

INSPECTION REPORT

Inspection Report # 041115 - TURNER

Client: Mr. Jim Turner

Subject Property Address: 305 N. Second Ave. ~ Upland, CA. 91786

Inspection Day: Friday ~ Date: 4 / 15 / 2011 ~ Time: 9:00 am



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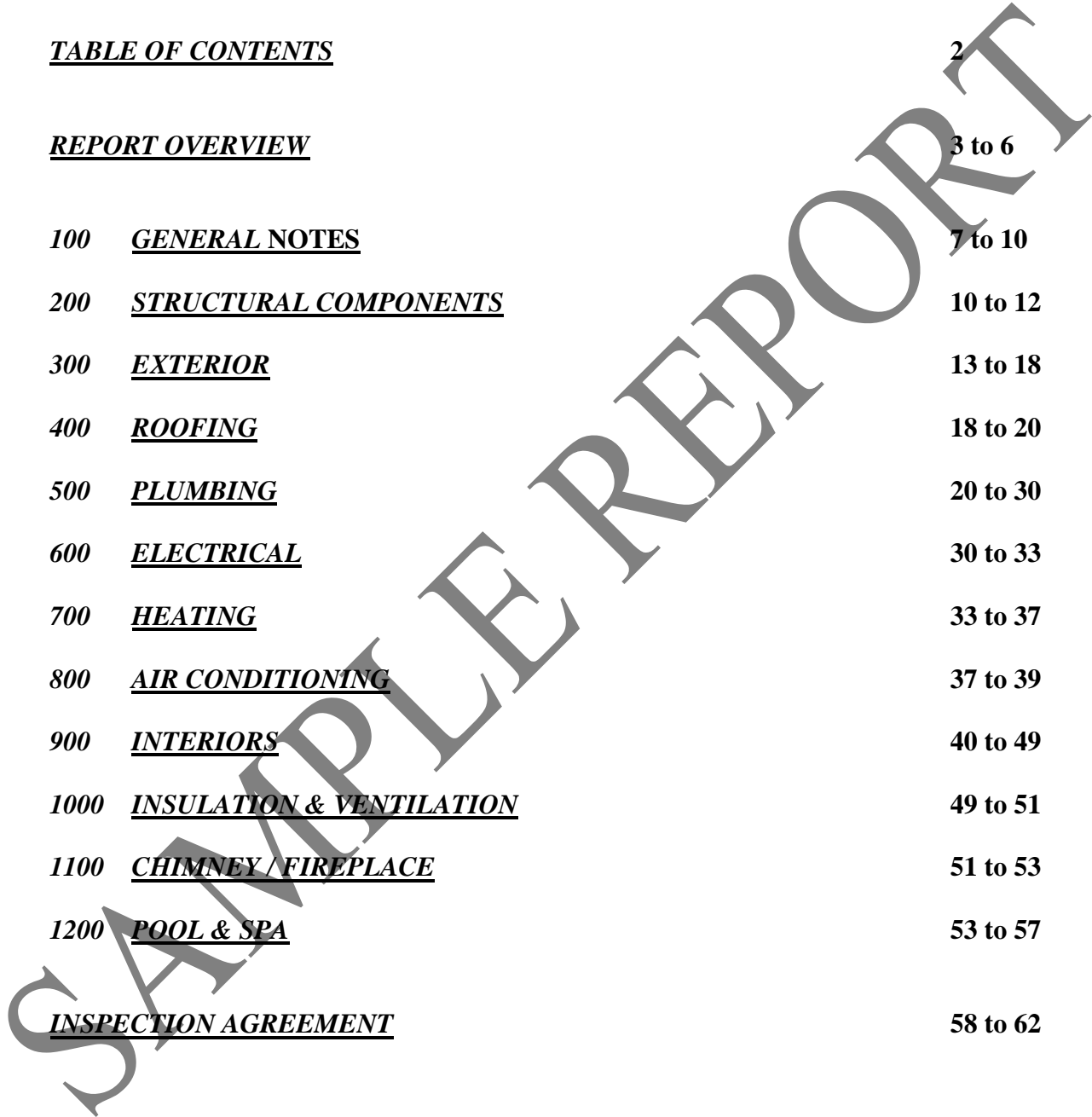
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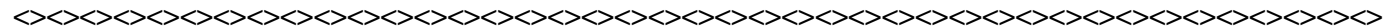
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REPORT OVERVIEW

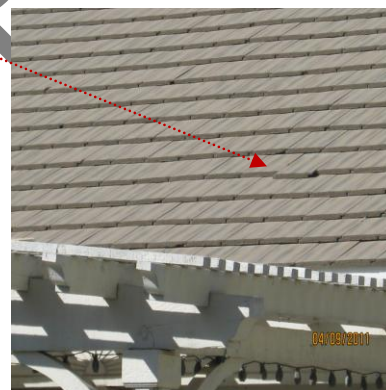
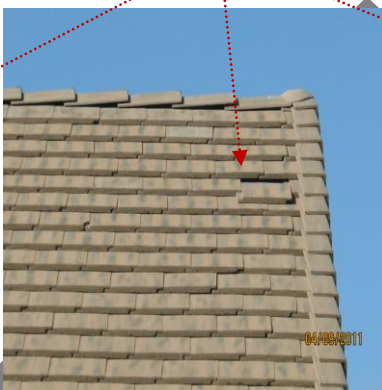
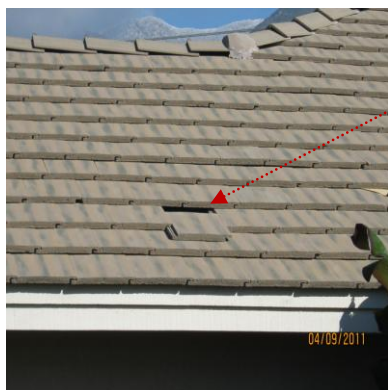
*** THIS OVERVIEW IS NOT INTENDED AS A SUBSTITUTE FOR READING THE ENTIRE REPORT ***

This **REPORT OVERVIEW** is a summary review of the **Primary** conditions found during the inspection (refer to the **General Notes** section of this report to identify) however it does not contain every detailed observation. This is provided as an additional service to the **Client**, and is presented in the form of a list of the items which in the professional opinion of the **Inspector**, merit further attention or investigation. As with most other facets of your transactions, we recommend consultation with your Real Estate Professional for further advice with regards to the following items:

400 ROOFING

402 Roof Covering

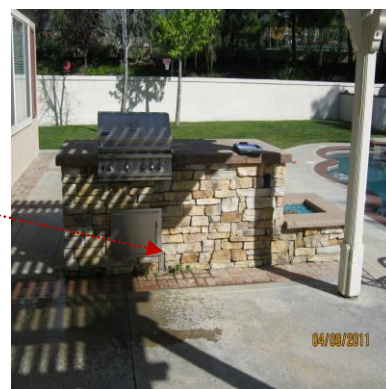
1. Evidence of damaged / inadequately secured roof tiles was observed at the roof deck(s). Recommendation: Obtain a detailed and comprehensive evaluation of the entire roof surface, including any remedial recommendations, by a qualified and state licensed Roofing Contractor (C39).



500 PLUMBING

506 Gas Supply

2. The gas supply shut-off valve for the gas fire pit was not installed close enough to the flame source. Recommendation: Obtain a detailed and comprehensive evaluation, including any remedial recommendations, by a qualified and state licensed Plumbing Contractor (C36).



SAMPLE REPORT

514 Water Heater Operation & Condition

3. Evidence of excessive rust and/or corrosion was observed at the water heater tank. This may be an indication of an active leak and limited remaining life of the water heater. Recommendation: Obtain a detailed and comprehensive evaluation, including any remedial recommendations, by a qualified and state licensed Plumbing Contractor (C36).



4. Evidence of an active water leak at the water heater tank was observed. This may be an indication of limited remaining life of the water heater. Recommendation: Obtain a detailed and comprehensive evaluation, including any remedial recommendations, by a qualified and state licensed Plumbing Contractor (C36).

521 Water Heater Water Supply Shut-off Valve & Water Heater Water Supply Connections

5. Evidence of corrosion at the water heater supply lines and connections was observed. This may be an indication of an active water leak. Recommendation: Obtain a detailed and comprehensive evaluation, including any remedial recommendations, by a qualified and state licensed Plumbing Contractor (C36).

524 Water Heater Comments & Notes

6. The water heater, based on age and conditions noted in this report, may be near the end of its expected service life. Recommendation: Obtain a detailed and comprehensive evaluation, including any remedial recommendations, by a qualified and state licensed Plumbing contractor (C36).



800 AIR CONDITIONING

803 Air Conditioning Compressor / Condenser / Evaporator Coil

7. The air conditioning system compressor / condenser was not elevated at least 3” above surrounding grade or flatwork to prevent damage / deterioration and was not adequately secured at the base. Recommendation: Correct as needed.

900 INTERIORS

911 Dishwasher

8. Evidence of active water leakage at dishwasher air gap device was observed during the drain cycle. This is an indication of a restricted or defective air gap device and may allow water to leak into the cabinet below the sink. Recommendation: Obtain a detailed and comprehensive evaluation, including any remedial recommendations, by a qualified and state licensed Plumbing Contractor (C36) and correct as needed.

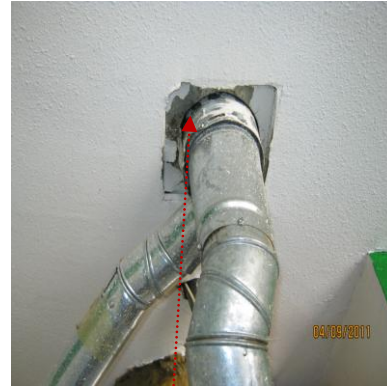


912 Garbage Disposal

9. The garbage disposal did not respond when tested. Recommendation: Repair or replace as needed.

914 Laundry

10. Evidence of disconnected dryer vent ducting at the Attic was observed. The ducting bends 90 degrees. This will limit the ability of the dryer to vent properly. Recommendation: Obtain a detailed and comprehensive evaluation, including any remedial recommendations, by a qualified and state licensed Plumbing Contractor (C36).



919 Firewall & Fire Door

11. Evidence of gaps around the furnace exhaust piping penetration was observed. This is considered a breach of the firewall's integrity and a possible fire safety concern. Recommendation: Obtain a detailed and comprehensive evaluation, including any remedial recommendations, by a qualified and state licensed General Building Contractor (B-1).

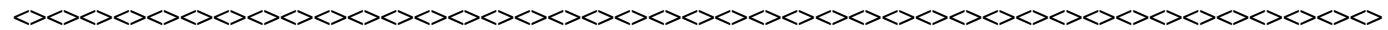
12. The installation of an access door / pull down ladder was observed in the garage ceiling. The Garage ceiling in this structure may serve as part of the firewall system. This may be considered a breach of the firewall's integrity and a fire safety concern. Recommendation: Contact the local Building Department prior to closing for the requirements/limitations of this condition and correct as needed by finishing the firewall in the Garage Attic or removing the ladder and sealing the Garage ceiling.



1100 CHIMNEY / FIREPLACE

1102 Fireplace

13. A flexible gas line connector for the fireplace was observed inside the fire chamber. Recommendation: Correct as needed.



1200 POOL / SPA

1206 Pool / Spa Plumbing

14. Evidence of active water leaks at the plumbing connections at the filter were observed. Recommendation: Obtain a detailed and comprehensive evaluation, including any remedial recommendations, by a qualified and state licensed Pool/Spa contractor (C53).



End OVERVIEW Section

SAMPLE REPORT

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100 GENERAL NOTES

101 Introduction

All comments made during the inspection and in this report are based on the Inspector's professional opinion.

A professional general physical home inspection is a visual, non-invasive physical examination, performed for a fee, designed to identify material defects in the systems, structures, and components of a building, *as they exist at the time of the inspection*. The inspection on the subject property was performed, and the report compiled, in accordance with the current version of the Standards of Practice of the **American Society of Home Inspectors (ASHI)**, of which the **Inspector** is a **Certified** member in good standing. A copy of the **ASHI** Standards of Practice (SOP), along with the Inspection Agreement (Contract), is provided to the **Client** with this report. Inspections performed in accordance with the SOP are not intended to be technically exhaustive. The California Business & Professions Code, Division 3, Sections-7195 - 7199, recognize these standards. Unless otherwise agreed upon in writing between the **Inspector** and **Client**, the **ASHI** SOP shall apply to the primary building and its components, systems and associated primary parking structure. The specific systems, structures and components of a building to be examined are listed in the **ASHI** SOP. These Standards provide inspection guidelines and define certain terms relating to this inspection. The inspection shall be limited to those specific systems, structures and components that are present and visually accessible. The components and systems shall be operated with normal user controls only as conditions permit.

Representations as to the extent or presence of code compliance or the warranting of the legal use of this property are beyond the scope of the inspection. Any code compliance issues can only be determined by the local building department. Although there may be pertinent information regarding this property that is a matter of public record. A search of public records is beyond the scope of this inspection and not included with this inspection and report. It is recommended that this information be obtained by the **Client** from the local building department. This information should be reviewed only by a qualified representative of the local building department. The inspection is not a historical study or a historical code research. These services are typically expensive and are beyond the scope of this inspection.

102 Property Information

The subject property consisted of a single story, detached single family dwelling with an attached parking structure.

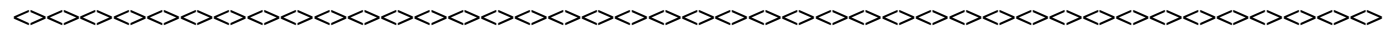
The subject property was occupied by the current **Owner** at the time of the inspection.

Approximate Size: **2133** ± square feet ~ Approximate Year Built: **1998** ± ~ Property information determined by: Buyer's Agent

Note: The following items or systems appear to be additions and/or modifications to the original structure or its systems: Underground Drainage System, Flatwork, Patio Cover, Pool / Spa with associated equipment, Storage Shed, Gas Bar-B-Que, Gas Firepit & Security System. Consult with the current **Owner** or **Agent of Record** and/or the Building Department of the AHJ (Authority Having Jurisdiction) for any documentation, permits and / or engineering reports for these additions / modifications, prior to the closing of escrow.

It is recommended that the **Client** inquire with the current **Owner** or **Agent of Record** of the property to provide all operations manuals and warranties pertaining to the property. As a matter of security, it is also recommended that the new **Owner** have all the door locks re-keyed and any security systems diagnosed and re-set after taking possession of the property.

Note: The following specific items/systems are outside the scope of the inspection and have been excluded from this report: Storage Shed, Gas Bar-B-Que, Gas Firepit & Security System. Consult with the current **Owner** or **Agent of Record** for any documentation regarding the history of these items/systems and arrange a demonstration, prior to the closing of escrow.



103 Orientation & Climate

For purposes of interpreting locations noted in this report, all references to interior and exterior directions should be assumed with the *Inspector* facing the Front (West facing side) of the structure.

Climate conditions during inspection: Clear, calm & cold ~ Approximate Temperature: 45 to 55 degrees

104 Emergency Shutoff Locations

In the event of an emergency, it is important to know where to shut off the gas, water and/or the electrical system. Listed below are the locations of those controls.

Water Supply: Main water supply shut-off valve location ~ Garage

Electrical Supply: *Meter / main service panel & main disconnect location* ~ Left side of the subject structure

Gas Supply: Main gas supply shut-off valve location ~ Left side of the subject structure

105 Report Information

This inspection report will describe and identify in written form the inspected systems and components of the structure and shall identify any material defects found during the inspection. The inspection report may contain recommendations regarding conditions reported for further evaluation by qualified and/or licensed professionals.

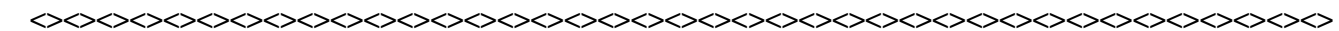
Report: The report consists of four components; the descriptive cover page, the body of the report and report overview. The recipient(s) of this report are urged to thoroughly read all of the report components upon receipt.

Photographs: Photographs may be taken by the *Inspector* during the course of the inspection. All photographs taken are for the sole use of the *Inspector*. At the discretion of the *Inspector*, photographs may be provided, in the **REPORT** and / or via e-mail, to the *Client(s)* and their representative(s) at their request for the sole purpose of clarification of conditions observed during the inspection. All photographs taken are solely and exclusively owned by the *Inspector* and no other parties have any rights or claims to the photographs.

The comments, recommendations and suggestions contained within this report are not intended as criticisms of the building, or its occupants, but as professional opinions regarding conditions found during the inspection. The information gathered for this report was compiled using the inspection reporting technique known as **D. E. D.** (**D**etect = visually identify ~ **E**valuate = is the condition a **Primary** or **Secondary** concern ~ **D**irect = recommendations and suggestions for further evaluation and/or repairs). When reading the report, it is recommended to use the following format when prioritizing the conditions needing repair, maintenance and upgrading:

Primary – These are conditions that may be deemed immediate health and safety concerns and/or may affect the performance and usable life spans of the components and systems. These are items of the highest priority and should be addressed as soon as possible; will be highlighted in yellow within the body of the report and *may* also be listed in the **REPORT OVERVIEW**. These conditions may be followed with a “Recommendation” for repair or replacement. A recommendation for further evaluation by a qualified and licensed professional may be listed at the end of each individual section of this report. If the recommendation refers to a licensed contractor, as a reference tool a corresponding state license classification (i.e.; C-8 = Concrete) may follow the recommendation. When recommendations for further evaluations have been made, the determination of appropriate corrective action for repair or replacement must be left to the professionals retained by the *Client*.

Secondary - The report may also list conditions that deserve immediate attention; will be highlighted in grey within the body of the report; may be accompanied by a photograph, but are not necessarily listed in the **REPORT OVERVIEW**. Typically these are conditions that are in need of repair, but have not yet affected performance. Also listed within this category may be suggestions for upgrades, which will enhance the property and increase safety for the occupants. These conditions may be followed with a with a “Recommendation” for repair or replacement or “Suggestion” usually regarding further evaluation for maintenance and/or upgrading by a qualified and licensed professional. Lower priority conditions that are neglected may become higher priority conditions as time goes on. *Do not equate low cost with low priority.*



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300 **EXTERIOR**

Inspection of the building Exterior includes the accessible areas of the; Exterior Decks & Attachments, Wall Cladding, Veneers & Trim, Door & Window surfaces and Chimneys. These items are visually examined for proper function, excessive or unusual wear and general state of repair. Components may not be visible because of limited accessibility and/or the nature of construction. In such cases these items are considered inaccessible. If conditions are found suggesting damage or limited remaining service life, these will be noted. Suggestions regarding repair and replacement may also be offered. Opinions stated herein concerning the building Exterior and related components are based on the general condition as evidenced by our visual inspection.

301 **Exterior Walls, Cladding, Veneers & Trim**

Exterior wall cladding material(s): Stucco

Trim material(s): Architectural foam plant-ons

The exterior wall surfaces were generally in satisfactory condition with individual exceptions noted below.

Inspection of portions of the exterior wall surfaces was limited due to vegetation, foliage and/or personal items.

Evidence of incidental physical damage (i.e.; small holes, chips, minor damage, etc.) was observed at several locations in the exterior siding and/or trim. Suggestion: Repair these areas prior to painting.

Evidence of cracking of the exterior wall surfaces was observed. The cracking appears to be uniform and within normal accepted tolerances. This type of cracking is often a result of material shrinkage and/or settlement. Suggestion: Monitor these areas for indications of continued or advanced movement and seal these cracks prior to painting.

Exterior Wall Cladding Notes: *All joints, gaps and holes in the siding and trim should be sealed as soon as possible and included as a part of regular maintenance to prevent water penetration.*

302 **Exterior Doors**

The exterior doors were examined / operated and were generally in satisfactory condition with individual exceptions noted below.

Several of the exterior doors along with their related hardware need adjustments and/or repairs. Recommend correcting.

Evidence of incidental physical damage (i.e.; small holes, chips, minor damage, etc.) was observed at several exterior door surfaces was observed. Suggestion: Repair these areas prior to painting.

Exterior Door Notes: *All exterior door surfaces should be finished and sealed and door components maintained and/or repaired as part of regular maintenance.*

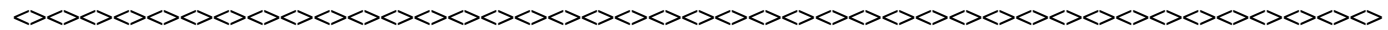
303 **Windows**

A representative sampling of the exterior surfaces of the windows were examined and were generally in satisfactory condition.

Exterior Window Notes: *All exterior window surfaces, frames and screens should be maintained, repaired and/or replaced as part of regular maintenance. Determining the condition of all insulated windows is not possible due to personal items, temperature, weather and lighting variations.*



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Description

General Topography: Generally flat, level graded finished lot within a flat site.

General soil conditions: Dry

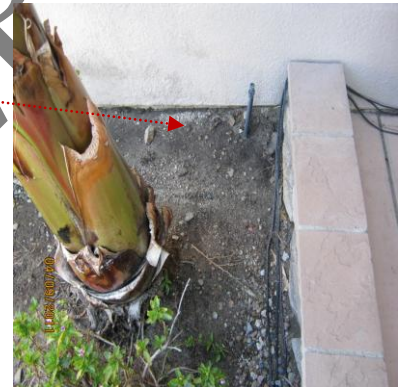
307 Site Grade

The grading of the soil within 6 feet of the foundation was generally in satisfactory condition with individual exceptions noted below.

The grading of the soil at the Front of the property has been pre-cut with drainage swales. Any finish landscaping that may be installed at a later date should not alter these cuts.

Evidence of a condition known as “negative grade”, where soil and / or flatwork within 6 feet of the foundation are improperly sloped towards the structure was observed. Improper grading promotes water accumulation near, and possible penetration into, the foundation of the structure. Recommendation: Observe the drainage around the structure during heavy rainfall and/or obtain a detailed and comprehensive evaluation, including remedial recommendations, by a qualified and state licensed Landscaping Contractor (C27).

Evidence of soil levels higher than what is recommended at one or more locations around the structure was observed Recommendation: Re-grade these areas so that the soil is at a proper level away from the foundation to allow for proper drainage and/or improve drainage provisions. Also, refer to any current Termite report for further information regarding this condition.



Surface Grade Notes: As part of regular maintenance, the surface grading around the perimeter of the structure foundation should be maintained to allow for adequate drainage of water away from the base of the structure.

308 Site Drainage

Drainage of the lot within 6 feet of the foundation was generally in satisfactory condition with individual exceptions noted below.

Several areas adjacent to the structure are possible catch basins for water during heavy rainfall and roof water run-off, which could promote water accumulation near the foundation of the structure. Recommendation: Obtain a detailed and comprehensive evaluation, including remedial recommendations, by a qualified and state licensed Landscaping Contractor (C27) that specializes in drainage systems.

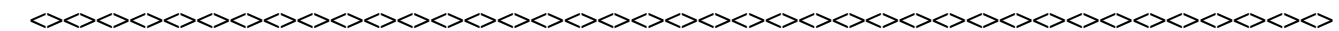
Drainage conditions around the structure could be improved with the addition of roof gutters / downspouts and regular maintenance to assure that all water flows away from the base of the foundation.

Drainage Notes: As part of regular maintenance, the drainage provisions around the perimeter of the structure should be monitored and maintained to allow for adequate drainage of water away from the structure.

309 Site Underground Drainage

Evidence of an underground drainage system was observed. The testing of this drainage system is beyond the scope of this inspection / report. The system should be tested prior to the next rain season to verify proper drainage flow and point of termination.

The exposed components of the underground drainage system were visually inspected and appeared to be in satisfactory condition with individual exceptions noted below.



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The underground drainage system appeared to have a termination point at the street curb.

The underground drainage system appears to have been installed after original construction of the subject dwelling. Recommendation: Consult with the current **Owner** or **Agent of Record** to obtain any documentation regarding this installation and also consult with the local Building department to verify that a permit was issued for this installation and that final approval obtained.



Evidence of clogged / restricted drainage openings was observed. Recommendation: Correct as needed.

Underground Drainage Notes: As part of regular maintenance, the underground drainage system should be monitored and maintained to allow for adequate drainage of water off of the property.

310 Flatwork

Driveway

Driveway surface material: Concrete

The driveway was generally in satisfactory condition with individual exceptions noted below.

Evidence of cracking was observed at the exposed, visible areas of the driveway surface. The cracking appears to be within normal accepted tolerances. This type of cracking is often a result of shrinkage and/or settlement. Suggestion: Monitor these areas for indications of continued or advanced movement.

Driveway Notes: The driveway surfaces should be maintain to prevent possible slip and fall or trip hazard conditions.

Sidewalk

Sidewalk surface material: Concrete with brick trim

The sidewalk was generally in satisfactory condition with individual exceptions noted below.

Evidence of cracking was observed at the exposed, visible areas of the sidewalk surfaces. The cracking appears to be within normal accepted tolerances. This type of cracking is often a result of shrinkage and/or settlement. Suggestion: Monitor these areas for indications of continued or advanced movement.

Sidewalk Notes: The sidewalk surfaces should be maintain to prevent possible slip and fall or trip hazard conditions.

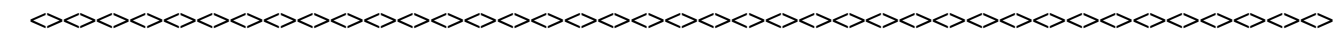
Porch

Porch location: Front of the structure

Porch surface material: Concrete

The porch was generally in satisfactory condition.

Porch Notes: The porch surfaces should be maintained to prevent possible slip and fall or trip hazard conditions.



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Patio Deck

Patio location: Rear of the structure

Patio deck surface material: Concrete with brick trim

The patio was generally in satisfactory condition with individual exceptions noted below.

The patio appears to have been installed after original construction of the subject dwelling. Recommendation: Consult with the current **Owner** or **Agent of Record** to obtain any documentation regarding this installation and also consult with the local Building department to verify that a permit was issued for this installation and that final approval obtained.

Evidence of cracking was observed at the exposed, visible areas of the patio surface. The cracking appears to be within normal accepted tolerances. This type of cracking is often a result of shrinkage and/or settlement. Suggestion: Monitor these areas for indications of continued or advanced movement.

Patio Deck Notes: *The patio deck surface should be maintained to prevent possible slip and fall or trip hazard conditions.*

311 Perimeter Fencing / Walls & Gates

Perimeter Fencing / Walls

Perimeter fencing / wall material: Stucco coated concrete block

The perimeter fencing / walls were generally in satisfactory condition with individual exceptions noted below.

Evidence of incidental physical damage (i.e.; holes, minor damage, etc.) was observed at several locations of the perimeter fencing / walls. Suggestion: Correct as needed.

Inspection of the perimeter fencing / walls was limited due to vegetation or foliage covering the fencing / walls at the time of the inspection.

Gate(s)

Gate material: Wrought iron

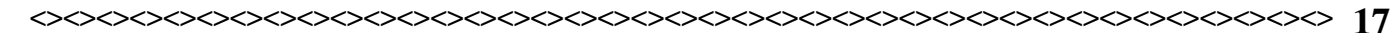
The gate(s) was generally in satisfactory condition with individual exceptions noted below.

Evidence of incidental physical damage (i.e.; holes, minor damage, etc.) was observed at several locations of the gate(s). Suggestion: Correct as needed.

Adjustment and/or repairs to the perimeter access gates are needed. Repair as needed and include as part of regularly scheduled maintenance. Recommendation: Obtain a detailed and comprehensive evaluation, including remedial recommendations, by a qualified and state licensed Fencing Contractor (C13).

Evidence of rust / deterioration of the wrought iron gate(s) was observed. Recommendation: Obtain a detailed and comprehensive evaluation, including remedial recommendations, by a qualified and state licensed Fencing Contractor (C13).

Perimeter Fencing / Gate Notes: *The determination of ownership of the perimeter fencing / walls is beyond the scope of the inspection / report. Wood, wrought iron and chain link fencing materials have a finite service life. Regular maintenance of the fence / gate components will ensure service life.*



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The condition of the roof was generally in satisfactory condition, including indications of normal weathering and aging, with individual exceptions noted below.

Due to roof access restrictions, not all roof deck areas could be visually inspected.

The roof tiles were not adequately cut-back at the valleys to allow adequate water flow off the roof deck. This condition will also allow debris accumulation in the valleys. Recommendation: Obtain a detailed and comprehensive evaluation of the entire roof surface, including any remedial recommendations, by a qualified and state licensed Roofing Contractor (C39).



Evidence of damaged / inadequately secured roof tiles was observed at the roof deck(s). Recommendation: Obtain a detailed and comprehensive evaluation of the entire roof surface, including any remedial recommendations, by a qualified and state licensed Roofing Contractor (C39).

Roof Covering Notes: Extreme caution should be exercised whenever accessing the roof decks. Some materials, such as tile and wood shakes, should not be walked on by anyone other than a professional.

403 Roof Drainage

Roof areas of a building should be drained by roof drains or gutters. The location and sizing of drains and gutters shall be coordinated with the structural design and pitch of the roof. Unless otherwise required by the roof drains, gutters, vertical conductors or leaders, and horizontal storm drains for primary drainage shall be sized based on a storm of sixty (60) minutes duration and 100-year return period.

Gutter and Downspout System

The structure did not have a full gutter and downspout system. Suggestion: A properly installed gutter and downspout system should be added to improve the drainage provisions for this property.

404 Roof Flashings

Roof Penetration Flashings

The visible areas of the exposed roof deck penetration flashings were generally in satisfactory condition with individual exceptions noted below.

Evidence of storm collars on the water heater and/or furnace exhaust flue piping penetrations was observed.

Evidence of deteriorated or missing roof deck penetrations sealant was observed at several locations. Suggestion: Seal all of these areas to prevent water intrusion and make a part of regular maintenance.

Flashing Notes: Seal all of flashing areas to prevent water intrusion and make a part of regular maintenance. All roof deck flashing should be inspected and sealed as a part of regular maintenance. This may require the services of a qualified and state licensed Roofing contractor (C39).

Due to roof access restrictions, not all roof deck flashings could be visually inspected.

405 Roofing Comments & Notes

Some or all of the conditions noted above may require detailed and comprehensive evaluations, including any remedial recommendations, of the entire roof deck surfaces and associated components, by a qualified and state licensed Roofing contractor (C39).

One or more of the comments listed above may require corrective action prior to the closing of escrow.

End ROOF Section

500 PLUMBING

Inspection of the building Plumbing system includes the accessible areas of the; Distribution Supply Piping, Drain / Waste & Vent Piping, Water Pressure, Functional Flow, Functional Drainage, Gas Meter, Gas Supply Piping, Main Water Shut-Off, Faucet(s), Toilet(s), Sink(s), Bathtub(s), Shower(s) and Laundry. These items are visually examined for proper function, excessive or unusual wear and general state of repair. Components may not be visible because of limited accessibility and/or the nature of construction. In such cases these items are considered inaccessible. If conditions are found suggesting damage or limited remaining service life, these will be noted. Suggestions regarding repair and replacement may also be offered. Opinions stated herein concerning the building Garage and related components are based on the general condition as evidenced by our visual inspection. The hidden nature of the piping prevents inspection of every pipe and joint. Inspection of the plumbing system does not include on site and/or private water supply and waste disposal (Septic) systems. Review of these systems requires a qualified and licensed specialist.

501 Description

Main water supply line material: Copper pipe

Distribution supply line material: Copper pipe

Drain / Waste line material: ABS Plastic pipe

Waste system service: The determination of waste systems being public or private (septic) is beyond the scope of this inspection and report. Recommendation: Verify through current **Owner** or their **Agent**. If the property is serviced by a Private (septic) system, then it should be reviewed by a qualified and state licensed Septic system specialty contractor.

Determining adequate sizing of the plumbing system is beyond the scope of the inspection and this report. Any reference to sizing in this report is for informational purposes only.

502 Distribution Supply Piping

The visible water supply piping was generally in satisfactory condition with individual exceptions noted below.

Evidence of corrosion was observed at the water supply piping and connections. Suggestion: Monitor this condition for indications of water leakage.

503 Drain / Waste & Venting Piping

The waste lines are tested with water only, not solids. A sewer lateral video examination, necessary to determine the condition of the underground waste lines and future drainage performance is beyond the scope of this inspection and report. The drain / waste / vent lines should be "snaked" and evaluated by a qualified and state licensed Plumbing Contractor (C36) prior to occupation.

Visible drain / waste system cleanout location: Rear of the structure & driveway

The visible drain / waste and vent piping were generally in satisfactory condition with individual exceptions noted below.

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The determination of whether the drain / waste system for the property is an on-site septic system or public sewer is beyond the scope of the inspection and report. Recommendation: Obtain a detailed and comprehensive evaluation, including any remedial recommendations, by a qualified and state licensed Plumbing Contractor (C36).

The drain / waste piping should be video scanned and snaked to assure that the piping is clear before the dwelling is occupied. As an upgrade, the installation of a sewer overflow prevention device is recommended. Recommendation: Obtain a detailed and comprehensive evaluation, including any remedial recommendations, by a qualified and state licensed Plumbing Contractor (C36).

Evidence of corrosion / incrustation was observed at the drain / waste piping and connections. Suggestion: Monitoring of this condition for indications for further leakage is recommended.

504 Main Water Supply Shut-off

Main water shut-off location: Garage

The operational testing of any valves is beyond the scope of this inspection and report.

The main water supply shut-off appeared to be in satisfactory condition.

Main Water Supply Shut-off Valve Notes: Typical gate / globe type valves may fail when operated. As an upgrade, the main water supply shut-off valve should be replaced with a ball type valve.

505 Water Pressure, Functional Flow & Drainage

Water Pressure

The water pressure was measured using a pressure gauge at exterior faucets located at the front and rear of the structure.

A water pressure regulator was observed at the incoming water shut-off valve.

The water pressure was measured to be 60 PSI at the time of the inspection.

The water pressure was measured to be within the recommended range of 15-80 PSI.

The installation of anti-backflow preventers on the exterior faucets may hinder the flow of water for pressure readings.

Functional Flow

The functional flow of the water supply systems was tested by opening a representative sampling of fixtures simultaneously to observe any reduction of flow.

The functional flow was generally in satisfactory condition.

Functional Drainage

The functional drainage of the plumbing system was tested by opening a representative sampling of fixtures simultaneously to observe the performance of the drains.

The functional drainage was generally in satisfactory condition with individual exceptions noted below.

Reduced drain flow at one or more sink(s) and / or bathtub(s) / shower(s) was observed. This condition may create a backflow of sewer gases into the structure from other drains. Recommendation: Correct as needed and obtain a detailed and comprehensive evaluation, including any remedial recommendations, by a qualified and state licensed Plumbing Contractor (C36).

506 Gas Supply

As per recognized inspection industry standards, the gas supply and associated components are examined visually. Any indication of gas leaks may not be readily apparent at the time of the inspection. A full review of the gas supply system and related components by the local gas utility company, prior to the closing of escrow, is recommended.

Gas Meter

Meter location: Left side of the structure

The visible portions of the gas meter were generally in satisfactory condition with individual exceptions noted below.

The **Inspector** was unable to determine if the gas meter was adequately sized for the addition of the Pool/Spa heater. Recommendation: Further evaluation by the local Gas Company and /or the Pool/Spa contractor of record.

The gas meter was not equipped with a seismic shut-off device. This device may not be required in this jurisdiction, but may be required by insurance providers. Refer to; <http://www.socalgas.com/safety/valves.shtml> for further information. Suggestion: Install as a safety upgrade. Obtain a detailed and comprehensive evaluation, including any remedial recommendations, by a qualified and state licensed Plumbing Contractor (C36).

Gas Meter Notes: Sizing of the gas meter is beyond the scope of this inspection and report. If concerned, the **Inspector** recommends further evaluation by the local Gas Company and /or a qualified and licensed plumbing contractor. (C-36).

Gas Piping

The visible gas supply piping and connectors were generally in satisfactory condition with individual exceptions noted below.

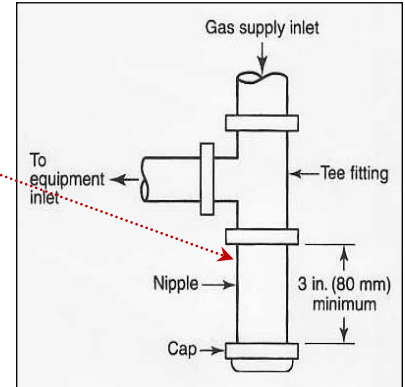
One or more gas supply pipe(s) at the gas meter was buried in the soil / concrete with protective wrapping for anti-corrosion protection but not a vented sleeve. This may, or may not have been required at the time of installation. Recommendation: Consult with a representative from the JHA (Jurisdiction Having Authority), the local Building department, the Gas Company and/or a qualified and licensed Plumbing contractor (C36) for further evaluation of this installation.

The gas supply shut-off valve for the gas fire pit was not installed close enough to the flame source. Recommendation: Obtain a detailed and comprehensive evaluation, including any remedial recommendations, by a qualified and state licensed Plumbing Contractor (C36).

Sediment Drip Leg

Manufactures of gas water heaters and gas forced air units, in accordance with NFPA 54, are requiring the installation of a sediment trap in the gas supply piping ahead of the appliance control valve. A sediment drip leg is a tee-section of gas piping, at least 3 inches long and capped, located ahead of the gas controls for the gas appliance (typically at the same height as the gas control). The purpose of the drip leg is to trap any debris (pipe dope, dirt, galvanizing, etc.) that may be in the gas supply piping along with any moisture in the gas. Sediment traps may not be required to be accessible and therefore may be installed inside a wall.

A gas piping sediment drip leg was not installed at the water heater and furnace gas supply lines as required by the manufacturer's installation instructions and/or recognized building standards. Recommendation: Consult with a representative from the local Building department and/or the local gas utility regarding the requirement for this component and obtain a detailed and comprehensive evaluation, including any remedial recommendations, by a qualified and state licensed Plumbing Contractor (C36).



Gas System Notes: As a part of a regular annual maintenance schedule, the local Gas Company should review the gas system and all gas appliances.

507 Toilet(s)

The toilet(s) was tested using normal operator controls and was generally in satisfactory condition.

Toilet Notes: All toilets should be checked for tightness at the base and at the tank and also checked for leaks as a part of regular maintenance. The presence of hairline cracks in the toilet surfaces cannot always be detected. Suggestion: If hairline cracking is discovered, then repairs should be implemented as soon as possible in order to prevent possible water leakage.

508 Faucet(s)

The faucets were operated using normal operating controls and was generally in satisfactory condition with individual exceptions noted below.

The faucet backing plates and spouts were inadequately sealed at the Bathrooms. Recommendation: Correct as needed.

Angle stop water shut-off valves have a tendency to corrode and leak. All angle stop water shut-off valves should be checked for tightness and also checked for leaks as a part of regular maintenance. Suggestion: Upgrade the angle stop valves to new 45 degree shut-off valves.

Evidence of minor water leakage or drizzle was observed at one or more faucet bases and/or connections. Recommendation: Correct as needed.

Evidence of inadequately secured faucet was observed at the Master Bedroom Bathroom bathtub. Recommendation: Correct as needed.



Faucet Notes: All faucets should be inspected for leaks as part of regular maintenance.

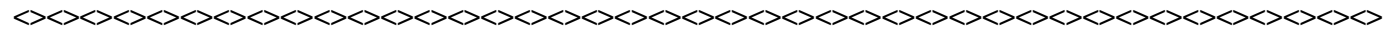
509 Sink(s)

Sink locations: Kitchen and Bathroom(s)

The sink(s) were generally in satisfactory condition with individual exceptions noted below.

Evidence of wear and/or incidental damage was observed at the sink surfaces. Suggestion: Repair or replace as needed.

One or more sink drain stopper(s) was missing or inoperable. Recommendation: Correct as needed.



510 Bathtub(s)

The bathtub(s) surface was generally in satisfactory condition with individual exceptions noted below.

Evidence of wear and/or incidental damage was observed at the bathtub surfaces. Suggestion: Repair or replace as needed.

One or more bathtub drain stoppers was missing or inoperable. Recommendation: Repair as needed.

Evidence of chips and/or holes in the bathtub surfaces was observed. This condition may eventually lead to water penetration within the walls. Recommendation: Repair as needed.

Bathtub Notes: *The edge of the bathtub should be sealed as a part of regular maintenance.*

511 Shower(s)

Shower Surround

The shower surround surface was generally in satisfactory condition with individual exceptions noted below.

Evidence of wear and/or incidental damage was observed at the shower surfaces. Suggestion: Repair or replace as needed.

Evidence of chips and/or holes in the shower surround surfaces was observed. This condition may eventually lead to water penetration. Recommendation: Repair as needed.

Evidence of worn/missing caulking seal and/or tile grout in the shower surround surfaces was observed. This condition may eventually lead to water penetration. Recommendation: Repair as needed.

Shower Surround Notes: *The shower surround seals / grout should be inspected and sealed as a part of regular maintenance.*

Shower Enclosure(s)

The glass shower enclosure(s) was generally in satisfactory condition with individual exceptions noted below.

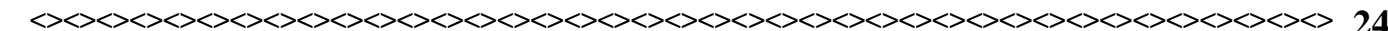
Evidence of wear and/or incidental damage and worn sealant was observed at the shower enclosure. Suggestion: Repair or replace as needed.

One or more of the shower door(s) was difficult to operate. Recommendation: Repair or replace as needed.

Evidence of water leakage at the bottom edge or door of the Master Bedroom Bathroom(s) shower enclosure was observed. Recommendation: Repair or replace as needed.



Shower Enclosure Notes: *The edge of the shower enclosure should be sealed as a part of regular maintenance.*



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512 Water Heater

Inspection of the Water Heater includes the accessible areas of the; Water Heater Location, Operation & General Condition, Thermostat / Controls, Gas Supply Connections, Burners, Combustion Air, Exhaust Gas Venting, Water Supply Shut-off, Water Supply Connections, TPR Valve, TPR Valve Discharge and Seismic Bracing. These items are visually examined for proper function, excessive or unusual wear and general state of repair. Components may not be visible because of limited accessibility and/or the nature of construction. In such cases these items are considered inaccessible. If conditions are found suggesting damage or limited remaining service life, these will be noted. Suggestions regarding repair and replacement may also be offered. Opinions stated herein concerning the building Water Heating System and related components are based on the general condition as evidenced by our visual inspection.

513 General Description

Water heater make: A. O. SMITH

Water heater serial number: GC98-4114591-R99

Water heater model number: FGR 50 242

Approximate mfg. date: 1998

Approximate ANSI compliance date: 1994 based on date posted on data-plate

Approximate Size: 50 gallons

Approximate Capacity: 38,000 Btu

Water heater energy source: Natural gas

(Age, size & capacity determined by manufacturer's data plate)

Determining adequate sizing of the water heating system is beyond the scope of the inspection and this report. Any reference to sizing in this report is for informational purposes only. Recommendation: Obtain a detailed and comprehensive evaluation, including any remedial recommendations, by a qualified and state licensed Plumbing Contractor (C36).

514 Water Heater Operation & Condition

The water heater was tested using normal operating controls and testing for hot water flow at the faucets. The water heater responded to testing and was generally in satisfactory condition with individual exceptions noted below.

The water heater was not equipped with a re-circulation pump. The installation of re-circulation pumps is considered an upgrade.

Evidence of excessive rust and/or corrosion was observed at the water heater tank. This may be an indication of an active leak and limited remaining life of the water heater. Recommendation: Obtain a detailed and comprehensive evaluation, including any remedial recommendations, by a qualified and state licensed Plumbing Contractor (C36).

Evidence of an active water leak at the water heater tank was observed. This may be an indication of limited remaining life of the water heater. Recommendation: Obtain a detailed and comprehensive evaluation, including any remedial recommendations, by a qualified and state licensed Plumbing Contractor (C36).

Operation / Condition Notes: The water heater should be drained periodically, preferably once a month, to remove sediment that collects at the bottom of the tank.

515 Water Heater Location

Water heater location: Garage platform

The water heater platform was generally in satisfactory condition with individual exceptions noted below.

The water heater was properly installed with the ignition source at least 18" above the Garage floor as required.

A vehicle anti-impact device was observed in front of the water heater.

A drain catch pan and drain line was not observed at the water heater. This may not have been required at the time of installation.
Recommendation: Install as needed.

Evidence of water staining / damage was observed at the water heater platform. The *Inspector* was unable to determine the exact origin or current status of these stains. Recommendation: Consult with the current *Owner* or *Agent of Record* regarding the history of this condition.

516 Water Heater Thermostat / Controls

The water heater thermostat and system operating controls were generally in satisfactory condition.

Water Heater Thermostat / Control Notes: *Thermostat and control settings were not altered and controls are not checked for calibration or timed functions. Testing for adequacy, efficiency or evenness of heat distribution throughout the structure is beyond the scope of this inspection and report. The thermostat should be set at a medium temperature for adequate efficiency and safety.*

517 Water Heater Gas Supply Connections

The gas supply lines and connectors for the water heater were generally in satisfactory condition with individual exceptions noted below.

Refer to sub-section: **913 Gas Supply; Gas Supply Piping; Sediment Drip Leg** of this report for further information.

Energy Supply & Connection Notes: *The energy supply and connections for the water heater should be reviewed periodically by the local Gas Company as a part of regular maintenance.*

518 Water Heater Burners

The water heater burners were observed by removing the burner compartment access panel.

The water heater burners were observed to be generally in satisfactory condition with individual exceptions noted below.

The colors of the water heater burner flames indicate a possible poor air / fuel mixture. Recommendation: Correct as needed.

Evidence of rust / scaling was observed inside the water heater burner compartment. This may be an indication of excessive wear and/or ageing. Recommendation: Obtain a detailed and comprehensive evaluation, including any remedial recommendations, by a qualified and state licensed Plumbing Contractor (C36).

Burner Notes: *The gas burner for the water heater should be reviewed periodically by the local Gas Company as a part of regular maintenance.*

519 Water Heater Combustion Air

The combustion air venting for the water heater was observed to be generally in satisfactory condition.

Combustion Air Notes: *The combustion air openings for the water heater should remain clear of obstructions at all times.*

The *Inspector* was unable to determine if the water heater water supply connectors included mechanical heat trap valves or check valves. The dismantling of the water supply lines to make a determination is beyond the scope of the inspection. Recommendation: Consult with the current *Owner* and refer to the manufacturer's installation manual for further information or obtain a detailed and comprehensive evaluation, including any remedial recommendations, by a qualified and state licensed Plumbing Contractor (C36).

Water Connection Notes: *The water connections should be inspected periodically as a part of regular maintenance.*

522 Water Heater TPR Valve & Water Heater TPR Valve Discharge Line

Water Heater TPR Valve

The TPR (Temperature / Pressure Relief) Valve is a vital safety component of the water heater. The purpose of this valve is to release pressure from the water heater tank if the system becomes over-heated.

A water heater TPR valve was installed and appeared to be in satisfactory condition.

TPR Valve Notes: *Most manufacturers of TPR valves recommend that the device be tested once a year to ensure safe operation. All manufacturer's instructions should be reviewed prior to, and followed during, any testing of the TPR valve. The TPR valve should only be tested if a properly installed discharge line has been installed! If leakage from the valve occurs after testing is completed, the valve should be replaced immediately. If the Client is uncertain regarding testing procedures, then further review and/or testing of the TPR valve should be performed by a qualified and state licensed Plumbing contractor (C36).*

Water Heater TPR Valve Discharge Line

The purpose of a discharge line for the TPR valve is to remove the super heated water / steam from the water heater to a safe location.

TPR drain line material: Copper

TPR drain line material: Rigid

TPR drain line termination point: Exterior of the structure at the Left side

A discharge line for the water heater TPR valve was installed and appeared to be in satisfactory condition with a termination point a minimum 6" to a maximum 24" from exterior grade.

TPR Discharge Line Notes: *The TPR discharge line should be inspected periodically as a part of regular maintenance.*

523 Water Heater Seismic Bracing

Water heaters must be braced, anchored or strapped to resist toppling or horizontal displacement due to earthquake motion. As per the Department of the State Architect (DSA): Minimum requirements for water heaters to 50 gallons capacity are two approved straps (not on top of the insulation blanket) properly located (top 1/3 & bottom 1/3 but 4" above the controls) and anchored with minimum 1/4" X 3" lag bolts into the studs (or the structural equivalent where stud attachment is not an option. The DSA also recommends one additional strap for each 25 gallons of capacity over 50, 51-75 = 3 straps and 76-100 = four straps.

The seismic bracing for the water heater tank appeared to be in satisfactory condition with individual exceptions noted below.

A seismic strapping compliance label was not provided at the water heater tank. Recommendation: Consult with the current *Owner* for any documentation regarding this required condition. Any documentation regarding the water heater strapping should include a stamp of approval from the Department of the State Architect (DSA).

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One or more of the comments listed above may require detailed and comprehensive evaluations, including any remedial recommendations, by a qualified and state licensed Plumbing contractor (C36).

One or more of the comments listed above may require corrective action prior to the closing of escrow.

End PLUMBING Section

600 ELECTRICAL

Inspection of the building Electrical System includes the accessible areas and components of the; Incoming Service, Service & Equipment Ground, Circuit Panel(s), Circuit Breakers, GFCI / AFCI, Branch Circuit Wiring, Switches, Light Fixtures and Receptacles. These items are visually examined for proper function, excessive or unusual wear and general state of repair. Components may not be visible because of limited accessibility and/or the nature of construction. In such cases these items are considered inaccessible. If conditions are found suggesting damage or limited remaining service life, these will be noted. Suggestions regarding repair and replacement may also be offered. Opinions stated herein concerning the building Electrical System and related components are based on the general condition as evidenced by our visual inspection.

601 General Description

Service entrance: Underground Lateral

Estimated voltage supplied: 120 / 240 volts

Estimated service amperage capacity: 125 amperes

Service capacity is determined by the size of the service entrance conductors, the wires that feed the main service panel, the labeled rating of the main circuit panel and / or the labeled rating of the main electrical service disconnect breakers / fuses.

Electrical system meter / main service panel & main disconnect location: Left side of the structure

Electrical system sub-panel location: Pool / Spa equipment

Electrical system branch circuit protection: Circuit breakers

Electrical system main circuit conductor material: Direct feed from meter

Electrical system visible branch circuit conductor material: Combination of; Copper and Multi strand Aluminum wiring

Determining adequate sizing of the electrical system is beyond the scope of the inspection and this report. Any reference to sizing in this report is for general reference and informational purposes only. Recommendation: Obtain a detailed and comprehensive evaluation, including any remedial recommendations, by a qualified and state licensed Electrical contractor (C10), and/or the local utility company.

602 Service Entrance

Underground Lateral Service Entrance

The incoming electrical service from the meter to the main service panel was supplied by a direct feed from the meter.

603 Service & Equipment Grounding

Primary system grounding type / location: Water and / or gas line connection(s)

Secondary system grounding type / location: Driven rod connection at the garage

The visible and accessible service and equipment grounding was generally in satisfactory condition.



609 Light Fixtures

In accordance with the standards of practice, a representative sampling of accessible light fixtures were visually examined and tested.

A representative sampling of permanently installed light fixtures were tested and generally in satisfactory condition with individual exceptions noted below.

One or more light fixture(s) did not respond when tested. This may be due to defective bulbs. Suggestion: Replace all defective bulbs to verify light fixture operation.

One or more Exterior light fixtures were not adequately sealed to prevent moisture intrusion. Recommendation: Correct as needed.

Missing light bulbs were observed at several locations. Recommend installing bulbs and verifying operation of the light fixture.

Light Fixture Notes: *Inspection and operational testing of any low voltage systems, motion / light sensors and light fixtures not attached to the structure is beyond the scope of this inspection and report.*

610 Receptacles (Outlets)

In accordance with the standards of practice, a representative sampling of accessible receptacles were visually examined and tested.

A representative sample of accessible branch circuit receptacles (outlets) were tested and generally in satisfactory condition.

Wherever visible, evidence of 3-prong style receptacles was observed throughout the structure.

611 Circuit Safety Devices (GFCI)

GFCI (Ground Fault Circuit Interrupter)

A GFCI is a device intended for the protection of personnel that functions to de-energize a circuit or portion within in an established period of time when a circuit to ground exceeds some predetermined value that is less than that required to operate the over-current protection device (breaker/fuse) of the supply circuit. Some GFCI circuits may share a single trip device. All GFCI devices should be tested monthly to ensure proper operation.

GFCI trip / reset location(s): Exterior (Rear of the structure), Garage, Kitchen & Pool / Spa equipment receptacle(s)

The GFCI reset receptacles listed above may also protect other, non-labeled, receptacles and / or fixtures within the dwelling.

The GFCI circuits were tested using a UL listed tester designed specifically for this purpose and by pressing the “test” button at the GFCI device.

The GFCI circuits responded when tested and were generally in satisfactory condition with individual exceptions noted below.



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The Exterior (Rear of the structure) GFCI circuit was tested, responded by tripping at a primary location (Garage), but could not be reset at the origin. This is an indication that the GFCI receptacles that were added were not needed since these circuits are protected by the primary GFCI. This redundancy is an inconvenience but may affect the circuit. Recommendation: Obtain a detailed and comprehensive evaluation, including any remedial recommendations, by a qualified and state licensed Electrical Contractor (C10).



612 Electrical Comments & Notes

The occupant's belongings (furniture, personal items, etc.) limited access to all switches and receptacles.

One or more of the comments listed above may require detailed and comprehensive evaluations, including any remedial recommendations, by a qualified and state licensed Electrical Contractor (C10).

One or more of the comments listed above may require corrective action prior to the closing of escrow.

End ELECTRICAL SYSTEM Section

700 HEATING

Inspection of the building Heating System includes the accessible areas of the; Location, Operation & General Condition, Thermostat / Controls, Gas Supply Connections, Burners / Elements, Combustion Air Supply, Exhaust Gas Venting, Return Air Supply, Air Filter, Forced-Air Blower and Forced-Air Distribution System. These items are visually examined for proper function, excessive or unusual wear and general state of repair. Components may not be visible because of limited accessibility and/or the nature of construction. In such cases these items are considered inaccessible. If conditions are found suggesting damage or limited remaining service life, these will be noted. Suggestions regarding repair and replacement may also be offered. Opinions stated herein concerning the building Heating System and related components are based on the general condition as evidenced by our visual inspection. Regular servicing and inspection of fuel burning heating systems is encouraged.

701 General Description

Heating system type: Forced-air furnace

Energy source: Natural gas

Furnace make: INTERNATIONAL COMFORT PRODUCTS CORPORATION

Furnace serial number: L9751 40847

Furnace model number: GNJ100M20C3

Approximate mfg. date: 1997

Approximate ANSI compliance date: 1993 based on date posted on data-plate

Furnace input rating: 100,000 Btu.

(Make, age & size determined by manufacturer's data plate)

Determining adequate sizing of the heating system is beyond the scope of the inspection and this report. Any reference to sizing in this report is for informational purposes only. Recommendation: Obtain a detailed and comprehensive evaluation, including any remedial recommendations, by a qualified and state licensed Warm-Air Heating, Ventilating and Air Conditioning Contractor (C20).



702 Heating System Operation & General Condition

The heating system was tested using normal operating controls.

The heating system responded to testing and was generally in satisfactory condition with individual exceptions noted below.

703 Heating System Location

Forced-air furnace location: Garage

The furnace platform was generally in satisfactory condition with individual exceptions noted below.

The furnace was properly installed with the ignition source at least 18” above the Garage floor as required.

A vehicle anti-impact device was observed in front of the furnace.

Evidence of water staining / damage was observed at the furnace platform. The **Inspector** was unable to determine the exact origin or current status of these stains. Recommendation: Consult with the current **Owner** or **Agent of Record** regarding the history of this condition.

704 Heating System Thermostat / Controls

Heating System Thermostat/ Controls Location: Hallway

Heating System Thermostat/ Controls Make: WHITE-RODGERS

The heating system thermostat /controls was operated using normal operating controls and was generally in satisfactory condition.

The heating system thermostat /controls was a digital thermostat. These devices can be complex to understand and operate. Recommendation: Further evaluation with the current **Owner** prior to closing regarding the operation of this device.

The heating system thermostat /controls also controlled the air conditioning system.

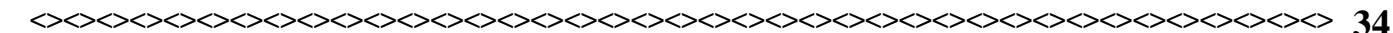
Heating System Thermostat / Control Notes: Thermostat and control settings were not altered and controls are not checked for calibration or timed functions. Testing for adequacy, efficiency or evenness of heat distribution throughout the structure is beyond the scope of this inspection and report. The thermostat should be set at a medium temperature for adequate efficiency and safety.

705 Gas Supply Connections

The gas supply lines and connectors for the heating system were generally in satisfactory condition with individual exceptions noted below.

Refer to sub-section: **913 Gas Supply; Gas Supply Piping; Sediment Drip Leg** of this report for further information.

Gas Supply & Connection Notes: The gas supply and connections for the furnace should be reviewed periodically by the local Gas Company as a part of regular maintenance.



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706 Heating System Burners

The exposed portions of the furnace burners were visually inspected at the accessible areas of the burner compartment.

The furnace burners were observed to be generally in satisfactory condition.

Burner Notes: The gas burner for the furnace should be reviewed periodically by the local Gas Company as a part of regular maintenance. Inspection of the heat exchanger is beyond the scope of this inspection and report.

707 Combustion Air Supply

The combustion air venting for the heating system was observed to be generally in satisfactory condition.

Combustion Air Supply Notes: The combustion air supply openings for the furnace should remain clear of obstructions at all times.

708 Heating System Exhaust Gas Venting

The visible sections of exhaust gas venting for the heating system was observed to be generally in satisfactory condition.

Testing for exhaust gas spillage and carbon monoxide leakage requires special equipment and is considered outside the scope of the inspection. Recommendation: Contact the Gas Company to perform these tests, prior to the closing of escrow.

Exhaust Gas Venting Notes: The exhaust gas vent piping for the furnace should be inspected periodically as a part of regular maintenance.

709 Forced-Air Distribution System

Return Air Supply

Return Air Register Location: Hallway

The return air supply for the forced-air furnace was generally in satisfactory condition with individual exceptions noted below.

Evidence of dirt / dust / debris was observed at the return air register. Recommendation: Clear away all debris and make part of regular scheduled maintenance.

Evidence of dirt / dust / debris was observed inside the return air compartment located below the furnace. Recommendation: Clear away all debris and make part of regular scheduled maintenance.

Evidence of water staining on the interior surfaces inside the return-air compartment was observed. The **Inspector** was unable to determine the exact origin or current status of these stains. Recommendation: Consult with the current **Owner** or **Agent of Record** for any historical disclosure regarding this condition and correct as needed.

Return Air Supply Notes: The return air compartment should be inspected and cleaned periodically as a part of regular maintenance.



Evidence of a lack of deferred maintenance of the heating system was observed. The forced-air system was excessively dirty or dusty. This condition can affect the operation of this system and affect the health of the occupants. Recommendation: Perform a complete maintenance cleaning of the system, including duct cleaning, cleaning the return air plenum and servicing the distribution system and components as needed and maintain as a part of regular maintenance and obtain a detailed and comprehensive evaluation, including any remedial recommendations, by a qualified and state licensed Warm-Air Heating, Ventilating and Air Conditioning Contractor (C20).

One or more of the comments listed above may require detailed and comprehensive evaluations, including any remedial recommendations, by a qualified and state licensed Warm-Air Heating, Ventilating and Air Conditioning Contractor (C20).

One or more of the comments listed above may require corrective action prior to the closing of escrow.

End HEATING SYSTEM Section

800 AIR CONDITIONING

Inspection of the building Cooling System includes the accessible areas of the; Operation & General Condition, Thermostat / Controls, Compressor / Condenser, System Electrical, Condensation Drain System, Ceiling Fans and Whole House Fan. These items are visually examined for proper function, excessive or unusual wear and general state of repair. Components may not be visible because of limited accessibility and/or the nature of construction. In such cases these items are considered inaccessible. If conditions are found suggesting damage or limited remaining service life, these will be noted. Suggestions regarding repair and replacement may also be offered. Opinions stated herein concerning the building Cooling System and related components are based on the general condition as evidenced by our visual inspection. Forced-air cooling systems have a life expectancy of 15-20 years when new. Regular servicing and inspection of air conditioning equipment by a qualified and state licensed Warm-Air Heating, Ventilating and Air Conditioning Contractor (C20) is recommended.

801 General Description

Cooling system type: Central forced-air

Cooling system manufacturer: INTERNATIONAL COMFORT PRODUCTS CORPORATION

Cooling system serial number: L9804 76759

Cooling system model number: ACS060A2B3

Approximate mfg. date: 1998

Estimated size: 5 tons

(Make, estimated date & size determined by manufacturer's data plate)

Compressor / condenser electrical disconnect location: Adjacent to compressor

Determining adequate sizing of the cooling system is beyond the scope of the inspection and this report. Any reference to sizing in this report is for informational purposes only. Recommendation: Obtain a detailed and comprehensive evaluation, including any remedial recommendations, by a qualified and state licensed Warm-Air Heating, Ventilating and Air Conditioning Contractor (C20).

802 Air Conditioning Operation & General Condition

Air conditioning systems are not tested if the outside temperature is too cold for proper operation. Detailed testing of the components of the cooling equipment or predicting their life expectancy requires special equipment and training and is beyond the scope of this inspection. The air temperature split for the cooling system was determined by measured using the "Delta-T" utilizing thermometers at the return air register and at distribution air registers in an interior room of the structure. A minimum temperature split difference of 12to 20 degrees from the return air register to a distribution registers is recommended.

The air conditioning system was tested using normal operating controls, responded to testing and was generally in satisfactory condition.

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Operation Notes: The air conditioning system should be reviewed annually as a part of regular maintenance.

803 Air Conditioning Compressor / Condenser / Evaporator Coil

There are two main components to a Central air conditioner: the condenser and the evaporator. In most average air conditioning units, the condenser can be found outside the house or office building. The evaporator coil is usually found mounted in the junction of the main duct on top of the furnace which is located inside the building. The function, maintenance, repair and upkeep are of the most vital importance to the overall output and workings of the air conditioner. Most central air conditioning units operate by means of a split system. That is, they consist of a "hot" side, or the condensing unit—including the condensing coil, the compressor and the fan—which is situated outside your home, and a "cold" side that is located inside your home. The cold side consists of an expansion valve and a cold coil, and it is usually part of your furnace or some type of air handler. The furnace blows air through an evaporator coil, which cools the air. Then this cool air is routed throughout your home by means of a series of air ducts. The evaporator coil is a series of piping connected to a furnace or air handler that blows indoor air across it, causing the coil to absorb heat from the air. The cooled air is then delivered to the house through ducting. The refrigerant then flows back to the compressor where the cycle starts over again.

Air conditioning condenser / compressor location: Left side of the structure

Air conditioning evaporator coil location: Plenum above furnace

Compressor / Condenser

The air conditioning system compressor / condenser responded to normal operating controls and were generally in satisfactory condition with individual exceptions noted below.

Evidence of bent fin coils was observed at the air conditioning system condenser / compressor. Recommendation: Repair as needed.

The air conditioning system compressor / condenser was not elevated at least 3" above surrounding grade or flatwork to prevent damage / deterioration and was not adequately secured at the base. Recommendation: Correct as needed.



Evaporator Coil

The air conditioning system evaporative coil was encased in a plenum above the furnace and not accessible for inspection.

The air conditioning system evaporative coil case was generally in satisfactory condition.

Compressor / Condenser & Evaporator Coil Notes: Keep all obstructions away from the compressor / condenser at all times.

804 Air Conditioning System Condensation Drain System

Primary condensation line termination: Exterior of the structure at the Left side

The visible air conditioning system condensation drain lines were observed to be generally in satisfactory condition.

805 Air Conditioning System Electrical

Compressor / condenser Disconnect Location: Adjacent to compressor / condenser

The air conditioning system electric lines, connectors and disconnects for the air conditioning system were generally in satisfactory condition with individual exceptions noted below.



The air conditioning system compressor / condenser electrical disconnect box was missing the exterior weather cover. Recommendation: Correct as needed.

806 Cooling System Thermostat / Controls

Refer to the HEATING section of this report for further information regarding this system component.

Air Conditioning System Thermostat / Control Notes: Thermostat and control settings were not altered and controls are not checked for calibration or timed functions. Testing for adequacy, efficiency or evenness of heat distribution throughout the structure is beyond the scope of this inspection and report. The thermostat should be set at a medium temperature for adequate efficiency and safety.

807 Forced-Air Distribution System

Refer to the HEATING SYSTEM section of this report for further information regarding this system.

808 Air Conditioning Comments

Annual inspection and servicing of the cooling systems by a qualified and licensed Warm-Air Heating, Ventilating and Air Conditioning Contractor (C20) is recommended.

Pressure tests on coolant systems and representations regarding the coolant charge, line integrity and subjective judgment of system capacity plus estimates of the overall, long-term effectiveness and remaining useful life of any cooling system is beyond the scope of this inspection and report.

Evidence of a lack of deferred maintenance of the air conditioning system was observed. Recommendation: Perform a complete maintenance cleaning of the system, including duct cleaning, cleaning the return air plenum and servicing the evaporative coil as needed and maintain as a part of regular maintenance and obtain a detailed and comprehensive evaluation, including any remedial recommendations, by a qualified and state licensed Warm-Air Heating, Ventilating and Air Conditioning Contractor (C20).

One or more of the comments listed above may require detailed and comprehensive evaluations, including any remedial recommendations, by a qualified and state licensed Warm-Air Heating, Ventilating and Air Conditioning Contractor (C20).

One or more of the comments listed above may require corrective action prior to the closing of escrow.

End COOLING SYSTEM Section

Evidence of incidental physical damage to the kitchen / bathroom counters and cabinets was observed at several locations. Suggestion: Repair these areas prior to painting.

Limited view of the cabinet below the Kitchen / Bathroom sinks due to storage of personal items. Removal of personal items from under sink cabinets may cause damage and/or leaks at the drain lines. Exercise caution when removing these items. Storage of personal items around the drain lines should be limited.

One or more cabinet drawers / doors require adjustments. Recommendation: Repair as needed.

Closets

In accordance with the standards of practice, a representative sampling of accessible closet doors were visually examined and operated.

A representative sampling of the closet doors were operated and generally in satisfactory condition with individual exceptions noted below.

The interior of one or more closets was inaccessible due to personal items.

Several of the closet doors along with their related hardware need adjustments and/or repairs. Recommend correcting.

907 Safety Features / Fire Protection Devices

Safety Glass

Tempered safety glass is identified by a label usually installed on a corner of one or more of the glazing materials.

Tempered safety glass locations: entry door windows, sliding glass door assembly, windows adjacent to the bathtub with a bottom edge within 60" of the bathtub drain & shower enclosures

The identified safety glazing applications were observed to be in satisfactory condition with individual exceptions noted below.

Evidence of tempered safety glass labeling was not observed at the fireplace glass doors. This may have been acceptable at the time of construction. Caution is recommended when allowing children near this glass. Recommendation: Install tempered safety glass at this location as a safety upgrade.

Evidence of tempered safety glass labeling was not observed at the mirrored wardrobe doors. Since mirrored surfaces cannot be tempered, these surfaces should have a backing material. Evidence of the backing material was observed.

Safety Glass Notes: *Some or all of the conditions noted above may require a detailed and comprehensive evaluation, including any remedial recommendations, by a qualified and state licensed Glazing Contractor (C17), prior to the closing of escrow.*

Smoke Detectors

Smoke detectors are inspected for location and may be tested by their individual test buttons only to confirm that power for the device is present. The detectors are not evaluated for smoke sensing ability.

Smoke detector locations: Den / Office, Hallway & Bedrooms

The smoke detectors were visually inspected and appeared to be in satisfactory condition.

One or more of the smoke detector(s) were elevated higher than arm's reach. Due to the inconvenience that this creates, the installation of lithium type batteries for extended life are recommended

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Microwave

A built-in microwave was not installed at the time of the inspection Installation of a built-in microwave is optional.

911 Dishwasher

The dishwasher was visually examined and tested for basic operation using normal user controls. The testing of temperature evaluations and timer operations is beyond the scope of this inspection and report.

Dishwasher make: WHIRLPOOL

The dishwasher was tested using normal operator controls and generally in satisfactory condition with individual exceptions noted below.

Evidence of rust / corrosion was observed at the inner shell and/or the dish racks inside the dishwasher. Recommendation: Repair or replace as needed.

Evidence of active water leakage at dishwasher air gap device was observed during the drain cycle. This is an indication of a restricted or defective air gap device and may allow water to leak into the cabinet below the sink. Recommendation: Obtain a detailed and comprehensive evaluation, including any remedial recommendations, by a qualified and state licensed Plumbing Contractor (C36) and correct as needed.

Dishwasher Notes: *Determining the adequacy of the washing or drying functions of the dishwasher is beyond the scope of this inspection and report.*

912 Garbage Disposal

The garbage disposal was visually examined and tested for basic operation using normal user controls.

Garbage disposal make: IN-SINK-ERATOR

The garbage disposal did not respond when tested. Recommendation: Repair or replace as needed.

913 Kitchen Comments & Notes

Evidence of a lack of regular and / or deferred maintenance of the kitchen was observed.

Some or all of the conditions noted above may require detailed and comprehensive evaluations, including any remedial recommendations, by a qualified Appliance specialist.

914 Laundry

The laundry appliances are not tested or moved during the inspection. The individual washer / dryer supply and drain systems are visually inspected only for indications of damage or leaks. After the equipment has been removed / installed, signs of leakage may appear.

General Description

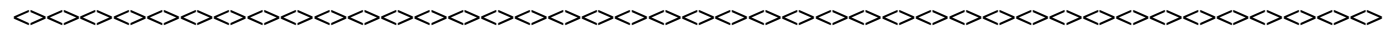
Laundry location: Interior Utility Room

Washer service: Faucets for hose connections

Dryer service: Natural gas



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Washer / Dryer

The washer / dryer connections were visually inspected and appeared to be generally in satisfactory condition with individual exceptions noted below.

Due to close tolerances access to the washer / dryer connections was limited.

A washing machine overflow floor drain pan was not installed. This may not have been required at the time of installation. Recommendation: Install as needed as an upgrade.

As a precautionary upgrade, a flood stop system should be installed at the laundry water supply valves.

Washer / Dryer Notes: *When the washing machine is changed, leaks may develop at the faucets.*

Dryer Venting

Dryer vent termination location: Left side of the structure

The dryer venting was generally in satisfactory condition with individual exceptions noted below.

Access to the entire dryer vent tubing was limited due to limited accessibility in the sub-floor crawlspace.

The dryer venting is longer than the recommended 14 feet. Although this is longer than minimum recognized standards, it may have been accepted due to architectural considerations. The ducting will require cleaning on a regular basis.

The dryer venting is vertical. The installation of a dryer vent boost fan is recommended as an upgrade.

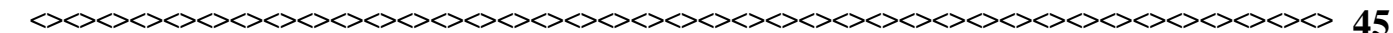
Evidence of lint accumulation at the dryer termination point(s) was observed. This may be an indication that the dryer ducting requires servicing. Recommendation: Correct as needed.

Evidence of disconnected dryer vent ducting at the Attic was observed. The ducting bends 90 degrees. This will limit the ability of the dryer to vent properly. Recommendation: Obtain a detailed and comprehensive evaluation, including any remedial recommendations, by a qualified and state licensed Plumbing Contractor (C36).

Dryer Venting Comments: *The vent piping for the dryer should be opened, inspected and cleaned prior to connecting a dryer and again as part of annual maintenance.*

915 Garage

Inspection of the Garage includes the accessible areas of the; Walls, Ceilings, Floor, Garage Door(s), Garage Door Opener(s), Firewalls, Ventilation & Fire Door. These items are visually examined for proper function, excessive or unusual wear and general state of repair. Components may not be visible because of limited accessibility and/or the nature of construction. In such cases these items are considered inaccessible. If conditions are found suggesting damage or limited remaining service life, these will be noted. Suggestions regarding repair and replacement may also be offered. Opinions stated herein concerning the Garage and related components are based on the general condition as evidenced by our visual inspection.



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Garage Floor

The visible areas of the garage floor surfaces were generally in satisfactory condition with individual exceptions noted below.

The Garage floor slab surface was coated in a sealer and not visible at the time of the inspection.

Only a limited review of the Garage floor surfaces was performed due to personal item storage that limited access.

918 Garage Door & Garage Door Opener

Garage Door

Garage door type: Metal sectional, roll-up door(s)

The garage door(s) was operated using normal operating controls and generally in satisfactory condition with individual exceptions noted below.

Evidence of torsion bar safety spring(s) above the garage door(s) was observed.

Evidence of inadequate spacing of the garage door frame trim to exterior surfaces was observed. Recommendation: Correct as needed and refer to any current Termite report for further information.

Evidence of incidental physical damage (i.e.; minor damage, etc.) was observed at several locations in the garage door / door frame surfaces was observed. Suggestion: Repair these areas prior to painting.

Garage Door Notes: *The garage door hardware should be inspected and lubricated annually and repaired if necessary.*

Garage Door Opener

The garage door opener was tested using normal operator controls and generally in satisfactory condition with individual exceptions noted below.

The garage door opener was tested by interrupting the light beam motion sensors located at the base of the garage doorframe. Suggestion: As a part of regular maintenance, the light beams should be cleaned, properly aligned and clear of obstructions.

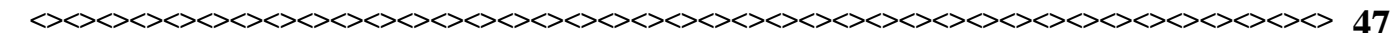
The safety reverse feature of the garage door opener responded when tested.

A garage door opener for the 1-car garage was not installed. Installation of a garage door opener is optional.

The light beam motion sensors for the 1-car garage door opener were measured to be 10 inches above the bottom of the Garage door frame. The maximum allowable height as mandated by UL 325 standard, the manufacturer's installation requirements and the Consumer Products Safety Commission is 6". Recommendation: Correct as needed if an opener is installed.



Garage Door Opener Notes: *The safety reverse feature of the garage door opener should be tested monthly to confirm proper operation.*





1205 Pool / Spa Electrical

General Electrical

A properly installed ground bonding wire was observed at the pump motor.

All electrical components and metal objects installed within 5 feet from the edge of the Pool / Spa should be properly grounded. Recommendation: Obtain a detailed and comprehensive evaluation, including any remedial recommendations, by a qualified and state licensed Pool/Spa contractor (C53).

Pool / Spa Lights

The Pool/Spa lights were tested using normal operating controls, responded to testing and was generally in satisfactory condition.

The Pool / Spa light(s) responded to the GFCI when tested.

Pool / Spa Controls & Timing Devices

A timer clock was observed at the equipment assembly. Testing of time clock functions is beyond the scope of the inspection.

The Pool / Spa timing device was tested using normal user controls and appeared to be in serviceable condition with exceptions noted below.

The Pool / Spa equipment was controlled and monitored by an automated / remote control system. Operational testing of this system is beyond the scope of the inspection. The *Inspector* operated the system in manual mode only. Recommendation: Consult with the current *Owner* regarding the operation and maintenance of this system, prior to the closing of escrow.

1206 Pool / Spa Plumbing

General Plumbing

The exposed Pool/Spa plumbing was generally in satisfactory condition with individual exceptions noted below.

The bottom drains in the Pool/Spa were equipped with anti vortex type cover.

Evidence of active water leaks at the plumbing connections at the filter were observed. Recommendation: Obtain a detailed and comprehensive evaluation, including any remedial recommendations, by a qualified and state licensed Pool/Spa contractor (C53).

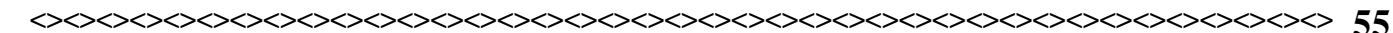
Pool / Spa Filter

Pool / Spa Filter type: DE

The Pool / Spa filter was generally in a satisfactory condition.

A Pool / Spa filter pressure gauge was observed and was generally in satisfactory condition.

The bleeder valve at the top of the Pool / Spa filter serves to bleed trapped air from the top of the filter canister. Testing of this device is beyond the scope of the inspection.



STANDARD INSPECTION AGREEMENT

THIS IS INTENDED TO BE A BINDING CONTRACT ~ PLEASE READ CAREFULLY

Inspection Report # 041115 - TURNER

Client: Mr. Jim Turner

Subject Property Address: 305 N. Second Ave. ~ Upland, CA. 91786

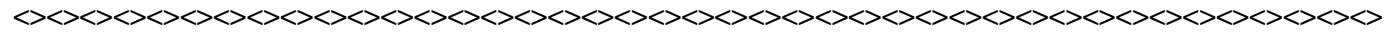
Inspection Day: Friday ~ Date: 4 / 15 / 2011 ~ Time: 9:00 am

The parties to this contract are the individual (s) or entity for which this inspection, and subsequent report, is prepared and **Jim Turner** hereinafter referred to as "**Inspector.**" All parties agree to all the terms, conditions and limitations of this contract and voluntarily agree to be bound thereby.

Scope of the Inspection: The inspection to be performed for the **Client(s)** is a non-invasive physical examination, performed for the fee set forth below, designed to identify material defects in the systems, structures, and components of the above-referenced primary building and its associated primary parking structure as they exist at the time of the inspection. The purpose of the subsequent report is to furnish an accurate description of the building inspection performed at the above-referenced address. The inspection is performed, and the report created, within the guidelines set forth in the Standards of Practice **American Society of Home Inspectors**, a copy of which will be provided with the written report or may be viewed at www.ASHI.org, and as defined by California Business and Professions Code 7195 which states; (a) "Home inspection" is a noninvasive, physical examination, performed for a fee in connection with a transfer, as defined in subdivision (e), of real property, of the mechanical, electrical, or plumbing systems or the structural and essential components of a residential dwelling of one to four units designed to identify material defects in those systems, structures and components. A "home inspection" also includes any consultation regarding the property that is represented to be a home inspection or any confusingly similar term. (b) A "material defect" is a condition that significantly affects the value, desirability, habitability, or safety of the dwelling. Style or aesthetics shall not be considered in determining whether a system, structure, or component is defective. (c) A "home inspection report" is a written report prepared for a fee and issued after a home inspection. The report clearly describes and identifies the inspected systems, structures, or components of the dwelling, any material defects identified, and any recommendations regarding the conditions observed or recommendations for evaluation by appropriate persons. (d) A "home inspector" is any individual who performs a home inspection. (e) "Transfer" is a transfer by sale, exchange, installment land sale contract, as defined in Section 2985 of the Civil Code, lease with an option to purchase, any other option to purchase, or ground lease coupled with improvements, of real property or residential stock cooperative, improved with or consisting of not less than one nor more than four dwelling units. This is a visual inspection only and covers those items, which are open, accessible and visible, and does not involve the dismantling or destructive testing of an object or portions of the structure or premises. The individual(s) or entity for whom this report is prepared for is hereby advised and urged to obtain further inspection of any and all visible conditions noted by the **Inspector.**

I have read and understand and agree to all the terms and conditions of this page (Page 1 of 5).

Initials ()



ATTENTION: The price of this inspection and report is for a one-time site visit only. It is the duty and responsibility of the property *Owner(s)*, *Real Estate Agent(s)* or *representatives* and the *Client(s)* to ensure and confirm that all public utilities are on to the property on the date of the inspection. If the gas, electrical and water are not on at the time of this inspection, there will be additional fees for the *Inspector* to return to the property to evaluate these essential utilities. The fee for this inspection is due and payable at the beginning/start of the inspection and the inspection will be considered to be completed and final regardless if the utilities are on or not. If any of the utilities have been shut off at the property and are activated by the *Inspector*, with prior approval from the *Owner(s)* and/or their *Real Estate Agent(s)* or *representatives*, the *Inspector* assumes no responsibility for any subsequent damages that may occur from this action.

By signing below, the *Client(s)* acknowledge that they have thoroughly read and understood all the terms, conditions and limitations of this contract and voluntarily agree to be bound thereby and agree to pay the fee listed below prior to the release of the inspection report. Furthermore, the *Client(s)* agree to review the entire report once received.

<p>Total Fee Due at the Time of the Inspection: \$ _____ .00</p> <p><i>The price of the inspection and report is for a one-time site visit.</i></p> <p>Cash / Check # _____</p> <p>Please make checks payable to <u>Jim Turner</u></p> <p>Returned checks are subject to a \$ 25.00 returned check fee along with all fees incurred during any necessary collection processes.</p>
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Jim Turner ~ _____ ~ Date: _____

Inspector: Jim Turner ~ _____ ~ Date: 4 / 15 / 2011

I have read and understand and agree to all the terms and conditions of this page (Page 5 of 5). Initials (_____)

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