



## **Protect Your Investment With DISCOVERY**

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## **CONFIDENTIAL INSPECTION REPORT**

PREPARED FOR:

**Sample**

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### **INSPECTION ADDRESS**

123 Sample Street, Sacramento, Ca 95843

### **INSPECTION DATE**

6/21/2006 9:30 am to 12:00 pm



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



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# SUMMARY REPORT

**Client:** Sample  
**Inspection Address:** 123 Sample Street, Sacramento, Ca 95843  
**Inspection Date:** 6/21/2006 Start: 9:30 am End: 12:00 pm  
**Inspected by:** Jim Spence

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

This inspection report is available on the Internet  
for 90 days from the date of the inspection.  
<http://www.residential-reports.com>

Enter the following Client Name: 123Sample and the Password: Sample

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## Exterior

### Exterior Components

#### Fences & Gates

##### *Components and Conditions Needing Service*

1.1 - The gate needs typical maintenance-type service to open and close or latch easily

## Roof

### Concrete Tile Roof

#### Gutters & Drainage

##### *Components and Conditions Needing Service*

3.1 - The gutters need to be cleaned and serviced to drain properly

## Plumbing

## **Irrigation or Sprinklers**

### **Hose Bibs**

#### *Components and Conditions Needing Service*

6.1 - The hose bibs are not fitted with anti-siphon valves which are recommended

## **Garage**

### **Triple-Car Garage**

#### **Automatic Opener**

#### *Components and Conditions Needing Service*

7.1 - The garage door opener is functional but does not auto-reverse or may need to be adjusted

## **Heat-A/C**

### **HVAC Split Systems**

#### **Return-Air Compartment**

#### *Components and Conditions Needing Service*

9.1 - The filter is dirty and should be changed

#### **Evaporator Coil**

#### *Components and Conditions Needing Service*

9.2 - Energy is being lost at the evaporator coil

#### **Refrigerant Lines**

#### *Components and Conditions Needing Service*

9.3 - There is insulating material missing or damaged where the refrigerant lines pass through the exterior wall



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## GENERAL INFORMATION

**Inspection Address:** 123 Sample Street, Sacramento, Ca 95843  
**Inspection Date:** 6/21/2006 Time: 9:30 am to 12:00 pm  
**Weather:** Clear and Dry - Temperature at time of inspection: 90 Degrees

**Inspected by:** Jim Spence

**Client Information:** Sample  
**Structure Type:** Wood Frame  
**Furnished:** Yes  
**Number of Stories:** Two

**Structure Orientation:** East

**Estimated Year Built:** 2003  
**Unofficial Sq.Ft.:** 2500

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

### PLEASE NOTE:

**This report is the exclusive property of Discovery Real Estate Inspections and the client whose name appears herewith, and its use by any unauthorized persons is strictly prohibited.**

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

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

Report File: SAMPLE

## SCOPE OF WORK

You have contracted with Discovery real Estate Inspections to perform a generalist inspection in accordance with the standards of practice established by the American Institute of Inspectors A.I.I., a copy of which is available upon request. Generalist inspections are essentially visual, and distinct from those of specialists, inasmuch as they do not include the use of specialized instruments, the dismantling of equipment, or the sampling of air and inert materials. Consequently, a generalist inspection and the subsequent report will not be as comprehensive, nor as technically exhaustive, as that generated by specialists, and it is not intended to be. The purpose of a generalist inspection is to identify significant defects or adverse conditions that would warrant a specialist evaluation. Therefore, you should be aware of the limitations of this type of inspection, which are clearly indicated in the standards. However, the inspection is not intended to document the type of cosmetic deficiencies that would be apparent to the average person, and certainly not intended to identify insignificant deficiencies.

Most homes built after 1978, are generally assumed to be free of asbestos and many other common environmental contaminants. However, as a courtesy to my clients, I am including some well documented, and therefore public, information about several environmental contaminants that could be of concern to you and your family, all of which we do not have the expertise or the authority to evaluate, such as asbestos, radon, methane, formaldehyde, termites and other wood-destroying organisms, pests and rodents, molds, microbes, bacterial organisms, and electromagnetic radiation, to name some of the more commonplace ones. Nevertheless, I will attempt to alert you to any suspicious substances that would warrant evaluation by a specialist. However, health and safety, and environmental hygiene are deeply personal responsibilities, and you should make sure that you are familiar with any contaminant that could affect your home environment. You can learn more about contaminants that can affect you home from a booklet published by The environmental Protection Agency, which you can read online at [www.epa.gov/iaq/pubs/insidest.htm](http://www.epa.gov/iaq/pubs/insidest.htm).

Mold is one such contaminant. It is a microorganism that has tiny seeds, or spores, that are spread on the air, land, and feed on organic matter. It has been in existence throughout human history, and actually contributes to the life process. It takes many different forms, many of them benign, like mildew. Some characterized as allergens are relatively benign but can provoke allergic reactions among sensitive people, and others characterized as pathogens can have adverse health effects on large segments of the population, such as the very young, the elderly, and people with suppressed immune systems. However, there are less common molds that are called toxigens that represent a serious health threat. All molds flourish in the presence of moisture, and we make a concerted effort to look for any evidence of it wherever there could be a water source, including that from condensation. Interestingly, the molds that commonly appear on ceramic tiles in bathrooms do not usually constitute a health threat, but they should be removed. However, some visibly similar molds that form on cellulose materials, such as on drywall, plaster, and wood, are potentially toxigenic. If mold is to be found anywhere within a home, it will likely be in the area of tubs, showers, toilets, sinks, water heaters, evaporator coils, inside attics with unvented bathroom exhaust fans, and return-air compartments that draw outside air, all of which are areas that we inspect very conscientiously. Nevertheless, mold can appear as though spontaneously at any time, so you should be prepared to monitor your home, and particularly those areas that we identified. Naturally, it is equally important to maintain clean air-supply ducts and to change filters as soon as they become soiled, because contaminated ducts are a common breeding ground for dust mites, rust, and other contaminants. Regardless, although some mold-like substances may be visually identified, the specific identification of molds can only be determined by specialists and laboratory analysis, and is absolutely beyond the scope of our inspection. Nonetheless, as a prudent investment in environmental hygiene, I categorically recommend that you have your home tested for the presence of any such contaminants, and particularly if you or any member of your family suffers from allergies or asthma. Also, you can learn more about mold from an Environmental Protection Agency document entitled "A Brief Guide to Mold, Moisture and Your Home," by visiting their web site at: <http://www.epa.gov/iaq/molds/moldguide.html>, from which it can be downloaded.

Asbestos is a notorious contaminant that could be present in any home built before 1978. It is a naturally occurring mineral fiber that was first used by the Greek and Romans in the first century, and it has been widely used throughout the modern world in a variety of thermal insulators, including those in the form of paper wraps, bats, blocks, and blankets. However, it can also be found in a wide variety of other products too numerous to mention, including duct insulation and acoustical materials, plasters, siding, floor tiles, heat vents, and roofing products. Although perhaps recognized as being present in some documented forms, asbestos can only be

specifically identified by laboratory analysis. The most common asbestos fiber that exists in residential products is chrysotile, which belongs to the serpentine or white-asbestos group, and was used in the clutches and brake shoes of automobiles for many years. However, a single asbestos fiber is said to be able to cause cancer, and is therefore a potential health threat and a litigious issue. Significantly, asbestos fibers are only dangerous when they are released into the air and inhaled, and for this reason authorities such as the Environmental Protection Agency [EPA] and the Consumer Product Safety Commission [CPSC] distinguish between asbestos that is in good condition, or non-friable, and that which is in poor condition, or friable, which means that its fibers could be easily crumbled and become airborne. However, I am not a specialist and, regardless of the condition of any real or suspected asbestos-containing material [ACM], however I could not endorse it and recommend having it evaluated by a specialist.

Radon is a gas that results from the natural decay of radioactive materials within the soil, and is purported to be the second leading cause of lung cancer in the United States. The gas is able to enter homes through the voids around pipes in concrete floors or through the floorboards of poorly ventilated crawlspaces, and particularly when the ground is wet and the gas cannot easily escape through the soil and dispersed into the atmosphere. However, it cannot be detected by the senses, and its existence can only be determined by sophisticated instruments and laboratory analysis, which is completely beyond the scope of our service. However, you can learn more about radon and other environmental contaminants and their affects on health, by contacting the EPA or a similar state agency, and it would be prudent for you to enquire about any high radon readings that might be prevalent in the general area surrounding your home.

Lead poses an equally serious health threat. In the 1920's, it was commonly found in many plumbing systems. In fact, the word "plumbing" is derived from the Latin word "plumbum," which means lead. When in use as a component of a waste system, it does not constitute a viable health threat, but as a component of potable water pipes it would certainly be a health-hazard. Although rarely found in use, lead could be present in any home build as recently as the nineteen forties. For instance, lead was an active ingredient in many household paints, which can be released in the process of sanding, and even be ingested by small children and animals chewing on painted surfaces. Fortunately, the lead in painted surfaces can be detected by industrial hygienists using sophisticated instruments, but testing for it is not cheap. There are other environmental contaminants, some of which we have already mentioned, and others that may be relatively benign. However, I am not an environmental hygienist, and as I stated earlier I disclaim any responsibility for testing or establishing the presence of any environmental contaminant, and recommend that you schedule whatever specialist inspections that may deem prudent before the close of escrow.

## Exterior

I evaluate the following exterior features: driveways, walkways, fences, gates, handrails, guardrails, yard walls, carports, patio covers, decks, building walls, fascia and trim, balconies, doors, windows, lights, and outlets. However, I do not evaluate any detached structures, such as storage sheds and stables, and I do not water test or evaluate subterranean drainage systems or any mechanical or remotely controlled components, such as driveway gates. Also, I do not evaluate landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. In addition, I do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person.

### Site & Other Observations

#### Evaluation of Hard Surfaces

##### *Informational Conditions*

The visible portions of the hard surfaces, such as the house walls, yard walls, walkways, and patios have no significant cracks that would tend to suggest structural movement.

### Grading & Drainage

#### General Comments & Description

##### *Informational Conditions*

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

#### Drainage Mode

##### *Informational Conditions*

Drainage is facilitated by soil percolation hard surfaces, partial area drains, and full gutters, and I did not observe any evidence of moisture threatening the living space. However, the area drains must be kept clean or moisture intrusion could result.

#### Area Drains

##### *Informational Conditions*

The property is served by area drains that appear to be in acceptable condition. However, because it is impossible to see inside them, the seller should guarantee that the drains are functional, or they should be flushed through to the street before the close of escrow. Surface water carries minerals and silt that is deposited inside the pipes and hardens in the summer months to the consistency of wet concrete, which can impede drainage and require the pipes to be cleared by a roofer service.

## House Wall Finish

### House Wall Finish Type

#### *Informational Conditions*

The house walls are finished with a synthetic stucco known as EIFS, or Exterior Insulated Finish System.

### House Wall Finish Observations

#### *Informational Conditions*

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

There are typical cracks in the stucco, which you should view for yourself. All cracks result from movement, and are structural in that respect, but the vast majority of them have only a cosmetic significance. However, you may wish to have this confirmed by a specialist.

## Exterior Components

### General Comments & Description

#### *Informational Conditions*

It is important to maintain a property, including painting or sealing walkways, decks, and other hard surfaces, and it is particularly important to keep the house walls sealed, which provide the only barrier against deterioration. Unsealed cracks around windows, doors, and thresholds can permit moisture intrusion, which is the principle cause of the deterioration of any surface. Unfortunately, the evidence of such intrusion may only be obvious when it is raining. I have discovered leaking windows while it was raining that may not have been apparent otherwise. However, the hermetic seals on these windows can fail at any time, and cause condensation to form between the panes. Unfortunately, this is not always apparent, which is why I disclaim an evaluation of hermetic seals. Nevertheless, in accordance with industry standards, I test a representative number of unobstructed windows, and ensure that at least one window in every bedroom is operable and facilitates an emergency exit.

### Driveways

#### *Informational Conditions*

The driveway is in acceptable condition.

### Walkways

#### *Informational Conditions*

The walkways are in acceptable condition.

### Fences & Gates

#### *Informational Conditions*

The large gate was locked and couldn't be tested.

#### *Components and Conditions Needing Service*

The gate needs typical maintenance-type service, to open and close or latch easily

### Fascia & Trim

#### *Informational Conditions*

The fascia board and trim are in acceptable condition.

### Sliding Glass Doors

#### *Informational Conditions*

The sliding glass door is tempered and in acceptable condition.

### Patio Covers or Gazebos

#### *Informational Conditions*

The patio covers or arbors are in acceptable condition. It may have been built after original construction ask about the permit.

### Windows

#### *Informational Conditions*

The windows are in acceptable condition. However, in accordance with industry standards, I do not test every window in the house, and particularly if the house is furnished. I do test every unobstructed window in every

bedroom to ensure that at least one facilitates an emergency exit.

#### **Screens**

##### *Informational Conditions*

The window screens are functional.

#### **Outlets**

##### *Informational Conditions*

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

#### **Lights**

##### *Informational Conditions*

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

We do not evaluate low-voltage or decorative lights, such as Malibu lights, which you may wish to have the sellers demonstrate.

#### **Wiring**

##### *Informational Conditions*

Installation of extension cords as a permanent wiring service feed is non approved and presents a potential fire hazard. (note: The National Fire Protection Agency states that approximately 50% of all residential fires are caused by extension cords!)

Location of extension cord usage: By the barbeque and arbor the extension cords are being used for lighting

## **Structural**

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

## **Structural Elements**

### **Identification of Wall Structure**

#### *Informational Conditions*

The walls are conventionally framed with wooden studs.

### **Identification of Floor Structure**

#### *Informational Conditions*

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

### **Identification of Ceiling Structure**

#### *Informational Conditions*

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

## Identification of Roof Structure

### *Informational Conditions*

The roof structure consists of a prefabricated truss system.

## Slab Foundation

### General Comments & Description

#### *Informational Conditions*

This residence has a slab foundation. My inspection of slab foundations conforms to industry standards, which is that of a generalist and not a specialist. I check the visible portion of the stem walls on the outside for any evidence of significant cracks or structural deformation, but I do not move furniture or lift carpeting and padding to look for cracks or moisture penetration, and I do not use any of the specialized devices that are used to establish relative elevations and confirm differential movement. Significantly, many slabs are built or move out of level, but the average person may not become aware of this until there is a difference of more than one inch in twenty feet, which most authorities regard as being tolerable.

Many slabs are found to contain cracks when the carpet and padding are removed, including some that contour the edge and can be quite wide. They typically result from shrinkage and usually have little structural significance.

### Method of Evaluation

#### *Informational Conditions*

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

### Slab Foundation Observations

#### *Informational Conditions*

I was unable to determine if the home was bolted to the foundation due to no sill plate being visible. Current building standards require the home to be bolted to the foundation but I could not verify it.

## Roof

Every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or other prevalent weather conditions, and the regularity of its maintenance. Regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material, and this is equally true of almost all roofs. However, what remains true of all roofs is that, whereas their condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Therefore, I recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company.

## Concrete Tile Roof

### General Comments & Description

#### *Informational Conditions*

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

### **Method of Evaluation**

#### *Informational Conditions*

I elected not to walk the roof because the roofing material is easily broken, and evaluated it from several other vantage points with the use of binoculars and ladder.

### **Estimated Age**

#### *Informational Conditions*

The roof appears to be the same age as the residence, or 4 years old.

### **Roofing Material**

#### *Informational Conditions*

The roof is in acceptable condition, but this is not a guarantee against leaks. For a guarantee, you would need to have a roofing company perform a water-test and issue a roof certification.

### **Flashings**

#### *Informational Conditions*

The roof flashings are in acceptable condition.

The roof penetrations are in acceptable condition.

### **Gutters & Drainage**

#### *Informational Conditions*

It would be prudent to add leaders and/or splash blocks at the bottom of the downspouts that are missing them to promote positive drainage and divert water away from the perimeter footings.

#### *Components and Conditions Needing Service*

The gutters need to be cleaned and serviced to drain properly. This should be done as regular annual maintenance.

## **Chimney**

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

### **Family Room Chimney**

#### **Direct Vent**

#### *Informational Conditions*

The home does not have a chimney it has a direct vent ornamental gas log fireplace. The vent exits the wall to the side yard. Extreme care should be used around this vent when the fireplace is in use.

## **Electrical**

There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. What is most significant about electrical systems however is that the national electrical code [NEC] is not retroactive, and therefore many residential systems do not comply with the latest safety standards. Regardless, I am not an electrician and in compliance with my standards of practice I only test a representative number of

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

## **Main Panel**

### **General Comments**

#### *Informational Conditions*

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

### **Service Entrance**

#### *Informational Conditions*

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

### **Size and Location**

#### *Informational Conditions*

The residence is serviced by a 200 amp, 220 volt panel located on the left side of the garage.

### **Main Panel Observations**

#### *Informational Conditions*

The panel and its components have no visible deficiencies.

### **Panel Cover Observations**

#### *Informational Conditions*

The exterior panel cover is in acceptable condition.

The interior panel cover is in acceptable condition.

### **Wiring Observations**

#### *Informational Conditions*

The visible portions of the wiring has no visible deficiencies.

### **Circuit Breakers**

#### *Informational Conditions*

There are no visible deficiencies with the circuit breakers.

### **Grounding**

#### *Informational Conditions*

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

## Plumbing

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

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

### Potable Water Supply Pipes

#### Water Main Location

##### *Informational Conditions*

The main water shut-off valve is located on the garage side yard.

#### Pressure Regulators

##### *Informational Conditions*

A pressure regulator is in place on the plumbing system. The water pressure from the street is 70 psi. Normal water pressure is considered to be 30 to 60 psi. If the pressure exceeds 80 psi. it is considered too strong and will stress components of the system and the regulator should be adjusted.

#### Copper Water Pipes

##### *Informational Conditions*

The potable water pipes are in acceptable condition.

#### Slab View Impaires Plumbing

##### *Informational Conditions*

Slab foundation impaires viewing of plumbing. Part of this home has been constructed on a concrete slab foundation. The main waste and possibly the water supply lines are not visible for inspection as they are buried in the slab. As seen from the cabinet space below the sinks, and the attic space where the vent stacks can be seen, the plumbing installation appears to have been professionally installed.

## General Gas Components

### Gas Main Shut-Off Location

#### *Informational Conditions*

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

### Gas Main Observations

#### *Informational Conditions*

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

## Gas Water Heaters

### General Gas Water Heater Comments

#### *Informational Conditions*

The life expectancy of gas water heaters as stated from several sources such as the American Gas Association and the American Society of Gas Engineers, estimate the life expectancy of gas water heaters to be 11 - 13 years. However, few of them last longer than fifteen or twenty years and many eventually leak. It is prudent to flush them annually to remove minerals that include the calcium chloride bi-product of many water softening systems. The water temperature should be set at a minimum of 110 degrees fahrenheit to kill microbes and a maximum of 140 degrees to prevent scalding.

### Age Capacity & Location

#### *Informational Conditions*

Hot water is provided by a 4 year old, 50 gallon water heater that is located in the garage. In general the life expectancy is considered to be 11-13 years for gas water heaters.

The water heater is located in an interior closet

### Water Shut-Off Valve & Connectors

#### *Informational Conditions*

The shut-off valve and water connectors appear functional.

### Gas Shut-Off Valve & Connector

#### *Informational Conditions*

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

### Vent Pipe & Cap

#### *Informational Conditions*

The vent pipe is functional.

### Relief Valve & Discharge Pipe

#### *Functional Components and Conditions*

The water heater is equipped with a mandated pressure-temperature relief valve, often referred to as a TP & R valve. Please note that most TP & R valves will not seat properly when tested, therefore requiring them to be replaced. The TP & R valve was not tested on this water heater.

### Drain Valve

#### *Informational Conditions*

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

### Combustion Vent Ports

#### *Functional Components and Conditions*

The water heater does have appropriate combustion-air vents.

### Seismic Straps

#### *Informational Conditions*

The water heater is seismically secured.

## Irrigation or Sprinklers

### General Comments & Description

#### *Informational Conditions*

I identify a system based on what type of pipe that can be seen. However, my inspection only includes the visible portions of the system, and I do not test each component, nor search below vegetation for any concealed hose bibs, actuators, risers, or heads. However, inasmuch as the actuators are under pressure, I look for any evidence of damage or leakage, but recommend that you have the sellers demonstrate an automatic sprinkler system before the close of escrow and indicate any seasonal changes that they may make to the program.

### Automatic Sprinklers

#### *Informational Conditions*

I do not evaluate sprinkler systems, which should be demonstrated by the sellers.

### Hose Bibs

#### *Functional Components and Conditions*

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

#### *Components and Conditions Needing Service*

The hose bibs that I tested are functional, but do not include anti-siphon valves. These valves are relatively inexpensive, are required by current standards. However, I may not have located and tested every hose bib on the property.

## Waste & Drainage Systems

### General Comments & Description

#### *Informational Conditions*

I attempt to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a video-scan of the main line would confirm its actual condition. However, you can be sure that blockages will occur, usually relative in severity to the age of the system, and will range from minor ones in the branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main line. The minor ones are easily cleared, either by chemical means or by removing and cleaning the traps. I recommend that you ask the sellers if they have ever experienced any drainage problems.

### Type of Material

#### *Informational Conditions*

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

### Drain Pipes Waste Pipes & Vent Pipes

#### *Informational Conditions*

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

## Garage

It is not uncommon for moisture to penetrate garages, because their slabs are on-grade. Evidence of this is typically apparent in the form of efflorescence, or salt crystal formations, that result when moisture penetrates the concrete slab or sidewalls. This is a common with garages that are below grade, and some sidewalls are even cored to relieve the pressure that can build up behind them, and which actually promotes drainage through the garage. Also, if there is living space above the garage, that space will be seismically vulnerable. Ideally, the columns and beams around the garage door will be made of structural steel, but in many residences these components are made of wood but could include some structural accessories, such as post-straps and hold-downs, and plywood shear paneling. Regardless, we are not engineers, and recommend that you read about this in a booklet that should have been given to you by the realtors, and you may wish to discuss this

further with a structural engineer. Also, garage door openings are not standard, and you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles.

## Triple-Car Garage

### Slab Floor

#### *Informational Conditions*

The slab floor is cracked, but not load-bearing. Such cracks are common and result as a consequence of the curing process, seismic activity, ordinary settling, or the presence of expansive soils, but are not structurally threatening. We can elaborate, but you may wish to have a structural engineer confirm this.

### Walls & Ceiling

#### *Informational Conditions*

The walls are sheathed and in acceptable condition.

### Ventilation Ports

#### *Functional Components and Conditions*

The ventilation ports are functional.

### Firewall Separation

#### *Functional Components and Conditions*

The firewall separating the garage from the residence is functional.

### Entry Door Into the House

#### *Functional Components and Conditions*

The house entry door is solid core, or fire-rated, and self-closes in conformance with fire-safety regulations.

### Garage Side Door

#### *Functional Components and Conditions*

The side door is functional.

### Garage Door & Hardware

#### *Functional Components and Conditions*

The garage door and its hardware are functional.

### Automatic Opener

#### *Components and Conditions Needing Service*

The garage door opener is functional, but it does not auto-reverse or may need to be adjusted.

### Lights

#### *Functional Components and Conditions*

The lights are functional, and do not need service at this time.

### Outlets

#### *Functional Components and Conditions*

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

## Heat-A/C

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

## HVAC Split Systems

### Age & Location

#### *Informational Conditions*

Central heat and air-conditioning are provided by a single split-system, consisting of a 4 year-old furnace with an evaporator coil that is located in the attic, and a 4 year-old condensing coil that is located in rear yard.

### Standard Observations

#### *Informational Conditions*

The split-system is newer and functional. Such systems are designed to last approximately twenty years, but they should be serviced bi-annually and have their filters changed every two to three months.

### Furnace

#### *Informational Conditions*

The furnace is functional.

### Vent Pipe

#### *Informational Conditions*

The vent pipe has no visible deficiencies.

### Gas Valve & Connector

#### *Informational Conditions*

The gas valve and connector are in acceptable condition.

### Combustion-Air Vents

#### *Informational Conditions*

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

### Return-Air Compartment

#### *Informational Conditions*

The return-air compartment is in acceptable condition.

#### *Components and Conditions Needing Service*

The filter is dirty and should be changed soon and every two or three months. If filters are not changed regularly, the evaporator coil and the ducts can become contaminated.

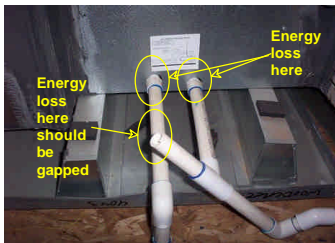
### Evaporator Coil

#### *Informational Conditions*

The evaporator coil is functional.

#### *Components and Conditions Needing Service*

There is air leaking from the evaporator coil at the point where the condensate pipes penetrate the evaporator housing. Repairs are recommended.



### Condensate Drainpipe

#### *Informational Conditions*

The condensate drainpipe discharges correctly outside the residence.

### Drip Pan

#### *Informational Conditions*

The drip pan appears functional.

### Condensing Coil

#### *Informational Conditions*

The condensing coil responded to the thermostat and is functional.

### **Condensing Coil Disconnect**

#### *Informational Conditions*

The electrical disconnect at the condensing coil was noted.

### **Refrigerant Lines**

#### *Components and Conditions Needing Service*

There is insulating material missing or damaged where the refrigerant lines pass through the exterior wall.



### **Differential Temperature Readings**

#### *Informational Conditions*

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

### **Thermostats**

#### *Informational Conditions*

The thermostats are functional.

### **Registers**

#### *Informational Conditions*

The registers are reasonably clean and functional.

### **Flexible Ducting**

#### *Informational Conditions*

The ducts have no visible deficiencies. They are a modern flexible type that are comprised of an outer plastic sleeve and a clear inner liner that contains fiberglass insulation.

## **Living**

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

## Main Entry

**No recommended service**

*Informational Conditions*

I have evaluated the entry, and found it to be in acceptable condition.

## Living Room

**No recommended service**

*Informational Conditions*

I have evaluated the living room, and found it to be in acceptable condition.

## Dining Room

**No recommended service**

*Informational Conditions*

I have evaluated the dining room, and found it to be in acceptable condition.

## Family Room

**No recommended service**

*Informational Conditions*

I have evaluated the family room, and found it to be in acceptable condition.

## Loft

**No recommended service**

*Informational Conditions*

We have evaluated the living room, and found it to be in acceptable condition.

# Kitchen

I test kitchen appliances for their functionality, and cannot evaluate them for their performance nor for the variety of their settings or cycles. However, if they are older than ten years, they may well exhibit decreased efficiency. I do not inspect the following items: free-standing appliances, refrigerators, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills or rotisseries, timers, clocks, thermostats, the self-cleaning capability of ovens.

## Kitchen

**No recommended service**

*Informational Conditions*

I have evaluated the kitchen, and found it to be in acceptable condition.

# Hallway

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

## Primary Hallway

### No recommended service

#### *Informational Conditions*

I have evaluated the hallway, and found it to be in acceptable condition.

### Smoke Detector

#### *Informational Conditions*

The smoke detector is functional, but should be checked periodically.

## Laundry

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

## Laundry Room

### No recommended service

#### *Informational Conditions*

I have evaluated the laundry room, and found it to be in acceptable condition.

## Bathrooms

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

## Powder Room

### Size and Location

#### *Informational Conditions*

The powder room is located downstairs off the kitchen.

### No recommended service

#### *Informational Conditions*

We have evaluated the powder room, and found it to be in acceptable condition.

## Master Bathroom

### Size and Location

#### *Informational Conditions*

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

### No recommended service

#### *Informational Conditions*

I have evaluated the master bathroom, and found it to be in acceptable condition.

## Main Hallway Bathroom

### Size and Location

#### *Informational Conditions*

The main hallway bathroom is a full, and located off the upstairs.

### No recommended service

#### *Informational Conditions*

I have evaluated the main hallway bathroom, and found it to be in acceptable condition.

### Outlets

#### *Functional Components and Conditions*

The outlets are functional and include ground-fault protection. This bathroom outlet is a master GFI outlet and controls the other bathroom outlets also.

## Bedrooms

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

## Master Bedroom

### Location

#### *Informational Conditions*

The master bedroom is located up stairs on the right side of the loft.

### No recommended service

#### *Informational Conditions*

I have evaluated the bedroom, and found it to be in acceptable condition.

### Smoke Detector

#### *Informational Conditions*

The smoke detector is functional, but should be checked periodically.

## 1st Guest Bedroom

### Location

#### *Informational Conditions*

The first guest bedroom is located on the right side of the loft.

### No recommended service

#### *Informational Conditions*

I have evaluated the bedroom, and found it to be in acceptable condition.

### Smoke Detector

#### *Informational Conditions*

The smoke detector is functional, but should be checked periodically.

## 2nd Guest Bedroom

### Location

#### *Informational Conditions*

The second guest bedroom is located upstairs on the left side of the loft.

### No recommended service

#### *Informational Conditions*

I have evaluated the bedroom, and found it to be in acceptable condition.

### Smoke Detector

#### *Informational Conditions*

The smoke detector is functional, but should be checked periodically.

## Stairs

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

## Main Stairs

### No recommended service

#### *Informational Conditions*

I have evaluated the stairs and landing, and found them to be in acceptable condition.

## Attic

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

## Primary Attic

### Access Location & General Condition

#### *Informational Conditions*

The attic can be accessed through a hatch in the master bedroom closet.

### Method of Evaluation

#### *Informational Conditions*

I evaluated the attic by direct access to points that were safe and would not cause damage to the attic or injury to myself.

### No recommended service

#### *Informational Conditions*

I have evaluated the attic in compliance with industry standards, and found it to be in acceptable condition.

### Blown-In Cellulose Insulation

#### *Informational Conditions*

The attic is insulated, with approximately 12-16 inches of blown-in cellulose, which meets or is close to current standards.

## Pool/Spa

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

### Pool

#### General Comments & Description

##### *Informational Conditions*

The interior finish of pools is rarely perfect and never remains so, and particularly those on pools with colored plasters, and certainly if the chemical balance of the water is not properly maintained. Also, calcium and other minerals does leech through the material and mar the finish. This is equally true of pool tiles, on which mineral scaling is not only common but difficult to remove. Even the harshest abrasives will not remove some scaling, which sometimes has to be removed by bead-blasting, which in turn reduces the luster of the tiles. However, such imperfections have only a cosmetic significance. Similarly, the decks around pools and spas tend to develop cracks that have only a cosmetic significance. The commonest are relatively small, and are often described as being curing fractures. Some of these will contour the outline of the pool, or the point at which the bond beam, or structural wall of the pool, meets the surrounding soil. These too have little structural significance, but some cracks are larger and result from seismic motion, or from settling due to poorly compacted soils, or they confirm the presence of expansive soils, which can be equally destructive, but which should be confirmed by a geo-structural engineer. However, any crack in the shell of a pool or spa should be dye-tested or otherwise evaluated by a specialist.

#### Enclosure Safety Observations

##### *Informational Conditions*

The pool enclosure is in compliance with common safety standards, which typically mandate a forty-eight inch enclosure, measured on the side away from the water, so that a toddler could not simply push open an unlatched gate.

#### Overall Pool Observations

##### *Informational Conditions*

The pool is reasonably level, as is evident from the water line on the tiles.

#### Interior Finish

##### *Informational Conditions*

The interior finish is plaster, which has predictable cosmetic imperfections. Such surfaces rarely remain pristine, and you will probably notice progressive discoloration or blemishes that are caused by chemical conditioners and by minerals such as calcium leeching through the finish.

#### Deck & Coping Stones

##### *Informational Conditions*

The deck is in acceptable condition.

#### Skimmer

##### *Informational Conditions*

The skimmer box and its cover are functional.

#### Tiles

##### *Functional Components and Conditions*

The tiles are in acceptable condition, but can eventually become degraded by mineral deposits that leave a film on their surface and reduce their luster.

#### Pool Light

##### *Informational Conditions*

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The light is functional and has been confirmed to have ground-fault protection. However, for reasons of safety, the circuit should be tested periodically to ensure that its ground fault protection is working.

**Pool Motor**

*Informational Conditions*

The pool motor is a newer type and functional, with a plastic casing

**Supply & Return Lines Etc**

*Functional Components and Conditions*

The supply lines, return lines, and valves are in acceptable condition.

**Filter**

*Functional Components and Conditions*

The pool filter is functional.

## AFFILIATIONS AND CERTIFICATIONS



American Institute of Inspectors Certified Member #1566

Inspector  
Jim Spence

CMC Energy Inspector

## REPORT CONCLUSION

123 Sample Street, Sacramento, Ca 95843

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

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

Thank you for taking the time to read this report, and call me if you have any questions or observations whatsoever. I am always attempting to improve the quality of my service and my report, and I will continue to adhere to the highest standards of the real estate industry and to treat everyone with kindness, courtesy, and respect.

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