

Real Estate Inspection Report



Sample Report

**604 S. Any Street
Los Angeles, CA 90689**

Confidential and Proprietary

10623 Sherman Grove Ave., Sunland, CA
(818) 951-1795

www.LaRoccaInspect.com

CLIENT INFORMATION

CLIENT NAME:
ADDRESS: 604 S. Any Street.
CITY: Los Angeles.
INSPECTION DATE: May 12, 2011.
INSPECTION TIME: 12:30 PM.
TOTAL FEE: .
PAID BY: Credit Card, over the phone.
INSPECTOR: Mark Harrison.

INSPECTION CONDITIONS

CLIMATIC CONDITIONS:

WEATHER: Clear.

TEMPERATURE: 70's.

BUILDING CHARACTERISTICS:

BUILDING TYPE: Single Family Residence.

STORIES: One.

UTILITY SERVICES:

UTILITIES STATUS: The utilities were on.

OTHER INFORMATION:

BUILDING OCCUPIED: Yes.

CLIENT PRESENT: Yes.

DEFINITIONS AND STANDARDS

TERMS OF THE INSPECTION:

SERVICEABLE:

It is the inspectors opinion that this item is doing the job for which it was intended and exhibits normal wear and tear.

NEEDS ATTENTION:

It is the inspectors opinion that this item is in need of further investigation and/or repairs or appears to be at the end of its service life. The inspector has made the client aware of this situation by calling it "needs attention" in the report and it is then the clients responsibility to take appropriate action concerning the situation with the appropriate professional during the inspection contingency period and prior to the close of escrow.

NOT ACCEPTABLE:

It is the inspectors opinion that this item is either a safety hazard or not functioning properly. The inspector has made the client aware of this situation by calling it "not acceptable" and it is then the clients responsibility to take appropriate action concerning the situation with the appropriate professional during the inspection contingency period and prior to the close of escrow.

STANDARDS:

A. The report conforms to the Standards and Practices of the California Real Estate Inspection Association and the Business and Professions Code which defines a real estate inspection as a survey and basic operation of the systems and components of a building which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may result in damage to the property or personal injury to the inspector. The purpose of the inspection is to provide the Client with information regarding the general condition of the building(s). Cosmetic and aesthetic conditions shall not be considered.

B. A real estate inspection report provides written documentation of material defects discovered in the inspected building's systems and components which, in the opinion of the Inspector, are safety hazards, are not functioning properly, or appear to be at the ends of their service life. The report may include the Inspector's recommendations for correction or further evaluation.

C. Inspections performed in accordance with these Standards of Practice are not technically exhaustive and shall apply to the primary building and its associated primary parking structure.

PLUMBING SYSTEM

While some plumbing observation may be code related, this inspection does not determine if the system complies with code. Supply and waste lines are inspected only where they are accessible and while operating accessible fixtures and drains. Performance of the water flow can vary during different times of the day and performance of the drain during actual usage is undetermined. Drain blockage is common in vacant property. It is advised to have any underground drain/sewer lines examined by a specialist with a camera to determine their actual condition. The following are not included; inaccessible supply or waste lines, leaks in inaccessible areas such as walls, underground or the crawl space, the interior of pipes for mineral or corrosive clogging, water hammering, solar equipment or water temperature, and the condition of shower pans or if a shower will leak when used. No water testing of any type is performed. The type of copper, whether it is M, L, or K, is not part of this inspection and will not be determined. The gas system is not tested for leaks and any underground or hidden gas lines are specifically excluded from this report. Gas Seismic valves are not evaluated for correct size or connection, or function. Determining the operation of sewer ejection systems is excluded from this inspection and it should be examined by a specialist. The angle stops under sinks and other plumbing valves, such as the main shut off valve, are not turned or tested. The finish fixtures as toilets, sinks and faucets etc are covered in the Kitchen and Bathroom section of this report.

MAIN WATER SUPPLY LINE:

MAIN WATER LINE MATERIAL: Copper piping is viewed coming out of the ground by the building and as the main line runs underground from the street to the building, this appears to be the main water line. As the underground portion is not seen, no assumption is made as to its condition or material.

MAIN WATER SHUT OFF LOCATION:



On the left side of the building.

CONDITION:

Serviceable.

WATER SUPPLY PRESSURE REGULATOR:

CONDITION:

There was a pressure regulator observed on the water supply system. It is not known how well or if it is functioning as all its parts are enclosed inside the regulator casing.

WATER PRESSURE:

70 psi, this is serviceable.

INTERIOR WATER SUPPLY LINES:

WATER SUPPLY PIPING MATERIAL:

The interior piping that supplies the water throughout the building is made of copper.

CONDITION:



Needs Attention: Excessive corrosion was observed on some of the copper water supply piping under the kitchen or laundry area. This may require repair.



There is copper to galvanized steel contact occurring where the straps that secure the copper piping to the framing are made of galvanized steel. This may corrode both metals and is not an approved building practice. The straps should be changed to an approved material.

There are also areas where the water supply pipes were not well secured and should have additional strapping to the building.

*WATER SUPPLY PIPING
COMMENTS:*

A few pieces of Type M copper water supply piping were observed under the structure. This is an approved piping material but some plumbing contractors consider it an economy grade piping.

WASTE LINES:

WASTE LINE MATERIAL:

The waste pipes that were able to be observed from the sub area of the structure were found to consist of some newer plastic pipe materials with a portion of the original cast iron and galvanized steel pipes still in service.

CONDITION:

Needs Attention: The general condition of the waste lines was evaluated by operating each fixture in the structure for a reasonable period and by observing the piping in the sub area of the structure. The fixtures were found to be draining normally and no leaks were observed in the pipes in the sub area. However, the cast iron pipe materials have rust on the exterior. As these appear to be the original pipes, they will need to be monitored for future upgrades as they continue

to age. The average expected service life of this type of pipe material is usually around 60 years or so.

Damp or wet areas were observed under the house below each of the front and right side bathroom groups. It was not determined if this moisture was from leaks(as no obvious leaks were seen) or from the drainage conditions discussed in the Grounds section of this report. Further evaluations is advised.



The attachment of the waste line piping to the framing of the building is substandard. Improper strapping materials were used in areas and minimal straps were observed on the newer piping.

HOSE FAUCETS:

CONDITION:

A sampling of the exterior hose faucets show them to be operating properly.

GAS SYSTEM:

SEISMIC GAS SHUT OFF VALVE:



The safety shut off valve appears to be placed on the "Gas Company" side of the meter. This is only permitted if it was done by the Gas Company. It is advised to consult with a "retrofitter" specialist for additional details.

GAS METER LOCATION:

The gas meter was located on the right side of the building.

CONDITION:

It is advised to have the gas provider inspect the gas system to determine its condition and check all the gas appliances and fixtures. This is usually a free service.

WATER HEATER:
LOCATION:



LOCATION CONDITION:

The water heater is located on the exterior of the building at the left.

Needs Attention: The area in front of the water heater should be kept clear in the event that a technician needs to access the unit as per current standards.

FUEL:

Gas.

SIZE:

This is a tankless on-demand type water heater. It does not store and continually heat water, but instead provides it as needed by the occupants.

AGE:

The age of the water heater is unknown but it appears newer.

CONDITION:

The water heater does function and appears to be operating normally.

Note: The water heater is a tankless on-demand water heater. It operated when the hot water faucets were turned on and supplied hot water. It is not known how well it will function when multiple fixtures are operated or if it is sized properly for the amount of fixtures it has to service. Sizing of the system related to the fixture unit requirements of the house would be done by a licensed plumbing contractor or might be found in the manufactures installation instructions.

COMBUSTION AIR:

Serviceable.

TEMPERATURE/PRESSURE
RELIEF VALVE:

Needs Attention: The temperature/pressure relief valve has no drain line installed to take the water away to a safe location if the valve releases. We recommend this drain line be installed in case this valve ever released.

VENTING:

This appears to be an exterior use water heater due to the type of combustion vent on the unit and appears to be installed at a satisfactory location in relation to operational windows, overhangs and other surfaces. Manufactures installation instructions would give the actual clearance requirements.

RECIRCULATING PUMP:

The re-circulating pump on the system was not on at the time of the inspection as it was connected to a timer. Its function was not able to be tested.

PLUMBING COMMENTS:

WASTE LINE COMMENTS:

The sewer lines that go out to the sewer system are installed underground and are not visible. Their condition is unknown. The only way to determine there condition is to have them examined with a camera by a specialist to determine their true condition and any needed repairs.

NOTE: there is a distinction between 'waste lines' and 'sewer lines' - while both take the drain / waste water away from sinks and toilets and out of the building, the 'waste line' is under the building, sometimes visible and sometimes not, and the 'sewer lines' start 2 feet outside the building and extends to the city sewer.

A typical 'sewer line inspection' is only the portion outside the building to the city sewer, and not under the building. Some sewer line inspection specialists can also inspect the 'waste / drain' lines actually under the building, using a smaller video camera system.

This is a separate specialty inspection.

IMPORTANT! a recent change in LA building code requires that any structure built before 1965 that is undergoing plumbing repair or building remodeling with permits is required to have a video inspection of the sewer line between the building and the public sewer main to check for the presence of concrete sewer pipe, and if found, this may need to be repaired or replaced.

GENERAL COMMENTS:

The majority of the water supply pipes, waste lines and gas lines are underground, in walls or installed in concealed parts of the structure and thus are not visible. Their condition cannot be determined and no representation is made as to their status.

It is advisable to have a licensed plumber examine the system and make all needed repairs to ensure a properly installed and correctly operating plumbing system. This investigation of the system should be done prior to the expiration of the contingency period so the repair or replacement costs are known and unexpected expenses are avoided. It is expected that when the plumbing specialist checks out the system they will find more problems as this is a general inspection and not designed to list every fault but refer it over to them when problems show up in the system.

ELECTRICAL SYSTEM

Electrical features are operated with normal controls. The general wiring, switches, outlets and fixtures are randomly checked in accessible areas. Wiring in the main box is inspected by removing the cover if accessible. While some observations may be code related, this inspection does not determine if the system complies with code. The inspection does not determine electrical capacity, determine over current capacity for any item including appliances, compare circuit breaker capacity to installed appliance rating. Also excluded are interior or exterior low voltage wiring or fixtures, telephone, security, intercom, stereo, cable or satellite TV, remote controls or timers. The exterior lighting, landscape lighting or any lighting outside the footprint of the building is not inspected. Light bulbs are not removed or changed during an inspection. This inspection does not certify or warrant the system to be free of risk of fire, electrocution or personal injury or death.

MAIN ELECTRICAL SERVICE:

TYPE OF ELECTRICAL SERVICE: The electricity is supplied by an underground line, 120/240 Volts.

ELECTRICAL SERVICE TO THE BUILDING: As this is an underground service no representation can be made as to its condition.

MAIN PANEL LOCATION:



The main electrical panel is located on the left exterior side of the building.

MAIN PANEL AMPERAGE: Service Amperage - 400 Amps.

TYPE OF CIRCUIT PROTECTION DEVICE: The main electrical panel is on circuit breakers.

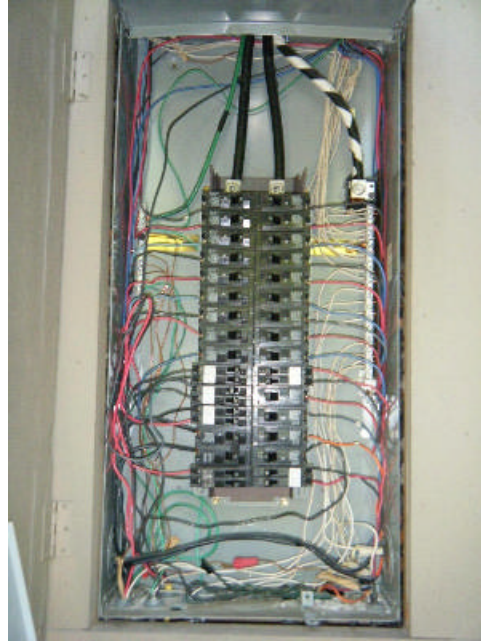
MAIN PANEL CONDITION: **Needs Attention: There is more than one wire connected to a single circuit breaker. This is an improper installation and should be corrected per the current standards. One of these was noted.**

MAIN PANEL CIRCUIT BREAKERS: Serviceable.

GROUNDING SYSTEM: Serviceable.

ELECTRICAL SUBPANELS:

SUBPANEL LOCATION:



There is an electrical subpanel on the exterior of the building at the left side where the original main service panel was located.

SUBPANEL CONDITION:

Serviceable.

INTERIOR ELECTRICAL WIRING:

TYPE OF WIRING:

The type of wiring in the house was determined removing panel covers and various receptacle cover-plates around the house. It was observed to consist of plastic coated copper wiring in those areas.

TYPE OF WIRING CONDUIT:

The type of conduit observed in the attic and sub area where found to be different types. Flexible metal and romex conduit was seen.

WIRING CONDITION:



Not Acceptable: The wiring observed in the attic space and especially the crawl space/sub area is poorly installed. There several areas under the house where flexible and romex conduits as well as metal or plastic junction boxes are laying on the ground. In the areas of damp soil, some of these conduits are rusting and in poor condition. In the attic space, there are many open junction boxes stuffed with many wires that may not be able to fit a proper cover. These observable areas indicate that the at least portions of the wiring has been done by a less than qualified individual requiring us to recommend that the entire wiring and electrical system be examined by a licensed and reputable electrical contractor.

**OUTLETS:***CONDITION:*

A representative sampling of available/unused outlets were tested and those that were checked were found to be in working order.

SWITCHES:*CONDITION:*

A representative sampling of switches were checked and those that were tested were found to be in working order.

FIXTURES:*CONDITION:*

Needs Attention: There are light fixtures that did not work. This can be a burnt out bulb but it is not known exactly why they are not working. This was observed in a few areas throughout the house, such as in the maids hallway.

EXTERIOR ELECTRICAL:*CONDITION:*

The exterior lighting outside the building such as in the yard, planters and on the grounds is not part of the inspection. There are damaged and potentially not functioning exterior yard lighting that were observed in the left side yard area. Further evaluation of the exterior lighting system could be done by the electrician.

SMOKE ALARMS:*CONDITION:*

Smoke alarms are needed to comply with local safety regulations and escrow instructions. Most local cities require alarms in each sleeping area and the adjoining living area, within twelve feet of the door of the sleeping areas. It is advised to check with the local municipality to determine their requirements.

ELECTRICAL COMMENTS:*ELECTRICAL WIRING COMMENTS:*

Low voltage lighting and wiring is excluded from a standard property inspection including outdoor lights, phone lines, security systems and speaker systems. Regular voltage exterior lighting is also excluded.

ELECTRICAL COMMENTS:

The wiring is enclosed within the walls and ceilings and other parts of the structure. It is not visible and its condition cannot be fully determined. No representation is made as to its status.

It is advisable to have an electrician examine the system and make all needed repairs to ensure a properly installed and correctly operating electrical system. It is expected that when the electrical specialist checks out the system they will find more problems as this is a general inspection and not designed to list every fault but to isolate areas in need of further detailed inspections.

HEATING AND COOLING SYSTEM

While some observations may be code related, this inspection does not determine if the system complies with code. Weather permitting the systems are operated with normal controls. In order not to damage the system, the air conditioners are not activated if the outdoor temperature is below 65 degrees. Gas furnaces are not checked for carbon monoxide leakage or fire risks. There are carbon monoxide and fire detection devices which can be purchased and installed, which we recommend. Air ducts and registers are randomly checked for air flow. Heat exchangers are specifically excluded from the inspection. They are visually obstructed by the design of the system and a complete inspection requires special tools and disassembly, which is beyond the scope of the inspection. The following items are beyond the scope of the inspection; balance of the air flow, capacity or velocity of the air flow, humidifiers, air duct cleanliness, the ability of the system to heat or cool evenly, the presence of toxic or hazardous material or asbestos, system refrigerant levels, cooling or heating capacity to determine if its sufficient for the building, electronic air filters, solar equipment, programmable thermostats and determining the remaining life of the system. Window A/C's are not built in units and therefore not inspected.

HEATING AND COOLING SYSTEM:

This unit is for the living spaces.

HEATING SYSTEM:

LOCATION:



The heating unit is located in the attic space over the kitchen.

LOCATION CONDITION:

Needs Attention: There is no working platform installed to work on the furnace, this is a standard requirement for safe conditions around the furnace.

SYSTEM TYPE:

The furnace is a gas-fired forced air system.

FAN AND MOTOR:

Serviceable.

CONDITION:

Serviceable.

THERMOSTAT:

Needs Attention: The thermostat is loosely mounted to the wall.

COMBUSTION AIR:

Serviceable.

VENTING:



Not Acceptable: The furnace combustion vent does not have sufficient clearance from a combustible material. (wood roof framing or sheathing). This is being identified as a condition that could be a potential fire hazard. The combustion venting system needs to be evaluated by a qualified professional to establish proper clearance requirements and make corrections/repairs.

*RETURN AIR AND FILTERS:
DUCTING AND AIR FLOW:*

Serviceable.



Not Acceptable: There is a disconnected duct that services the register at the right side of the living room near the bedroom hallway.

GENERAL COMMENTS:

There are small pieces of abandoned ducting that was not removed when the ducts were upgraded. The insulation on this abandoned ducting is the type of material that is often found to contain asbestos. It would have to be tested in a laboratory to confirm what its composition is

COOLING SYSTEM:

LOCATION:



TYPE:

CONDENSER CONDITION:

SYSTEM CONDITION:

CONDENSATE LINE:

ELECTRICAL DISCONNECT:

The condenser for the air conditioning is located in the side yard.

The air conditioning is a split system type, this is where the furnace(forced air unit) is inside the building and the air conditioner condenser is outside the structure.

Needs Attention: The sizing of the system in relation to the space that it is cooling is not part of this inspection. This system may be undersized for the space that it has to cool and it needs to be evaluated by a licensed air conditioning contractor to determine how well it will perform its job of cooling the interior spaces.

Needs Attention: The air coming out of the unit is somewhat cool and has less than the expected temperature difference between the return air and the cooled air. Only about 8 degrees difference was observed. This is not cooled enough to be considered functioning properly. A 15 - 20 degrees differential is what is looked for during this inspection. This should be evaluated and serviced by a licensed heating and air contractor to determine the reason this is occurring and its remedy.

Not Acceptable: The primary, secondary and backup pan under the coil all have drainlines that connect together. This is an improper installation and is advised for repair.

Serviceable.

HEATING AND COOLING SYSTEM:

This unit is for the bedroom areas.

HEATING SYSTEM:

LOCATION:



The heating unit is located in the attic over the bedrooms.

LOCATION CONDITION:

Needs Attention: There is no working platform installed to work on the furnace, this is a standard requirement for safe conditions around the furnace.

SYSTEM TYPE:

The furnace is a gas-fired forced air system.

FAN AND MOTOR:

Serviceable.

CONDITION:

Serviceable.

THERMOSTAT:

Needs Attention: The thermostat is loosely mounted to the wall.

COMBUSTION AIR:

Serviceable.

VENTING:



Not Acceptable: The furnace combustion vent does not have sufficient clearance from a combustible material. (wood roof framing or sheeting). This is being identified as a condition that could be a potential fire hazard. The combustion venting system needs to be evaluated by a qualified professional to establish proper clearance requirements and make corrections/repairs.

RETURN AIR AND FILTERS:

Serviceable.

DUCTING AND AIR FLOW:

Serviceable.

COOLING SYSTEM:

LOCATION:



TYPE:

The condenser for the air conditioning is located in the side yard.

CONDENSER CONDITION:

The air conditioning is a split system type, this is where the furnace(forced air unit) is inside the building and the air conditioner condenser is outside the structure.

SYSTEM CONDITION:

Needs Attention: This unit is older than the other but appears to still be within its expected service life.

Needs Attention: The air coming out of the unit is somewhat cool and has less than the expected temperature difference between the return air and the cooled air. A range of 11 to 13 degrees was observed. This is not cooled enough to be considered functioning properly. A 15 - 20 degrees differential is what is looked for during this inspection. This should be evaluated and serviced by a licensed heating and air contractor to determine the reason this is occurring and its remedy.

CONDENSATE LINE:

Not Acceptable: The primary, secondary and backup pan under the coil all have drainlines that connect together. This is an improper installation and is advised for repair.

ELECTRICAL DISCONNECT:

Serviceable.

HEATING AND COOLING SYSTEM:



There is a third heat pump style wall unit and condenser for the garage office area. This is a newer unit and appears to be operating normally. Our evaluation of this type of unit is limited to general operation.

HEATING AND COOLING COMMENTS:

COMMENTS:

Per the California Energy Commission, "Beginning October 1, 2005, Title 24 of the Building Energy Efficiency Standards requires that ducts be tested for leaks when a central air conditioner or furnace is installed or replaced. Ducts that leak 15% or more must be repaired"

A property inspection will not be able to determine if air loss (leaky ducts etc) exceeds the maximum allowed of 15%. This test can only be done by a qualified technician and is beyond the scope of this inspection. It is advised to consult with a qualified specialist on this matter as the examination may determine that repairs or replacement of the ducting system is required.

It is advised to have a licensed heating contractor examine the heating and/or cooling system and make all needed repairs to ensure a safe and properly operating system. It is expected that the specialist may find additional items that need repair as the general inspection is designed to turn it over to them when problems show up in a system so it can be further investigated.

ROOF SYSTEM

The report is not intended to be conclusive regarding the life span of the roofing system, if it is leak free or how long it will remain leak free in the future. The inspection and report are based on visible and apparent condition at the time of the inspection. The inspection does not address manufacturing defects, fastener appropriateness, if the roof was installed per code, if flashing is present in all locations or the numbers of layers present. Unless a rain has fallen just prior to the inspection, it is not possible to determine if active leakage is occurring. Not all attic areas are readily accessible for inspection. Tile roofs and steeply pitched roofs are not safe to walk on and access is limited on them. Conclusions made by the inspector do not constitute a warranty, guaranty, or policy of insurance. All roofs require periodic maintenance to achieve typical life spans and should be inspected annually. Expect to make minor repairs to any roof.

While it is possible some prior repairs and leaks may be reported, it is not the intention of the inspection to identify and report all prior repairs and conditions. It is recommended to refer to the seller and sellers disclosure about the presence of any roof leaks or prior repairs. Also it should be noted that all gutters deteriorate and have a limited life span before they need to be replaced.

ATTIC:

<i>ACCESS TO ATTIC:</i>	The attic access is located in the bedroom hallway and maids room hallway.
<i>ACCESS CONDITION:</i>	Serviceable.
<i>AREA OF ATTIC:</i>	There is an attic space over most of the floor plan of the building. There are areas with no attic space, with vaulted or raised ceilings over the living room. Some areas over the bedrooms were not able to be accessed due to limited height and ducting.
<i>TYPE OF ATTIC FRAMING:</i>	The attic has conventional framing in it.
<i>ATTIC FRAMING CONDITION:</i>	Needs Attention: The roof structure framing appears to be in generally serviceable condition (no significant sagging or splitting was observed) and appears to be functioning. However, this type of roof tile system is a fairly heavy system that can sometimes require additional support. If further evaluation is desired as to the structural integrity of the roof system, a qualified roofing contractor or structural engineer should be consulted.
<i>ATTIC VENTILATION:</i>	Serviceable.

ATTIC INSULATION:

<i>INSULATION CONDITION:</i>	No insulation is provided in the attic. Insulation was not commonly installed at the time when this building was constructed. 8 - 12 inches of insulation is standardly recommended in the attic for energy savings.
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ROOF:

<i>ROOF STYLE:</i>	The roof is a sloped type with a pitch to it.
<i>TYPE OF ROOFING MATERIAL:</i>	The roofing material on the sloped roof is made of manmade tile/shingle.
<i>ROOF ACCESS:</i>	The roof was not walked on due to it being easily damaged. The roof was viewed from roof edge on ladder in various areas around the house.

ROOF COVERING STATUS:



Needs Attention: At least one damaged tile was observed over the living room between the skylights. The function of the tile is to protect the underlayment which is the waterproof member of the roof system. This and any other damaged tile will need to be repaired by a qualified roofing contractor.

EXPOSED FLASHINGS:

CONDITION:

The visible condition of the flashing appeared serviceable from the ladder at the edge of the roof.

SKYLIGHTS:

CONDITION:

Needs Attention: There is evidence of a potential past leak at at least one of the skylights. There are moisture stains at the ceiling in this area. It is advised to get the history of this potential past leak and any repairs that may have been done. This can sometimes mean regular maintenance to minimize potential future moisture intrusion.

GUTTERS, DOWNSPOUTS & ROOF DRAINAGE:

GUTTER CONDITION:

Serviceable.

DOWNSPOUT CONDITION:

Serviceable: The downspouts all appear to terminate into a storm drainage system.

ROOF COMMENTS:

The roof has been inspected at a time when it was not raining. Since one of the purposes of the roof is to repel water this could not be observed and verified as occurring in all cases. Therefore the roof has not been tested under wet conditions and how it performs in these condition is unknown. No warranty is made that it will not leak when it is under a wet condition.

It is important for all roofs to have regular maintenance, including cleaning out the gutters and drainlines and ensuring all the penetrations are properly sealed.

FOUNDATION SYSTEM

Structural comments are of the conditions observed at the time of the inspection and are the opinion of the inspector and not fact. If further information or facts are needed, they can be obtained through a structural engineer or foundation expert. The inspection does not determine the potential of the structure to experience future problems, geological conditions or the potential of the underlying soils to experience movement or water flow or whether the soil is stable. If any form of prior structural movement is reported you should expect future movements and possible repairs.

The inspection does not calculate crawl space ventilation capacities, deck and balcony capacity, retaining wall conditions, construction material type, quality or capacity. It does not address the existence of prior repairs, the potential of future repairs, failure analysis, documentation of all possible movement or cracks in floor slabs covered by floor furnishings. It is typical for concrete floor slabs to have some cracks as a result of the normal drying process of the concrete plus the stress occurring by settlement and seismic activity. Crawl spaces are observed in a cursory fashion and wood probing is not done and wood damage, dryrot and termites are not part of this inspection but part of the structural pest control operators report.

FOUNDATION:

CRAWL SPACE:

Needs Attention: There are areas of damp soil under the building at the front and right sides around each of the bathroom groups. It is unsure if the present moisture is from waste line leaks(no obvious leaks were observed) or if the potential drainage defects discussed in the Grounds section of this report is the source. Further evaluation will be necessary to determine the true source so that corrections can be made.



The insulation is not well attached under the building to the underside of the floor and is falling down in areas. This limits access and visibility of the foundation along the front right side.

RAISED FOUNDATION:

Needs Attention: It was disclosed that there have been significant repairs to the foundation in the past. There is no visible evidence from under the house but the type of repairs may or may not be visible from this area. In this situation, it is our recommendation that copies of any available work orders, department of building and safety records/permits, invoices, etc. are obtained regarding the repairs. If this is not satisfactory, a qualified foundation specialist could be consulted to evaluate the structure.

FOUNDATION BOLTING:

Due to the type and style of the framing, the areas where the bolts would be located is closed off and not visible. Based on the age of the structure it is expected that there would be anchor bolting to the standard of the time it was constructed.

FOUNDATION CRIPPLE WALLS: There are no perimeter cripple walls in this type of structure.

FLOOR FRAMING:



Needs Attention: One of main floor girders has been cut to provide room for a waste pipe. Additional support has been added by a second post and pier but this is non-standard and should be further evaluated.

POSTS AND PIERS:



Needs Attention: There have been several posts and piers added under the maids area bathroom. These have been added in a manner that does not appear standard. Limited or no framing attachments were seen on most of the posts.



A number of pieces of wood such as shims are being used to raise some of the posts. These pieces are not attached and can slip during building settlement and movement. Due to the expansive nature of the soil under the house and the presence of moisture, it is expected that over time, they will work their way out.

FOUNDATION VENTS:

Needs Attention: Some of the crawl space vents are at or below grade level. Such as at the front planter, patio area and along the right side of the house. This combined with other observable drainage defects can allow water entry during wet conditions or rains. Moisture intrusion under the structure and over-saturation of the soil at the foundation is one of the leading causes for foundation deterioration, damage and settlement over time. See the Drainage section of this report for additional information.

FOUNDATION COMMENTS:

GENERAL SUGGESTIONS:

Expansive soils are believed to be present in this area. This soil expands when wet and contracts as it dries out. Movement of the structure should be expected during excessively wet or dry periods of weather. A Geologist would have more information about this subject if required.

GENERAL COMMENTS:

There are chalky areas on the concrete. These are an indication that water has entered the concrete and crawl space during wet weather and brought salts out of the concrete when it came to the surface.

EXTERIOR

The exterior is viewed in a cursory fashion. Areas of the exterior that are hidden from view by vegetation or stored items cannot be judged and are not a part of this inspection. Minor cracks are typical in many exterior wall coverings and most do not represent a structural problem. Peeling and cracking exterior paint on windows, doors and trim allow water to enter and cause damage and deterioration. It is important to keep these exterior surfaces properly painted and/or sealed.

All exterior grades should allow for surface and roof water to flow away from the foundation and exterior walls.

Chimney Inspection: This inspection is limited to those areas visible and readily accessible to the general inspector. Due for the potential for hidden damage within a chimney, it is advised to have any fireplace and chimney system fully examined by a qualified chimney specialist using a video camera to determine and report on the structural integrity and fire safety aspects of these systems.

EXTERIOR COVERING OF THE BUILDING:

MATERIAL: The exterior surface of the building is stucco.

CONDITION: The exterior stucco surfaces are in generally serviceable condition with cracking observed in areas that is common of a smooth stucco surface.

ADDITIONAL NOTES: There are areas where the earth against the outside of the building appears too high and may be covering the weep screed. This can lead to moisture entry and stucco deterioration.

EXTERIOR WINDOW SURFACES:

MATERIAL: The exterior window surfaces are wood.

CONDITION: Serviceable.

SCREENS: **Needs Attention: There are screens that are ripped and torn inside the front bedroom's bathroom**

Many of the windows do not have screens.

EXTERIOR DOOR SURFACES:

MATERIAL: The exterior door surfaces are wood.

CONDITION: Serviceable.

EXTERIOR DOOR THRESHOLDS:

CONDITION: Serviceable.

EXTERIOR TRIM:

MATERIAL: The exterior trim surfaces are wood.

CONDITION: Serviceable.

CHIMNEY:

MATERIAL: The chimney is made of brick.

CONDITION: The chimney was viewed from a distance as the roof surface could not be safely walked on near the chimney. Most of the components of the chimney system are not visible or evaluated in this limited inspection. This is not an evaluation of its compliance with codes, the structural soundness of the system, or of it's ability to separate the hot combustion gases from the house structure and avoid a building fire. It is beyond the scope of the inspection to determine the condition of the chimney as this requires observing the inside of the flue for cracks. This is usually done by a chimney expert using a video scope. It is advised to have this done at this time.

SPARK ARRESTERS: Serviceable.

FLASHINGS: Serviceable.

EXTERIOR COMMENTS:

COMMENTS: This inspection is not a structural pest control inspection, otherwise known as a termite inspection. The "termite" inspection also covers such things as dryrot and wood damage and deterioration as well as wood destroying organisms. Any and all of these items need to be examined and any repairs completed before the close of escrow by the "termite" company and they usually have a guarantee on their work. Please refer to the structural pest control report for any information concerning them

GARAGE - CARPORT

Garage doors, starting in 1992, were required to have an electronic beam installed across the garage door opening to automatically reverse the garage door if there was a blockage of the beam. This prevents the door from closing and damaging people or objects that may be in the garage door opening when the door is operated. Prior to the above date, some garage doors had an automatic reverse feature that operated on pressure. If while descending, the door met resistant, it would automatically reverse and not continue to close. The pressure feature of the garage door will not be checked by the inspector as it may damage the garage door to stop it during its operation. It is advised to have all garage doors upgraded with an electronic beam to ensure the safe operation of the door.

STYLE:*LOCATION:*

The property has an attached garage. The garage is no longer being used for parking and has been partially converted for use as an office area.

GARAGE FLOOR:*CONDITION:*

The floor slab in the garage is covered with carpeting and the slab was not visible for inspection.

GARAGE DOORS:*TYPE:*

The garage door is the sectional door type.

CONDITION:

Serviceable.

GARAGE INTERIOR:*CONDITION:*

Serviceable.

GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geo-technical engineer should be consulted. Proper grading is important to keep water away from the foundation. If it is not raining during the inspection the course of water flowing toward the structure or off the site cannot be observed. The soil should slope away from the structure to prevent problems caused by excess water not flowing away properly. Gutter discharge should be directed away from the foundation for the same reason. Out buildings, such as storage sheds, on the property are excluded from the inspection. Fire pits, a B.B.Q. and other similar items are not inspected nor is the gas to them tested or lit.

This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Landscape lighting, sprinklers and their timers are not part of a general property inspection. The inspection report does not include the identification of the property boundaries.

DRIVEWAY:

CONDITION: Serviceable.

WALKWAYS:

CONDITION: Serviceable.

FRONT PORCH AND STEPS:

CONDITION: Serviceable.

LANDSCAPING:

CONDITION: The grounds on the property have generally been maintained.

DRAINAGE:

SITE: The site is generally flat with a slight slope at the front and a good slope away from the structure along the left side.

DRAINAGE CONDITION:



Needs Attention: The grading at the right side of the house slopes toward the structure and has a high point near the center where most of the area drains are. This can cause over-saturation of the soil at the structural footings which is the leading causes of foundation, deterioration, damage and settlement. Slope should fall away from the foundation at a minimum of 1/4 inch per foot and extend at least 10 feet away from the foundation.

Some of the exterior grade heights, such as at the front planter, patio area and along this right side are higher than the fresh air vents for the sub area. This condition increases the potential for moisture intrusion under the structure and due to the expansive nature of the soil discussed earlier in this report can increase the potential for building movement, settlement and potential foundation issues over time.

COMMENTS:

Determining the adequacy of the grounds to shed water and prevent moisture intrusion into the structure is beyond the scope of the inspection. It is advised to obtain the history of any drainage problems and monitor the site regarding water run-off and drainage in general.

This inspection does not address drainage issues further than 6 feet from the building.

Additionally drainage systems that are not visible such as underground systems are not evaluated or inspected. If more information is required it is advised to consult with a drainage specialist.

PROPERTY WALLS, FENCES & GATES:

CONDITION:

The walls or fencing is mostly covered with vegetation and are generally not visible.

GROUNDS COMMENTS:

The manual or automatic sprinkler systems of the property are not tested or examined. These are not part of any property inspection.

Area drains are not tested as part of this inspection and their condition is unknown. It is recommended that these be tested and cleaned as necessary to ensure they function properly.

POOL AND SPA EQUIPMENT

The inspection was limited to those areas which are above ground or water level. The distortion of the water in the pool makes observing the pool surface difficult. The only way to detect an underground leak in a supply line, buried pipe fitting, or pool surface crack is by observation of the persistent and continuous loss of water from the pool over an extended period of time. Pool filtering devices are not disassembled to determine the condition of any installed filter elements. Operation of time clock motors and thermostatic temperature controls cannot be verified during a visual inspection. Pilot lights on gas pool heaters are not lit during the inspection.

POOL/SPA SURFACE:

TYPE OF POOL SURFACE: The pool surface is made of plastered concrete.
TYPE OF SPA SURFACE: The spa surface is made of plastered concrete.
CONDITION: Serviceable with common marbling/discoloration observed. Using the surround tile as a guide, the pool appears fairly level within the acceptable industry standards.

SKIMMER & BASKET:

CONDITION: **Needs Attention: The skimmer cover was very difficult and could not be easily removed.**

COPING AND DECKING:

CONDITION: Serviceable.

POOL/SPA LIGHT:

CONDITION: Both the pool and spa light operated when tested.

PUMPING EQUIPMENT:

PUMP MOTOR CONDITION: Serviceable.
LEAF BASKET: Serviceable.
PRESSURE IN PSI: 20 pounds per square inch.
POOL FILTER: Serviceable.

VISIBLE PLUMBING LINES:

CONDITION: Serviceable.

POOL/SPA HEATERS:

TYPE: The pool has a gas-fired heater to heat the water.
CONDITION: Serviceable.

POOL AND SPA ELECTRICAL ITEMS:

CONDITION: Serviceable.

POOL/SPA ENCLOSURE:

CONDITION: The side gates appear to be self closing.

SPA EQUIPMENT:

CONDITION: Serviceable.

EQUIPMENT AREA:

CONDITION: Serviceable.

POOL/SPA COMMENTS:

The fountain water feature needs to be adjusted. When tested, the water sprayed well beyond the opposite side of the pool.

INTERIOR

As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Minor cracks are found on interior surfaces in all buildings and are typically cosmetic in nature. The condition of floors underneath carpet, furniture and other coverings cannot be determined and is specifically excluded from the inspection and report. Only the general condition of visible portions of floors is included in this inspection. Window and door security bars are not tested or operated. Determining the condition of insulated glass is not always possible due to weather, temperature and lighting conditions. All fireplaces should be cleaned and inspected on a regular basis to make sure that it is a safe and structurally sound system. It is beyond the scope of this inspection to determine cracking or damage to the chimney or its flue. This can only be determined by a chimney expert.

INTERIOR ROOMS:

ENTRY:

Serviceable.

LIVING ROOM:



Needs Attention: There are moisture stains on the ceiling below the skylight closest to the right side of the living room. This could be a past leak of the skylight and it is advised to get the history of this staining.

DINING AREA:

Serviceable.

BREAKFAST AREA:

Serviceable.

LAUNDRY AREA:

Serviceable.

PANTRY AREA:

Serviceable.

HALLS:

Serviceable.

MASTER BEDROOM:

Serviceable.

SECOND BEDROOM:

Serviceable.

FRONT BEDROOM:

Serviceable.

MAIDS BEDROOM:

Needs Attention: There are water marks on the window sill and on the wall below the window. This appears to be from a window being left open rather than moisture intrusion but it should be monitored.

DOORS:

MAIN ENTRY DOOR CONDITION: Serviceable.

EXTERIOR DOORS CONDITION: Serviceable.

INTERIOR DOORS CONDITION: **Needs Attention:** The interior doors as a group are operating but there are a few adjustments/minor repairs needed. Such as at the master bathroom and the front bedroom pocket door. Neither door latches easily.

WINDOWS:

WINDOW CONDITION:

Needs Attention: The windows and exterior door to the patio area from the master bedroom have been damaged and patched with a "bondo" material. This appears to be damage from pet, such as a dog and appears to be generally cosmetic by nature.

Some of the older double hung windows did not open or did not open easily which is not uncommon of this style window. Proper operation of the windows is especially important in the bedroom areas for egress purposes.

FLOORS:

GENERAL CONDITION:

Needs Attention: There are areas of cracked floor tiles in the kitchen and breakfast areas.

HARDWOOD CONDITION:



Needs Attention: There is staining and some deterioration to the hardwood flooring in various areas throughout the house. Some of this appears to be from pet urine, such as just inside the living room french doors. This kind of staining, while generally cosmetic by nature, cannot be removed.

FLOORING COMMENTS:

There are areas where the flooring is sloping and not level. See the Foundation section of this report for more information.

FIREPLACE/WOOD BURNING DEVICES:

LOCATION:

Living room.

MASONRY FIREBOX TYPE:

This is a masonry wood burning fireplace with a gas log system installed in it.

MASONRY FIREBOX CONDITION:

Serviceable.

FLUE:

Only a small area of the flue is visible and can be observed , the majority of the flue system cannot be viewed or evaluated in this limited general inspection. There is a real risk of concealed damage that may pose a fire hazard. It is advised that a chimney specialist with a video camera inspect the chimney and flue system fully to ensure safe operation and structural stability.

DAMPER:

There is no damper installed.

GAS LOG LIGHTER SYSTEM:

Serviceable.

MANTLE/HEARTH:

Serviceable.

SCREENS/GLASS DOORS:

Needs Attention: There are no screen or glass doors on the fireplace. It needs them for fire safety.

FIREPLACE/WOOD BURNING DEVICES:

LOCATION:

Dining room.

MASONRY FIREBOX TYPE:

This is a masonry wood burning fireplace with a gas log system installed in it.

MASONRY FIREBOX
CONDITION:

Serviceable.

FLUE:

Only a small area of the flue is visible and can be observed , the majority of the flue system cannot be viewed or evaluated in this limited general inspection. There is a real risk of concealed damage that may pose a fire hazard. It is advised that a chimney specialist with a video camera inspect the chimney and flue system fully to ensure safe operation and structural stability.

DAMPER:

There is no damper installed.

GAS LOG LIGHTER SYSTEM:

Serviceable.

MANTLE/HEARTH:

Serviceable.

SCREENS/GLASS DOORS:

Needs Attention: There are no screen or glass doors on the fireplace. It needs them for fire safety.

INTERIOR COMMENTS:

COMMENTS:

Because we do not inspect for mold or fungus etc, should you have any concerns at all about mold or the future discovery of mold, we always recommend that a buyer has a building inspected for mold during the contingency period and prior to the close of escrow.

This is a general visual inspection, there was no destructive or intrusive testing performed. The intention of this report is to inform the client of the overall condition of the property by pointing out those items which are found during the course of a general inspection as prescribed in the Standards of Practice of the California Real Estate Inspection Association. This report is not a complete itemized list of each and every individual flaw and should not be relied upon as such.

There are signs of settlement in areas of the building. The floors are not level and the windows and door frames may not be plumb.

GENERAL COMMENTS:

The interior of the building has personal items and furniture blocking the view and therefore access to parts of the property.

ADDITIONAL NOTES:

Items noted in this report as Needs Attention or Not Acceptable require that the client take steps to remedy the situation prior to the expiration of the contingency period and prior to the close of escrow. Any action or inaction taken by the client after he or she has been made aware of a situation noted in this report is at the sole discretion and responsibility of the client.

It appears that there have been alterations and upgrades to the property over the years. Modifications to the electrical, plumbing and mechanical systems as well as to the structure of the building require permits and progress inspections. It is advised to obtain any and all documentation that might possibly be available. This should be done prior to the expiration of the contingency period.

This is not a mold or fungus inspection, it is advised to have a mold specialist examine the property and structure and do a complete inspection to determine the presence or absence of any mold that may affect the health or safety of the occupants.

This inspection is not a structural pest control inspection, otherwise known as a termite inspection. The "termite" inspection also covers such things as dryrot and wood damage and deterioration as well as wood destroying organisms. Any and all of these items need to be examined and any repairs completed in a timely manner.

KITCHEN - APPLIANCES - LAUNDRY

Built-in appliances are visually inspected and operated briefly, by using their normal controls to determine whether or not the appliance is functional. Appliances are not moved and testing of timers, clocks, thermostats, cooking functions, self cleaning functions or other controls is not performed. Inspection of non-built-in appliances is outside the scope of the inspection including portable dishwashers. No opinion is offered as to the actual adequacy, accuracy or effectiveness of appliance operation. The oven temperature is not verified or tested for accuracy. Refrigerators, ice makers, the water line to the refrigerator and water purifiers are not inspected. Washers and dryers are considered personal property and they and their connections are not tested or moved as part of this inspection.

KITCHEN AREA:

<i>WALLS AND CEILINGS:</i>	Serviceable.
<i>FLOORING:</i>	Needs Attention: The kitchen flooring has cracked tiles.
<i>COUNTERS:</i>	Serviceable.
<i>CABINETS:</i>	Serviceable.

KITCHEN SINK:

<i>CONDITION:</i>	Serviceable.
<i>FAUCET:</i>	Serviceable.
<i>DRAIN:</i>	Serviceable.

ISLAND SINK:

<i>CONDITION:</i>	Serviceable.
<i>FAUCET:</i>	Serviceable.
<i>DRAIN:</i>	Serviceable.

KITCHEN APPLIANCES:

<i>GARBAGE DISPOSAL:</i>	Serviceable.
<i>DISHWASHER:</i>	Serviceable.
<i>COOKTOP TYPE:</i>	The kitchen has a gas cooktop.
<i>COOKTOP:</i>	Serviceable.
<i>OVEN TYPE:</i>	The kitchen has an electric oven.
<i>OVEN:</i>	Serviceable.
<i>VENTILATION FAN:</i>	



Not Acceptable: The downdraft vent behind the gas cooktop does not respond when tested with normal operation controls. When the sub area was entered, it was discovered that the vent to the exterior was never connected leaving the system to exhaust into the crawl space.

<i>MICROWAVE:</i>	Serviceable.
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LAUNDRY:

LOCATION:

The laundry facilities are in the service area on the main floor.

*CONDITION OF CLOTHES
WASHER HOOKUPS:*

There are washer facilities present but they were not tested. Also the washer was not tested.

*CONDITION OF CLOTHES
DRYER HOOKUPS:*

There are dryer hookups present but they are not tested and the dryer was not tested.

*TYPE OF CLOTHES DRYER
HOOKUPS:*

A gas dryer hook-up was observed in the laundry area.

KITCHEN COMMENTS:

Refrigerators, ice makers, the water line to the refrigerator and water purifiers are not part of a general inspection. This is due to there being many components that can not be accurately tested for efficiency and function such as cooling controls, ice maker function and freezing ability. It is recommended that these units be serviced by a manufacturer's authorized technician at this time.

Washers and dryers are considered personal property and they and their connections are not tested or moved as part of this inspection.

BATHROOMS

Bathrooms are inspected in a cursory fashion, however each accessible fixture is operated to test its function and visually inspected to determine its current condition. Determining whether shower pans, tub/shower surrounds are water tight or have any rot or other damage is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance is always required whenever there is contact of water with various materials.

BATHROOM AREA:

<i>BATH LOCATION:</i>	This bathroom is a powder room.
<i>WALLS AND CEILING:</i>	Serviceable.
<i>FLOORING:</i>	Serviceable.
<i>SINKS:</i>	Serviceable.
<i>FAUCETS:</i>	Serviceable.
<i>TOILETS:</i>	Serviceable.
<i>MIRRORS:</i>	Serviceable.
<i>BATH VENTILATION:</i>	Serviceable.

BATHROOM AREA:

<i>BATH LOCATION:</i>	This bathroom is located in the master bedroom.
<i>WALLS AND CEILING:</i>	Serviceable.
<i>FLOORING:</i>	Serviceable.
<i>COUNTERS:</i>	Serviceable.
<i>CABINETS:</i>	Serviceable.
<i>SINKS:</i>	Needs Attention: The left side sink is draining slowly.
<i>FAUCETS:</i>	Serviceable.
<i>TOILETS:</i>	Serviceable.
<i>TUB FIXTURES:</i>	Not Acceptable: The hand sprayer leaks at the handle connection. This would leak into the area below the tub deck if the sprayer were operated while still in its cradle.
<i>JETTED TUB:</i>	Not Acceptable: The jets did not respond when tested with normal operation controls.
<i>SHOWER FIXTURES:</i>	Needs Attention: The overhead rain-shower head has heavy lime/scale buildup.
<i>SHOWER DIVERTER:</i>	Serviceable.
<i>SHOWER WALLS:</i>	Serviceable.
<i>SHOWER ENCLOSURE:</i>	Serviceable.
<i>MIRRORS:</i>	Serviceable.
<i>BATH VENTILATION:</i>	Serviceable.

BATHROOM AREA:

<i>BATH LOCATION:</i>	This is the second bedroom's bathroom.
<i>WALLS AND CEILING:</i>	Serviceable.
<i>FLOORING:</i>	Serviceable.
<i>COUNTERS:</i>	Serviceable.
<i>CABINETS:</i>	Serviceable.
<i>SINKS:</i>	Needs Attention: The bathroom sink is draining slowly.
<i>FAUCETS:</i>	Serviceable.
<i>TOILETS:</i>	Serviceable.
<i>TUB FIXTURES:</i>	Needs Attention: The tub stopper was missing.
<i>SHOWER FIXTURES:</i>	Serviceable.
<i>SHOWER DIVERTER:</i>	Serviceable.

SHOWER WALLS: Serviceable.
SHOWER ENCLOSURE: Serviceable.
MIRRORS: Serviceable.
BATH VENTILATION: Serviceable.

BATHROOM AREA:

BATH LOCATION: **This is the front bedroom's bathroom.**

WALLS AND CEILING: Serviceable.

FLOORING: Serviceable.

COUNTERS: Serviceable.

CABINETS: Serviceable.

SINKS: Serviceable.

FAUCETS: Serviceable.

TOILETS: Serviceable.

TUB FIXTURES: Serviceable.

JETTED TUB: **Needs Attention: The tub has not been bedded in a base of concrete or similar material. This can cause the bottom of the tub to flex and potentially crack eventually.**

SHOWER FIXTURES: Serviceable.

SHOWER WALLS: Serviceable.

SHOWER ENCLOSURE: Serviceable.

MIRRORS: Serviceable.

BATH VENTILATION: Serviceable.

ADDITIONAL FIXTURES: Steam unit: The steam shower was tested for operation and was found to be functional. The actual unit was not located for visual evaluation.

BATHROOM AREA:

BATH LOCATION: **This bathroom is a maid's bathroom.**

WALLS AND CEILING: Serviceable.

FLOORING: Serviceable.

SINKS: Serviceable.

FAUCETS: Serviceable.

TOILETS: **Needs Attention: The toilet is loose and not properly attached to the floor. It needs to be properly bolted down.**

SHOWER FIXTURES: Serviceable.

SHOWER WALLS: Serviceable.

SHOWER ENCLOSURE: Serviceable.

MIRRORS: Serviceable.

BATH VENTILATION: Serviceable.

INSPECTION LIMITATIONS

SPECIFIC EXCLUSIONS AND LIMITATIONS:

<i>OUR GOAL:</i>	Our Goal is to enlighten you as to the condition of the property by identifying material defects that would significantly affect the property and therefore your decisions concerning it. We strive to add significantly to your knowledge of the building. Thus the goal is not to identify every defect concerning the property but focus upon the material defects and thereby put you in a much better position to make an informed decision.
<i>GENERALIST VS. SPECIALIST</i>	A property inspector is a generalist and the inspection is conducted along generalist guidelines as listed above. The generalist job is to note material defects in the property he is inspecting. When he observes and finds one or more problems in a system of the property that affects its performance he may then refer the entire system over to a specialist in that field for a further detailed investigation. The specialist is expected to conduct a more detailed examination on that system from his specialist sphere of knowledge and training to determine all the problems with the system and the related costs of repairs. The specialist is inspecting from a depth of knowledge and experience that the generalist does not have.
<i>REPRESENTATIVE SAMPLING:</i>	The building has many identical components such as windows, electrical outlets, etc. We inspect a representative sampling of these only. We do not move any furniture or personal belongings. This means that some deficiencies which were there may go unnoted or there may be items which are impossible to anticipate. We suggest that you plan for unforeseen repairs. This is part of property ownership as all buildings will have some of these repairs as well as normally occurring maintenance.
<i>USE OF THE REPORT:</i>	The inspection report does not constitute a warranty, insurance policy or guarantee of any kind. It is confidential and is given solely for the use and benefit of the client and is not intended to be used for the benefit of or be relied upon by any other buyer or other third party.
<i>PRE-INSPECTION AGREEMENT:</i>	Terms and conditions crucial to interpretation of the report are contained in a separate pre-inspection agreement. Do not use this report without consulting the pre-inspection agreement as use of this report constitutes the acceptance of all the terms, conditions and limitations in that agreement.
<i>MOLD, MILDEW AND FUNGI:</i>	Mold, mildew and fungus are specifically excluded from the inspection and the report. The inspector is not qualified to note the presence or absence of mold. In some cases mold has been found to be a serious problem and should not be overlooked. Because we do not inspect for mold, should you have any concerns at all about mold or the future discovery of mold, we always recommend that a buyer has a building inspected for mold during the contingency period and prior to the close of escrow.
<i>WOOD DESTROYING ORGANISMS:</i>	Termites, dryrot, wood rot and wood destroying organisms are covered by the structural pest control operator's report. These are not part of the inspection and the inspector will not be inspecting for them. The Business and Professions Code prohibits anyone but licensed structural pest control operators from commenting on this subject.
<i>BUILDING CODES:</i>	This is not a building code or code compliance inspection. That is a different type of inspection performed by the local municipality, usually during construction. It is advised to obtain all available documentation such as building permits and certificates of occupancy during the inspection contingency period.
<i>HAZARDOUS SUBSTANCES:</i>	Identifying hazardous substances is not part of this inspection. Items such as formaldehyde, lead based paint, asbestos, toxic or flammable chemicals and environmental hazards are not tested for and are not within the scope of the inspection.