

American Real Estate Inspection

A Wholly Owned Subsidiary of Dehlinger Enterprises Inc

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CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

INSPECTION ADDRESS

INSPECTION DATE

2/16/2013 9:00 am to 12:30 pm

REPRESENTED BY:

Maurice Rizzuto



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

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SUMMARY REPORT

Client:
Realtor: Maurice Rizzuto

Inspection Address:
Inspection Date: 2/16/2013 Start: 9:00 am End: 12:30 pm

Inspected by: Steven L Dehlinger

This Summary Report is intended to provide a convenient and cursory preview of the Health and Safety concerns, or more significant conditions and components that we have identified within our report as needing service or evaluation by a qualified professional, and it is incomplete. It is obviously not comprehensive, and should not be used as a substitute for reading the entire report, nor is it an endorsement of the condition of components or features that may not appear in this Summary Report Section. Items of concern noted in this section are detailed in the full narrative report along with other notations and concerns. Informational notations may also require attention, including but not limited to informational items noted in blue. **READ THE ENTIRE REPORT.** Also, in accordance with the terms of the Contract, the service recommendations that we make in this Summary and other areas throughout the Inspection Report should be completed **BEFORE** the end of your **INSPECTION - CONTINGENCY PERIOD** by licensed specialists, who may well identify additional defects or recommend other upgrades or repairs that could affect your decisions regarding the property.

READ THE ENTIRE REPORT, THE STANDARDS of PRACTICE, and THE STANDARD INSPECTION AGREEMENT, as these documents incorporated together constitute the Complete Inspection Report.

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Components and Conditions Needing Service

Exterior

Exterior Components

Portable Spa

- Portable spa is in need of service or repairs

Plumbing

General Gas Components

Added Gas Piping

- Rust and corrosion noted at added gas line

Electrical

Main Panel

Wiring Observations

- There are unprotected or unclamped wires passing through the panel

Outdoor Lighting

Outdoor Lighting

- Pole light near Bar B Que is loose

Heat-A/C

HVAC Split Systems

Circulating Fan

- The circulating fan is imbalanced at the far unit in the attic

Condensate Drainpipe

- No drain vent extensions noted on drain vents in attic

Chimneys

Family Room Chimney

Damper

- No damper-stop safety feature noted

Living

Living Areas

Walls and Ceiling

- There is a moisture stain on the family room ceiling

Dual-Glazed Windows

- Detached lift assists noted

Bedrooms

Bedrooms

Dual-Glazed Windows

- Bedroom window vertical lift mechanism is detached

Kitchens

Kitchen (s)

Gas Cooktop

- Igniters on the gas cook top do not respond

Bathrooms

Guest Bathroom

Inspection Address:

Inspection Date/Time: 2/16/2013 9:00 am to 12:30 pm

Sink Faucet Valves & Connectors Trap & Drain

- The sink faucet leaks around the stem while in use

Tub-Shower

- Low hot water flow at tub faucet

Master Bathroom

Stall Shower

- Splash guard stripping missing or damaged
- Shower door does not fully shut

Garages

Multi-Car Garage

Garage Door and Hardware

- The overhead door spring is weak

Automatic Opener

- The infra red sensors are functional but located higher than the recommend six inches above grade

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GENERAL INFORMATION

Inspection Address:
Inspection Date: 2/16/2013 Time: 9:00 am to 12:30 pm

Weather: Partly Cloudy - Temperature at time of inspection: 70-80 Degrees

Inspected by: Steven L Dehlinger

Client Information:

Buyer's Agent: Maurice Rizzuto

Structure Type: Wood Frame
Foundation Type: Slab
Furnished: No
Structure Occupied: No
Number of Stories: Two

Structure Style: Single Family

Estimated Year Built: 2001
People on Site At Time of Inspection: Buyer(s)
Buyer's Agent

General Property Conditions

PLEASE NOTE:

This Report is the exclusive property of American Real Estate Inspection, and the Inspection Client whose name appears on this Report, authorized by their signature which is recorded on The Inspection Agreement. The use of information within this report by any other party, entity, or person is strictly prohibited, and is a direct violation of the Standard Inspection Agreement. Use of this report can only be authorized by mutual consent of the parties involved in The Inspection Agreement, authorization for permission to rely on the information herewith CAN NOT be granted individually.

The visual observations and opinions expressed within this report are those of American Real Estate Inspection and supercede any and all verbal comments made by The Inspector. We performed a visual inspection of systems, components, and conditions in accordance with the Standards of Practice of The California Real Estate Inspection Association or The Commercial Standards if this is a Commercial Property. Those items and systems that we are not required to inspect are clearly disclaimed in the contract and/or in the aforementioned Standards. Any items or areas that were concealed from view or inaccessible on the day of the inspection WERE NOT INSPECTED. Some items that are inspected and found to be functional may not necessarily appear in the report.

Similarly, in accordance with CREIA Standards, American Real Estate Inspection does not evaluate or endorse any concealed areas or components, such as subterranean ducts, pipes, wires, or conduits within walls, floors, or ceilings, the slab beneath carpets, the interior of heat exchangers, air-conditioning coils and supply ducts, chimney flues, and the waterproof membrane or flashings beneath roof coverings, balconies, shower pans, or sub-surfaces under tubs and showers. This IS NOT a roof certification inspection. Also, we do not evaluate or endorse the following specific components: computerized systems, radio or remotely controlled components, central vacuum systems, alarm, telephone, cable, or intercom systems, public or private sewage systems or components, public or private water supply systems, water softeners, water circulating devices, water

filtration or purification devices, automatic or manual yard sprinklers, the hermetic seal of dual-glazed windows or skylights, solar systems, fire-sprinkler systems, shut-off valves that are not in daily use, elevators, saunas, steam showers, humidifiers, electronic air cleaners, in-line duct motors or dampers, washers, dryers, and their valves or drain pipes, condensate pumps, thermostats, timers, clocks, rotisseries, refrigerators, portable or free-standing appliances, retaining walls, landscaping or landscape items, including yard sprinklers, decorative and low-voltage lighting, portable spas, fountains and ponds, barbecues, fire-pits, pool sweep assemblies, in-line chlorinators, or similar devices dispensing bromine or ozone, and the coatings on pools, spas, countertops, fixtures, appliances, decks and walkways. (Unless otherwise and specifically agreed upon and included in this Report.)

Should repairs or evaluations be recommended, we suggest licensed contractors perform them and that all repairs comply with applicable codes and laws. This would include any permits, inspections, and approval requirements. All repairs or other inspections recommended within this report should be completed BEFORE THE END of YOUR INSPECTION/CONTINGENCY PERIOD... As buyer, you should obtain all documentation pertaining to the legality and legitimacy of repair work prior to final verification of condition.

(Reference: Residential Purchase Agreement Form RPA-11 page 4 item 10.)

The Client is strongly advised to further investigate and contract with the appropriate persons to further investigate, any/all conditions/items noted for evaluation or service in this Report, as well as items that were inoperable or inaccessible. Also, any items beyond the scope of a CREIA Inspection or items that may have been disclosed by others, including any items which you yourself, your Agent, The Sellers themselves, or the Sellers Agent may be concerned about, including any items of concern on the Transfer Disclosure Statement. Such evaluations/investigations are to be done before the your residential purchase agreement's specific time limit.

NOTICE TO CLIENTS WHO WERE NOT AT THE INSPECTION

We prefer to have our clients present during, or immediately following, the inspection so that we can elaborate on what may well be complicated or technical issues that could be somewhat difficult for the average person to understand, and to go over the support documents and Inspection agreement. We have included a copy of The Standard Inspection Agreement and a copy of the CREIA Standards with this report, our insurance carrier requires that you sign a Standard Inspection Agreement to activate our policy, please notify the office immediately if you have not received a copy of the Agreement and Standards along with this report. If you choose to rely upon the information in this report you have in fact accepted the terms of the Standard Inspection Agreement as a condition of that reliance. Also; please DO NOT rely on anything that we may have been purported to have said; issues can become distorted, particularly by people who are not properly trained or those who have a vested interest in the outcome of the transaction. Please contact the Inspector directly with any questions or concerns you may have. Steven Dehlinger 951-522-9478

In accordance with the terms of the Inspection Agreement, any service recommendations or observations that we make in this report should be evaluated BEFORE the end of your INSPECTION/CONTINGENCY period by licensed specialists, who may well identify additional defects or recommend upgrades that could affect your decision regarding the property.

Report File:

SCOPE OF WORK

You have contracted with American Real Estate Inspection to perform an Inspection in accordance with the applicable Standards of Practice established by the California Real Estate Inspection Association, a copy of which was delivered at the inspection, including The Inspection Agreement which must be read and signed by the Client. If you were not at the inspection and have not received these documents, please call the office at 1-866-346-3337 for a verbal briefing on the report, to go over The Inspection Agreement, and to get a copy of The Standards of Practice. Our inspection is specifically visual, and distinct from those of specialists; we DID NOT use specialized instruments, DID NOT dismantle any equipment, and DID NOT sample air, ground, water, or building materials. We do not evaluate the capacity, uniformity, or compatibility of heating and cooling equipment nor do we calculate square footage and/or living space area to determine tonnage or BTU requirements. This type of inspection requires calculations that are beyond the scope of this inspection. You should consult with a qualified HVAC contractor if you are concerned about such issues. Our visual inspection and this report will not be as comprehensive, nor as technically exhaustive as that generated by a specialist; and it is not intended to be. The purpose of this inspection is to identify significant visible defects or visible conditions that would warrant further evaluation by a specialist. Therefore, you should be aware of the limitations of this type of inspection, which are clearly indicated in the Standards of Practice and Inspection Agreement. This inspection is not intended to document the type of cosmetic deficiencies that would be apparent to the average person, and certainly not intended to identify insignificant deficiencies or general wear and tear items.

Any structure may contain contaminated airborne materials or toxins, hazardous chemicals, contaminated soil, or other materials that can be hazardous. Structures built before 1978 can reasonably be expected to contain materials that are considered hazardous. This inspection IS NOT an environmental or earthquake safety inspection. Environmental issues include, but are not limited to, asbestos, lead paint contamination, mold or mold spores, mildew, radon, toxic waste, formaldehyde, electromagnetic radiation, buried fuel/oil/chemical tanks, ground water contamination, and soil contamination to name a few. Should further study or analysis seem prudent due to age or other conditions, then an evaluation by an environmental specialist is recommended. Such an evaluation would include scientific sampling and laboratory analysis that is well beyond the scope of this Inspection. For further information, ask your Realtor for a current copy of, RESIDENTIAL ENVIRONMENTAL HAZARDS: A Guide For Homeowners, Home buyers, Landlords and Tenants, published by the Departments of Real Estate and Health Services, or pick up a copy from the Department of Real Estate or local Department of Health Services.

We check a representative sampling of doors, windows, switches, and receptacles; window coverings are considered wear and tear items and not inspected or commented on. Belongings may have prevented a complete inspection of the windows, flooring, walls, switches, and receptacles throughout the structure and/or garage as well as under the sinks. We do not check the attachment of floor tiles and only report on readily visible cracking or irregularities. Be sure to inspect the structure for hidden problems before the close of escrow. Any photos included are for information, example, and clarification only; they are not intended to be a substitute for further evaluations and repairs as recommended; or for reading the report in its entirety. Photos included are of this property but certainly do not depict all deficiencies noted in the report. Labeling limitations may prevent the listing of all deficiencies pictured. READ THE ENTIRE REPORT

Note: Please read all other reports associated with the property, such as the Structural Pest Report, and the Real Estate Agent's Visual Inspection Report, as they typically cover items that may not be included in our inspection.

Call us if you have any questions or concerns regarding this report, or any other reports associated with your purchase..

Exterior

We evaluate the following exterior features that are readily visible from the walls of the structure: driveways, walkways, fences, gates, handrails, guardrails, yard walls, carports, patio covers, decks, building walls, fascia/trim, balconies, doors, windows, and on structure lights and outlets. However, we do not evaluate any detached structures or components, such as storage sheds and stables, and we do not water test or evaluate surface or subterranean drainage systems or any mechanical or remotely controlled components, such as driveway gates. We do not evaluate landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. We routinely recommend that all shrubs, vines, trees, and landscape material or soil be sufficiently clear of the structure and weep screed.

We are not required to report on nuisance characteristics of the neighborhood such as schools, animal shelters, airports, train stations, utility yards, landfills, sewer treatment plants, flood zones, natural hazards, etc.. You should inquire with your Realtor, and fully investigate the area, including, natural hazard disclosures, and local Megan's Law database to ensure you are not buying into an area, or neighborhood that is incompatible with your lifestyle preferences. Megan's Law database can be found at www.meganslaw.ca.gov

Site and Other Observations

Landscaping Observations

Informational Conditions

Vegetation is encroaching on the structure, and should be kept a minimum of eight inches away for the general welfare of the walls and foundation.



Owners Association

Informational Conditions

This residence may be part of an Owners Association. If so, we do not inspect components or areas which we believe to be the responsibility of the Association. Any comments regarding common components, or association responsibility are included as a courtesy only and do not alter the scope of this inspection. We recommend that you thoroughly review the "C.C. & Rs" and Reserve Study if applicable, for disclosure of pertinent facts effecting property owner restrictions, ownership of components, the current condition, and market value of the complex's common elements or areas, by-laws and ordinances, anticipated expenses, and any existing or pending litigation. You should also confirm the property is not in arrears on Owners Association dues or obligations.

Grading and Drainage

General Comments and Description

Informational Conditions

Water can be destructive to building materials, for this reason, the ideal property will have soils that slope away from the structure and the interior floors will be significantly higher than the exterior grade. Our examination of the exterior grade is a visual approximation at best. We do not employ the use of level measuring devices or water when examining the grade. Also, the ideal structure will have roof gutters and downspouts that discharge into area drains with catch basins that carry water away to hard surfaces. We do not test, and cannot guarantee the condition of any subterranean drainage system. Our site visit is limited to a visual approximation; the sellers or occupants will obviously have a more intimate knowledge of the site and drainage. Sellers are required to disclose any such conditions. Furthermore, the cellulose material found in most modern structures can facilitate the growth of biological organisms when subjected to moisture intrusion that can be hazardous to your health. Such conditions and/or examinations are beyond the scope of this inspection.

Drainage Mode

Informational Conditions

Drainage is facilitated by soil percolation hard surfaces, area drains, and rain gutters. Drainage appears functional.

The property does not have hard surfaces in both side yards to facilitate ready drainage. Water may percolate and pond adjacent to the residence. You may wish to consider upgrading the site by adding hard surfaces with drains. (Monitor for drainage)

Topography

Informational Conditions

This is a sloped property, (Rear) slopes require monitoring for drainage and or erosion concerns and proper landscape maintenance to prevent erosion due to inadequate ground cover or lack of proper drainage. This is not a Geological Inspection..

House Wall Finish

Identification of House Wall Finish

Informational Conditions

The structure walls are finished with stucco.

House Wall Finish Observations

Informational Conditions

The exterior wall finish is in acceptable condition.

Exterior Components

General Comments and Description

Informational Conditions

It is important to maintain a property, and it is particularly important to keep wood exterior wall coverings and trim sealed, which provide the only barrier against deterioration. Unsealed cracks around windows, doors, and thresholds can permit moisture intrusion. Unfortunately, the evidence of such intrusion may only be obvious when it is raining. We have discovered leaking windows while it was raining that may not have been apparent otherwise. Regardless, there are many styles of windows but only two basic types, single and dual-glazed. Dual-glazed windows are superior, because they provide a thermal as well as an acoustical barrier. However, the hermetic seals on these windows can fail at any time, and cause condensation to form between the panes. Unfortunately, this is not always apparent, which is why we disclaim an evaluation of hermetic seals. We test a representative sampling of unobstructed windows in accordance with industry standards. Wherever possible we confirm that at least one window in every bedroom is operable and facilitates emergency egress.

Driveways

Functional Components and Conditions

The driveway surface is in acceptable condition.

Walkways

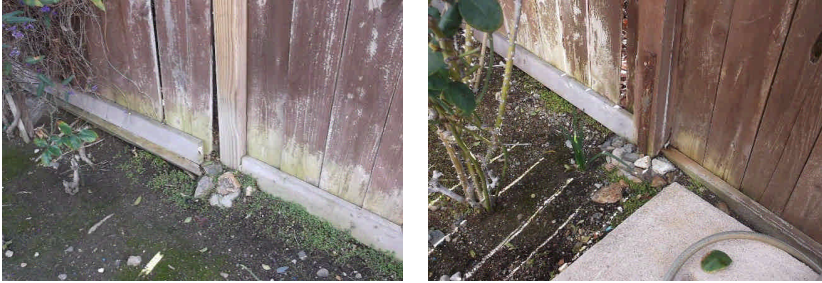
Informational Conditions

The walkway surfaces are in acceptable condition.

Fences and Gates

Informational Conditions

The fences and gates are serviceable, but wooden portions have damage commensurate with their age and regular maintenance would be prudent..



Fascia and Trim

Functional Components and Conditions

The fascia board and/or eaves are in acceptable condition.

Sliding Glass Doors

Informational Conditions

The sliding glass door is tempered and functional.

Exterior Entry Doors

Functional Components and Conditions

The front entry door is in acceptable condition.

Wood & Masonry Decks

Informational Conditions

The concrete-masonry decking surface appears to be in acceptable condition.

Balconies Guardrails etc

Functional Components and Conditions

The readily visible portions of balconies and guard rails appear to be in acceptable condition.

Windows

Informational Conditions

The window exteriors are in acceptable condition. Vacuum seals are not tested or inspected. We do comment on readily visible moisture concerns but conditions can and do change depending on weather patterns. Interior window notations are related to operation and fire egress, and obvious moisture concerns noted inside.

Screens

Informational Conditions

The window screens are functional.

Outlets

Functional Components and Conditions

The on structure exterior outlets are functional and include Ground Fault Protection

Lights

Informational Conditions

The switched lights outside the doors of the residence are functional. However, we do not inspect or evaluate, coach type, off structure, automatic, photo electric, decorative, Christmas type outlets, or low voltage lighting,.

Fire Pit

Informational Conditions

There is gas at the fire pit, and the system is functional. However, you should be aware that components employing natural gas are inherently susceptible to rust and deterioration in exterior environments..

House numbers

Informational Conditions

The house numbers on the front porch are incomplete.. We routinely recommend the full address be readable from the street..



Bar B Que

Informational Conditions

The Bar B Que is functional..

Rear rotisserie burner igniter did not respond, burner is functional

Portable Spa

Components and Conditions Needing Service

The portable spa was not tested because there is no water in the unit. There is evidence of rodent activity in the enclosure. Rodents can damage the hoses, and wiring.. Furthermore the system is wired with three feed wires, and there is no ground wire feed from the panel. No clamp noted at panel connection in enclosure. Unit should be evaluated by a Spa Technician.

Spas are dangerous due to possible child intrusion and drowning. Yard should conform to local child safety requirements. (This IS NOT a yard safety inspection)



Structural

Structures are not uniform, and conform to the structural standard of the year in which they were built. In accordance with our Standards of Practice, we identify foundation types and look for any evidence of structural deficiencies. Cracks or deteriorated surfaces in foundations are common. In fact, it would be rare to find a raised foundation wall that was not cracked or deteriorated in some way, or a slab foundation that did not include some cracks concealed beneath the floor covering. Most of these cracks are related to the curing process or to common settling. We will alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects we may not recommend that you consult with a foundation contractor, structural engineer, or geologist; this should not deter you from seeking the opinion of any such expert if you are concerned about movement or structural stability.

Structural Elements

Identification of Wall Structure

Informational Conditions

The walls are conventionally framed with wooden studs. (Concealed)

Identification of Floor Structure

Informational Conditions

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

Identification of Roof Structure

Informational Conditions

The roof structure consists of a prefabricated truss system, with solid sheathing. Inspection limited to readily visible components.

Slab Foundation

General Comments and Description

Informational Conditions

This structure has a buried stem wall type foundation. Such foundations vary considerably from older ones that have no moisture barrier under them and no reinforcing steel within them to newer ones that have both. Our inspection of slab foundations conforms to industry standards, which is that of a generalist and not a specialist. We check the visible portion of the stem walls on the outside for any evidence of significant cracks or structural deformation, but we do not move belongings or lift floor coverings to look for cracks or moisture penetration, and we do not use any of the specialized devices that are used to establish relative elevations and confirm differential movement. Furthermore, many slabs are built or move out of level, but the average person may not become aware of this until there is a difference of more than one inch in twenty feet, which most authorities regard as being tolerable.

Many slabs are found to contain cracks when the floor coverings are removed, including some that contour the edge and can be quite wide. They typically result from shrinkage and usually have little structural significance. However, there is no absolute standard for evaluating cracks, and those that are less than 1/4" and which exhibit no significant vertical or horizontal displacement are generally not regarded as being significant. Although they typically do result from common shrinkage, they can also be caused by a deficient mixture of concrete, deterioration through time, seismic activity, adverse soil conditions, and poor drainage, and if they are not sealed they can allow moisture to enter a residence, and particularly if the structure is surcharged by a hill or even a slope, or if downspouts discharge adjacent to the slab. However, in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

This structure is on a post tension slab. Do not cut, core, drill, or otherwise tamper with the concrete slab, as this could damage the post tension system. (System is concealed and was not inspected)

Method of Evaluation

Informational Conditions

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

Slab Foundation Observations

Informational Conditions

The residence appears to be a bolted, slab foundation with no readily visible or significant abnormalities. Areas that are buried, behind vegetation, obscured by stucco coating, and under flooring were not inspected.

Roofs

Roof coverings can be hazardous to walk on, and we make every effort to walk roofs that are readily accessible from a 16 foot ladder if it appears safe and sturdy. The inspector has noted the method used to inspect the roof. In any case our inspection is not a guarantee against leakage and does not confer a certification of any kind. Only a Licensed C39 Roofing Contractor can perform such a service. Naturally, the sellers or the occupants of a structure will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your insurance policy, or that you obtain a roof certification from an established local roofing company. Roof venting calculations are not within the scope of this inspection.

Concrete Tile Roof

General Comments and Description

Informational Conditions

Concrete tile roofs are among the most expensive and durable of all roofs, and are warranted by the manufacturer to last for forty years or more, but are usually only guaranteed against leaks by the installer from three to five years. Like other pitched roofs, they are not designed to be waterproof, only water resistant, and are dependant on the integrity of the waterproof membrane beneath them, which cannot be seen without removing the tiles, but which can be split by movement, deteriorated through time, or by ultra-violet contamination. Significantly, although there is some leeway in installation specifications, the type and quality of membranes that are installed can vary from one installer to another, and leaks do occur. The majority of leaks result when a roof has not been well maintained or kept clean, and we recommend servicing them annually. This IS NOT a roof certification inspection, such an inspection can only be performed by a Licensed C39 Roofing Contractor.

Method of Evaluation

Informational Conditions

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

Estimated Age

Informational Conditions

The roof appears to be the same age as the residence.

Roofing Material

Informational Conditions

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

Flashings

Informational Conditions

The readily visible portions of the roof flashings are in acceptable condition.

Gutters and Drainage

Functional Components and Conditions

The gutters appear to be in acceptable condition. However, without water in them it is difficult to judge whether they are correctly pitched to direct water into the downspouts, but they should function as they were intended.

Plumbing

Plumbing systems have common components, but they are not uniform. In addition to fixtures, these components include gas pipes, potable water pipes, drain and vent pipes, angle stop shut-off valves, and main shutoff valves, pressure regulators, pressure relief valves, and water-heating devices. The best and most dependable water pipes are copper or Cross Link Polyethylene (PEX), because they are less prone to the build-up of minerals that bond within galvanized pipes, and gradually restrict their inner diameter and reduce water volume. We DO NOT test or operate valves that are not used on a regular basis, including angle stop valves, main valves, TPR valves etc..

Waste and drainpipes pipes are equally varied, and range from modern acrylonitrile butadiene styrene [ABS] ones to older ones made of cast-iron, galvanized steel, clay, and even a cardboard-like material that is coated with tar. The condition of these pipes is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are less prone to damage, although some rare batches have been alleged to be defective. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains. Nonetheless, blockages will occur in the life of any system, and particularly in main drainpipes, which we routinely recommend for video-scan. This could also confirm that the structure is connected to the public sewer system, which is important because all private systems must be evaluated by specialists. Sewer pipes, vents, concealed piping, and washing machine drains ARE NOT inspected.

Potable Water Supply Pipes

Pressure Regulators

Informational Conditions

A functional pressure regulator is in place on the plumbing system. Pressure was within acceptable industry standards. (50 Psi)

Water Main Location

Informational Conditions

The residence is served by a Municipal Water Supply. The main water shut-off valve is located within the garage. (Valve was not tested)

On Structure Hose Bibbs

Functional Components and Conditions

The on structure hose bibbs are functional.

Informational Conditions

The hose bibbs seep at the valve stems. Maintenance recommended.

Concealed water pipes

Informational Conditions

The water supply and service pipes are concealed within the walls or underground, and were not inspected. Visible portions are copper, and the system appears adequate and functional.

Irrigation or Sprinklers

General Comments and Description

Informational Conditions

Our limited review of the yard sprinkler system does not include adequacy of fixtures, spray patterns, or buried piping. We do not activate the timer system, but perform a limited visual coverage assessment to identify obvious leakage, missing or broken spray heads, spray patterns that are hitting the structure or equipment, and view the readily visible supply valves and anti-siphon devices for damage or leakage. The Sprinkler Timer (if applicable) was not tested or calibrated. Sprinkler components are frequently damaged or redirected by gardeners, children and pets. Expect to make repairs and adjustments to the system on a regular basis, as this is typical for all sprinkler systems. Take the time to have the seller or agent demonstrate the system and components for you during the walk through. Sprinklers should always be directed away from the structure and/or equipment to prevent moisture damage, and mold or mildew.

Automatic Sprinklers

Informational Conditions

The yard sprinklers were activated by manual override, and are functional, but the timer was not tested or inspected. They are functional, however, as with all sprinkler systems, the heads will need to be cleaned and adjusted to allow full coverage, and to prevent over spray onto the exterior walls. (Buried components, drip systems, and timer were not inspected)

Waste & Drainage Systems

General Comments and Description

Informational Conditions

We attempt to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a video-scan of the main line would confirm its actual condition. However, you can be sure that blockages will occur, usually relative in severity to the age of the system, and will range from minor ones in the branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main line. The minor ones are easily cleared, either by chemical means or by removing and cleaning the traps. If tree roots grow into the main drain that connects the system to the public sewer, repairs could become expensive and might include replacing the entire main line. For these reasons, we recommend that you ask the sellers if they have ever experienced any drainage problems, or you may wish to have the main waste line video-scanned before the close of escrow. Failing this, you should obtain an insurance policy that covers blockages and damage to the main line. However, most policies only cover plumbing repairs within the structure, or the cost of roofer service, most of which are relatively inexpensive. The washing machine drain if applicable was not tested or inspected.

Type of Material

Informational Conditions

The drain pipes are hidden in the walls and underground, readily visible portions of the drainpipes are a modern acrylonitrile butadiene styrene type, or ABS.

Drain Pipes Waste Pipes and Vent Pipes

Informational Conditions

Based on industry recommended water tests, the main drainpipe is functional at this time. However, only a video-scan of the main drainpipe could confirm its actual condition. Washing machine drain was not tested.

General Gas Components

Gas Main Shut-Off Location

Informational Conditions

The gas main shut-off is located at the right front of the residence . You should be aware that gas leaks are not uncommon, particularly underground ones, and that they can be difficult to detect without the use of sophisticated instruments, which is why natural gas is odorized in the manufacturing process. We can only inspect readily visible components and do not use any instruments during our inspection.

Gas Main Observations

Informational Conditions

There is no wrench at the gas shut-off valve to facilitate an emergency shut-off, and inasmuch as such tools are relatively inexpensive we recommend that you buy one and keep it in a known location close by the valve.

Gas Seismic Shut-Off Valve

Informational Conditions

The gas main is not equipped with a seismic shut-off valve. Seismic shutoff valves are not mandated in this area, but would be a prudent upgrade.

Gas SupplyPipes

Informational Conditions

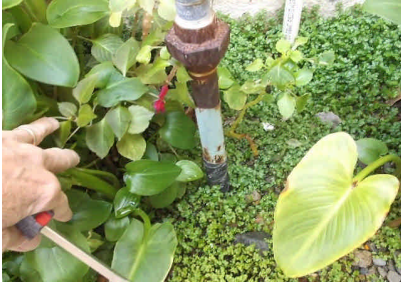
The gas piping is almost entirely concealed, the readily visible portions of the gas pipes appear to be in acceptable condition.

Added Gas Piping

Components and Conditions Needing Service

There is rust and corrosion on the added gas line near the gas meter in the side yard.. Recommend evaluation by a Licensed C36 Plumbing Contractor..

Rust and corrosion noted at added gas line - *Continued*



Gas Water Heaters

General Gas Water Heater Comments

Informational Conditions

Water heaters can be expected to last at least as long as their warranty, of from five to eight years, but they will generally last longer. However, few of them last longer than fifteen years and many eventually leak. So it is always wise to have them installed over a drain pan plumbed to the exterior. Also, it is prudent to inspect and flush them annually to remove minerals.

Age Capacity and Location

Informational Conditions

Hot water is provided by a 2012 model, 50 gallon water heater that is located in the garage.

Combustion Chamber

Functional Components and Conditions

The water heater is functional, but the burner chamber is sealed, and was not inspected

Water Shut-Off Valve and Connectors

Informational Conditions

The shut-off valve and water connectors appear functional, we did not test the valve.

Gas Shut-Off Valve and Connector

Informational Conditions

The gas control valve (s) and its connector at the water heater appear functional, we did not test valve (s).

Vent Pipe and Cap

Informational Conditions

The vent pipe appears functional.

Relief Valve and Discharge Pipe

Functional Components and Conditions

The water heater is equipped with a Temperature Pressure Relief (TPR) Valve

Drain Valve

Informational Conditions

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

Drip Pan and Overflow Pipe

Informational Conditions

The water heater is not equipped with a drip pan or overflow pipe, which is not a requirement. But we routinely recommended you consider installing one, as they are designed to prevent or minimize water damage from un-noticed leakage.

Seismic Straps

Informational Conditions

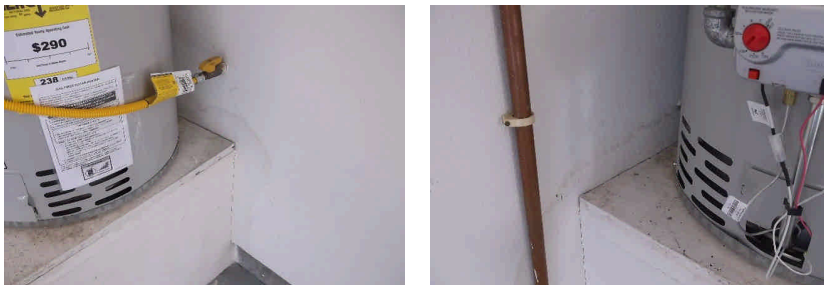
The water heater is seismically secured.

Support Base

Informational Conditions

There is some evidence of past leakage on the water heater base in the garage.. We routinely recommend a

consultation with the seller to confirm that proper repairs were made and/or that you confirm there is no hidden damage, or have it checked by a Contractor for hidden damage.



Electrical

Read the entire Report as some electrical deficiencies are addressed within the particular area of the structure that the deficiencies are located. There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety as a newer system. What is most significant about electrical systems however is that the national electrical code [NEC] is not retroactive, and therefore many older systems do not comply with the latest safety standards. Regardless, we are not electricians and in compliance with our standards of practice we only test a representative sampling of switches and outlets and we do not perform load-calculations to determine if the supply meets the demand. However, in the interests of safety, we regard every electrical deficiency as a possible hazard for obvious reasons. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or hazards and recommend further service or upgrades. We typically recommend upgrading outlets near water or at exterior locations to have ground fault protection, which is a relatively inexpensive but essential safety feature. Our electrical inspection is limited to readily visible components, we do not open sealed service panels to evaluate utility feed wires, nor inspect concealed ground ufers, or concealed bonding systems.

Main Panel

General Comments

Informational Conditions

National safety standards require electrical panels to be weatherproof, readily accessible, and have a minimum of thirty-six inches of clear space in front of them for service. Also, they should have a main disconnect, and each circuit within the panel should be clearly labeled. Industry standards only require us to test a representative number of accessible switches, receptacles, and light fixtures.

Size and Location

Informational Conditions

The residence is served by a 200 Amp 220/110 volt panel, located on the right front of the residence.

Panel Cover Observations

Informational Conditions

The exterior panel cover is in acceptable condition.

Wiring Observations

Informational Conditions

The single strand branch circuits are copper wiring

Components and Conditions Needing Service

There are unprotected wire sets passing through the panel at the top. Wires should be clamped or the conduit should be properly secured where they pass through metal enclosures. Recommend evaluation by a Licensed Electrician.

There are unprotected or unclamped wires passing through the panel - *Continued*



Circuit Breakers

Functional Components and Conditions

There are no visible deficiencies with the circuit breakers. (Breakers were not tested, and labeling was not confirmed)

Grounding

Informational Conditions

The ground system is partially concealed and therefore not fully inspected. (Clamp connection noted at water piping) System tests functional.

Smoke Alarms

Smoke Alarms

Informational Conditions

Existing smoke alarms are tested by pressing of the test button only, this is not a real world test, as only simulated, or real smoke testing on a regular basis is considered adequate testing. Batteries should be replaced at least twice a year.

There are two basic types of detection units that are installed within a residence. One is ionization and the other photoelectric smoke alarms. Studies made of the two types found that the photoelectric to be the most reliable in all test conditions and tests show that fewer false alarms occurred.

The vast majority of smoke alarms installed are Ionization type. We routinely recommend that alarms be changed out regularly as per the manufactures instructions, and that photoelectric alarm devices be installed.

The residence is equipped with what appear to be the original dual voltage smoke alarms. Alarms responded to test buttons, but this IS NOT a test of the smoke detection capability of the units, it merely confirms there is power to the units. Recommend alarms be tested for smoke detection capability and that fresh batteries be installed before occupancy, and on a regular schedule per the manufacturers recommendation.

Carbon Monoxide Detectors

Carbon monoxide Detectors

Informational Conditions

The Carbon Monoxide Detectors responded to the test buttons, but this IS NOT a test of the Carbon Monoxide detection capability of the units.

Outdoor Lighting

Outdoor Lighting

Components and Conditions Needing Service

The added pole light near the Bar B Que is loose, and needs to be re-set.

Heat-A/C

The components of most heating and air-conditioning systems have a design-life ranging from fifteen to twenty years, but can fail prematurely with poor maintenance, which is why we apprise you of their approximate age when possible. We test and evaluate them in accordance with the standards of practice, which means that we do not dismantle and inspect the concealed portions of evaporator and condensing coils, heat exchanger, firebox, electronic air-cleaners, humidifiers, ducts and in-line duct-motors or dampers. We do not evaluate tonnage, BTU's, including size in relation to square footage or interior space and/or component compatibility as this type of investigation is beyond the scope of the inspection. Even the most modern gas or oil fired heating systems can produce carbon monoxide, which can create a health hazard. Therefore, in accordance with the terms of our contract, it is essential that any recommendations that we make for service or a second opinion be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee. Heat exchangers ARE NOT inspected. We recommend that a carbon monoxide detector be installed on each level of the structure if gas appliances are present.

13 SEER Update: As of 01/23/2006 HVAC Manufacturers can only produce 13 SEER (Seasonal Energy Efficiency Rating) air conditioning units. This requirement could add to the cost of air conditioner replacement as the evaporator coil (the cooling unit normally attached to the furnace) would also have to be upgraded if the condenser (the unit that is normally in the yard) must be replaced. In addition, modifications may be required for conversion which could result in additional fees. Although this regulation has no bearing or effect on our evaluation of the systems, we recommend that your Home Warranty Protection include 13 SEER upgrade provisions to help offset any additional costs.

HVAC Split Systems

Age and Location

Informational Conditions

Central heat and air-conditioning are provided by dual systems, consisting of two original furnaces with evaporator coils that are located in the attic, and two original condensing coils that are located in the rear yard.

Furnace

Functional Components and Conditions

The furnaces are functional.

Vent Pipe

Informational Conditions

The combustion vents appear functional.

Circulating Fan

Informational Conditions

The circulating fans are functional.

Components and Conditions Needing Service

The circulating fan is imbalanced at the far unit in the attic, and the unit is vibrating. Recommend evaluation by a licensed C20 HVAC Contractor

Gas Valve and Connector

Informational Conditions

The gas valves and connectors appear in acceptable condition, we did not test the valves.

Return-Air Compartment and Filter

Informational Conditions

The filter or filters are dirty, they should be cleaned/changed soon and every two or three months. If filters are

not changed regularly, the evaporator coil and the ducts can become contaminated, and can be expensive to clean.

Condensate Drainpipe

Informational Conditions

The condensate primary drainpipe discharges at a bathroom sink drain. Drainage was not confirmed.

Components and Conditions Needing Service

There is no extension pipes on the attic condensate drain pipe vents. These fitting could leak into the attic if the drains back up. Recommend that an extension be installed on the vent fitting. The vent extension is a piece of 3/4 inch schedule 40 PVC pipe about 5-7 inches long, or at least long enough to extend 2 inches above the primary drain port level.



Drip Pan

Informational Conditions

There is a drip pan or pans present, but drainage was not tested

Condensing Coil Disconnect

Informational Conditions

The electrical disconnects at the condensing coil (s) is/are present.

Refrigerant Lines

Informational Conditions

The visible portions of the refrigerant lines are in acceptable condition.

Differential Temperature Readings

Informational Conditions

The air-conditioners responded and achieved an acceptable differential temperature split between the air entering the systems and that coming out.

Thermostats

Informational Conditions

The thermostats are functional.

Registers

Informational Conditions

The registers are reasonably clean and functional.

Flexible Ducting

Informational Conditions

The readily visible portions of the ducts in the attic have no readily visible or significant deficiencies.

Chimneys

There are a wide variety of chimneys, which represent an even wider variety of the interrelated components that comprise them. Our inspection conforms to home inspection standards only, and is that of a generalist and not a specialist. This IS NOT a National Fire Protection Association 211 Level II Chimney Inspection, which is recommended as outlined below. Significant areas of chimney flues cannot be adequately viewed during a field inspection, as has been documented by The Chimney Safety Institute of America, and The National Fire Protection Association. Because our inspection of chimneys is limited to those areas that can be viewed without dismantling any portion of them, and does not include the use of specialized equipment, or burning

combustible material, we can not guarantee their integrity or drafting ability. The Chimney Safety Institute, and The National Fire Protection Association recommends that chimneys be inspected by a Certified Fireplace/Chimney Inspector every two years and/or before transfer of ownership. You can get more information at www.nfpa.org - www.csia.org - or www.f-i-r-e-service.com.

Family Room Chimney

General Prefabricated Chimney Comments

Informational Conditions

There are a wide variety of pre-fabricated chimneys, which are constructed on site with approved components. We perform a competent inspection of them, but we are not specialists, and our inspection of them is limited to those areas that can be viewed without dismantling any portion of them, and we cannot guarantee that any particular component is the one stipulated for use by the manufacturer.

Weather Cap-Spark Arrestor

Informational Conditions

The chimney has a weather cap - spark arrestor.

Chimney Flue

Informational Conditions

The portions of the flue that are visible from the fireplace appear to be in acceptable condition.

Fireplace

Informational Conditions

The fireplace is in acceptable condition.

Damper

Components and Conditions Needing Service

No damper-stop safety feature noted, which prevents it from being fully closed. A fully closed damper could allow combustion gasses to escape into the living area. These devices are readily available at most hardware stores and simple to install.

Ornamental

Informational Conditions

The ornamental gas log is functional.

Glass Doors

Functional Components and Conditions

The fireplace glass doors are functional.

Hearth

Informational Conditions

The hearth is in acceptable condition.

Living

Our inspection of the building interior or living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative sampling of accessible windows, doors, switches and outlets. However, we do not evaluate window treatments, or move belongings, lift floor coverings, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of minor movement, such as wood shrinkage, common settling, and seismic activity. We do not comment on door stops, or the lack of door stops, you are advised to confirm door stops are installed. Some homes built between 2001 and 2007 are alleged to contain what is commonly known as "Chinese Drywall". Our inspection is non invasive in nature, and DOES NOT include sampling for this condition. Similarly, there are a number of environmental pollutants that we have already elaborated upon, the specific identification of which is beyond the scope of our service. THIS IS NOT AN ENVIRONMENTAL INSPECTION.

Living Areas

Doors

Informational Conditions

The doors are functional.

Flooring

Informational Conditions

The carpeting is worn or there are exposed seams, which you should view for yourself.

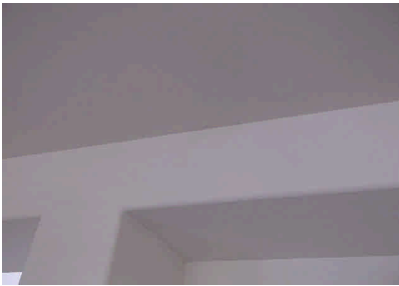
Walls and Ceiling

Informational Conditions

Except as noted, the visible portions of the walls and ceiling are in acceptable condition.

Components and Conditions Needing Service

There is a moisture stain on the family room ceiling directly under the bathroom.. This does not appear to be a chronic leak, but you may want to consult with the seller to find out what happened.. If you are not able to determine what has happened, we routinely recommend evaluation by a qualified Contractor to open up the ceiling to check for hidden damage, and to make repairs if needed



Dual-Glazed Windows

Functional Components and Conditions

Except as noted, the windows are functional,

Components and Conditions Needing Service

The lift assist spring-rods/attachments are detached at the front upstairs hallway vertical lift window.
Recommend evaluation/service by a Licensed C17 Window Contractor.

Closets

Informational Conditions

The closet (s) is/are in acceptable condition.

Lights

Informational Conditions

The lights/switches, switched receptacles are functional.

Outlets

Functional Components and Conditions

The outlets are functional.

Hall/Stairs

Our evaluation of hallways and staircases is identical to that of living space.

Main Stairs

Floor Treads & Risers

Informational Conditions

The steps have no significant defects.

Walls and Ceiling

Informational Conditions

The walls and ceiling have no significant defects.

Handrails & Guardrails

Functional Components and Conditions

The hand rails and guard rails appear acceptable.

Lights

Functional Components and Conditions

The lights are functional.

Bedrooms

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

Bedrooms

Doors

Informational Conditions

The doors are functional.

Flooring

Informational Conditions

The carpeting is worn or cosmetically stained, which you should view for yourself.

Walls & Ceiling

Informational Conditions

The visible portions of the walls and ceiling are in acceptable condition.

Dual-Glazed Windows

Functional Components and Conditions

Except as noted, the windows are functional.

Components and Conditions Needing Service

Front downstairs bedroom window vertical lift mechanism is detached. Recommend evaluation by a Licensed C17 Window Contractor.

Closets

Functional Components and Conditions

The visible portions of the closet (s) and components appear functional.

Lights

Functional Components and Conditions

The lights/lighting receptacles in the bedrooms are functional.

Outlets

Functional Components and Conditions

The outlets are functional.

Kitchens

Per home inspection standards our inspection of kitchen components is limited to built in appliances where utilities are provided. These items are tested under normal operating conditions. Extensive evaluations such as calibration, operation of timers, clocks, heat settings, rotisseries, thermostat accuracy, self cleaning systems, temperature probes, and other peripheral components are not within the scope of this inspection. Due to the inaccessibility of the dishwasher components we can do no more than manipulate the controls to simulate normal wash, rinse, and dry cycles; cleaning and drying adequacy are not verified. Dishwashers can fail at any time due to their complexity. Supply valves are not turned due to their delicate nature. Countertops require regular maintenance of the calking and grout to reduce the chance of moisture intrusion. Minor cracks, grout irregularities, minor de-lamination, sprung doors or drawers, and general staining under sinks are considered cosmetic issues and are usually not reported on unless they present an obvious moisture intrusion problem. Refrigerators require specialty tools, and compression gauges to test, and are not tested or inspected.

Kitchen (s)

Doors

Functional Components and Conditions

The pantry door is functional.

Flooring

Informational Conditions

The floor has no significant defects.

Dual-Glazed Windows

Functional Components and Conditions

The window is functional.

Sink & Countertop

Informational Conditions

The sink and countertop are functional.

A typical separation between the sink and counter top and/or the back splash should be grouted or caulked to forestall moisture intrusion. This is due to mild settling.

The sink has typical cosmetic damage that you may wish to view for yourself. (Chipped)

Cabinets

Functional Components and Conditions

The cabinets are functional, and do not have any significant damage.

Valves and Connectors

Functional Components and Conditions

The valves and connectors below the sink are functional. However, they are not in daily use and will inevitably become stiff or frozen.

Faucet

Informational Conditions

The kitchen faucet is stiff, and the handle is loose.. Adjustment/repair is needed.

Trap and Drain

Functional Components and Conditions

The trap and drain appear functional.

Garbage Disposal

Functional Components and Conditions

The garbage disposal is functional.

Gas Cooktop

Components and Conditions Needing Service

Igniters on the gas cook top did not respond as expected and should be serviced.. Left front and right rear are intermittent... Recommend evaluation by a qualified Appliance Technician.

Built-in Electric Oven

Functional Components and Conditions

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

Dishwasher

Functional Components and Conditions

The dishwasher is functional.

Exhaust Fan or Downdraft

Functional Components and Conditions

The exhaust fan is functional.

Built-in Microwave

Functional Components and Conditions

The built-in microwave is functional but we did not test it for leakage, which would require a specialized instrument.

Lights

Functional Components and Conditions

The lights are functional.

Outlets

Functional Components and Conditions

The outlets are functional and include ground-fault protection at the appropriate locations.

Bathrooms

In accordance with inspection standards our inspection of bathrooms is to test fixtures, report fixture deficiencies, and visible water damage or active leakage. Dry rot, toilet rings, inaccessible plumbing, shower pans, under tub/shower base systems, areas concealed under floor coverings, and cosmetic issues are not within the scope of this inspection. We confirm proper ventilation, (an operable window, or mechanical ventilation is required), and electrical Ground Fault protection at wet locations. We also confirm proper safety glass markings as required, but can not guarantee that marked glass is actually safety glass. Shower doors and seals tend to deteriorate and leak; they should always be maintained to prevent water from leaking onto the floor covering. Tub/shower curtains can leak and promote water intrusion, all tub/showers should have sliding glass, or glass door enclosures installed for maximum moisture intrusion protection. We routinely recommend against carpeting in bathrooms as moisture can seep under carpeting and cause hidden damage. Supply valves are not turned due to their delicate nature. Countertops require regular maintenance of the caulking and grout to reduce the chance of moisture intrusion. Minor cracks, grout irregularities, minor de-lamination, sprung doors or drawers, and general staining under sinks are considered cosmetic issues and are usually not reported on unless they present an obvious moisture intrusion problem. We DO NOT test or inspect personal hygiene, or toilet body wash devices..

Guest Bathroom

Size and Location

Informational Conditions

The downstairs guest bathroom is a full

Doors

Functional Components and Conditions

The door is functional.

Flooring

Informational Conditions

The floor has no significant defects.

Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

Cabinets

Functional Components and Conditions

The cabinets are in acceptable condition.

Sink Countertop

Functional Components and Conditions

The sink countertop is functional.

Sink Faucet Valves & Connectors Trap & Drain

Functional Components and Conditions

The sink (s) and component (s) are functional.

Components and Conditions Needing Service

The sink faucet leaks around the stem while in use as evidenced by corrosion on the faucet, and rust on the connectors under the sink and it should be repaired/replaced.



Tub-Shower

Functional Components and Conditions

The tub/shower is functional.

Informational Conditions

There is no tub/shower enclosure noted. We routinely recommend that tub/shower combination units have shower doors installed for maximum water intrusion protection.

The tub stopper is detached and should be repaired or replaced.

Components and Conditions Needing Service

I was not able to get an adequate flow of hot water at the bath tub faucet. Recommend evaluation/service by a Licensed C36 Plumbing Contractor.

Toilet

Functional Components and Conditions

The toilet is functional.

Exhaust Fan

Functional Components and Conditions

The exhaust fan is functional.

Lights

Functional Components and Conditions

The lights are functional.

Outlets

Functional Components and Conditions

The outlets are functional and include ground-fault protection.

Guest Bathroom Up

Size and Location

Informational Conditions

The upstairs guest bathroom is a full

Doors

Informational Conditions

The doors are functional.

Flooring

Informational Conditions

The floor has no significant defects.

Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

Functional Components and Conditions

The window is functional.

Cabinets

Functional Components and Conditions

The cabinets are in acceptable condition.

Sink Countertop

Functional Components and Conditions

The sink countertop is functional.

Sink Faucet Valves & Connectors Trap & Drain

Functional Components and Conditions

The sink (S) and components are functional.

Tub-Shower

Functional Components and Conditions

The tub/shower is functional.

Informational Conditions

There is no tub/shower enclosure noted. We routinely recommend that tub/shower combination units have shower doors installed for maximum water intrusion protection.

Toilet

Functional Components and Conditions

The toilet is functional.

Lights

Functional Components and Conditions

The lights are functional.

Outlets

Functional Components and Conditions

The outlets are functional and include ground-fault protection. (This GFI protects all bathroom outlets)

Master Bathroom

Size and Location

Informational Conditions

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

Doors

Functional Components and Conditions

The door is functional.

Flooring

Informational Conditions

The floor has no significant defects.

Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

Functional Components and Conditions

The windows are functional, and include safety glazing at the tub area

Cabinets

Functional Components and Conditions

The cabinets are in acceptable condition.

Sink Countertop

Functional Components and Conditions

The sink countertops are functional.

Informational Conditions

There is a typical separation between the sink countertop and the back-splash, which should be sealed to forestall moisture intrusion between the cabinet and the wall.



Sink Faucet Valves & Connectors Trap & Drain

Functional Components and Conditions

The sink (s) and components are functional.

Tub

Functional Components and Conditions

The tub is functional.

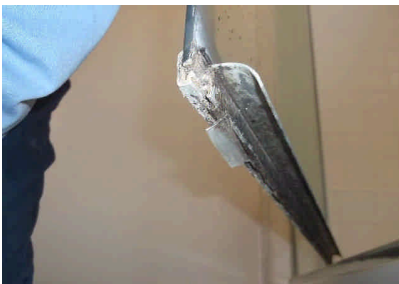
Stall Shower

Functional Components and Conditions

The stall shower is functional.

Components and Conditions Needing Service

The splash strip is missing/damaged at the base of the shower door. We routinely recommend this strip be installed to prevent water from seeping under the shower door.



The master shower door does not fully latch closed. Recommend evaluation by a qualified C17 Glazing Contractor who is familiar with shower enclosure doors..

Toilet

Functional Components and Conditions

The toilet is functional.

Exhaust Fan

Functional Components and Conditions

The exhaust fan is functional.

Lights

Functional Components and Conditions

The lights are functional.

Outlets

Functional Components and Conditions

The outlets are functional and include ground-fault protection.

Laundrys

In accordance with home inspection standards, we do not test clothes dryers, dryer vent piping, nor washing machines or their water connections and drainpipes, and we do not move appliances to check the flooring and walls. However, there are several things that you should be aware of. The water supply to washing machines is usually left on, and their hoses can leak or burst under pressure and continue to flow. Therefore, we recommend replacing the rubber hose type with newer braided stainless steel ones that are much more dependable. You should also be aware that the newer washing machines discharge a greater volume of water than many of the older drainpipes can handle, which causes the water to back up and overflow, and the only remedy would be to replace the standpipe and trap with one that is a size larger. We routinely recommend plastic dryer vent hoses be replaced with a modern metal flexible type. Dryer vent pipes or lint collectors are not included in our inspection, and should be cleaned before you move in, and on a regular basis to prevent a buildup of lint which can become a fire hazard..

Laundry Room

Doors

Functional Components and Conditions

The door is functional.

Flooring

Informational Conditions

The visible portion of the floor has no significant defects.

Walls and Ceiling

Informational Conditions

The visible portions of the walls and ceiling are in acceptable condition.

Cabinets

Functional Components and Conditions

The cabinets are functional.

Exhaust Fan

Functional Components and Conditions

The exhaust fan is functional.

Valves and Connectors

Functional Components and Conditions

The washing machine valves and connectors appear functional.

Gas Valve & Connector

Informational Conditions

The gas valve and connector appear functional.

Dryer Vent

Informational Conditions

The dryer vent pipe is present, but it was not tested. Is a rather long pipe that vents vertical, and horizontal overhead. The lint trap should always be kept clean, because trapped lint may increase the dry time and could eventually create a blockage. We routinely recommend the vent be serviced regularly to prevent lint from accumulating in the pipe.

Lights

Functional Components and Conditions

The light is functional.

Outlets

Functional Components and Conditions

The outlets are functional.

Attics

In accordance with inspection standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, or are restricted by ducts, insulation, or belongings. In such cases we inspect them as best we can from the access point or equipment platform. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and we do not sample or test the material for specific identification or R value. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, ceiling joists, and other components. Be advised that attic rafters and truss systems routinely have dark mold or mildew type staining. We do not comment on this condition as it is universal in nature and noted in virtually every modern wood frame structure due to the storage process of stacking lumber outdoors before shipping to the job site. If you are concerned about the possibility of cross contamination into the living space or have other concerns regarding this type of condition you should consult with the appropriate Environmental Specialist.

Primary Attic

Access Location & General Condition

Informational Conditions

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

Method of Evaluation

Informational Conditions

We inspected the attic from the equipment platform due to limited space, or thick insulation beyond which obscures safe footing. . Our inspection is limited to readily visible and readily accessible components.

Framing

Informational Conditions

The roof framing consists of a factory built truss system, comprised of components called chords, webs, and struts that are connected by wood or metal gussets nailed or glued in place. Each component of the truss is designed for a specific purpose, and cannot be removed or modified without compromising the integrity of the entire truss. The lowest component, which is called the chord and to which the ceiling is attached, can move by thermal expansion and contraction and cause creaking sounds, which are more pronounced in the mornings and evenings along with temperature changes. Such movement has no structural significance, but can result in small cracks or divots in the drywall or plaster. The readily visible portion of the system appears functional, inspection limited to readily visible components.

Ventilation

Informational Conditions

Attic ventilation appears adequate.

Plumbing Vents

Informational Conditions

The plumbing drainpipe vents that are fully visible are in acceptable condition.

Blown-In Cellulose Insulation

Informational Conditions

The attic is insulated, with approximately six - eight inches of blown-in cellulose, but current standards call for

nine and even twelve inches.

Garages

We do not move belongings or other stored items during our inspection. Garages are often cluttered or otherwise utilized for storage, in which case we did not perform a complete inspection. You can reasonably expect to find slab cracks and deterioration on unfinished interior walls within the garage and we rarely comment on them unless we feel they are excessive. Garage trusses are not designed to carry excess weight, and we recommend that you use caution and prudence if you intend to store items in exposed overhead trusses.

Multi-Car Garage

Slab Floor

Functional Components and Conditions

The readily visible portions of the garage slab floor is in acceptable condition. Small cracks are common and result as a consequence of the curing process, seismic activity, common settling, or the presence expansive soils, but are not structurally threatening.

Walls and Ceiling

Informational Conditions

The walls are sheathed and the readily visible portions are in acceptable condition.

Ventilation Ports

Functional Components and Conditions

The ventilation ports are functional.

Firewall Separation

Functional Components and Conditions

The firewall separating the garage from the residence appears functional.

Entry Door Into the House

Functional Components and Conditions

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

Garage Side Door

Functional Components and Conditions

The side or rear man door is functional.

Garage Door and Hardware

Components and Conditions Needing Service

The overhead door spring is weak. The overhead door would not stay up on it's own when I disconnected the opener. Recommend evaluation by a qualified Overhead Door Contractor.

Automatic Opener

Functional Components and Conditions

The garage door opener and safety devices are functional.

Components and Conditions Needing Service

The infra red auto-reversing sensor mechanisms are functional but located higher than the recommend six inches above grade. We routinely recommend that they be lowered for added safety.

Inspection Address:
Inspection Date/Time: 2/16/2013 9:00 am to 12:30 pm

The infra red sensors are functional but located higher than the recommend six inches above grade - *Continued*



Lights

Functional Components and Conditions

The lights are functional.

Outlets

Functional Components and Conditions

The outlets that were tested are functional, and includes ground-fault protection as required.

REPORT CONCLUSION

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

The Pre-Closing Walk-Through is an essential part of any real estate transaction. We suggest you perform it with your Real Estate Agent.

There are many reasons for performing this inspection before the close of escrow. A typical time frame of one to three months may have passed between signing the sales agreement, The Inspection, and the move in date. Even if all repair recommendations have been adhered to, many things can happen before actual move in. Often times things become more apparent after personal belongings have been removed from the property. Changes in weather patterns or other unpredictable events may also uncover items of concern. At this pre-closing time, it is your responsibility as the buyer to make certain that all deficiencies found during or after the inspection have been rectified. You should also make certain all repair agreements between you and the seller have been honored. What exactly is involved? Preferably a week before escrow is scheduled to close, re-inspect the property to be sure everything is in order. To make the most of your pre-close walk-through, we suggest you take the report along and use it as a checklist. The report is very detailed, be sure to check the functional items on the report, things can change. Checking every item just as we did will prove to be a good investment of your time. Be sure to keep the following items in mind.

No damage has occurred to the structure since you decided to buy it. Fixtures, appliances, window coverings, and items the seller agreed to leave are present. Work you requested by appropriate specialists has been completed and guaranteed. Major systems, water heater, air conditioner, heater etc. are still operational. Take this opportunity to ask the seller if there have been any changes in the property since you decided to purchase it, or if there are any problems they may have failed to mention, such as moisture intrusion or leakage, roof leaks or any related insurance claims which could cause your Property Insurance to be denied or rated. Defects or problems with carpeting, flooring, foundation, sewage drain line, septic system, plumbing, electrical problems etc.

Again, this is your last opportunity to eliminate any misunderstandings about the past or current condition of the property, or discover problems the seller may be aware of; ask a lot of questions and take your time. Furthermore, we are not required to comment on any nuisance characteristics within the area that may affect your purchase decision. Take this time to inquire as to any nuisances within, or near the neighborhood which could affect your decision to purchase this property. This could include, Major Thoroughfares, Waste Treatment Plants, Waste Disposal Sites, Schools, School Bands, Recreation Centers, Train Stations, Transportation Centers, Airports, Barking Dogs etc..

We are proud of our service, and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the visible condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we did not test every outlet or switch, open every window and door, or identify every minor/cosmetic defect; window coverings are considered a wear and tear item and were not inspected. Also because we are not specialists and because our inspection is specifically visual, latent defects could exist. This inspection and report is based upon the general visible condition of this property at this time. Furthermore, as a real property owner, you should reasonably

expect problems to occur. Roofs may leak, drain lines may become blocked, and components or systems may fail without warning. For this reasons, you should take into consideration the age of the house and its components and keep a comprehensive insurance/warranty policy current. If you have been provided with a warranty/protection policy, read it carefully. Such policies often cover only insignificant costs, and the representatives of some warranty companies can be expected to deny coverage on the grounds that a given condition was pre-existing or not covered because of what they claim to be a minor code infraction or a manufacture's defect. (We are not code inspectors and do not have access to manufactures specifications, or specific recall lists and notifications) Read warranty policies very carefully; Home Warranty Companies usually repair or replace covered systems and components, but they DO NOT cover or repair incidental or accidental water, smoke, fire, or other damage due to system failures, it's always best to make repairs or replacements before a failure occurs.

Re-inspections are only performed on items that were hidden, concealed, inaccessible, or inoperative because the utilities were off. We do not re-inspect to validate the quality or conformity of repair work. Contract for evaluations and repairs before the close of escrow with qualified, licensed professional contractors who issue warranties and guarantees for their work, always get their recommendations and/or determinations in writing. Re-inspection fees vary, and are based on the system or component to be re-inspected.

NOTICE TO CLIENTS WHO WERE NOT PRESENT DURING THE INSPECTION

We prefer to have our clients present during, or immediately following, the inspection so that we can elaborate on what may well be complicated or technical issues that could be somewhat difficult for the average person to understand. READ THE ENTIRE REPORT. We have included a copy of The Standard Inspection Agreement and a copy of the CREIA Standards with this report, our insurance carrier requires that you sign a Standard Inspection Agreement to activate our policy, please notify the office immediately if you have not received a copy of the Agreement and Standards along with this report. If you choose to rely upon the information in this report you have in fact accepted the terms of the Standard Inspection Agreement as a condition of that reliance. Also; please DO NOT rely on anything that we may have been purported to have said; issues can become distorted, particularly by people who are not properly trained or those who have a vested interest in the outcome of the transaction. Please contact the Inspector directly with any questions or concerns you may have. Steven Dehlinger 951-522-9478

Thank you for taking the time to read this report, and call us if you have any questions or observations whatsoever. We are always attempting to improve the quality of our service and our report; your input would be greatly appreciated 1-866-346-3337

Thank you for choosing American Real Estate Inspection.

Steven L Dehlinger

CREIA "Master" Certified Inspector #099
HUD/FHA Inspector #G878