Greenwood Home Inspection

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CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

John Buyer

INSPECTION ADDRESS

123 Home , American Canyon, CA 12345

INSPECTION DATE

10/23/2000 10:00 am to 1:00 pm

REPRESENTED BY:

Ima Helper
Best Bet Realty

GENERAL INFORMATION

Inspection Address: 123 Home , American Canyon, CA 12345
Inspection Date: 10/23/2000 Time: 10:00 am to 1:00 pm
Weather: Recent Rainfall - Temperature at time of inspection: 70-80 Degrees

Inspected by: Martin Greenwood

Client Information: John Buyer
Buyer's Agent: Best Bet Realty
Ima Helper
Mobile: 123-456-7890
Email: Ima@bestbet.com

Structure Type: Wood Frame
Foundation Type: Slab
Furnished: Partial
Number of Stories: One

Structure Style: Single Family

Estimated Year Built: 2004
Unofficial Sq.Ft.: 2277

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

PLEASE NOTE:

This report is the exclusive property of Greenwood Home Inspection and the client whose name appears herewith, and its use by any unauthorized persons is strictly prohibited. If you are not the client named in the report, consultation is available upon approval of the client named in the report, acceptance of a new inspection agreement, and payment of a fee.

The observations and opinions expressed within this report are those of Greenwood Home Inspection and supercede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the Standards of the California Real Estate Inspection Association, CREIA. Systems or components that we do not inspect are disclaimed in the inspection contract and the Standards of Practice. Components that are inspected and found to be functional may not appear in the report. It is unnecessary to comment on components that do not need to be serviced.

This report contains photographs. We do not photograph all conditions or components that we comment on in the report. Included are photos of conditions or components that are located in areas that are often inaccessible to our clients, roofs, attics, or under floor areas. Conditions or components we comment on but are not photographed are no less important or significant then conditions or components depicted in a photo.

In accordance with the terms of the contract, the service recommendations that we make in this report should be completed BEFORE THE CLOSE OF ESCROW by licensed specialists, who may identify additional defects or recommend some upgrades that could affect your evaluation of the property.

SCOPE OF WORK

You have contracted with Greenwood Home Inspection to perform a generalist inspection in accordance with the standards of practice established by the California Real Estate Inspection Asociation. 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. Similarly, we do not inspect for vermin infestation, which is the responsibility of a licensed exterminator.

Most homes built after 1978, are generally assumed to be free of asbestos and many other common environmental contaminants. However, as a courtesy to our clients, we are 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, we 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.

Mold is one such contaminant. It is a microorganism that has tiny seeds, or spores, that are spread on the air then 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, we 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, we are not specialists and, regardless of the condition of any real or suspected asbestos-containing material [ACM], we would 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 be 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 Environmental Protection Agency (EPA), at www. epa.gov/radon/images/hmbuygud.pdf, 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 is not an immediate health threat, but as a component of potable water pipes it is a definite health-hazard. Although rarely found in modern 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, we are not environmental hygienists, and as we stated earlier we 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 within the contingency period.

Section 1.0 - Structural

Structures are dependent on the soil beneath them for support. Soils are not uniform in composition. Soil may that may appear to be firm and solid can liquefy and become unstable during seismic activity. There are soils that can expand to twice their volume with the influx of water, moving structures, raising and lowering them, fracturing slabs and other hard surfaces. Expansive soils have accounted for more structural damage than most natural disasters. Foundations are not uniform, and conform to the structural standard of the year in which they were built. We identify foundation types and look for any evidence of structural deficiencies. Cracks or deteriorated surfaces in foundations are common. 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 floor covering. Most cracks are related to the curing process or common settling. There are cracks considered to be structurally significant and reveal the presence of expansive soils. We will alert you to any cracks that may have structural significance, if they are visible. Structural deficiencies can only be confirmed by a structural engineer.

Structural Elements

Identification of Foundation Structure

Informational Conditions

1.1 - The foundation is a concrete slab

Identification of Floor Structure

Informational Conditions

1.2 - The lower floor structure consists of a poured concrete slab that may or may not include reinforcing steel and a moisture barrier. These components are not visible for inspection

Identification of Wall Structure

Informational Conditions

1.3 - The walls are conventionally framed with wooden studs.

Identification of Ceiling Structure

Informational Conditions

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

Identification of Roof Structure

Informational Conditions

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

Slab Foundation

General Comments

Informational Conditions

1.6 - This unit has a slab foundation. newer slabs vary from older ones that have no moisture barrier under them and no reinforcing steel, newer ones that have both. We check the visible portion of the stem walls on the outside for any evidence of significant cracks or structural deformation, we do not use any of the specialized devices used to establish relative elevations and confirm differential movement. Slabs are built or move out of level, a difference of more than one inch in twenty feet, is regarded as being tolerable.

Many slabs contain cracks some that contour the edge and can be wide. They typically result from shrinkage and usually have little structural significance. However, there is no standard for evaluating cracks. Cracks that are less than 1/4" and which exhibit no significant vertical or horizontal displacement are regarded as not being significant. Cracks that result from common shrinkage, can be caused by a deficient mixture of concrete, deterioration through time, seismic activity, adverse soil conditions, and poor drainage, and if not sealed can allow moisture to enter a residence, and particularly if the residence is surcharged by a hill or even a slope, or if downspouts discharge adjacent to the slab.

Method of Evaluation
Informational Conditions

1.7 - We evaluated the slab foundation on the exterior, by examining the visible portions of 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 are covered and not visible and therefore, it is beyond the scope of our inspection.

Common Observations
Informational Conditions

1.8 - The residence has a bolted, slab foundation with no visible or significant abnormalities. The only way to verify the condition of the slab is removal of floor coverings which is beyond the scope of this inspection.

Section 2.0 - Exterior

Greenwood Home Inspection evaluates the following exterior features: driveways, walkways, handrails, guardrails, yard walls, carports, patio covers, decks, building walls, exterior trim, balconies, doors, windows, lights, and outlets. We do not evaluate any detached structures, storage sheds and stables. We do not water test or evaluate subterranean drainage systems or any mechanical or remotely controlled components. We do not evaluate landscape components, such as trees, shrubs, fountains, ponds, statuary, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Cracks in hard surfaces can imply the presence of expansive soil. Presence of expansive soil can only be determined by a geological evaluation.

Grading & Drainage

General Comments
Informational Conditions

2.1 - The ideal property will have soil that slopes away from the foundation. The interior floors should be several inches higher than the exterior grade. The building should have gutters and downspouts that carry water away from the perimeter. In conjunction with the cellulose material found in most modern homes, moisture can facilitate the growth of biological organisms that can compromise building materials.

Flat & Level Pad
Informational Conditions

2.2 - The residence is situated on a relatively flat pad.

Drainage Mode
Informational Conditions

2.3 - Drainage is facilitated by gutters, downspouts, hard surfaces, area drains and soil percolation

Drainage Observations
Informational Conditions

2.4 - Property drainage is minimal. Grade should slope 6 inches in 10 feet,or 1/4 inch in one foot away from the building. Areas close to the house should be monitored for standing water that can sub duct under slab floors, or foundation walls.

Area Drains
Informational Conditions

2.5 - The area drains should be maintained and tested annually to insure proper function.

House Exterior Wall Cover

House Wall Finish Type

Informational Conditions

2.6 - The house walls are finished with stucco.

2.7 - There are areas of the house walls are finished with cement based fiber board siding

House Wall Finish Observations

Recommended Service or Upgrade

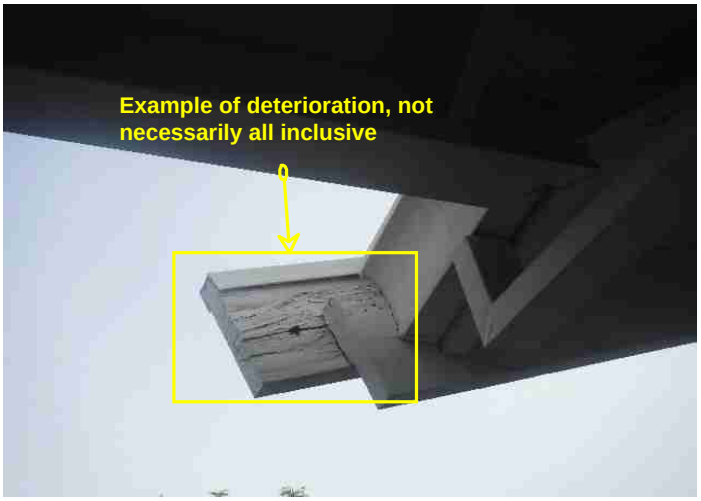
2.8 - Holes or cracks in the exterior wall covering should be sealed to prevent moisture or pests from entering the building.

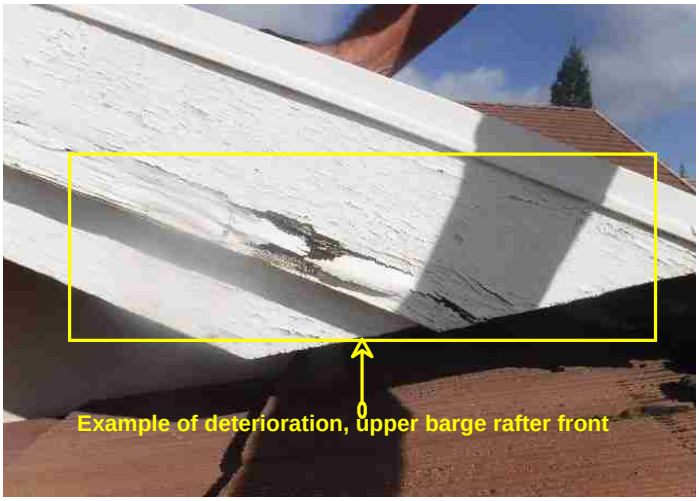
Fascia & Trim

Recommended Service or Upgrade

2.9 - Exterior trim needs paint and caulking. Further evaluation by a licensed painting contractor is recommended

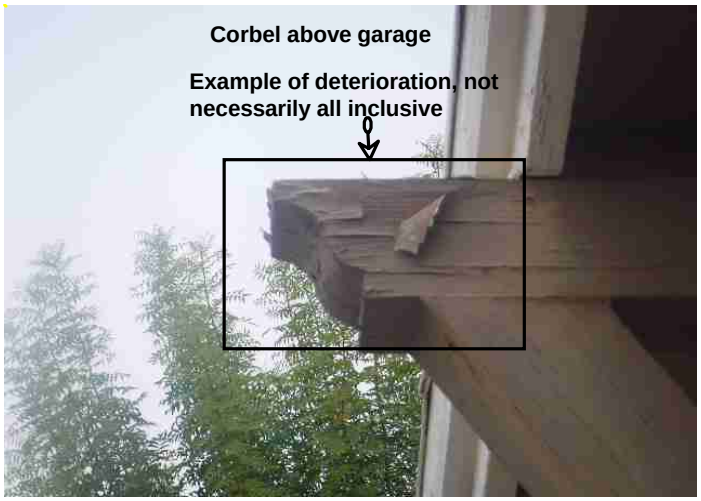
2.10 - Deterioration caused by moisture noted to fascia or barge rafter. Further evaluation by a licensed termite inspector is recommended





2.11 - Deterioration caused by moisture noted to garage door trim. Further evaluation by a licensed termite inspector is recommended

2.12 - Deterioration caused by moisture noted to exterior trim. Further evaluation and repair by a licensed contractor and termite inspector is recommended



2.13 - Rusting nail heads in exterior trim indicate improper type nail was used

Stucco Wall Covering

House Wall Finish Type

Informational Conditions

2.14 - The house walls are finished with stucco.

House Wall Finish Observations

Informational Conditions

2.15 - There are hairline cracks in the stucco that are consistent with most stucco homes.

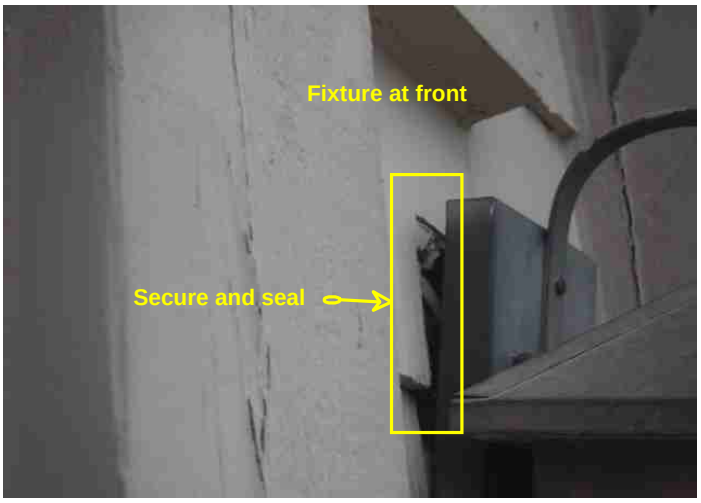
Exterior Components

Lights

Recommended Service or Upgrade

2.16 - Exterior light fixture should be sealed to the wall to prevent moisture intrusion

2.17 - Exterior light fixture is not adequately secured



Outlets

Informational Conditions

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

Windows

Informational Conditions

2.19 - Determination of defective hermetic seals is beyond the scope of this inspection. Defective seals may not be visibly apparent, especially if the windows are dirty. We will alert you to any seals that are obviously defective.

Recommended Service or Upgrade

2.20 - A window has a defective hermetic. Further evaluation by a licensed contractor is recommended

Section 3.0 - Roof

There are many different roof types. Every roof will wear differently relative to it's age, number of layers, quality of material, method of its application, exposure to direct sunlight, 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. The exposed condition of all roofing material can be evaluated. Water stains on ceilings, or on framing components in attics, may be old and not necessarily confirm an active leak without some corroborative evidence. It is virtually impossible to detect a leak unless it is occurring at the time of the inspection, or by specific water testing. Water testing is beyond the scope of this inspection. Only the installers can credibly guarantee that a roof will not leak. For a guarantee we recommend that you obtain a roof certification from an established local roofing company.

Concrete Tile Roof

General Comments

Informational Conditions

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

Method of Evaluation

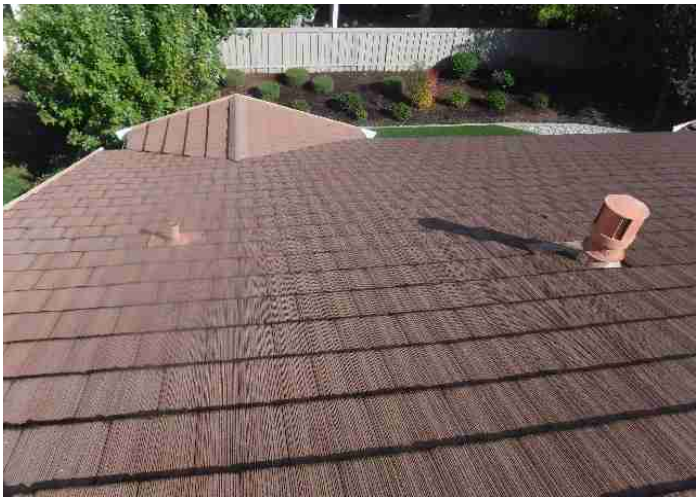
Informational Conditions

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

Roofing Material

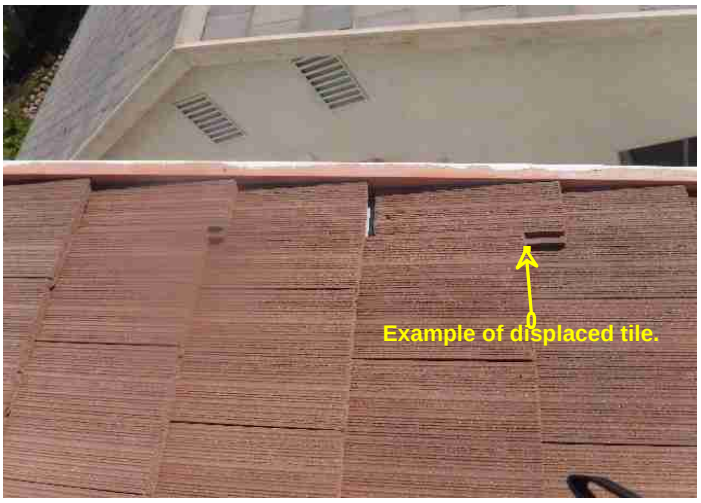
Informational Conditions

3.3 - 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.



Recommended Service or Upgrade

3.4 - Displaced roof tiles noted. This condition should be evaluated by a licensed roofing contractor and serviced accordingly



Penetrations
Informational Conditions
3.5 - Roof penetrations were inspected

Section 4.0 - Attic

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

Primary Attic

Attic Access Location

Informational Conditions

4.1 - The attic can be accessed from a hatch located in the laundry room or area.

Method of Evaluation

Informational Conditions

4.2 - Insulation within the attic obscures the joists and prevented a safe access. Therefore, the inspection of the attic and its components was limited to what is visible from the access point.

4.3 - Portions of the attic were not accessible for inspection. Inspection was limited by any of the following reasons, low clearances, heating ducts, plumbing, electrical wiring, insulation or lack of a visible walkway.

Common Observations

Recommended Service or Upgrade

4.4 - Evidence of rodents noted. Further evaluation by a qualified exterminator is recommended

Framing

Informational Conditions

4.5 - The visible portions of the prefabricated factory built truss system were inspected.

Ventilation
Informational Conditions
4.6 - Ventilation is provided and should be adequate.
Blown-In Insulation
Informational Conditions
4.7 - The attic is insulated, with approximately 9 to 12 inches of blown-in insulation

Section 5.0 - Plumbing

Plumbing systems have common components. 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. The most dependable water pipes are copper, they are not subject to the build-up of minerals that bond within galvanized pipes. Mineral build up in galvanized pipe will gradually restrict their inner diameter and reduce water volume. Once these minerals bond to the interior of the pipes, there is no remedy other than a re-pipe. The water pressure within pipes is commonly confused with water volume, high water volume is good, high water pressure is not. When water pressure exceeds eighty pounds per square inch a regulator is recommended, typically set between forty-five and sixty-five pounds per square inch. 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. Significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains under normal usage conditions. Blockages can occur in the life of any system. Blockages in drainpipes, and particularly in main drainpipes, can be expensive to repair, and for this reason we recommend having them video-scanned.

Gas Water Heaters

General Comments

Informational Conditions

5.1 - Residential water heaters range in capacity from fifteen to one hundred gallons. Warranties vary from five to eight years. Expected serviceable life is typically between fifteen or twenty years. Water heaters on the interior of the building should be installed over a drain pan plumbed to the exterior. 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. Water heaters should be seismically secured and equipped with either a pressure/temperature relief valve and discharge pipe plumbed to the exterior, or a Watts 210 gas shut-off valve.

Age Capacity & Location

Informational Conditions

5.2 - The water heater was manufactured in 2004

5.3 - The hot water heater is located in the garage.

Seismic Straps

Informational Conditions

5.4 - The water heater is seismically secured.

Water Shut-Off Valve & Connectors

Informational Conditions

5.5 - The shut-off valve and water connectors were inspected

Gas Shut-Off Valve & Connector

Informational Conditions

5.6 - The gas control valve and its connector at the water heater was inspected

Vent Pipe & Cap

Informational Conditions

5.7 - The visible portions of the vent pipe were inspected

Relief Valve & Discharge Pipe

Informational Conditions

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

Potable Water Supply Pipes

Water Main Shut-off Location

Informational Conditions

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

Polyethylene Water Pipes

Informational Conditions

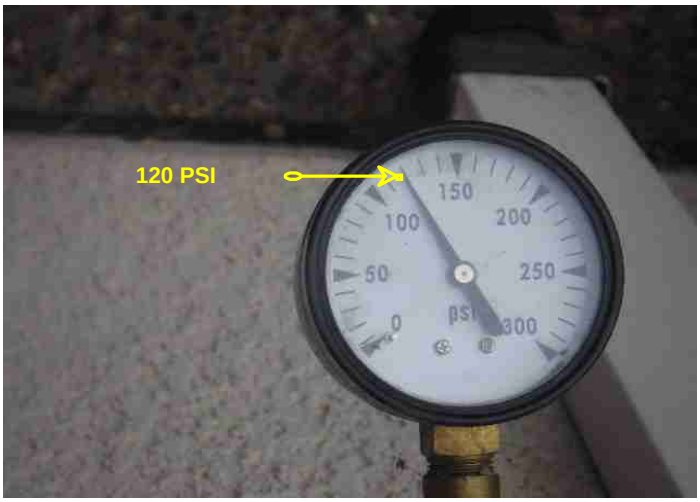
5.10 - The majority of the visible are water supply pipes are polyethylene.

5.11 - The visible portions of the polyethylene water supply pipes were inspected. 5 % visible, attic insulation limits inspection

Pressure Regulators

Recommended Service or Upgrade

5.12 - The water pressure exceeds the recommended maximum of 80 psi. High pressure will stress components of the water supply system. Further evaluation by a licensed plumbing contractor is recommended



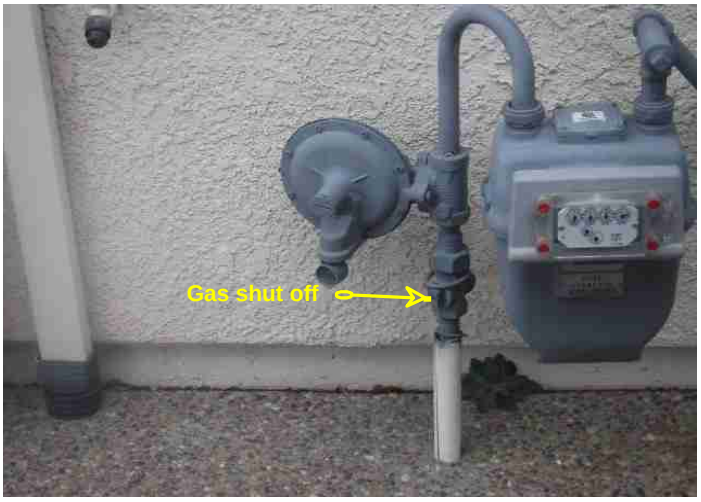
General Gas Components

Gas Main Shut-Off Location

Informational Conditions

5.13 - The gas main shut-off is located on the right side of the building as you are facing it. The current gas shut off will be replaced by a shut off and meter at the front

5.14 - The gas shut off is located at the gas meter.



Gas Supply Pipes

Safety or Health Concerns

5.15 - Gas supply pipes should be capped when not in use. A gas supply at the rear should be capped or plugged. This condition should be evaluated by a licensed plumbing contractor and serviced accordingly

Waste & Drainage Systems

General Comments

Informational Conditions

5.16 - We attempt to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains. This is not a conclusive test only a video-scan of the main line would confirm its actual condition. Blockages can occur, usually relative in severity to the age of the system, and will range from minor ones in the branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main line. The minor ones are easily cleared, either by chemical means or by removing and cleaning the traps. However, if tree roots grow into the main drain that connects the house to the public sewer, repairs could become expensive and might include replacing the entire main line. You may wish to have the main waste line video-scanned to evaluate the inner condition.

Type of Material

Informational Conditions

5.17 - Waste and drainage system piping is concealed in concrete slab and not visible for inspection

Drain Waste & Vent Pipes

Informational Conditions

5.18 - Based on industry recommended water tests, the drainpipes were functional. Only a video-scan of the main drainpipe could confirm its actual condition. Running water during the time constraints of a home inspection is limited and may not be long enough to detect a stoppage.

Irrigation or Sprinklers

General Comments

Informational Conditions

5.19 - Greenwood Home Inspection does not inspect or evaluate sprinkler or irrigation systems

Section 6.0 - Electrical

There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. What is most significant about electrical systems however is that the national electrical code [NEC] is not retroactive, and therefore many residential systems do not comply with the latest safety standards. We only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. We regard every electrical deficiency as a latent hazard that should be serviced. and that the entire system be evaluated and certified as safe by an electrician. It is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow. An electrician may reveal additional deficiencies or recommend upgrades for conditions not detected from a visual inspection. We recommend upgrading outlets to have ground fault protection, which is a relatively inexpensive safety feature. These outlets are often referred to as GFCI's, or ground fault circuit interrupters and have been required in specific locations for more than thirty years, beginning with swimming pools and exterior outlets in 1971, 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. 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. Arc faults cause thousands of electrical fires each year. We recommend installing them at every circuit as a prudent safety feature.

Wiring

General Comments

Informational Conditions

6.1 - 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. They should have a main disconnect, and each circuit within the panel should be labeled. Industry standards require us to test a representative number of accessible switches, receptacles, and light fixtures. We attempt to test every one that is unobstructed, but if a residence is furnished we will not be able to test each one.

Wiring Observations

Informational Conditions

6.2 - The visible portions of the electrical wiring were inspected.

6.3 - The residence is wired with non metallic sheathed cable,

Main Panel

Panel Size & Location

Informational Conditions

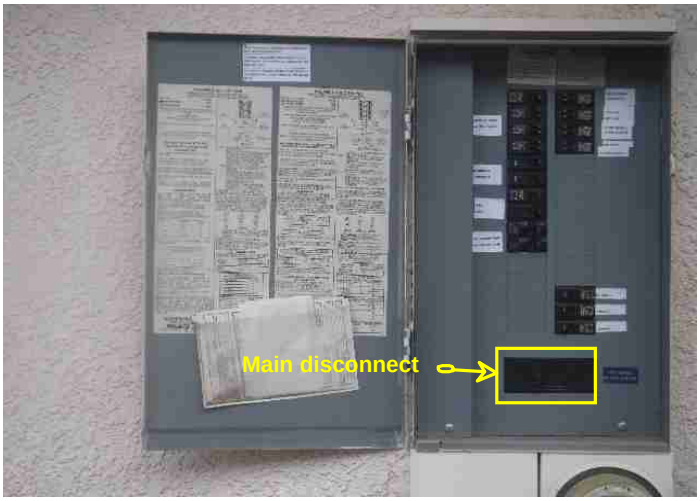
6.4 - The main panel is 200 amp 240 volt panel

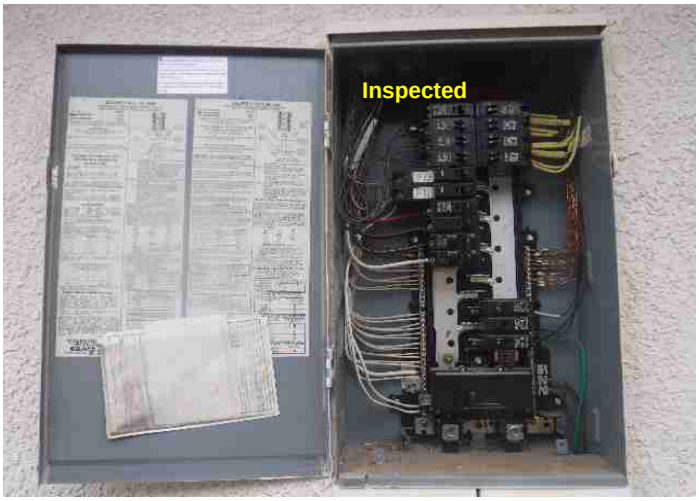
6.5 - The main panel, located on the right side of the building.

Main Panel Observations

Informational Conditions

6.6 - The panel and its visible components were inspected





6.7 - The electrical main disconnect is located at the main panel

Section 7.0 - 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. We test and evaluate them in accordance with the CREIA standards of practice, which means that we do not dismantle and inspect the concealed portions of evaporator and condensing coils, the heat exchanger, electronic air-cleaners, humidifiers, ducts and in-line duct-motors or dampers. We perform a conscientious evaluation of both systems, but we are not specialists. The most modern heating systems can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, injury, and even death. In accordance with the terms of our contract, it is essential that any recommendations that we make for service or a second opinion be scheduled before the close of escrow. A specialist could reveal additional defects or

recommend further upgrades that could affect your evaluation of the property. Our service does not include any form of warranty or guarantee. Please note: Failure to heed an inspectors recommendations for further evaluation of the system by a licensed heating and cooling contractor prior to the close of escrow may cause a home warranty company to void protection or coverage on the grounds that it was a pre-existing condition. Inquiry with your home warranty company is recommended.

HVAC Split Systems

Age & Location

Informational Conditions

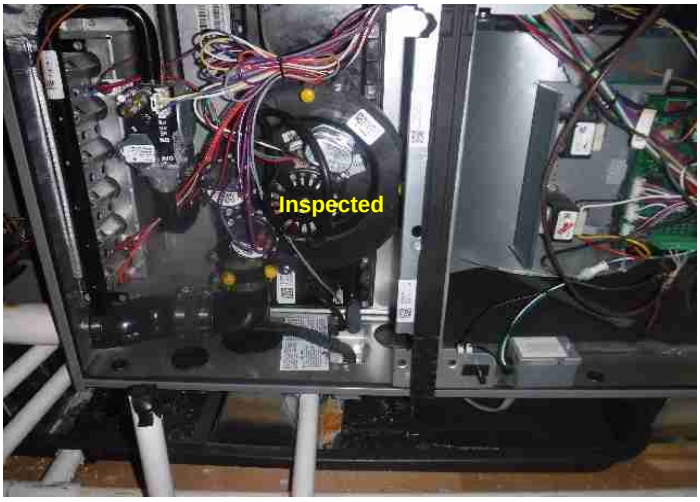
7.1 - The furnace is located in the attic and the air conditioning condenser is located at the exterior

Furnace

Informational Conditions

7.2 - The furnace was inspected

The furnace was inspected - *Continued*



Functional Components or Conditions

7.3 - The furnace was functional at the time of the inspection.

Vent Pipe

Informational Conditions

7.4 - The vent pipe has no visible deficiencies.

Gas Valve & Connector

Informational Conditions

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

Return-Air Compartment

Informational Conditions

7.6 - Air filters should be replaced seasonally, to improve air quality and energy efficiency

Recommended Service or Upgrade

7.7 - The filter is dirty and should be changed seasonally

Condensate Drainpipe

Informational Conditions

7.8 - The condensate drainpipe discharges outside the residence.

Air Conditioning Condenser
Informational Conditions
7.9 - The air conditioner responded to the thermostat
Condensing Coil Disconnect
Informational Conditions
7.10 - The electrical disconnect at the condensing coil is installed
Differential Temperature Readings
Informational Conditions
7.11 - Differential temperature split was not determined.
Thermostats
Functional Components or Conditions
7.12 - The thermostat is functional but was not evaluated for accuracy of performance or calibration
Flexible Ducting
Informational Conditions
7.13 - The visible flexible heating ducts were inspected
7.14 - Determining the air tightness or pressure testing the heating and cooling distribution system is beyond the scope of this inspection

Section 8.0 - Fireplace

Family Room Fireplace and Chimney

General Observations
Informational Conditions
8.1 - The fireplace is gas fired appliance that is not designed to burn wood
Chimney Flue
Informational Conditions
8.2 - A complete view of the chimney flue is not possible. The only way to confirm the condition of the chimney flue is video scanning. Video scanning is beyond the scope of this inspection
8.3 - The chimney flue is a vent for a gas fired appliance
Weather Cap & Spark Arrestor
Informational Conditions
8.4 - The chimney has a weather cap and spark arrestor.

Section 9.0 - Kitchen

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

Kitchen

Outlets

Informational Conditions

9.1 - The countertop outlets that were tested are functional and include ground-fault circuit interrupters.

Sink & Countertop

Functional Components or Conditions

9.2 - The sink and countertop are functional.

Garbage Disposal

Functional Components or Conditions

9.3 - The garbage disposal is functional.

Dishwasher

Functional Components or Conditions

9.4 - The dishwasher is functional.

Gas Cooktop

Functional Components or Conditions

9.5 - The gas cook top is functional.

Built-in Electric Oven

Functional Components or Conditions

9.6 - The electrical oven is functional, but was neither calibrated nor tested for its performance.

Exhaust Fan

Functional Components or Conditions

9.7 - The exhaust fan is functional.

Built-in Microwave

Informational Conditions

9.8 - We do not evaluate microwaves for performance and calibration. The power of their magnetron tubes diminishes over time, and the specific measurement of the microwaves, as well as their containment within the unit, requires specialized instruments, which is beyond the scope of our service.
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Functional Components or Conditions

9.9 - The built-in microwave is functional.

Section 10.0 - Bathrooms

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

Half Bathroom

Outlets

Functional Components or Conditions

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

Sink Countertop

Functional Components or Conditions

10.2 - The sink countertop is functional.

Toilet

Functional Components or Conditions

10.3 - The toilet is functional.

Exhaust Fan

Functional Components or Conditions

10.4 - The exhaust fan is functional.

Master Bathroom

Outlets

Functional Components or Conditions

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

Sink Countertop

Functional Components or Conditions

10.6 - The sink countertop is functional.

Toilet

Functional Components or Conditions

10.7 - The toilet is functional.

Tub

Informational Conditions

10.8 - The bathtub was inspected

Stall Shower

Recommended Service or Upgrade

10.9 - Moisture seal on the bottom of the shower door is missing or defective

2nd Bedroom Bath

Lights

Informational Conditions

10.10 - The lights are functional.

Exhaust Fan

Functional Components or Conditions

10.11 - The exhaust fan is functional.

Outlets

Functional Components or Conditions

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

Sink Countertop

Functional Components or Conditions

10.13 - The sink countertop is functional.

Toilet
Functional Components or Conditions
10.14 - The toilet is functional.
Tub-Shower
Functional Components or Conditions
10.15 - The tub/shower was inspected and is functional
Recommended Service or Upgrade
10.16 - The tub stopper is missing or incomplete, and should be repaired or replaced.

Section 11.0 - Laundry

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

Laundry Room
Dryer Vent
Recommended Service or Upgrade
11.1 - Periodic cleaning of the dryer vent is critical to safe operation. The interior of the dryer vent is not visible for inspection. Having the vent cleaned to insure it's proper function and establish a service record is recommended
Gas Valve & Connector
Safety or Health Concerns
11.2 - Gas lines should be capped when not in use. This condition should be evaluated by a licensed plumbing contractor and serviced accordingly

Section 12.0 - Living

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

General Interior Observations

Carbon Monoxide Alarm

Safety or Health Concerns

12.1 - A carbon monoxide alarm is not installed in the common or living areas of the house.

Main Entry

General Observations

Informational Conditions

12.2 - The main entry was inspected and there is no recommended service

Dining Room

General Observations

Informational Conditions

12.3 - The dining room was inspected and there is no recommended service

Smoke Alarm

Informational Conditions

12.4 - A smoke alarm is installed

Family Room

General Observations

Informational Conditions

12.5 - The family room was inspected and there is no recommended service

Smoke Alarm

Safety or Health Concerns

12.6 - A smoke alarm is not installed in the family room

Flooring

Informational Conditions

12.7 - The floor has cosmetic defects

Office or Library

General Observations

Informational Conditions

12.8 - The office was inspected and there is no recommended service

Smoke Alarm

Informational Conditions

12.9 - A smoke alarm is installed in the office

Section 13.0 - Hallway

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

Primary Hallway

Smoke Alarm

Informational Conditions

13.1 - A smoke alarm is installed.

Section 14.0 - Bedrooms

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

Master Bedroom

Smoke Alarm

Informational Conditions

14.1 - A smoke alarm is installed

Dual-Glazed Windows

Recommended Service or Upgrade

14.2 - Defects were noted to the Low E coating between the panes of glass. Further evaluation by a qualified licensed contractor is recommended

Second Bedroom

General Observations

Informational Conditions

14.3 - The second bedroom was inspected and there is no recommended service

Smoke Alarm

Informational Conditions

14.4 - A smoke alarm is installed

Section 15.0 - Garage

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

Double-Car Garage

Outlets

Informational Conditions

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

Entry Door Into the House

Informational Conditions

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

Automatic Opener

Functional Components or Conditions

15.3 - The garage door openers are functional.

CALIFORNIA REAL ESTATE INSPECTION ASSOCIATION
STANDARDS OF PRACTICE

Originally Adopted September 13, 1983
Revised November 1, 1996
Revised April 15, 1999
Revised July 12, 2003
Revised April 15, 2006

Part I. Definitions and Scope

These Standards of Practice provide guidelines for a real estate inspection and define certain terms relating to these inspections. Italicized words in these Standards are defined in Part IV, Glossary of Terms.

A. A real estate inspection is a survey and basic operation of the systems and components of a building which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may result in damage to the property or personal injury to the Inspector. The purpose of the inspection is to provide the Client with information regarding the general condition of the building(s). Cosmetic and aesthetic conditions shall not be considered.
B. A real estate inspection report provides written documentation of material defects discovered in the inspected buildings systems and components which, in the opinion of the Inspector, are safety hazards, are not functioning properly, or appear to be at the ends of their service lives. The report may include the Inspector's recommendations for correction or further evaluation.
C. Inspections performed in accordance with these Standards of Practice are not technically exhaustive and shall apply to the primary building and its associated primary parking structure.

Part II. Standards of Practice

A real estate inspection includes the readily accessible systems and components or a representative number of multiple similar components listed in Sections 1 through 9 subject to the limitations, exceptions, and exclusions in Part III.

SECTION 1 - Foundation, Basement, and Under-floor Areas

A. Items to be inspected:
1. Foundation system
2. Floor framing system
3. Under-floor ventilation
4. Foundation anchoring and cripple wall bracing
5. Wood separation from soil
6. Insulation

B. The Inspector is not required to:
1. Determine size, spacing, location, or adequacy of foundation bolting/bracing components or reinforcing systems
2. Determine the composition or energy rating of insulation materials

SECTION 2 - Exterior

A. Items to be inspected:
1. Surface grade directly adjacent to the buildings
2. Doors and windows
3. Attached decks, porches, patios, balconies, stairways, and their enclosures

4. Wall cladding and trim
5. Portions of walkways and driveways that are adjacent to the buildings

B. The Inspector is not required to:
1. Inspect door or window screens, shutters, awnings, or security bars
2. Inspect fences or gates or operate automated door or gate openers or their safety devices
3. Use a ladder to inspect systems or components

SECTION 3 - Roof Covering

A. Items to be inspected:
1. Covering
2. Drainage
3. Flashings
4. Penetrations
5. Skylights

B. The Inspector is not required to:
1. Walk on the roof surface if in the opinion of the Inspector there is risk of damage or a hazard to the Inspector
2. Warrant or certify that roof systems, coverings, or components are free from leakage

SECTION 4 - Attic Areas and Roof Framing

A. Items to be inspected:
1. Framing
2. Ventilation
3. Insulation

B. The Inspector is not required to:
1. Inspect mechanical attic ventilation systems or components
2. Determine the composition or energy rating of insulation materials

SECTION 5 - Plumbing

A. Items to be inspected:
1. Water supply piping
2. Drain, waste, and vent piping
3. Faucets and fixtures
4. Fuel gas piping
5. Water heaters
6. Functional flow and functional drainage

B. The Inspector is not required to:
1. Fill any fixture with water, inspect overflow drains or drain- stops, or evaluate backflow devices, waste ejectors, sump pumps, or drain line cleanouts
2. Inspect or evaluate water temperature balancing devices, temperature fluctuation, time to obtain hot water, water circulation, or solar heating systems or components
3. Inspect whirlpool baths, steam showers, or sauna systems or components
4. Inspect fuel tanks or determine if the fuel gas system is free of leaks
5. Inspect wells or water treatment systems

SECTION 6 - Electrical

A. Items to be inspected:

1. Service equipment
2. Electrical panels
3. Circuit wiring
4. Switches, receptacles, outlets, and lighting fixtures

B. The Inspector is not required to:
1. Operate circuit breakers or circuit interrupters
2. Remove cover plates
3. Inspect de-icing systems or components
4. Inspect private or emergency electrical supply systems or components

SECTION 7 - Heating and Cooling

A. Items to be inspected:
1. Heating equipment
2. Central cooling equipment
3. Energy source and connections
4. Combustion air and exhaust vent systems
5. Condensate drainage
6. Conditioned air distribution systems

B. The Inspector is not required to:
1. Inspect heat exchangers or electric heating elements
2. Inspect non-central air conditioning units or evaporative coolers
3. Inspect radiant, solar, hydronic, or geothermal systems or components
4. Determine volume, uniformity, temperature, airflow, balance, or leakage of any air distribution system
5. Inspect electronic air filtering or humidity control systems or components

SECTION 8 - Fireplaces and Chimneys

A. Items to be inspected:
1. Chimney exterior
2. Spark arrestor
3. Firebox
4. Damper
5. Hearth extension

B. The Inspector is not required to:
1. Inspect chimney interiors
2. Inspect fireplace inserts, seals, or gaskets
3. Operate any fireplace or determine if a fireplace can be safely used

SECTION 9 - Building Interior

A. Items to be inspected:
1. Walls, ceilings, and floors
2. Doors and windows
3. Stairways, handrails, and guardrails
4. Permanently installed cabinets
5. Permanently installed cook-tops, mechanical range vents, ovens, dishwashers, and food waste disposers
6. Absence of smoke alarms
7. Vehicle doors and openers

B. The Inspector is not required to:
1. Inspect window, door, or floor coverings

2. Determine whether a building is secure from unauthorized entry
3. Operate or test smoke alarms or vehicle door safety devices
4. Use a ladder to inspect systems or components

Part III. Limitations, Exceptions, and Exclusions

A. The following are excluded from a real estate inspection:
1. Systems or components of a building, or portions thereof, which are not readily accessible, not permanently installed, or not inspected due to circumstances beyond the control of the Inspector or which the Client has agreed or specified are not to be inspected
2. Site improvements or amenities, including, but not limited to; accessory buildings, fences, planters, landscaping, irrigation, swimming pools, spas, ponds, waterfalls, fountains or their components or accessories
3. Auxiliary features of appliances beyond the appliance's basic function
4. Systems or components, or portions thereof, which are under ground, under water, or where the Inspector must come into contact with water
5. Common areas as defined in California Civil Code section 1351, et seq., and any dwelling unit systems or components located in common areas
6. Determining compliance with manufacturers' installation guidelines or specifications, building codes, accessibility standards, conservation or energy standards, regulations, ordinances, covenants, or other restrictions
7. Determining adequacy, efficiency, suitability, quality, age, or remaining life of any building, system, or component, or marketability or advisability of purchase
8. Structural, architectural, geological, environmental, hydrological, land surveying, or soils-related examinations
9. Acoustical or other nuisance characteristics of any system or component of a building, complex, adjoining property, or neighborhood
10. Conditions related to animals, insects, or other organisms, including fungus and mold, and any hazardous, illegal, or controlled substance, or the damage or health risks arising there from
11. Risks associated with events or conditions of nature including, but not limited to; geological, seismic, wildfire, and flood
12. Water testing any building, system, or component or determine leakage in shower pans, pools, spas, or any body of water
13. Determining the integrity of hermetic seals at multi-pane glazing
14. Differentiating between original construction or subsequent additions or modifications
15. Reviewing information from any third-party, including but not limited to; product defects, recalls, or similar notices
16. Specifying repairs/replacement procedures or estimating cost to correct
17. Communication, computer, security, or low-voltage systems and remote, timer, sensor, or similarly controlled systems or components
18. Fire extinguishing and suppression systems and components or determining fire resistive qualities of materials or assemblies
19. Elevators, lifts, and dumbwaiters
20. Lighting pilot lights or activating or operating any system, component, or appliance that is shut down, unsafe to operate, or does not respond to normal user controls
21. Operating shutoff valves or shutting down any system or component
22. Dismantling any system, structure, or component or removing access panels other than those provided for homeowner maintenance

B. The Inspector may, at his or her discretion:

1. Inspect any building, system, component, appliance, or improvement not included or otherwise excluded by these Standards of Practice. Any such inspection shall comply with all other provisions of these Standards.
2. Include photographs in the written report or take photographs for Inspector's reference without inclusion in the written report. Photographs may not be used in lieu of written documentation.

IV. Glossary of Terms

*Note: All definitions apply to derivatives of these terms when italicized in the text.

Appliance: An item such as an oven, dishwasher, heater, etc. which performs a specific function
Building: The subject of the inspection and its primary parking structure
Component: A part of a system, appliance, fixture, or device Condition: Conspicuous state of being
Determine: Arrive at an opinion or conclusion pursuant to a real estate inspection
Device: A component designed to perform a particular task or function
Fixture: A plumbing or electrical component with a fixed position and function Function: The normal and characteristic purpose or action of a system, component, or device
Functional Drainage: The ability to empty a plumbing fixture in a reasonable time
Functional Flow: The flow of the water supply at the highest and farthest fixture from the building supply shutoff valve when another fixture is used simultaneously
Inspect: Refer to Part I, "Definition and Scope", Paragraph A
Inspector: One who performs a real estate inspection
Normal User Control: Switch or other device that activates a system or component and is provided for use by an occupant of a building Operate: Cause a system, appliance, fixture, or device to function using normal user controls
Permanently Installed: Fixed in place, e.g. screwed, bolted, nailed, or glued Primary Building: A building that an Inspector has agreed to inspect
Primary Parking structure: A building for the purpose of vehicle storage associated with the primary building
Readily Accessible: Can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may harm persons or property
Real Estate Inspection: Refer to Part I, "Definitions and Scope", Paragraph A
Representative Number: Example, an average of one component per area for multiple similar components such as windows, doors, and electrical outlets
Safety Hazard: A condition that could result in significant physical injury
Shut Down: Disconnected or turned off in a way so as not to respond to normal user controls
System: An assemblage of various components designed to function as a whole
Technically Exhaustive: Examination beyond the scope of a real estate inspection, which may require disassembly, specialized knowledge, special equipment, measuring, calculating, quantifying, testing, exploratory probing, research, or analysis

Greenwood Home Inspection

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greenwoodinspec@aol.com

SUMMARY REPORT

Client:	John Buyer
Realtor:	Ima Helper, Best Bet Realty
Inspection Address:	123 Home , American Canyon, CA 12345
Inspection Date:	10/23/2000 Start: 10:00 am End: 1:00 pm
Inspected by:	Martin Greenwood

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

Exterior

House Exterior Wall Cover

House Wall Finish Observations

Recommended Service or Upgrade

• Holes or cracks in the exterior wall covering should be sealed

Fascia & Trim

Recommended Service or Upgrade

• Exterior trim needs paint an caulking
• Deterioration caused by moisture noted to fascia or barge rafter
• Deterioration caused by moisture noted to garage door trim
• Deterioration and defects noted to the exterior trim
• Rusting nail heads in exterior trim indicate improper type nail was used

Exterior Components

Lights

Recommended Service or Upgrade

• Exterior light fixture should be sealed to the wall to prevent moisture intrusion
• Exterior light fixture is not adequately secured

Windows

Recommended Service or Upgrade

• A window has a defective hermetic seal

Roof

Concrete Tile Roof
Roofing Material
Recommended Service or Upgrade
• Displaced roof tiles noted

Attic

Primary Attic
Common Observations
Recommended Service or Upgrade
• Evidence of rodents noted

Plumbing

Potable Water Supply Pipes
Pressure Regulators
Recommended Service or Upgrade
• The pressure exceeds 80psi

General Gas Components
Gas Supply Pipes
Safety or Health Concerns
• Gas supply pipes should be capped or plugged when not in use

Heat A/C

HVAC Split Systems
Return-Air Compartment
Recommended Service or Upgrade
• The filter is dirty and should be changed

Bathrooms

Master Bathroom
Stall Shower
Recommended Service or Upgrade
• Moisture seal on the bottom of the shower door is missing or defective

2nd Bedroom Bath
Tub-Shower
Recommended Service or Upgrade
• The tub stopper is missing or incomplete and should be repaired or replaced

Laundry

Laundry Room

Dryer Vent
Recommended Service or Upgrade
• Periodic cleaning of the dryer vent is critical to safe operation
Gas Valve & Connector
Safety or Health Concerns
• Gas lines should be capped when not in use

Living

General Interior Observations
Carbon Monoxide Alarm
Safety or Health Concerns
• A carbon monoxide alarm is not installed in the common or living area of the house

Family Room
Smoke Alarm
Safety or Health Concerns
• A smoke alarm is not installed in the family room

Bedrooms

Master Bedroom
Dual-Glazed Windows
Recommended Service or Upgrade
• Defects were noted to the E coating between the panes of glass