



File ID #

122017-17

Inspector:

Carlos Gallegos

Property Inspection Address:

10947 Choisser St.
Whittier, Ca



The Professional Property Inspection Service Company

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 Triplex
 Four Plex
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Pictures are also installed in report according to section*

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The Inspection report covers all of the above sections. If sections are not covered or shown on your report, pages will be left out and states that your home (property) most likely does not have it. "A FINAL WALK THROUGH IS HIGHLY RECOMMENDED"

StateWide uses a grading system for every customized report. This grading system is based on the condition of the property, the inspector will check and grade approximately 400 to 600 items of the property. A letter grade system is used for the report.

- A= Average- Means the item or section inspected is in functional, operational, or good condition (repairs most likely not needed to item or section)
- B= Fair Condition - means that the item or section inspected is functional or operational (Minor work or repair might be needed to item or section)
- C= Service Advisable - Means that the item or section being inspected needs service soon
- D= Service required - Means the item or section being inspected is in need of immediate attention
- U= Unsafe - Means that the item or section being inspected is a safety hazard and should be repaired immediately

The items that are checked by the inspector for each section page are the ones that need service, repair or further evaluation

StateWide Inspections

The Professional Property Inspection Company



Dear Valued Customer:

We would like to take this opportunity to thank you for selecting StateWide Inspections for your property inspection and to introduce you to StateWide Inspections Company. Our experience in the construction and engineering trades has firmly established us in the building inspection industry making StateWide Inspections a knowledgeable and professional inspection company. By basing our professionalism on the principles of the building inspection industry and customer service. You are assured of the best return for your home or building on your inspection dollar.

We at StateWide Inspections are aware that it is important to provide a professional opinion as to the apparent general condition of the property. It is critical for the buyer and seller to have extensive knowledge of the general conditions of the building components, systems, or parts thereof, including identification of significant observable deficiencies that might exist.

We are dedicated to creating the best, concise inspection report for you and your home or building, StateWide Inspections does this by combining construction experience with engineering knowledge and noting down minor to major defects on the inspection report for your benefit.

The inspection process will range anywhere from 250 to 400 steps to visually identify defects, depending on the size of home or building. We conduct a thorough inspection which covers Foundations, Plumbing, Electrical, Roof, Heating System, Cooling System, Water heaters, Water Service, Chimneys, Windows, Doors, Windows, Floors, Exterior and Interior Walls. These are just a few general examples of what you will find on your personal inspection report.

This report is intended as a guide toward the purchase or sale of your home or building. The inspection is done in a manner consistent with the standards of the home inspection industry. Only experienced and professional inspectors perform it .

If you should have any further questions or comments regard your inspection report of the home or building, please feel free to contact us toll free at (866-747-9527.

Thank you again for selecting StateWide Inspections Company for your inspection needs and congratulations on the purchase or sale of your home.

Sincerely,

StateWide Inspections



File ID

Date

Computer

Property Address
 City / State / Zip
 Phone
 Ordered With
 Report Type

Inspection Time
 Day
 Date

SQFT
 Price
 + / -

Thomas Guide Cross Street

State Reason
 Total

Vacant
 Occupied Pool / Spa

Inspector
 Request

Gas Service Is
 Water Service Is
 Electrical Service Is

Payment Method Cash Check Credit Card C.O.D Escrow

Client Name
 Address
 City / State / Zip
 Home Phone
 2nd Phone

Copies

Clients Agent
 Company
 Address
 City / State / Zip
 Bus.Phone Fax
 Pager Cell

Copies

Permission By Client To Deliver
 Yes No

Listing Agent
 Company
 Address
 City / State / Zip
 Bus.Phone Fax
 Pager Cell

Copies
 Yes No

Contingent And Limiting Conditions

This written report covers the physical inspection performed at the property. The client is urged to be present at the inspection and to ask questions about the inspection process. Full value from this inspection may be derived from.

1. The inspection walk through with the client.
2. Study of this written report thoroughly.
3. The general supplement information contained in this report.
4. Follow up telephone consulting.

The report is intended only as a general guide to help the client make their own evaluation of the overall condition of the home, and is not intended to reflect the value of the property, nor make any representations as to the advisability of the purchase. The report expresses the opinions and findings of the inspector, based upon his visual impressions of the conditions that exist at the time of inspection only. The inspection and the report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions, which by the nature of their location are concealed, camouflaged or difficult to inspect, are excluded from the report.

Systems, Items and conditions, which are not within the scope of the inspection include but are not limited to:

1. Formaldehyde
2. Lead Paint
3. Asbestos
4. Toxic or flammable materials and other environmental hazards
5. Pest Infestation
6. Playground Equipment
7. Internal or underground drainage or plumbing
8. Systems which are shut down or otherwise censored
9. Water wells (water quality and quantity)
10. Zoning Ordinance
11. Intercoms, security systems, phone systems, computer connections, malibu lights, or any soft low voltage wiring
12. Automatic water sprinkler systems
13. Building and Safety Codes (these items are referred to appropriate department or technician)
14. Degree of slopes to landscape
15. Conditions of soils
16. Septic Tanks
17. Gas Tanks
18. Water Ponds

The inspection report should not be construed as a compliance inspection of any governmental or non-governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present of future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any expressed or implied warranty of merchantability or fitness for use regarding adequacy capacity, or expected life of components are general estimates based on information about similar components and occasional wide variation are to be expected between such estimates and actual experience.

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

In the event of a complaint or claim, the client will allow Statewide Inspections company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything that may constitute evidence relating to the complaint, except in cases of an emergency.

Where credit has been extended to the client, the client agrees to pay the stated fee for the service performed. This inspection is made with the express agreement of the client that He/She understands the conditions and limitations stated herein under which the inspector has performed the inspection and issued this report. This inspection report is legal binding at time of acceptance from client or client representative. This inspection report is binding for 30 days from time of inspection.



Guidance And Limitations

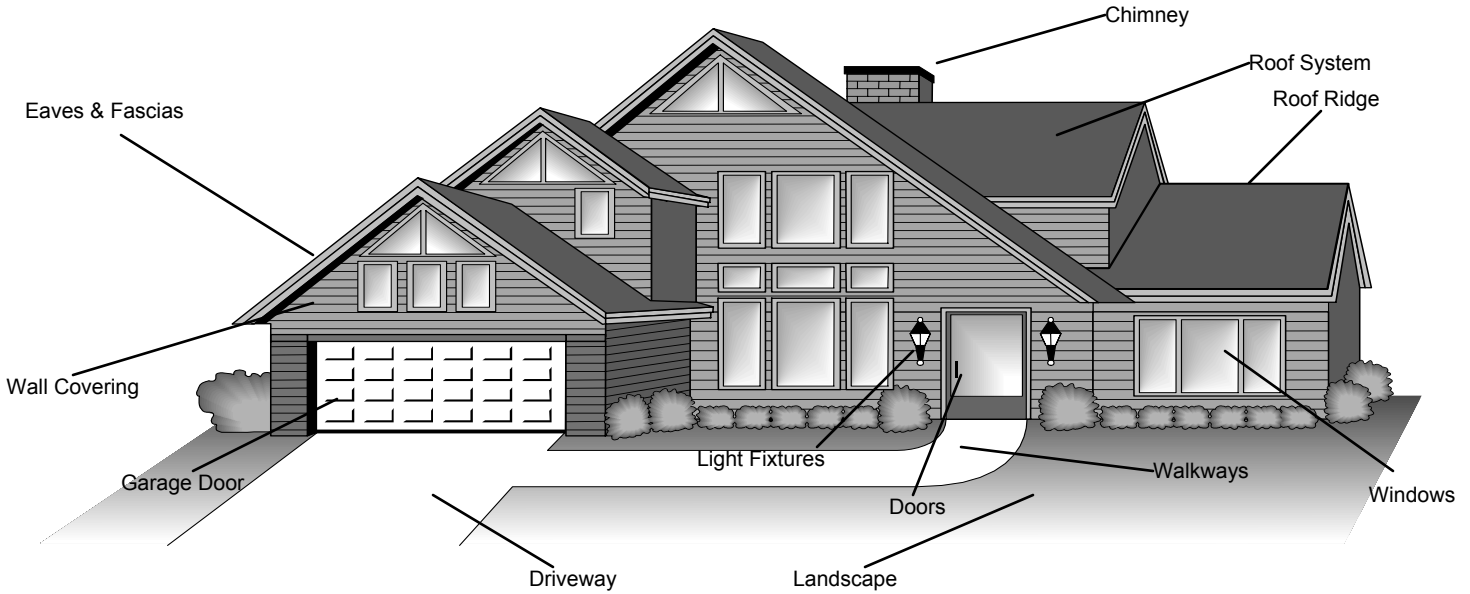
This report is intended as general visual guidance report for the property inspected, this report does not and should not reflect the value of the property, this report expresses the visual findings of the property at time of the inspection. StateWide Inspectors do not give an opinion on the value or the purchase of the property. StateWide Inspections, Inc. highly recommends to have a final walk through inspection with your inspector who performed the property inspection. We want to insure that you are satisfied with the report. Have in mind that this report is not intended to be used as a purchase document or guarantee towards the property. Please follow and make sure that you understand this guidance visual report. Further evaluation of the property other than the visual report will require additional contractors and/or technicians. Please follow and understand these simple steps.

1. We urge the client/buyer to be present at the inspection, if client/buyer cannot be present please follow up by a telephone consultation with the inspector or customer service department.
2. This report is a visual guidance report of the property and should not be viewed as a technically, code enforced document.
3. For further evaluation of the property will require additional contractors and/or technicians.
4. StateWide Inspections, Inc. recommends to have a final walk through of the property before closing date. (Additional fee may apply)
5. These reports do not serve as a warranty or guarantee of the property inspected. Statewide Inspections is not liable for the life of the structure, roof materials, foundations , water lines, sewer lines, switches, outlets, light fixtures, appliances, walls, ceilings, floors and floor covering, doors, windows, toilets, tubs, faucets, water heaters, heating and cooling units, and any components or coverings pertaining to the property. In order to keep the home or building functioning properly, ongoing maintenance is required.
6. StateWide inspectors inspect from 300 to 400 items of the property, inspectors concentrate more on the mechanical items such as electrical, plumbing, structure and foundation, heating and cooling units, roofing structure and material, pool and equipment. items of concern to the inspector will noted down and most likely will be referred to appropriate contractors or technicians. Cosmetic and minor items will also be noted on your report.
7. If for any reason you feel or may need further evaluation other than this report. Please feel free to call StateWide Inspections for further assistance or guidance.

Please make sure to read and understand these reports thoroughly.

Thank You Again
StateWide Inspections

Exterior Areas & Grounds



Exterior visual components of the house are inspected, any defects from minor to major are mentioned in report. It is very important to know the condition of your new home, remember we inspect the visual aspects of the property. For any major defect or damage we will guide you to the appropriate contractors or technicians for your convenience.

1. Eaves and fascias, this is also referred to as the perimeter trim of the structure. In most cases the inspector will note down minor decay or in need of painting. When excessive damage or decay are present inspector will refer this item to the termite inspection for more details. This item should be sealed and maintained as needed.
2. Wall covering, this item consist of either stucco cover, wood siding, vinyl siding, aluminum siding and in some homes brick face. The wall covering protects, keeps moisture away, and provides beauty to the house. This item should be maintained as needed.
3. Roof System, the roof material consist of either composition shingles, composition rolled, cement tile, clay tiles, metal tiles, wood shakes, rock & gravel. A well maintained roof provides comfort, protection and beauty to your home.
4. Driveway & Walkways, this item consist of concrete, asphalt, brick, stone, tile, and sometimes gravel. Most of the concrete driveways and walkways experience minor cracks, this is due to the process of drying and shrinkage of the material. In most severe cases large cracks and displacement are either defects of a large tremor, improper mix of concrete and installation, or soil was not compacted to standards. Inspector will advise to have removed and replaced.
5. Landscape, this item could probably be the most important to the exterior of the house. A well designed landscape will add immense beauty to the property. In some cases large trees and roots will damage landscape, lift walkways and driveways, and in most severe cases will damage under ground plumbing or foundations and block walls. Depending on the condition, inspector will advise to have large trees removed.
6. Chimneys, consist of either brick, stone, stucco covering or metal flukes. Chimney should be sealed and maintained as needed.
7. Garage doors, consist of either wood, aluminum, or steel. A well maintained door gives long lasting use.
8. Entry doors, these doors are recommended to be kept sealed and maintained for long lasting use. Main entry door also adds beauty to the home.
9. Windows, consist of either wood, aluminum, vinyl, or steel. Windows should be kept sealed and maintained for long lasting use. Windows also add beauty to your home.

Remember a home requires ongoing maintance and care. A well maintained home provides protection, comfort, and most of all beauty.

Exterior A

A = Average B = Fair C = Service advisable D = Service Required U = Unsafe
 Checked Items are In Need Of Repair / Service / Or Further Evaluation

Exterior Grounds	<input checked="" type="checkbox"/> (C) Service Advisable	Property Is	Occupied
Landscape	Dry lawn , needs to be irrigated and maintained		
Exterior	In good condition at time of inspection		
Walkways / Driveway	<input checked="" type="checkbox"/> (C) Service Advisable	Type of Walkway / Driveway	Concrete
Walkways	Cracks noted to sections, advise to have sealed as needed		
Driveways	Cracks noted to sections, advise to have sealed as needed		
Windows / Screens	<input checked="" type="checkbox"/> (C) Service Advisable	Type of Windows	Wood
Windows	Needs to be adjusted for proper function		
Screens	Missing screens , advise to have installed		
Patios / Awning	<input type="checkbox"/> (B) Fair Condition	Type of Patio / Awning	Wood
Patios	In good condition at time of inspection		
Awnings	N/A		
Eaves / Fascias	<input type="checkbox"/> (B) Fair Condition		
Eaves	In good condition at time of inspection		
Fascias	In good condition at time of inspection		
Balcony / Decking	<input type="checkbox"/> Does Not Apply	Type of Balcony	
Balcony			
Decking			
Conc. / Wood Stairs	<input type="checkbox"/> (B) Fair Condition	Concrete	
Handrails	<input type="checkbox"/> Does Not Apply		
Entry Door	<input type="checkbox"/> (B) Fair Condition	operational	at time of inspection
Door Bell / Chime	<input type="checkbox"/> None		

Comments Refer to inspection report for Details



- Note: 1. Low voltage soft wiring is not inspected.
 2. Malibu lighting is not inspected.
 3. thermo-payne window glass or seal are not evaluated.
 4. Inaccessible portions of the inspection are not considered.

Areas hidden from view by finished walls or stored items can not be judged and are not part of the inspection. All exterior grades should allow for surface and roof water to flow away from the structure. Minor cracks are typical in many stucco covered walls. If large cracks are present we routinely recommend further evaluation by a qualified structural engineer.

Overall Grade **B-**

Exterior B

A = Average B = Fair C = Service advisable D = Service Required U = Unsafe

Checked Items are In Need Of Repair / Service / or Further Evaluation

Walls	<input type="checkbox"/> (B) Fair Condition	Type of wall covering	Stucco
	In good condition at time of inspection		
Light Fixtures	<input type="checkbox"/> (B) Fair Condition		
	Operational at time of inspection		
Ext. Outlets	<input checked="" type="checkbox"/> (C) Service Advisable		
	Install weather proof covers to outlets		
Block Wall	<input type="checkbox"/> (B) Fair Condition		
	In stable condition at time of inspection		
Chain Link	<input type="checkbox"/> Does Not Apply		
Wrought Iron	<input type="checkbox"/> Does Not Apply		
Wood Fencing	<input type="checkbox"/> Does Not Apply	Type Of Gate	Wood Gate
Exterior B.B.Q	N/A	R.V Parking	N/A
		Association	Does not apply to property

Dog / Dogs at time of inspection

YES

Property under remodeling or construction at time of inspection

N/A

Comments

1. Refer to inspection report for details
2. Door Leading to exterior needs to be painted for weather protection

The items mentioned on this report are taken into consideration at time of inspection. If for any reason the property has been altered in any way, such as being remodeled or repairs have been done, inspection report might be reflected to the information taken at time of inspection. If this is the case the inspection report does not constitute full value. In either case StateWide Inspections, Inc. recommends to have a re-inspection in order to keep the full value of the inspection report. This procedure should be done within the limits of the property transaction.

Exterior



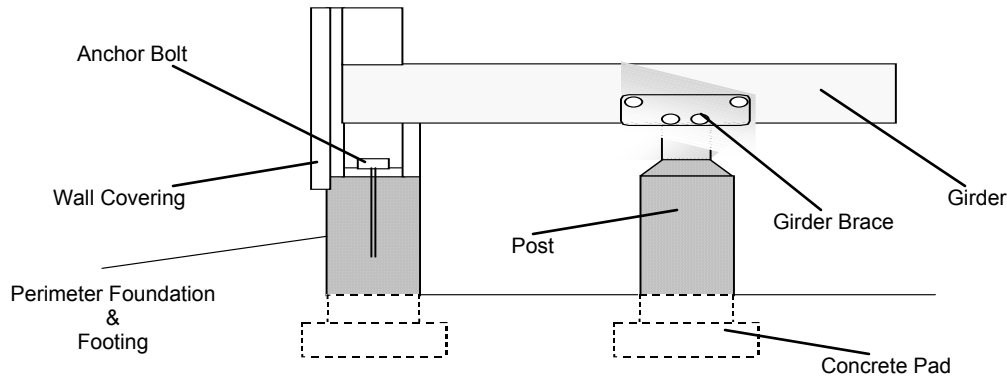
Comments: View of garage roof



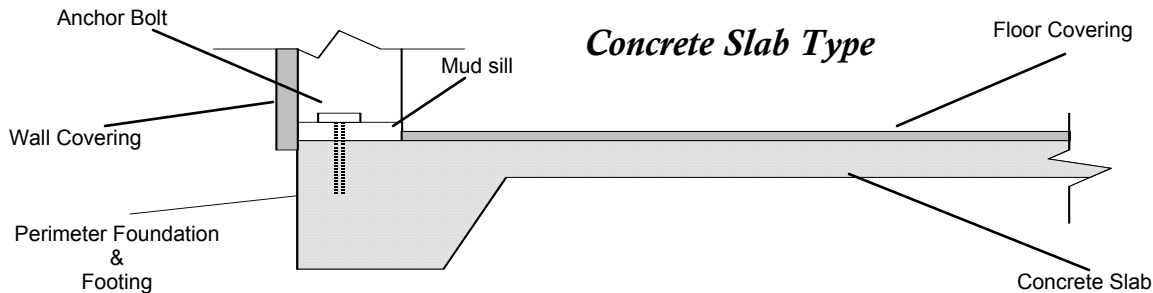
Comments: View of exterior section

Foundation / Footings / Structural

Raised Foundation Type



All of the components of the raised foundation are mentioned in report. Defects are more in general to older homes, this does not necessarily mean that the structure is not safe. In most severe cases the inspector will make an evaluation and direct you to the building and safety and appropriate contractors. Any decay and moisture damage that is noted on the report will be referred to termite report for further evaluation. In general older homes are not bolted to the foundation, but are secured in one way or another, most of the time the inspector will advise to have raised foundation retrofitted, this will add extra stabilization to the structure. Keeping water and moisture away from under house area, prolongs the condition of the wood. Raised foundation should always be well ventilated and kept free from debris.



All concrete slab floors experience some degree of cracking, this is due to the shrinkage during the drying process. In most instances floor covering prevents recognition of cracks or settlement in all but most severe cases. If large cracks and displacement are present, we routinely recommend further evaluation be made by qualified structural engineer. Most of the time the inspector will note down minor cracks to foundation.

Structural System

Structural components are inspected visually, such as foundation, foundation walls, cripple walls, girders, post, pads, floor joist, sub floors, walls, ceiling joist, door and window frames.

1. Foundation: The supporting construction of house or building.
2. Foundation walls: Also known as perimeter foundation, most likely found in raised foundations.
3. Cripple walls: A small 2 to 4 foot wood stud wall connected from foundation to sub floor, mostly these walls are on raised foundations.
4. Girders: Also known as wood or steel beams, these are weight load supports for the structure of the house or building.
5. Post and Pads: These are also weight load supports for the house or building, these supports hold the girder in place.
6. Floor joist: Horizontal structural member that supports the floor.
7. Sub Floor: Material nailed to the floor joist, this serves as a base for the floor covering.
8. Walls: This component consist of either wood, steel, or block. Also referred to as the skeleton of the house.
9. Ceiling joist: Horizontal structural member that supports a ceiling.
10. Door Frames: Upright surface that lines an opening for the door, this component is also known as door jamb.
11. Window frame: Square surface opening that lines the opening for a window.

Foundation & Footings

A = Average B = Fair C = Service advisable D = Service Required U = Unsafe
 Checked Items are In Need Of Repair / Service / or Further Evaluation

Type of foundation Concrete Slab / Raised Foundation

Crawl Space N/A

Foundation (B) Fair Condition

In stable condition at time of inspection

Foundation Walls (B) Fair Condition

Type of foundation walls Concrete foundation

In stable condition at time of inspection

Concrete Slab (B) Fair Condition

In stable condition at time of inspection

Mud sills / Cripple Walls / Floor Joist (B) Fair Condition

Mud sills In stable condition at time of inspection

Cripple Walls N/A

Floor Joist In stable condition at time of inspection

Girders / Post / Pads (B) Fair Condition

Girders In stable condition at time of inspection

Post In stable condition at time of inspection

Pads In stable condition at time of inspection

Structure Bolted/ Anchored Yes

Garage Bolted / Anchored Yes

Comments: 1. In stable condition at time of inspection

Note: Inspection of foundation is evaluated visually only. This is not an Engineering Structural Evaluation. Any defects that are detected and of concern to the inspector, will be referred to building and safety and engineering. Minor cracks are typical in many foundation and most do not represent structural problems. If large cracks are present along with bowing, we routinely recommend further evaluation be made by qualified structural engineer. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

Foundation



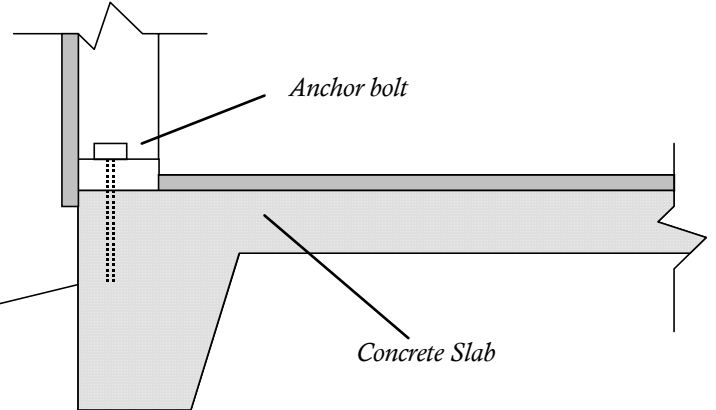
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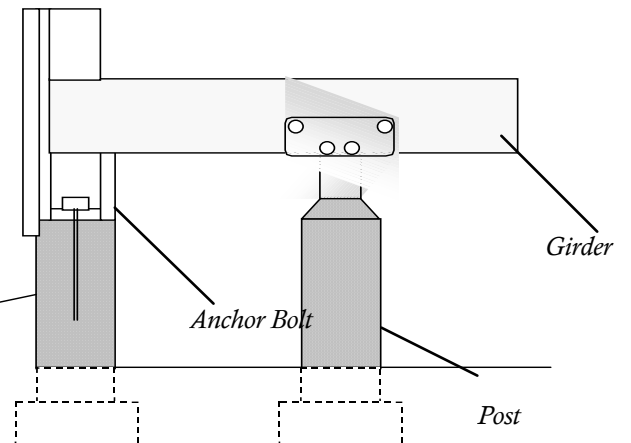
Comments:

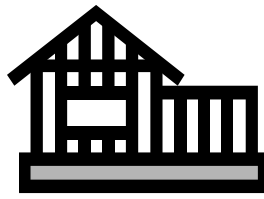
Perimeter Foundation



Comments:

Perimeter Foundation





Structural Framing

A = Average B = Fair C = Service advisable D = Service Required U = Unsafe

Checked Items are In Need Of Repair / Service / or Further Evaluation

Rafters	<input type="checkbox"/> (B) Fair Condition	In stable condition at time of inspection
Ceiling Joist	<input type="checkbox"/> (B) Fair Condition	In stable condition at time of inspection
Floor Joist	<input type="checkbox"/> (B) Fair Condition	In stable condition at time of inspection
Cripple Walls	<input type="checkbox"/> Does Not Apply	
Girders	<input type="checkbox"/> (B) Fair Condition	In stable condition at time of inspection
Post	<input type="checkbox"/> (B) Fair Condition	In stable condition at time of inspection
Walls	<input type="checkbox"/> (B) Fair Condition	In stable condition at time of inspection
Door Frames	<input type="checkbox"/> (B) Fair Condition	In stable condition at time of inspection
Sub Floors	<input type="checkbox"/> (B) Fair Condition	In stable condition at time of inspection

Comment:

1. In stable condition at time of inspection

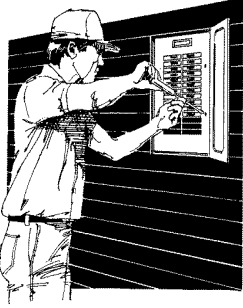
Note: This report is a visual report only. This report is not an Engineering, or Structural Evaluation. Any defects detected visually will be noted in the report and referred to Building and Safety and Engineering.

This inspection is not intended to address or include any Geological conditions or site stability information. For information on these conditions, a Geologist, or soil Engineer should be consulted.

Structural components are inspected visually, such as foundation, foundation walls, cripple walls, girders, post, pads, floor joist, sub floors, walls, ceiling joist, door and window frames.

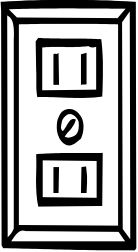
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11. Window frame: Square surface opening that lines the opening for a window.

Electrical System



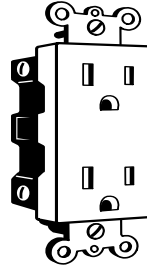
The electrical system consists of: electrical service, amperage supplied to the service, type of breakers, type of wiring, voltage, and safety hazards. The inspectors will check the visual components of the electrical service, type of amperage, type of electrical wires, type of breaker service, type of voltage, accessible outlets, accessible switches, light fixtures, and safety hazards on electrical system. In most older homes the amperage of the house is not sufficient for today's standards which is 100 amps. This does not mean the electrical service is not functional, but is recommended to have upgraded to 100 amp service. If the electrical system poses a safety hazard the inspector will refer that the electrical system be checked by a qualified electrician.

2- Prong Outlet



Most of these outlets are found in older homes, most of the 2-prong outlets are not grounded, these types of outlets are recommended to be upgraded to 3-prong grounded outlets. These outlets have 2 wires (hot and neutral)

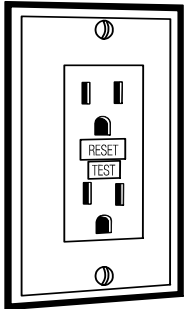
3- Prong Outlet



3-prong outlets are the standard type outlets for today's use, these outlets have 3 wires (hot, neutral, and ground) These are more efficient type of outlets.

In most cases the inspector will advise to upgrade the 2-prong with 3-prong outlet.

Ground fault circuit interruptor (G.F.C.I)



Ground Fault Interrupters are supersensitive circuit breakers. They monitor the current flowing in the hot (black) and neutral (white) wires of a circuit. If the current flow in both wires is the same, the outlet is functioning properly, but if more current flows in one wire than the other, some current must be grounded. A GFCI outlet can sense any such imbalance and cut off power to the circuit within one-fourtieth of a second. These outlets are recommended to be installed in bathrooms, kitchens, pool equipment area, exterior areas, and sump pump installations.

Definitions

1. Amperage: The flow of electricity through wire
2. Circuit Breakers: Breaks electrical current when a circuit overloads.
3. Conduit: A metallic or non metallic pipe or tubing that holds electrical conductors
4. Circuit: An electrical conductor that supplies electricity to a number of outlets, light fixtures and appliances
5. Open Ground: Outlet is not grounded
6. Open Neutral: White wire is not installed to the appropriate pole
7. Reversed Wiring: Also referred as reverse polarity, this means the hot and the neutral are reversed in connection
8. Romex: Used for electrical wiring installation

Electrical System

A = Average B = Fair C = Service advisable D = Service Required U = Unsafe

Evaluation Grade (C) Service for this section

The evaluation grade given to this section is for the visual components of the service, electrical components behind, between walls or not visible to the inspector cannot be evaluated

Main Disconnect Amperage Voltage

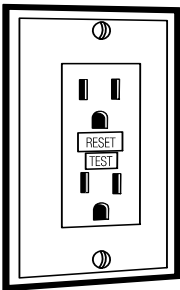
Checked Items are In Need Of Repair / Service / or Further Evaluation

Main Service	<input type="checkbox"/>	Over head
Elect. Service	<input checked="" type="checkbox"/>	Recommend to have electric system upgraded to 100 or 200 amps system
Breakers	<input checked="" type="checkbox"/>	Older system , recommend to have upgraded
Fuses	<input type="checkbox"/>	N/A
Cartridge	<input type="checkbox"/>	N/A
Wiring	<input type="checkbox"/>	Copper
Ground	<input type="checkbox"/>	Cable
G.F.C.I	<input type="checkbox"/>	Operational at time of inspection
Locat. G.F.C.I	<input type="checkbox"/>	Kitchen / Bathroom

Are Circuits labeled Does property have open ground
 Recommend to have service Do Exterior outlets have weather proof

- General notes:
- A. Circuits should be labeled for easy identification.
 - B. 100 Amp service is the required standards for a home, Electrical service functions more efficient.
 - C. Most of the older homes have open ground outlets (outlets that are not grounded).
 - D. Exterior outlets should be protected with weather proof covers.

Comments: 1. Recommend to have electric system upgraded to 100 or 200 amps system



1. Amperage varies depending on when the house is built. Minimum amperage requirement is 100 amps. If the amperage is lower than 100 amps upgrading is recommended to service, refer to local building department for specifications.
2. Soft wiring such as telephone, cable, sprinkler system, malibu lights, fire alarm, theft alarm, and any such wires are not inspected.
3. Extension cords cannot be used for permanent electrical feed.
4. 2- prong outlets are not checked.

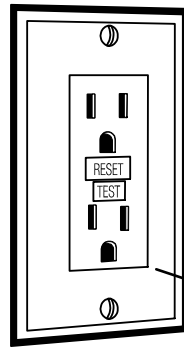
Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repairs efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspections and maintenance by a licensed electrician. Further evaluation apart from this report will require a licensed electrical contractor.



Electrical Mast



Comments:



*GFCI (Ground Fault Interrupter)
Is an outlet designed to prevent electrical shock.*

Electrical Service Panel



Comments:

Older electrical system, recommend to have upgraded to newer 100 or 200 amps system

Short Circuit: When current flows "short" Of reaching a device. Caused by a hot conductor accidentally contacting a neutral or ground.

Circuit: A Continuous loop of current.

Circuit breaker: The most common type of "over current protection"

Gas Service

A = Average B = Fair C = Service advisable D = Service Required U = Unsafe
 Checked Items are In Need Of Repair / Service / or Further Evaluation

Evaluation Grade (B) Fair Condition for this section

The evaluation grade given to this section is for the visual components of the service, gas components behind or between walls, underground or not visible to the inspector cannot be evaluated

Gas Service Is: On

Type of Gas Meter: Single meter underground

Emergency Shut Off Wrench: Advise to install

Automatic Shut Off Valve: Advise to install

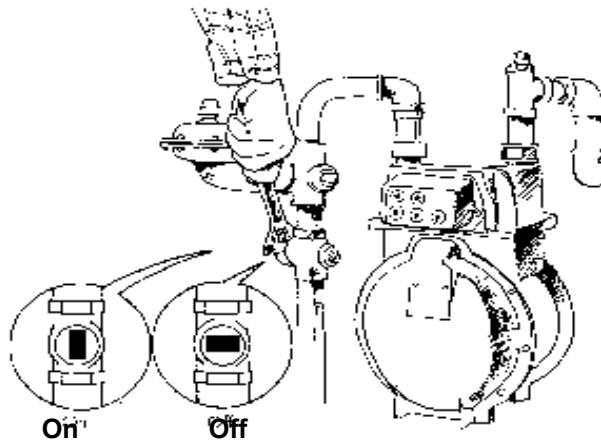
Comments: Advise to have earthquake shutoff Valve installed to meter

Note:

1. Advise to have your gas company to check for leaks, check all gas appliances, check gas lines, fire boxes, gas furnace, and any gas related items. This is a free service done by the gas company. Advise to have this done before the final walk through.
2. Automatic shut off valve and emergency shut off wrench are only recommended to be installed. Refer to gas company for requirements.
3. Do not try to light pilots. Call the gas company for service.
4. Any heating furnace located in attic area, should be re-evaluated by gas company or technician.

All of these services are provided to you free of charge by the gas company.

Be prepared to Shut Off your gas in case of an emergency. Be prepared for emergencies. Know where your gas meter is located and have a 10" or 12" adjustable wrench with your emergency supplies. In an emergency such as an earthquake, turn off your gas meter only if you smell gas or hear the hissing sound of gas escaping.

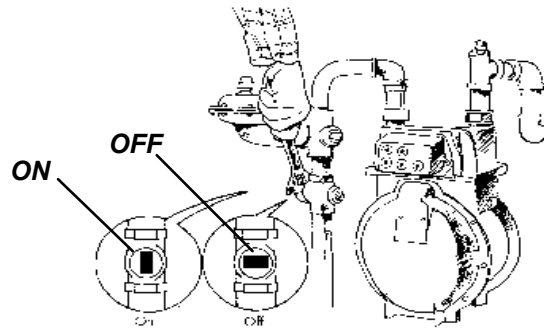




Gas Meter



Comment:



Gas Valve



Comments:

Earthquake Safety: As a safety precaution, it is advisable to install earthquake safety shut off valve, this is protection against gas leakage after an earthquake. Refer to gas company for details.

Heating & Cooling System

Heating System

Description and Condition

The heating system includes where the heating unit is located and the fuel used to generate heat. Forced air furnaces and water boilers can operate on gas, oil, electricity. Heat pumps utilize electricity to drive the motors and compressors. Furnace size is listed for reference only, and no calculation are performed during this inspection to determine the adequacy or efficiency of the heating system.

System are tested using normal homeowner operating controls. If pilots or circuit breakers are off at time of inspection inspector will not ignite or activate the system. You can contact the utility provider for evaluation of the heating unit.

Ventilation

Fuel burning appliances exhaust the product of combustion to the exterior through vent pipes. Vent pipes utilizes caps to prevent moisture entry and stop back drafting. Back drafting means that the product of combustion are escaping into the home stead of venting into the exterior.

Burners

It is impossible to see an entire heat exchanger inside most furnaces, so this inspection does not comment on this component. If there is an uneven or unusual flame pattern to here is rust, charring or deterioration in the burner chamber, we recommend a further investigation of the unit.

Type of units

Forced Air Heating: This is the most common central type of heating unit. Forced air heaters use dusting system and registers to distribute the heat to its intended area.

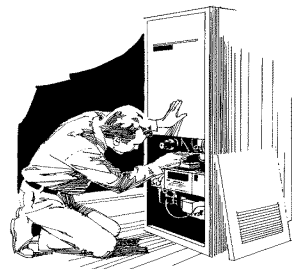
Gravity Heating: This system utilizes gravity to force heat into ducting system (heat is lighter than air)

Wall Unit: These unit are installed to produce heat to a certain area of the house (living room or bedrooms)

Radiant heating: This system of heating may use pipes or wires if electric, Much of the distribution system will not be visible during this inspection and cannot be judged. For instance, water piping that is buried below or in the concrete floor slab may have leaks that are not detectable without specialized equipment. Electrical wires that are in between walls cannot be judged.

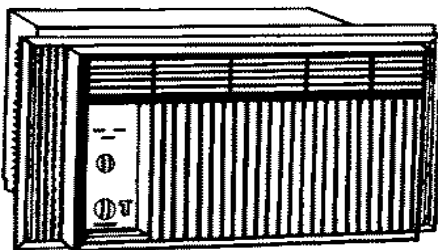
In order to keep heating and cooling units working properly, It is recommended to maintain units on a regular basis.

Any heating unit that is located in attic area should have further evaluation by gas company and technician. Inspector will test and inspect the visual function of the unit.



Cooling System

Air conditioning systems rely on a constant flow of air through the system to properly operate. Restricted air flow from dirty air filters or blocked coils can cause icing on the evaporator coil. this may make the air from the unit appear to be colder but is actually harmful for the system. Compressor units located outside should always be kept clear of air restriction. Trim back shrubs and brush and don't place anything over the unit that blocks air flow.



A = Average B = Fair C = Service advisable D = Service Required U = Unsafe

Heating Service

Evaluation Grade **(B) Fair condition** for this section

Checked Items are In Need Of Repair / Service / or Further Evaluation
Name Brand Of Central Heating Unit if

UnitType	<input checked="" type="checkbox"/>	Wall heater , operational at time of inspection
Oper. Controls	<input checked="" type="checkbox"/>	Autom. thermostat
Fan / Blower	<input checked="" type="checkbox"/>	Wall heater , has fan which is operationl at of inspection
Air Plenum	<input checked="" type="checkbox"/>	N/A
Venting	<input checked="" type="checkbox"/>	Properly installed at time of inspection
Energy Source	Gas	Filter: N/A
		B.T.U,s: 55, 000
Location Of Heating Unit:	Hallway / Living Room	Watts N/A

Further evaluation should be done by gas company and technician for furnances located in attic area

Comments: Further evaluation apart from this inspection may be needed by heating and cooling technician

1. Wall heater has fan and is operational at time of inspection

Air Conditioner

Evaluation Grade **Does Not Apply** for this section

UnitType	<input type="checkbox"/>	
Condenser	<input type="checkbox"/>	
Moisture Drain	<input type="checkbox"/>	
Swamp Cooler	<input type="checkbox"/>	

Location Of Condenser Unit:

Comments:

Ducting System

Evaluation Grade **Does Not Apply** for this section

Ducts

Comments:

Normal service and maintance is recommended on a yearly basis.

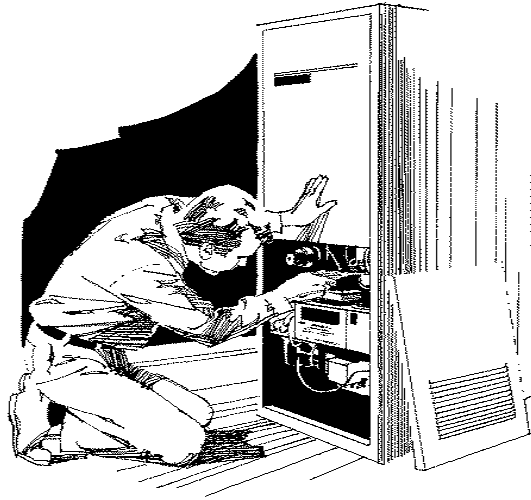
1. Advise to have heating and cooling unit maintained and serviced as needed. Maintaining unit regularly prolongs the life proper function of the units.
 2. Radiant heating is not inspected by inspector, advise to have radiant heating checked by technician.
 3. It is possible for older units to have asbestos type materials. The presence of asbestos could only be determined by laboratory testing.
- Advise to have gas company check gas lines, fire boxes, and venting to heating units. Do not light any pilots, refer to gas company for service. Due to insurance and safety reasons, inspector does not light pilot to heating unit(s), water heaters, or any gas appliances, refer to gas company for Service.



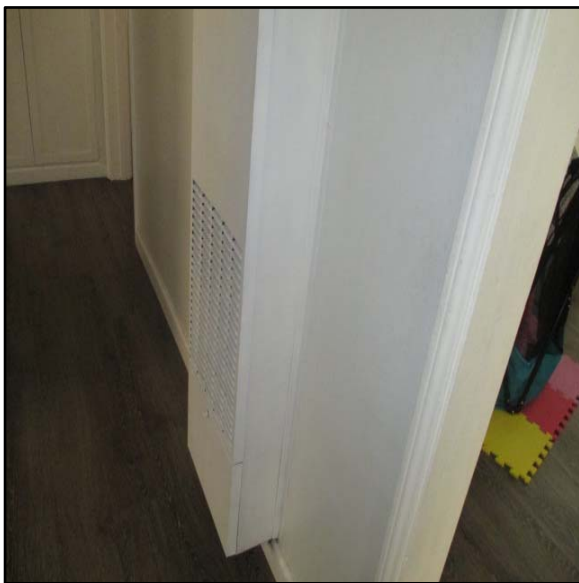
Top View



Comments: Wall heater is in operational conditions



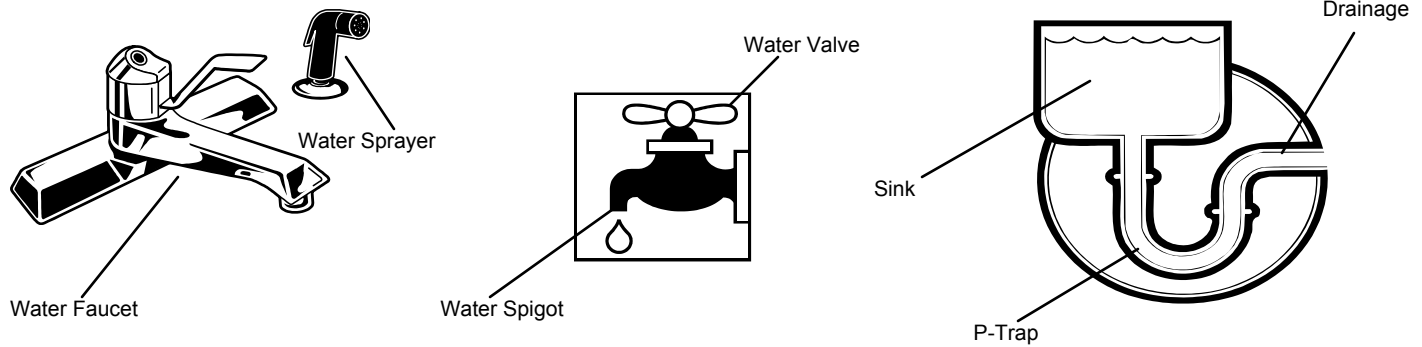
Lower View



Comments:

Heating units should be maintained on a yearly basis. Refer to gas company for inspection on gas lines, fire boxes, and venting to heating units. Do not light any pilots.

Water Service & Plumbing



Main Water Line

The main water supply line pipe brings water from the street meter to the home. Older pipe material may be 1/2" or 3/4" galvanized steel pipe. This type of piping corrodes internally and may not deliver the amount of water volume now needed throughout the house. 3/4" copper or PVC type is the minimum currently used in modern construction. Normal water pressure is between 35 and 80 PSI. excessive pressure can wear on valves, fittings, fixtures, and appliances. Pressure regulator is advisable to be installed to high pressured water lines.

Water Supply Lines

Copper, Galvanized, Plastic, and Lead piping have all been used at some time for water system at residence. Old galvanized piping typically requires replacement due to internal water flow restriction. Lead pipes present a health risk if the lead leaks into the drinking water. The only way to detect lead in water is to have water testing of the system. A form of plastic piping called (polybutylene) has shown defects from the manufacturing and installation can cause leaks. Copper plumbing lines are the common use for present installation, this type of water line is more efficient and more reliable. Inspector is only able to tell of the condition of the visible piping. No water quality testing is performed during the inspection. Also be advised that when water lines are upgraded to copper, portions of water lines could possibly have existing lines such as galvanized piping. These lines are most likely left on the risers of the water line connections.

Waste Lines

These pipes carry the waste from the house to the sewer system. It is impossible to predict waste line blockage as these can occur at any time during use. Plastic (ABS), Cast Iron, Lead, and Galvanized piping is used for Waste lines. Under ground sewer system cannot be evaluated.

P-Traps

These pipes are used under sink drainage, sewer lines, and tub drainages. P-traps prevents sewage odors from sewer lines.

Sewer Clean outs

These clean outs are used for clearing out clogged drain pipes. These clean outs are normally found on the exterior of the property.

Septic Tanks

Here's how septic tanks work. Household waste from toilets, showers, kitchens, sinks--- discharges outside into a (ideally) a concrete or fiber glass tank, and is separated into liquids and solids. The liquids (effluent) on top float out, through pipes, into seepage pit or into distribution pipes. Where these liquids are absorbed into the soil. the solids in the tank are decomposed by bacteria, taking up less space. These buildup of solids should be inspected every two to three years by a disposal company to see whether the solids need to be pumped out.

Having your house connected to public sewage lines is far better than having a septic tank. Due to the maintenance.

Water Service / Plumbing A = Average B = Fair C = Service advisable D = Service Required U = Unsafe

Evaluation Grade (B) Fair Condition for this section

The evaluation grade given to this section is for the visual components of the service, water lines or sewer lines behind or between walls, underground or not visible to the inspector cannot be evaluated

Checked Items Are in Need Of Repair / Service / or Further

Meter Type	Single meter	Meter Location	Frontside area	Meter Condition	Operational
Static Pressure	53	Dynamic Pressure	23	GPM	10.0
				Time	11:00am
Main Water Shut Off	<input type="checkbox"/> Operational at time of inspection				
Water Supply Lines	<input type="checkbox"/> Copper /Galvanized , Operational at time of inspection				
Water Softener	<input type="checkbox"/> N/A	Location	<input type="text"/>		
Pressure Relief Valve	<input type="checkbox"/> N/A				
Pressure Regulator	<input type="checkbox"/> N/A				
Anti-Siphon Device	<input type="checkbox"/> N/A				
Sewer Line / Traps	<input type="checkbox"/> Cast Iron / ABS				

Comments Apart from this inspection further evaluation by camera may be needed to sewer lines and drainage system

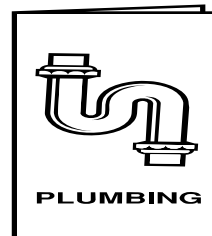
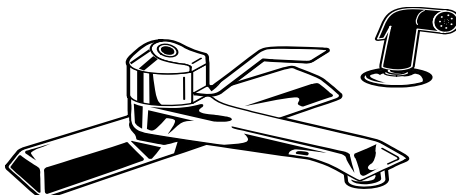
Sprinkler System	Manual , not tested	Fire Sprinklers	N/A
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Volume Pressure Slight water volume drop to interior faucets.

Comments

1. Depending on the age and type of water lines, water volume may vary to interior faucets.
2. Lawn sprinkler system is mentioned in the report but is not inspected, visual damaged is noted in report, advise to have sprinkler system checked at final walk through.
3. Inspectors note water softener but are not evaluated, advise to have water softeners evaluated by technicians.
4. Septic or cesspool systems are not inspected by inspectors (refer this item to disposal waste company).
5. If water lines where upgraded to copper type, most likely portions of water line connections might contain galvanized piping (mostly to risers)

All underground piping related to water supply , waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by visual inspection. The temperature pressure relief valve, at the upper portion of the water heater, is a required safety valve which should be connected to a drain or proper size terminating just above floor elevation. Water quality or hazardous materials (lead) testing is available from local testing labs.

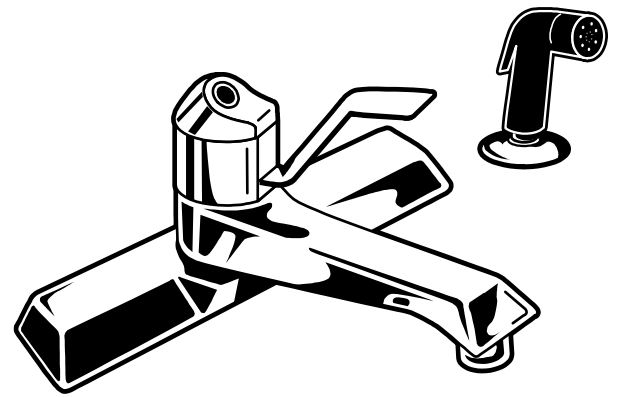




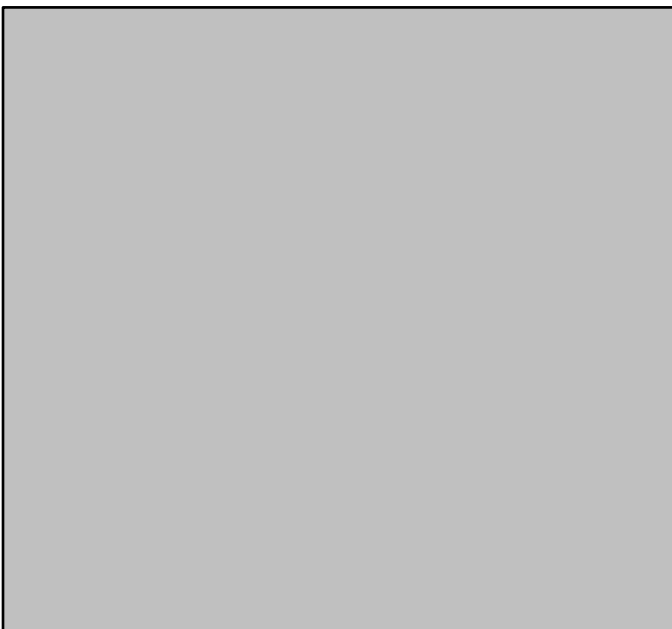
Static Pressure



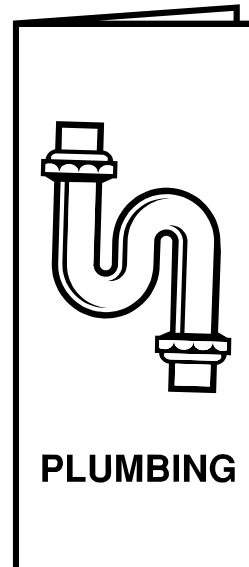
Comments:



Dynamic Pressure



Comments:



Water Heater

A = Average B = Fair C = Service advisable D = Service Required U = Unsafe

Evaluation Grade (C) Service for this section

The evaluation grade given to this section is for the visual components of the unit, gas components behind or between walls, underground or not visible to the inspector cannot be evaluated

Checked Items Are in Need Of Repair / Service / or Further

Type of Water Heater	Gas	Year Built	2011	Gallons U.S.G	40
Circulation Pump	N/A	B.T.U,s	40,000	Watts	N/A
Thermal Insulation	Factory	Location Of Unit	Exterior cabinet		
Type of Gas Line	Flex type	Water Heater Lifted 18" Above Sub			N/A

Water Heater Tank	<input type="checkbox"/>	Operational at time of inspection
Ventilation Pipe	<input type="checkbox"/>	Properly installed at time of inspection
Earthquake straps	<input type="checkbox"/>	Properly installed at time of inspection
Shut Off Valve	<input type="checkbox"/>	Gas / Water at time of inspection
Temp. Relief Valve	<input checked="" type="checkbox"/>	Missing over flow pipe at time of inspection , advise to have installed.
Plumbing		Copper / Galvanized

Comments

1. For earthquake safety is advisable to replace rigid type gas line hose with flex type gas line hose, this hose is the one leading from gas line to water heater unit.
2. Water heater should be checked regularly for leakage of water or gas (safety precaution).
3. The temperature pressure relief valve, at the upper part of the water, is a requirement.

How To Flush Your Water Heater

Sediment gathering inside the water heater can cause a number of problems. Once the sediment settles to the bottom of the tank, it can harden. In gas heaters, this will create a buffer between the bottom of the tank that is heated by gas burner and the water itself. The heater will not operate efficiently and you may notice some rumbling noises. In Electric Water Heaters the same accumulation occurs. Accumulation of sediment in the bottom of your water heater can be controlled with periodic flushing.

1. Turn power OFF to the water heater at the circuit breaker (electric Heater) or main gas Line (gas Heater).
2. Fasten a length of garden hose to the drain valve at the bottom of the water heater. Put the other end of the garden hose to the closet floor drain.
3. Close the Shut Off valve at the cold water inlet.
4. Open the temperature and pressure relief valve at the top of the water heater. Now open the drain valve and allow the water to drain.
5. When the water stops, close the drain valve and remove the hose. Also close the temperature and pressure relief valve at the top of the water heater.
6. Open the hot water faucet somewhere in the home. Open the Shut Off valve at the cold water inlet line.
7. When you have a steady stream of water from the open faucet, turn the faucet Off.
8. Turn power ON to the water heater at the circuit breaker (electric heater) or main gas line (gas heater). Allow the water heater to recover. Check the drain valve one time to make sure it is tight.

Homeowners should flush their water heaters at least every six months. After flushing your heater a few times you will discover the schedule that is right for you. Flushing your water heater of sediment should be a scheduled maintance event.

A water leak may be cured simply by tightening the drain valve or by closing an open temprature-pressure relief valve. But be aware that water heaters have a limited life span ; if the leak is serious, it's possible that your tank has become corroded. If that's the case, the water heater must be replaced.

Water Heater



File ID# 122017-17



Top View

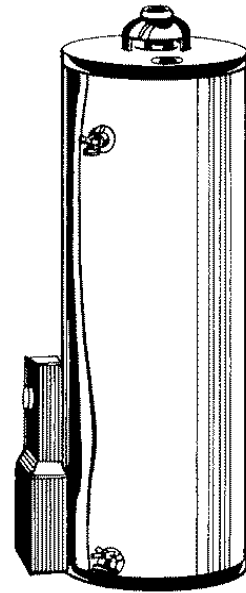


Comments:

Lower View



Comments:



Ventilation / Attic / Insulation

A = Average B = Fair C = Service advisable D = Service Required U = Unsafe

Evaluation Grade (B) Fair Condition for this section

The evaluation grade given to this section is for the visual area of this section, any components such as gas lines, electrical lines or cables that are not visible or covered by insulation cannot be evaluated by the inspector

Checked Items Are in Need Of Repair / Service / or Further

Ventilation

Attic Vents	<input type="checkbox"/>	Operational at time of inspection
Attic Screens	<input type="checkbox"/>	Operational at time of inspection
Garage Vents	<input type="checkbox"/>	N/A
Garage Screens	<input type="checkbox"/>	N/A
Turbines	<input type="checkbox"/>	Operational at time of inspection
Under House	<input type="checkbox"/>	Operational at time of inspection

Attic

Attic Area	<input type="checkbox"/>	Present and accessible
Attic Fan	<input type="checkbox"/>	Does not apply to property
Location of Access	<input type="checkbox"/>	Hallway

Insulation

Attic Insulation	<input type="text" value="None"/>
Wall Insulation	<input type="text" value="Does not apply to property"/>
Floor Insulation	<input type="text" value="Does not apply to property"/>

A well insulated home is a healthier home and more comfortable during winter and summer seasons.

Comments

Ventilated Attic

A well ventilated attic offers four benefits:

1. Prevents mildew growth and rot on your roof's framing and sheeting by reducing moisture buildup.
2. Helps prevents ice dams in winter by keeping your roof colder.
3. Extends the life of your roof shingles by keeping the roof cooler in hot weather.
4. Reduces cooling cost in warm season.



Comments: View of attic no insulation installed



Comments:

Roofing System

A = Average B = Fair C = Service advisable D = Service Required U = Unsafe

Evaluation Grade (C) Service for this section

Checked Items Are in Need Of Repair / Service / or Further

Roof

Roof was viewed and evaluated	Walked on roof	Layers of roof material	Appears to have 2 layers
Roof Material	Composition Shingles	Antenna	Cable
Roof Type	Sloped / Gabled	Solar System	N/A

Condition	<input checked="" type="checkbox"/> Roof material is showing signs of weathering
Valleys	<input type="checkbox"/> Composition
Ridges	<input type="checkbox"/> Composition
Flashings	<input type="checkbox"/> Metal
Dormers	<input type="checkbox"/> Present at time of inspection
Soffits	<input type="checkbox"/> N/A
Skylites	<input type="checkbox"/> N/A
Ventilation	<input type="checkbox"/> Operational at time of inspection

Comments 1. roof material is showing signs of weathering , further evaluation is needed

Garage Roof

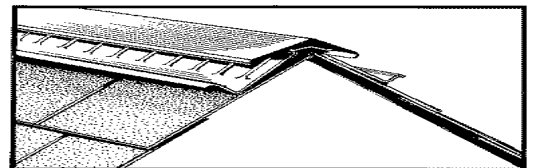
Evaluation Grade (C) Service for this section

Roof was viewed and evaluated	Walked on roof	Layers of roof material	Appears to have 2 layers
Roof Material	Composition Shingles	Antenna	N/A
Roof Type	Sloped / Gabled	Solar System	N/A

Condition	<input checked="" type="checkbox"/> Roof material is showing signs of weathering
Valleys	<input type="checkbox"/> N/A
Ridges	<input type="checkbox"/> Composition
Flashings	<input type="checkbox"/> Metal
Dormers	<input type="checkbox"/> Present at time of inspection
Soffits	<input type="checkbox"/> N/A
Skylites	<input type="checkbox"/> N/A
Ventilation	<input type="checkbox"/> Operational at time of inspection

Comments

- Inspector does not determine age or lifetime of roof material.
- Inspector does not check roof for leakage, but does mention any defects.
- Damaged, defective or improperly installed roofs are referred to roofing contractor.
- Inspector does not evaluate solar system.
- Inspector does not walk on tile roof (damaged could be caused)
- Inspector does not walk on unsafe roofs.



The foregoing is an opinion of the general quality of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Most times, this situation is not present during the inspection.

ROOFING

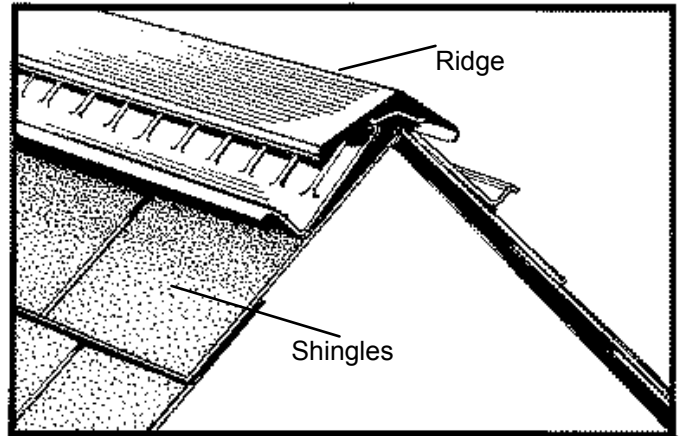


File ID#

122017-17



Comments: Roof material is showing signs of weathering, further evaluation may be needed by roofing contractor



Comments:

Gutter / Downspouts

A = Average B = Fair C = Service advisable D = Service Required U = Unsafe

Checked Items Are in Need Of Repair / Service / or Further

Gutters

<input checked="" type="checkbox"/> (C) Service	Perimeter installation.
Type Of Material	Metal
Comments	Needs to be cleared out from debris

Downspouts

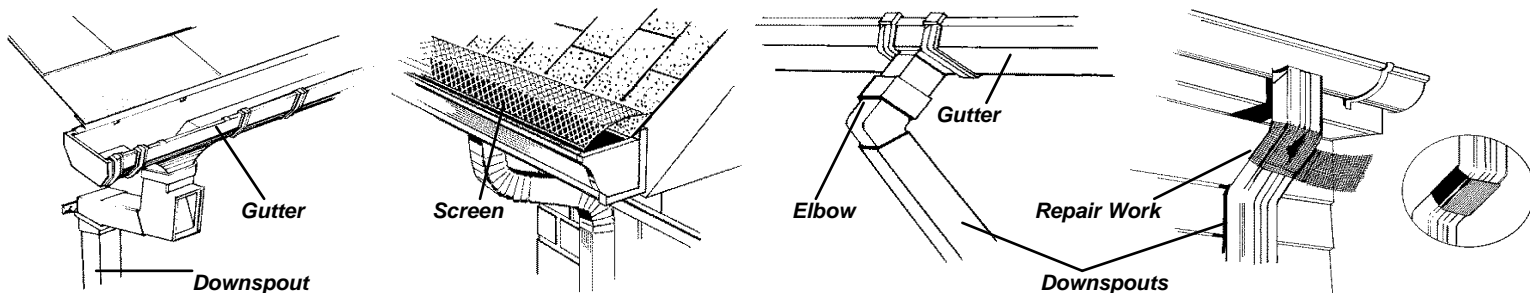
<input type="checkbox"/> (B) Fair Condition	Present
Type Of Material	Metal
Comments	

Gutter and Downspouts Directing Water Away From Structure

Drainage Clamps Splash Boards

Protection Screen

Comments



1. In order for the gutter system to work effectively, system should be installed properly, routing water away from structure and wood areas. the most common damage for a structure is water damage. By installing system properly, water will be re-directed away from structure, refer to proper contractor for installation.
2. Gutter and downspouts are not tested for leakage or blockage. Defects are mentioned in report.
3. Subsurface drains are not tested. They are not part of the inspection.

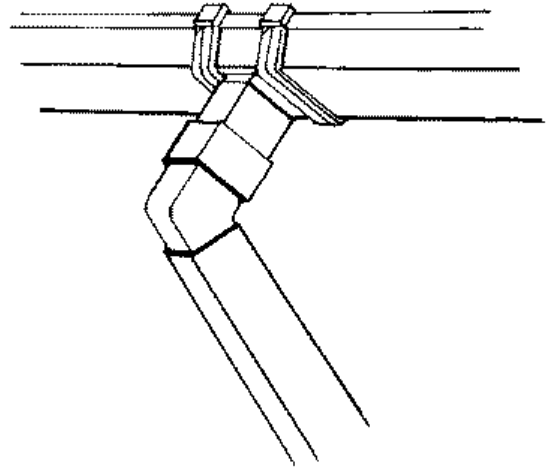
Installation of gutter system will help keep moisture damage from structure during heavy rains. Keeping your gutter system cleared from debris will insure proper drainage. On flat roofs, keeping parapet drains cleared from debris will insure proper drainage.



Gutters



Comments:



Downspouts



Comments:

Laundry Area

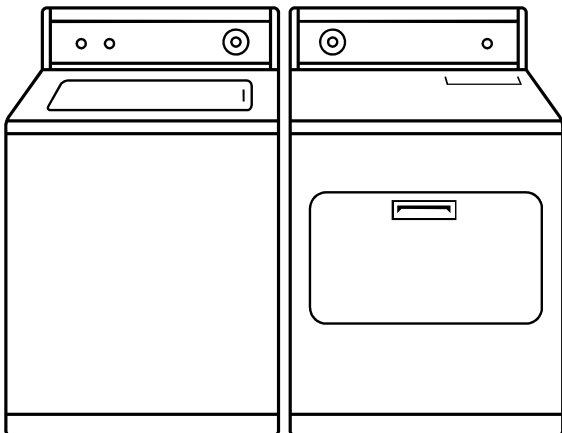
A = Average B = Fair C = Service advisable D = Service Required U = Unsafe

Evaluation Grade (B) Fair Condition for this section

The evaluation grade given to this section is for the visual components of the service, water lines or sewer lines behind or between walls, underground or not visible to the inspector cannot be evaluated
Checked Items Are in Need Of Repair / Service / or Further

Location	<input type="checkbox"/>	Exterior area
Washer / Dryer	<input type="checkbox"/>	Present at time of inspection
Water Service	<input type="checkbox"/>	Hot and Cold valves
Drain / P-Trap	<input type="checkbox"/>	Operational at time of inspection
Sink	<input type="checkbox"/>	None
Dryer Vent	<input type="checkbox"/>	Present at time of inspection
Electrical	<input type="checkbox"/>	110 volts
Gas Line / Valve	<input type="checkbox"/>	Present at time of inspection
Wall / Ceiling	<input type="checkbox"/>	In good condition at time of inspection
Doors	<input type="checkbox"/>	None
Windows	<input type="checkbox"/>	None
Floor Covering	<input type="checkbox"/>	concrete
Sub Floor	<input type="checkbox"/>	Appears to be in proper function at time of inspection.
Sump Pump	<input type="checkbox"/>	Does not apply to property

Comments:



Laundry appliances are not tested or moved during the inspection and the condition of any walls and flooring hidden by them cannot be judged. Drain lines and water supply valves may be subject to leaking if turned.

When water valves are not in use for a long period of time, possible leakage may occur, we recommend to have water valves checked at final walk through.

Sump pumps are used in lower levels of structure to pump out excess buildup of water. Sump pumps are installed in basement, and lower level washers.

Garage Layout

Garage Specifications

The garage could be used for car storage, work shop, tool shop, in many cases garages are converted into living spaces or playrooms. If the garage has been converted into living space it must comply with the building and safety codes, inspector will note if garage has been converted, and will refer to building and safety for requirements.

Garage Floor

Garage floors should be constructed of non-flammable materials. Carpeting and other floor covering should be removed. The floor should also be sloped to drain out any excess water build-up.

Firewall / Ceiling

A wall or ceiling that separates the garage from the house is considered a fire separation. The covering of these areas should not have large holes. Inspector does not determine the rating of the fire wall or ceiling.

Door to Living Space

The door that enters the house from the garage is considered a fire separation (fire door) and should be solid wood, solid core, or rated for that location. Pet doors are not allowed.

Ventilation

Ventilation for garage becomes critical when fuel burning appliances are installed in the garage. These appliances require air for proper combustion.

Garage Vehicle Door

Garage vehicle door types vary from roll-ups to tilt-up. Older door hardware springs are considered unsafe if safety catches and wires are not provided. For safety , upgrading is recommended for older hardware.

Automatic Garage door Opener

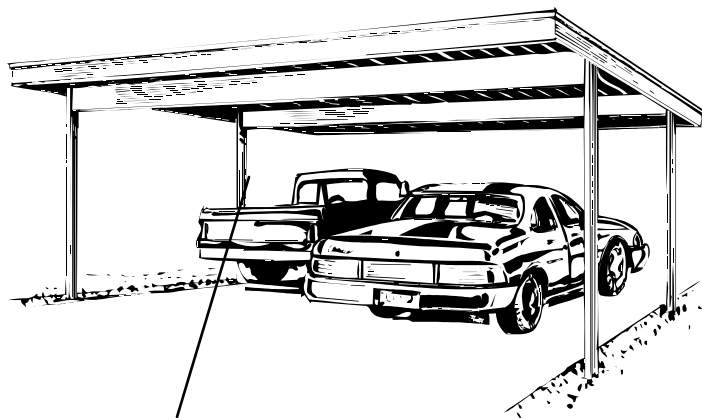
Garage door opener remote controls are not tested. If a door hits an obstruction during closing it should reverse automatically for safety. Older openers where not equipped with this safety function.

Electrical

The garage is a common area for electrical wiring, lights and outlets to be added. All added electrical requires a permit. One of the most common mistakes is using extension cords to power lights or garage door openers.



Attached Garage



Carport

Garage

A = Average B = Fair C = Service advisable D = Service Required U = Unsafe

Evaluation Grade (B) Fair Condition for this section

The evaluation grade given to this section is for the visual components of the section, electrical and water line components behind, between walls or not visible to the inspector cannot be evaluated

Checked Items Are in Need Of Repair / Service / or Further

Garage Type	Detached	Garage Door Type	One piece aluminum door	Safety Stop	N/A
Garage Door	<input type="checkbox"/>	Operational at time of inspection			
Door Springs	<input type="checkbox"/>	Operational at time of inspection			
Door Opener	<input type="checkbox"/>	N/A			
Outlets	<input type="checkbox"/>	Operational at time of inspection			
G.F.C.I	<input type="checkbox"/>	None			
Switches	<input type="checkbox"/>	Operational at time of inspection			
Light Fixtures	<input type="checkbox"/>	Operational at time of inspection			
Elect. Wiring	<input type="checkbox"/>	Operational at time of inspection			
Access Door	<input type="checkbox"/>	Operational at time of inspection			
Fire Door	<input type="checkbox"/>	Does not apply to property			
Fire Wall	<input type="checkbox"/>	Does not apply to property			
Walls	<input type="checkbox"/>	In good condition at time of inspection			
Ceiling	<input type="checkbox"/>	In good condition at time of inspection			
Windows	<input type="checkbox"/>	Operational at time of inspection			
Ventilation	<input type="checkbox"/>	Window vented			
Garage Floor	<input type="checkbox"/>	In stable condition at time of inspection			
Gar. Structure	<input type="checkbox"/>	In stable condition at time of inspection			

Central Vacuum	N/A	Fire Sprinkler	N/A	Gas Line	N/A
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Garage Converted Into Living Space	No	Storage	Open
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Comments

1. If garage has been turned into living space, refer to building and safety for requirements and specifications.
2. Remote controls for garage openers are not tested. Safety stops are not tested, Fire sprinklers are not tested.
3. Determining the heat resistance rating of fire walls is beyond the scope of the inspection. Flammable materials should not be stored with in closed garage area
4. Garage areas where stored items restrict viewing shall not be considered for this inspection.

Interior Area

Interior Areas & Components

The components mentioned in report are inspected to their apparent condition at time of inspection. Every room of the property is inspected and identified in the report. Inspectors do not disassemble or move any components of the property, inspection is done in a visual detailed manner. On going maintenance is required to interior area of the property. This will insure that you will have a well maintained home.

Interior Inspection

1. The apparent condition of walls and ceiling. The condition of the wall and ceiling covering, paneling, and furnishing cannot be judged. In most homes minor cracks are noted to walls and ceiling this does not mean that the property has structural damaged, inspector will advise to patch as needed. In most sever cases such as large cracks moisture damage or offset to walls or ceiling, inspector will advise to have further evaluation either by termite inspection or building and safety.
2. Doors and Windows: These components are inspected for their function and condition. In most homes adjustment is needed to these items. It is not possible to evaluate the seal of a thermopane windows. At times it is not possible to determine if glass is tempered. It is advisable to keep doors and windows maintained.
3. Floors: Evaluation of the floors in the home is to identify major defects where visible. Stains or odors may be hidden and are not part of the inspection. Defects that are covered by floor covering cannot be evaluated.
4. Function and condition of electrical components (outlets, switches, light fixtures, electrical ceiling fans, exhaust fan, and electrical heating units)
5. Function condition of heating and cooling units (except radiant type heating)
6. Function and condition of appliances (garbage disposal, trash compactors, gas and electrical stoves & ovens, dishwasher and microwaves)
7. Function and condition of smoke alarms.

Theses items are inspected and evaluated to their apparent condition and function.

Items that are beyond the scope of the inspection

1. Components that are in between walls or under ground.
2. Underneath floor coverings
3. Two prong outlets
4. The life expectancy of an appliance
5. Any outlet or switch that is blocked
6. Determining whether shower pans or tubs are water tight
7. Telephone jacks
8. Televisions, refrigerators & Ice boxes
9. Alarm Systems
10. Interior Jacuzzi or spas
11. Steam rooms
12. Building and Safety Codes

All rooms of the property are inspected accordingly (Entry Hall, Kitchen, Living Room, Family Room, Bedrooms, Bathrooms, Dens and Play Room)
Please read report carefully and thoroughly.

Entry Hall

Evaluation Grade Does Not Apply for this section

The evaluation grade given to this section is for the visual components of the section, electrical components behind, between walls or not visible to the inspector cannot be evaluated

Checked Items Are in Need Of Repair / Service / or Further

Smoke Detectors	<input type="checkbox"/>	Fire Sprinklers	<input type="checkbox"/>
Entry Door	<input type="checkbox"/>		
Windows	<input type="checkbox"/>		
Switches	<input type="checkbox"/>		
Outlets	<input type="checkbox"/>		
Light Fixtures	<input type="checkbox"/>		
Walls	<input type="checkbox"/>		
Ceiling	<input type="checkbox"/>		
Floor Covering	<input type="checkbox"/>		
Sub Floor	<input type="checkbox"/>		
Stairs / Railings	<input type="checkbox"/>		
Heating Register	<input type="checkbox"/>	Location	<input type="checkbox"/>

Comments:

Hallway

Evaluation Grade (B) Fair Condition for this section

The evaluation grade given to this section is for the visual components of the section, electrical components behind, between walls or not visible to the inspector cannot be evaluated

Smoke Detectors	<input checked="" type="checkbox"/>	Not Present, recommend to have installed for safety	Fire Sprinklers	<input type="checkbox"/>	Does not apply to property
Entry Door	<input type="checkbox"/>	Operational at time of inspection			
Windows	<input type="checkbox"/>	None			
Switches	<input type="checkbox"/>	Operational at time of inspection			
Outlets	<input type="checkbox"/>	None			
Light Fixtures	<input type="checkbox"/>	Operational at time of inspection			
Walls	<input type="checkbox"/>	In good condition at time of inspection			
Ceiling	<input type="checkbox"/>	In good condition at time of inspection			
Floor Covering	<input checked="" type="checkbox"/>	Separation at joints noted to wood laminate flooring			
Sub Floor	<input type="checkbox"/>	In stable condition at time of inspection			
Stairs / Railings	<input type="checkbox"/>	Does not apply to property			
Heating Register	<input type="checkbox"/>	Present	Locat	<input type="checkbox"/>	Wall

Comments:

A = Average B = Fair C = Service advisable D = Service Required U = Unsafe

Kitchen

Evaluation Grade (C) Service for this section

The evaluation grade given to this section is for the visual components of the Kitchen, water lines or sewer lines or components behind or between walls, underground or not visible to the inspector, cannot be evaluated
Checked Items Are in Need Of Repair / Service / or Further

Smoke	<input type="checkbox"/>	Does not apply to property	Fire Sprinklers	<input type="checkbox"/>	Does not apply to property
Door	<input type="checkbox"/>	None			
Windows	<input checked="" type="checkbox"/>	Wood Windows need to be adjusted for proper function			
Light fixture	<input type="checkbox"/>	Operational at time of inspection			
Switches	<input type="checkbox"/>	Operational at time of inspection			
Outlets	<input type="checkbox"/>	Operational at time of inspection			
G.F.C.I	<input type="checkbox"/>	Operational at time of inspection			
Cabinets	<input type="checkbox"/>	Operational at time of inspection			
Counter Top	<input type="checkbox"/>	Granite			
Sink	<input type="checkbox"/>	Operational at time of inspection			
Dishwasher	<input type="checkbox"/>	Operational at time of inspection			
Diswash Airgap	<input type="checkbox"/>	Present			
Garbage Disp	<input type="checkbox"/>	Operational at time of inspection			
Trash Comp	<input type="checkbox"/>	Does not apply to this section			
Stove	<input type="checkbox"/>	Gas type , Operational at time of inspection			
Oven	<input type="checkbox"/>	Gas type , Operational at time of inspection			
Microwave	<input type="checkbox"/>	Built in, Operational at time of inspection			
Hood	<input type="checkbox"/>	Operational at time of inspection			
Vent	<input type="checkbox"/>	Rigid type vent			
Sink Faucet	<input type="checkbox"/>	Operational at time of inspection			
Drainage	<input type="checkbox"/>	Operational at time of inspection			
Walls	<input checked="" type="checkbox"/>	Wall covering is in need of painting, advise to have painted			
Ceiling	<input type="checkbox"/>	In good condition at time of inspection			
Trim/Molding	<input type="checkbox"/>	In good condition at time of inspection			
Floor Covering	<input checked="" type="checkbox"/>	Wood Laminate floor has separation to joints			
Sub Floor	<input type="checkbox"/>	In stable at time of inspection.			

Comments

- Wood winsows need adjustment for proper function , also have screens installed
- Door leading to laundry section does not have door jamb stop needs to be installed

- A. Depending on the age of the house, G.F.C.I may be required. Refer to Building and Safety for requirements and specifications.
- B. Light gauge corrugated vent line are known to be a fire hazard. Replacement is advisable to corrugated vents.
- C. Portable appliances are not inspected by the inspector, refer to technician for service if needed.
- D. Keeping vents and hoods clean prolongs the life of the exhaust system.
- E. Gravity vents should be kept cleaned and vent screen installed.
- F. The condition of walls behind wall covering, panel, tile, and furnishing cannot be judged. Only general condition of visible portions are evaluated.
- G. Only general condition of visible portions of the floor is included in this inspection. Damaged floor covering and stains may be hidden by furniture.
- H. Determining the odors or like condition is not a part of this inspection.
- I. Two prong outlets are not inspected.
- J. Inspector does not evaluate or comment on the longevity of the appliance.

Living Room

A = Average B = Fair C = Service advisable D = Service Required U = Unsafe

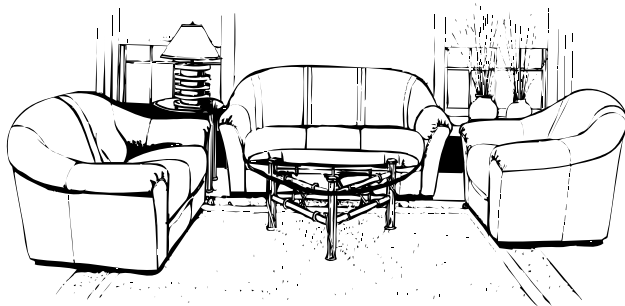
Evaluation Grade (B) Fair Condition for this section

The evaluation grade given to this section is for the visual components of the Living Room, water lines or sewer lines or components behind or between walls, underground or not visible to the inspector cannot be evaluated

Checked Items Are in Need Of Repair / Service / or Further

Smoke Detectors	<input checked="" type="checkbox"/>	Not Present, recommend to have installed for safety	Fire Sprinklers	<input type="checkbox"/>	Does not apply to property
Door	<input type="checkbox"/>	Operational at time of inspection			
Type of window	<input type="checkbox"/>	Wood			
Cond. Windows	<input checked="" type="checkbox"/>	Advise to have adjusted for proper function			
Switches	<input type="checkbox"/>	Operational at time of inspection			
Light fixture	<input type="checkbox"/>	None			
Outlets	<input type="checkbox"/>	110 v (3-prong)	Operational at time of inspection		
Walls	<input type="checkbox"/>	In good condition at time of inspection			
Ceiling	<input type="checkbox"/>	In good condition at time of inspection			
Trim/Molding	<input type="checkbox"/>	In good condition at time of inspection			
Floor Covering	<input type="checkbox"/>	Wood laminate flooring			
Sub Floor	<input type="checkbox"/>	In stable condition at time of inspection			
Fire Place	<input type="checkbox"/>	Does not apply to this section			
Heating Register	<input type="checkbox"/>	Present	Locate	<input type="checkbox"/>	Wall

Comments



The condition of walls behind wall covering, paneling and furnishing cannot be judged. Only the general condition of visible portions of the floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not always mentioned on report. Determining the source of odors or like conditions is not a part of the inspection. Floor covering damage or stains may be hidden by furniture. Under floor covering cannot be determined by inspector. Determining the condition of insulated glass is not always possible due to temperature, weather and lighting conditions.

Dining Room

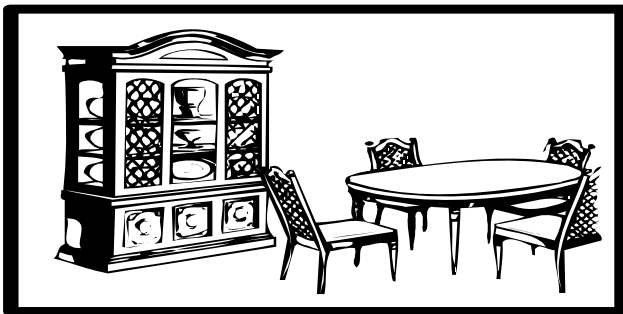
A = Average B = Fair C = Service advisable D = Service Required U = Unsafe

Evaluation Grade (B) Fair Condition for this section

The evaluation grade given to this section is for the visual components of the Dining Room, water lines or sewer lines or components behind or between walls, underground or not visible to the inspector cannot be evaluated
Checked Items Are in Need Of Repair / Service / or Further

Smoke Detectors	<input checked="" type="checkbox"/>	Not Present, recommend to have installed for safety	Fire Sprinklers	<input type="checkbox"/>	Does not apply to property
Door	<input type="checkbox"/>	None			
Type of window	<input type="checkbox"/>	Wood			
Cond. Windows	<input checked="" type="checkbox"/>	Advise to have adjusted for proper function			
Switches	<input type="checkbox"/>	Operational at time of inspection			
Light fixture	<input type="checkbox"/>	Fan and light	<input type="checkbox"/>	Operational at time of inspection	
Outlets	<input type="checkbox"/>	110 v (3-prong)	<input type="checkbox"/>	Operational at time of inspection	
Walls	<input type="checkbox"/>	In good condition at time of inspection			
Ceiling	<input type="checkbox"/>	In good condition at time of inspection			
Trim/Molding	<input type="checkbox"/>	In good condition at time of inspection			
Floor Covering	<input type="checkbox"/>	Wood Laminate Flooring			
Sub Floor	<input type="checkbox"/>	In proper function at time of inspection.			
Fire Place	<input type="checkbox"/>	Does not apply to this section			
Heating Register	<input type="checkbox"/>	None	Locat	<input type="text"/>	

Comments



The condition of walls behind wall covering, paneling and furnishing cannot be judged. Only the general condition of visible portions of the floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not always mentioned on report. Determining the source of odors or like conditions is not a part of the inspection. Floor covering damage or stains may be hidden by furniture. Under floor covering cannot be determined by inspector. Determining the condition of insulated glass is not always possible due to temperature, weather and lighting conditions.

A = Average B = Fair C = Service advisable D = Service Required U = Unsafe

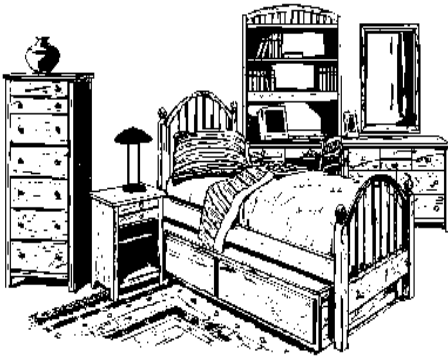
Bedroom 1

Evaluation Grade (B) Fair Condition for this section

The evaluation grade given to this section is for the visual components of the Bedroom. Water lines, electrical lines or components behind or between walls, behind furniture or underground or not visible to the inspector cannot be evaluated
Checked Items Are in Need Of Repair / Service / or Further

	Type of Bedroom	Standard Bedroom		Location	North East	
Smoke Detectors	<input checked="" type="checkbox"/>	Not Present, recommend to have installed for safety		Fire Sprinklers	Does not apply to property	
Door	<input type="checkbox"/>	Operational at time of inspection				
Type of windows	<input type="checkbox"/>	Wood				
Cond. Windows	<input checked="" type="checkbox"/>	Advise to have adjusted for proper function				
Switches	<input type="checkbox"/>	Operational at time of inspection				
Light fixture	<input type="checkbox"/>	Fan and light	Operational at time of inspection			
Outlets	<input type="checkbox"/>	110 v (3-prong)	Operational at time of inspection			
Walls	<input type="checkbox"/>	In good condition at time of inspection				
Ceiling	<input type="checkbox"/>	In good condition at time of inspection				
Closet	<input type="checkbox"/>	Proper function at time of inspection.				
Trim/Molding	<input type="checkbox"/>	In good condition at time of inspection				
Floor Covering	<input type="checkbox"/>	Wood Laminate Flooring				
Sub Floor	<input type="checkbox"/>	In fair condition at time of inspection.				
Fire Place	<input type="checkbox"/>	Does not apply to this section				
Heating Register	<input type="checkbox"/>	None			Locat	

Comments



The condition of walls behind wall covering, paneling and furnishing cannot be judged. Only the general condition of visible portions of the floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not always mentioned on report. Determining the source of odors or like conditions is not a part of the inspection. Floor covering damage or stains may be hidden by furniture.
 Under floor covering cannot be determined by inspector. Determining the condition of insulated glass is not always possible due to temperature, weather and lighting conditions.

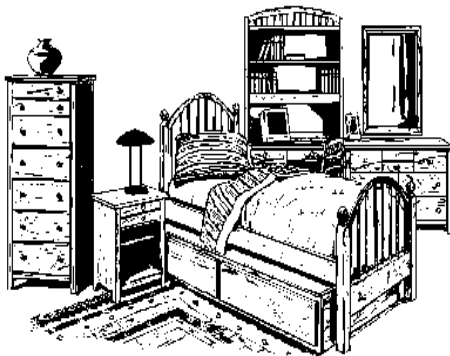
A = Average B = Fair C = Service advisable D = Service Required U = Unsafe

Bedroom 2

Evaluation Grade (B) Fair Condition for this section

The evaluation grade given to this section is for the visual components of the Bedroom. Water lines, electrical lines or components behind or between walls, behind furniture or underground or not visible to the inspector cannot be evaluated
Checked Items Are in Need Of Repair / Service / or Further

	Type of Bedroom	Standard Bedroom		Location	North West	
Smoke Detectors	<input checked="" type="checkbox"/>	Not Present, recommend to have installed for safety		Fire Sprinklers	Does not apply to property	
Door	<input type="checkbox"/>	Operational at time of inspection				
Type of windows	<input type="checkbox"/>	Wood				
Cond. Windows	<input checked="" type="checkbox"/>	Advise to have adjusted for proper function				
Switches	<input type="checkbox"/>	Operational at time of inspection				
Light fixture	<input type="checkbox"/>	Fan and light	Operational at time of inspection			
Outlets	<input type="checkbox"/>	110 v (3-prong)	Operational at time of inspection			
Walls	<input type="checkbox"/>	In good condition at time of inspection				
Ceiling	<input type="checkbox"/>	In good condition at time of inspection				
Closet	<input type="checkbox"/>	Proper function at time of inspection.				
Trim/Molding	<input type="checkbox"/>	In good condition at time of inspection				
Floor Covering	<input type="checkbox"/>	Wood Laminate Flooring				
Sub Floor	<input type="checkbox"/>	In fair condition at time of inspection.				
Fire Place	<input type="checkbox"/>	Does not apply to this section				
Heating Register	<input type="checkbox"/>	None		Locat		
Comments						



The condition of walls behind wall covering, paneling and furnishing cannot be judged. Only the general condition of visible portions of the floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not always mentioned on report. Determining the source of odors or like conditions is not a part of the inspection. Floor covering damage or stains may be hidden by furniture.
 Under floor covering cannot be determined by inspector. Determining the condition of insulated glass is not always possible due to temperature, weather and lighting conditions.

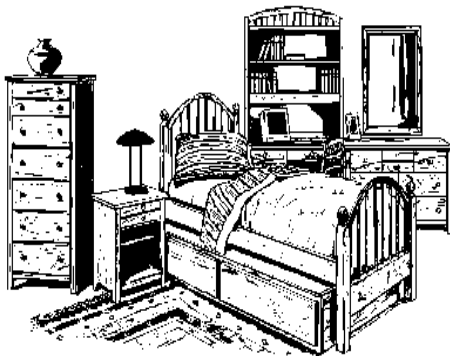
A = Average B = Fair C = Service advisable D = Service Required U = Unsafe

Bedroom 3

Evaluation Grade (B) Fair Condition for this section

The evaluation grade given to this section is for the visual components of the Bedroom. Water lines, electrical lines or components behind or between walls, behind furniture or underground or not visible to the inspector cannot be evaluated
Checked Items Are in Need Of Repair / Service / or Further

	Type of Bedroom	Standard Bedroom		Location	South West	
Smoke Detectors	<input checked="" type="checkbox"/>	Not Present, recommend to have installed for safety		Fire Sprinklers	Does not apply to property	
Door	<input type="checkbox"/>	Operational at time of inspection				
Type of windows	<input type="checkbox"/>	Wood				
Cond. Windows	<input checked="" type="checkbox"/>	Advise to have adjusted for proper function				
Switches	<input type="checkbox"/>	Operational at time of inspection				
Light fixture	<input type="checkbox"/>	Fan and light	Operational at time of inspection			
Outlets	<input type="checkbox"/>	110 v (3-prong)	Operational at time of inspection			
Walls	<input type="checkbox"/>	In good condition at time of inspection				
Ceiling	<input type="checkbox"/>	In good condition at time of inspection				
Closet	<input type="checkbox"/>	Proper function at time of inspection.				
Trim/Molding	<input type="checkbox"/>	In good condition at time of inspection				
Floor Covering	<input type="checkbox"/>	Wood Laminate Flooring				
Sub Floor	<input type="checkbox"/>	In fair condition at time of inspection.				
Fire Place	<input type="checkbox"/>	Does not apply to this section				
Heating Register	<input type="checkbox"/>	None		Locat		
Comments						



The condition of walls behind wall covering, paneling and furnishing cannot be judged. Only the general condition of visible portions of the floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not always mentioned on report. Determining the source of odors or like conditions is not a part of the inspection. Floor covering damage or stains may be hidden by furniture.
 Under floor covering cannot be determined by inspector. Determining the condition of insulated glass is not always possible due to temperature, weather and lighting conditions.

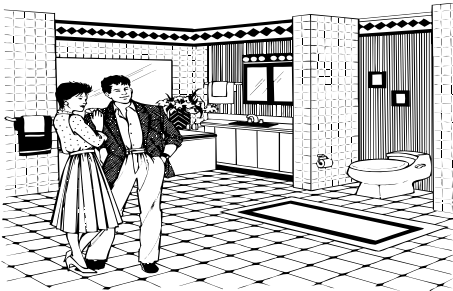
Bathroom 1

Evaluation Grade (B) Fair Condition for this section

The evaluation grade given to this section is for the visual components of the Bathroom. Sewer lines, water lines, electrical lines or components behind or between walls, behind furniture or underground or not visible to the inspector cannot be evaluated
Checked Items Are in Need Of Repair / Service / or Further

Type of Bathroom	Full Bathroom	Location	Hallway area
Smoke Detectors	Does not apply to property	Fire Sprinklers	Does not apply to property
Door	Operational at time of inspection		
Windows	✓ Wood windows need adjustment for proper function		
Switches	Operational at time of inspection		
Light fixture	Operational at time of inspection		
Outlets	Operational at time of inspection		
G.F.C.I	Operational at time of inspection		
Exhaust Fan	N/A		
Sink Faucet	Operational at time of inspection		
Tub Faucet	Operational at time of inspection		
Shower	Operational at time of inspection		
Tub	In good condition at time of inspection		
Spa	Does not apply to this section		
Shower Stall	Does not apply to this section		
Toilet	Operational at time of inspection		
Bidet	Does not apply to this section		
Drainage	Operational at time of inspection		
Sink	In good condition at time of inspection		
Counter Top	In good condition at time of inspection		
Cabinets	Operational at time of inspection		
Walls	In good condition at time of inspection		
Ceiling	In good condition at time of inspection		
Trim/Molding	In good condition at time of inspection		
Flooring	Wood Laminate Flooring		
Heat Register	✓ Present, electrical wall heater needs to be checked by electrician	Locat	Wall

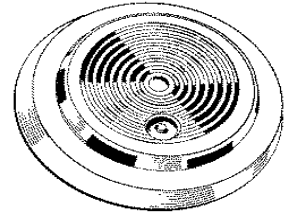
Comments



The condition of the walls behind wall covering, paneling and furnishing cannot be judged. Only general visual conditions are noted. Only general visual condition of floor is included in this inspection. Any outlet being blocked by furniture cannot be tested, or any 2-prong outlet. Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub and shower surroundings are water tight is beyond the scope of the inspection. It is very important to maintain all grouting and caulking in bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

Fire And Safety

Even when you have complied with every item in the home fire safety, a plan is still needed for early warning and escape in case a fire does occur, many fire deaths and fire injuries actually are caused by smoke and gases. Place one detector on every floor. Make sure they are placed either on the ceiling or 6 - 12 inches below the ceiling on the wall. Locate smoke detectors away from air vents or registers.



Smoke Detector

Smoke Detectors

Smoke Detectors

Comments

Advisable to install smoke detectors in each Bedroom, Hallway, and Kitchen area

Fire Sprinklers

Fire Sprinklers

Comments

Fire Sprinkler system is beyond the scope of the inspection, advisable to have system checked by fire Marshall

Alarm System

Alarm systems are beyond the scope of the inspection

Safety Glass

Building and safety requires the use of specialty glass in Skylites, Overhead Windows, Glass Doors, Shower Doors, and Windows within 18 inches of the floor.

Security Bars

Comments

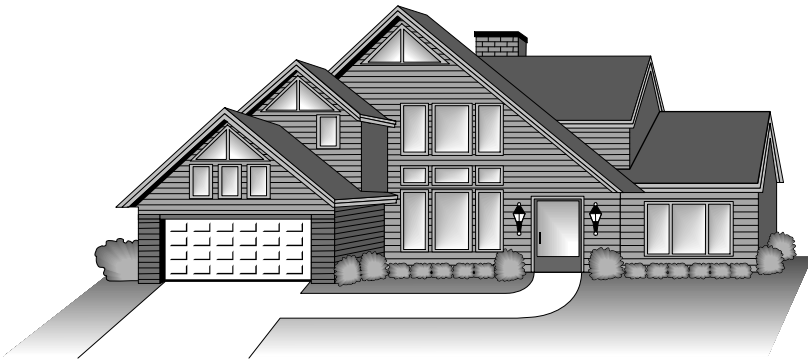
Security bars on bedroom windows should have emergency self release handles

Residential Earthquake Hazards

- | | | | | | | |
|--|-------------------------------------|-----|--------------------------|----|-------------------------------------|-----|
| 1. Is the water heater braced, strapped, or anchored to resist falling during an earthquake ? | <input checked="" type="checkbox"/> | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> | N/A |
| 2. Is the structure anchored or bolted to foundation? | <input checked="" type="checkbox"/> | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> | N/A |
| 3. If the structure has cripple walls are the exterior walls braced ? | <input type="checkbox"/> | Yes | <input type="checkbox"/> | No | <input checked="" type="checkbox"/> | N/A |
| 4. If exterior foundations consist of unconnected piers and post, have they been reinforced ? | <input type="checkbox"/> | Yes | <input type="checkbox"/> | No | <input checked="" type="checkbox"/> | N/A |
| 5. If the exterior foundation, or part of it is made of unreinforced masonry, has it been strengthened ? | <input type="checkbox"/> | Yes | <input type="checkbox"/> | No | <input checked="" type="checkbox"/> | N/A |

If house has been built on a hillside, answer the following

- | | | | | | | |
|---|--------------------------|-----|--------------------------|----|-------------------------------------|-----|
| 6. Are exterior walls braced ? | <input type="checkbox"/> | Yes | <input type="checkbox"/> | No | <input checked="" type="checkbox"/> | N/A |
| 7. Where the tall post or columns either built to resist earthquakes, or are they strengthened ? | <input type="checkbox"/> | Yes | <input type="checkbox"/> | No | <input checked="" type="checkbox"/> | N/A |
| 8. If structure has living area over garage, was the wall around the garage door opening either built to resist earthquakes, or has it been strengthened. | <input type="checkbox"/> | Yes | <input type="checkbox"/> | No | <input checked="" type="checkbox"/> | N/A |



This Page is being provided to the buyer and seller as a service from StateWide

Report Summary A (items in need of immediate

This page is intended to be used in conjunction with entire report, it's intentions is not to report all findings just on this page. You must read all pages of report thoroughly.

1. Refer to home inspection report for details, locations and repairs.
2. Refer to termite inspection for damaged, decayed, or moistured wood, pertains also to interior wood such as baseboards, thresholds, trim, baseboards, cabinets, sub floors and wood floors.
3. Advise to cross reference inspection report with final walks through.
4. Refer to disclosure statement for sellers details, disclosure statement should be provided by seller.
5. Advise to replace missing or nonfunctional light bulbs, and any missing light fixture covers.
6. Advise to secure any loose cables or wires.
7. Advise to adjust doors and windows as needed
8. Advise to replace washers from leaking faucets.
9. On going maintance is a requirement for a well maintained home.

Items that are in need of immediate attention or further evaluation**Exterior Area:**

- a. Landscape: Dry lawn , needs to be irrigated and maintained
- b. Walkways / Driveways: Cracks noted to sections, advise to have sealed as needed
- c. Windows: Needs to be adjusted for proper function
- d. Screens: Missing screens , advise to have installed
- e. Ext. Outlets: Install weather proof covers to outlets
- f. Door Leading to exterior needs to be painted for weather protection

Electrical System: a. Elec. Service: Recommend to have electric system upgraded to 100 or 200 amps system

- b. Breakers: Older system , recommend to have upgraded
- c. Recommend to have electric system upgraded to 100 or 200 amps system

Gas Service: a. Emerg. Shutoff Wrench / Autom. Shutoff Valve / Earthquake Shutoff Valve: Advise to install

Water Service: a. Volume Pressure: Slight water volume drop to interior faucets.

Water Heater: a. Temp. Relief Valve: Missing over flow pipe at time of inspection , advise to have installed.

Roofing System: a. Condition: Roof material is showing signs of weathering

- b. roof material is showing signs of weathering , further evaluation is needed
- c. Garage Roof: condition; Roof material is showing signs of weathering

Gutters: a. Needs to be cleared out from debris

Hallway: a. Floor Covering: Separation at joints noted to wood laminate flooring

Kitchen: a. Windows: Wood Windows need to be adjusted for proper function

- b. Walls: Wall covering is in need of painting, advise to have painted
- c. Floor Covering: Wood Laminate floor has separation to joints

Contin. on page Summary B.....

Report Summary B (items in need of immediate

This page is intended to be used in conjunction with entire report, it's intentions is not to report all findings just on this page. You must read all pages of report thoroughly.

1. Refer to home inspection report for details, locations and repairs.
2. Refer to termite inspection for damaged, decayed, or moistured wood, pertains also to interior wood such as baseboards, thresholds, trim, baseboards, cabinets, sub floors and wood floors.
3. Advise to cross reference inspection report with final walks through.
4. Refer to disclosure statement for sellers details, disclosure statement should be provided by seller.
5. Advise to replace missing or nonfunctional light bulbs, and any missing light fixture covers.
6. Advise to secure any loose cables or wires.
7. Advise to adjust doors and windows as needed
8. Advise to replace washers from leaking faucets.
9. On going maintance is a requirement for a well maintained home.

Items that are in need of immediate attention or further evaluation

Contin. of Kitchen: d. Wood winsows need adjustment for proper function , also have screens installed

e. Door leading to laundry section does not have door jamb stop needs to be installed

Living Room / Dining Room: a. Cond. Windows: Advise to have adjusted for proper function

Bedroom 1 / Bedroom 2 / Bedroom 3: a. Cond. Windows: Advise to have adjusted for proper function

Bathroom 1: a. Windows: Wood windows need adjustment for proper function

b . heating Register: Present, electrical wall heater needs to be checked by electrician

Smoke Detectors: a. Advise to have smoke detectors installed

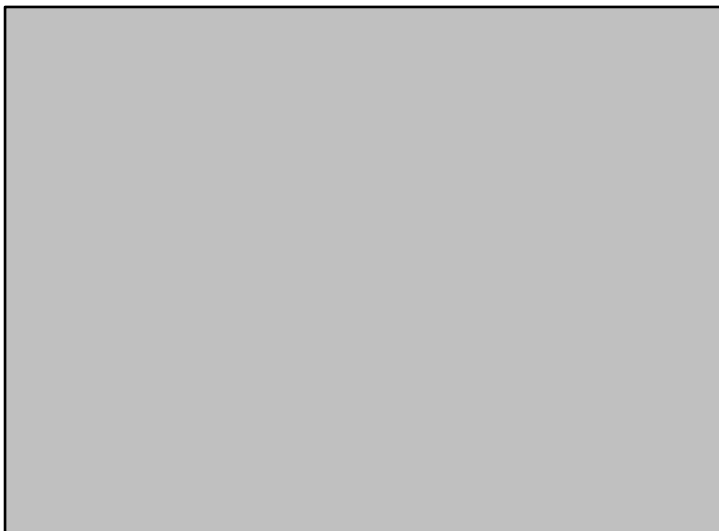
b. Advise to have Carbon monoxide detector installed



Comments: View of kitchen



Comments: View of laundry



Comments:



Comments: View of roof material, showing signs of weathering, further evaluation is needed