Illustration 4



17.8 - The garage door opener is functional, but it does not auto-reverse or may need to be adjusted, which is part of an opener's safety function and is important to have serviced.

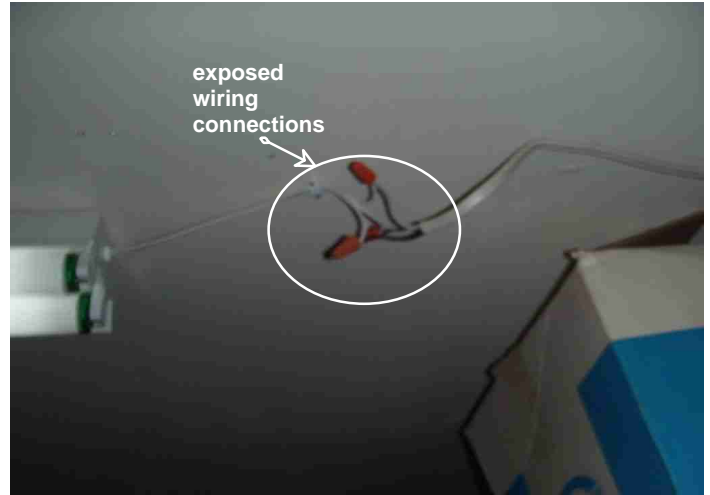
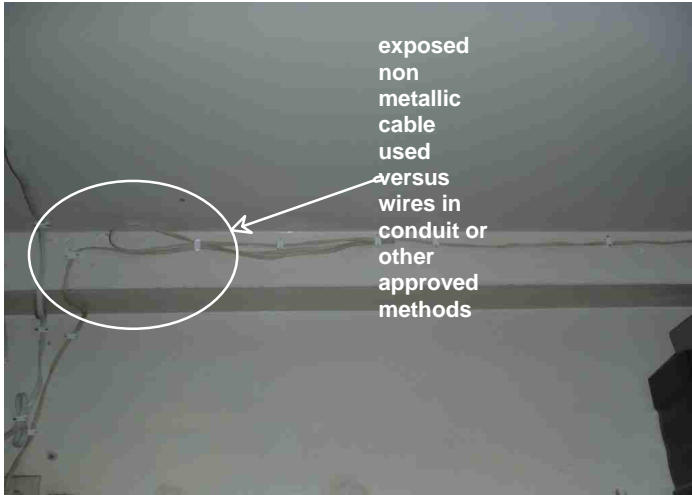
Obtain Further Information

17.9 - While functional the door opener appears to have been field modified, and you may wish to have the garage door opener contractor comment upon service/repair of other stated defects.

Lights

Components and Conditions Needing Service

17.10 - Exposed non metallic cable and exposed wiring connections used for the shop lights in the garage, I recommend an electrician use permanent wiring methods and properly conceal connections for obvious safety reasons.



Outlets

Components and Conditions Needing Service

17.11 - An outlet has reversed polarity, but should be serviced. Outlet was noted in front of parking area.



AFFILIATIONS AND CERTIFICATIONS



National Association of
Certified Home Inspectors

Nachi Certified Commercial and Residential Inspector #06061790
General Contractor

Tim Spargo, CMI

A handwritten signature in black ink that reads 'Tim Spargo'.

Illustrations

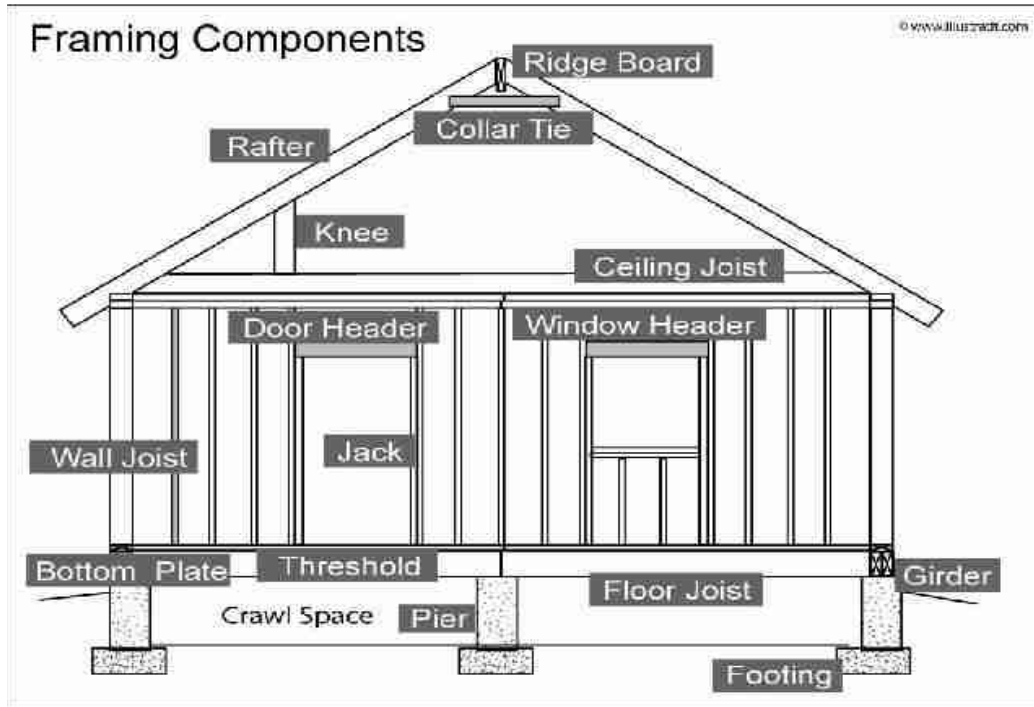


Illustration - 1 The walls are conventionally framed with wooden studs

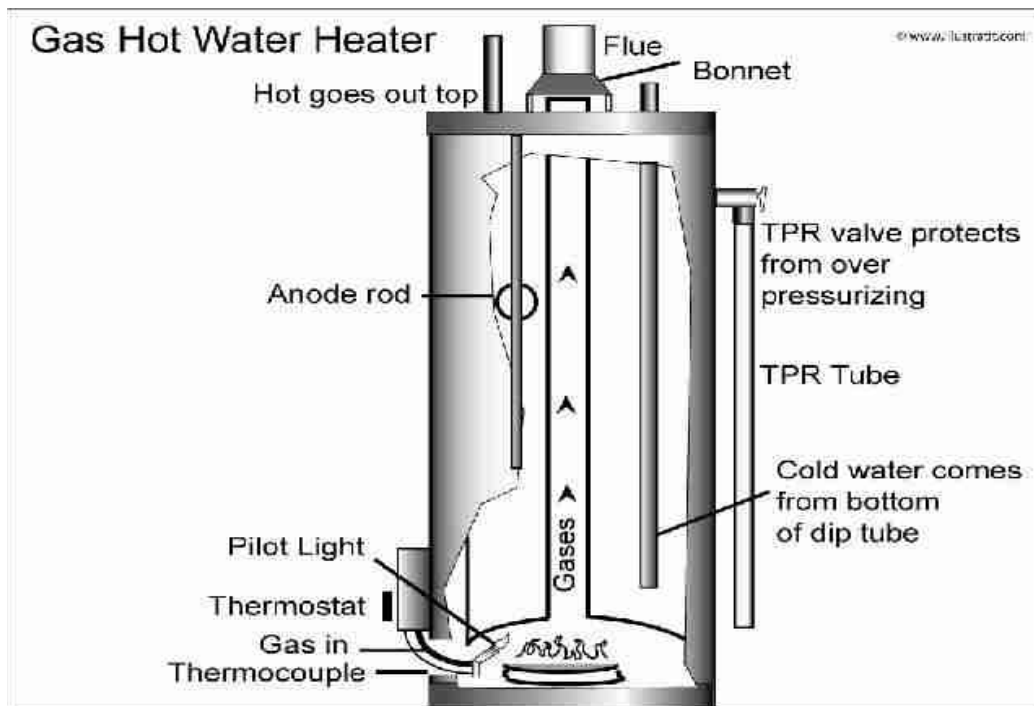


Illustration - 2 General Gas Water Heater Comments

Illustrations

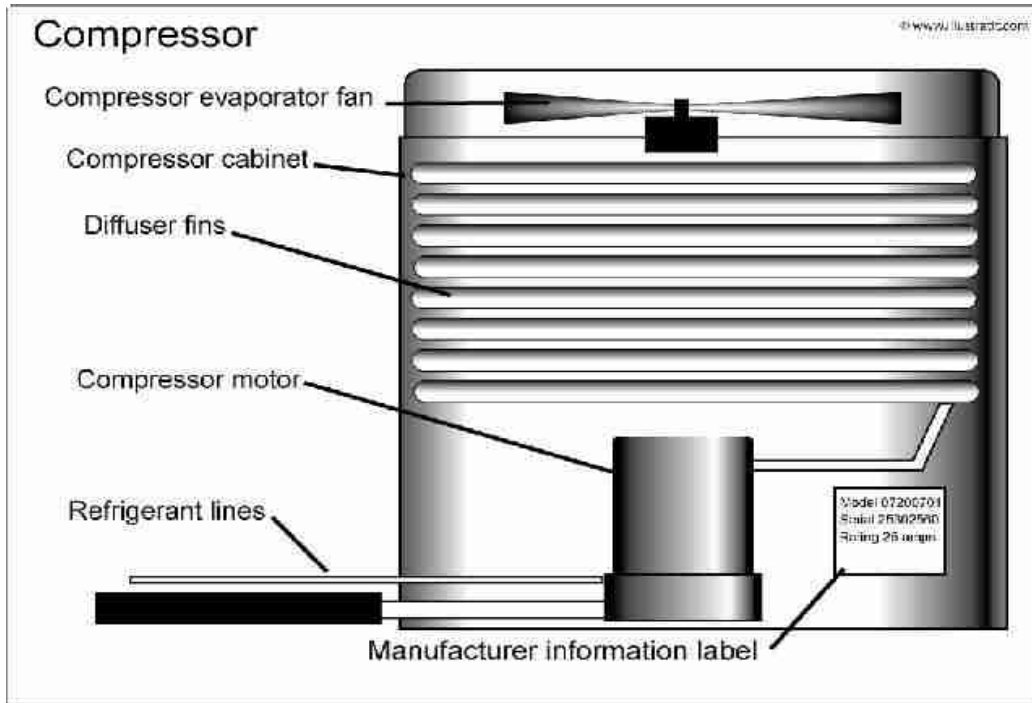


Illustration - 3 The condensing coil responded to the thermostat and is functional

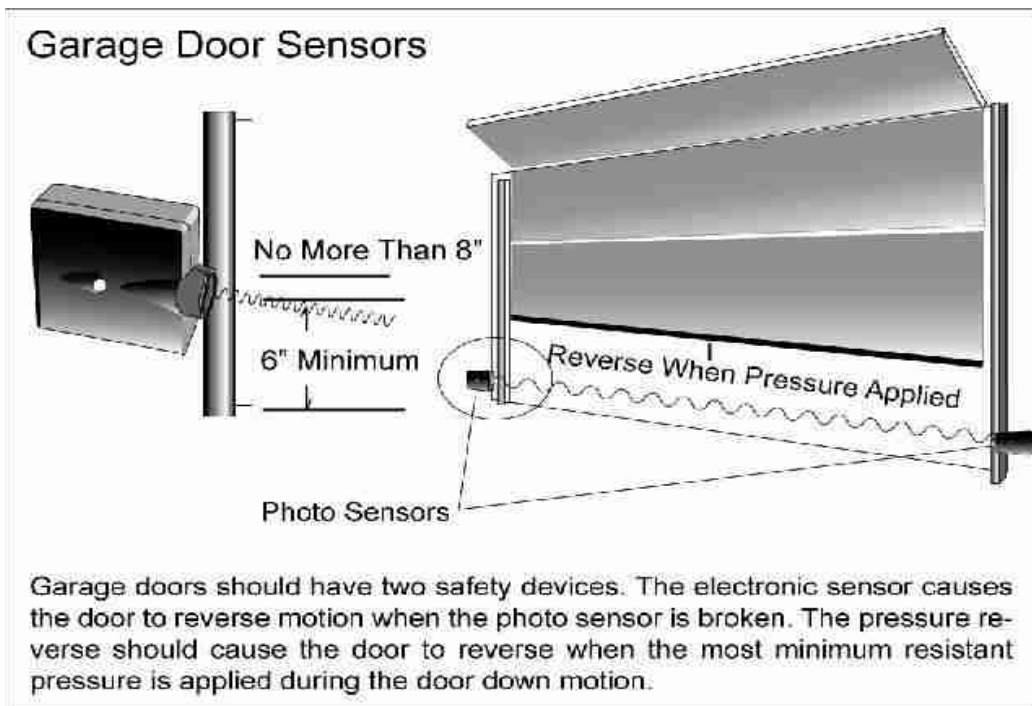


Illustration - 4 The opener is not equipped with infra-red sensors that enable the door to auto-reverse

REPORT CONCLUSION

2222 Test Address, Quartz Hill, CA 93536

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.

Tim Spargo, CMI -Certified Residential and Commercial Inspector

Inspection Address: 2222 Test Address, Quartz Hill, CA 93536
Inspection Date/Time: 7/11/2013 9:00 am to 11:30 am

INDEX

CONFIDENTIAL INSPECTION REPORT	1
GENERAL INFORMATION	2
SCOPE OF WORK	3
Conventions or Terms Used in your Report	4
Structural	5
Structural Elements	5
Slab Foundation	5
Exterior	6
Site & Other Observations	6
Grading & Drainage	8
House Wall Finish	9
Exterior Components	11
Roof	16
Concrete Tile Roof	16
Chimney	19
Family Room Fireplace	19
Plumbing	21
Potable Water Supply Pipes	21
General Gas Components	22
Gas Water Heaters	22
Irrigation or Sprinklers	24
Waste & Drainage Systems	25
Electrical	25
Main Panel	26
Heat and Air Conditioning	27
HVAC Split Systems	27
Living Areas	31
Indoor Environmental Issues	32
Main Entry	32
Living Room	33
Dining Room	34
Family Room	34
Kitchen	34
Kitchen	34
Hallway	37
Secondary Hallway	37
Stairs	38
Main Stairs	38
Attic	38
Primary Attic	38
Bedrooms	39
Upstairs Bedrooms	39
Master Bedroom	40
Bathrooms	41
Master Bathroom	41
Upstairs Hall Bathrooms	42
Main Floor Bathrooms	43
Laundry	44
Laundry Room	44
Garage	46

Inspection Address: 2222 Test Address, Quartz Hill, CA 93536
Inspection Date/Time: 7/11/2013 9:00 am to 11:30 am

Triple-Car Garage	46
Certifications and Affiliations	49
Illustrations	50
Report Conclusion	52
 ATTACHMENTS	