

# John McGibbon Real Estate Inspections, Inc.

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## REAL ESTATE INSPECTION REPORT

PREPARED FOR:

**Good Clients**

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### INSPECTION ADDRESS

246 Residential Street, Your Town, CA 90000

### INSPECTION DATE

06/27/2005



**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.**

## GENERAL INFORMATION

**Inspection Address:** 246 Residential Street, Your Town, CA 90000  
**Inspection Date:** 06/27/2005  
**Weather:** Clear and Dry - Temperature at time of inspection: 65-75

**Inspected by:** John McGibbon

**Client Information:** Good Clients  
**Furnished:** Yes  
**Number of Stories:** Two

### General Property Conditions

This residence was reportedly built in 1985. There are some important items in need of evaluation and repair as detailed in the following report. It is important that this report be fully read and understood. Please do not hesitate to call with any questions you may have, as it is often difficult to get a clear picture of a property from a written report alone.

### PLEASE NOTE:

This report documents and discusses the opinion of this inspector of the condition of the real property on the date of the inspection only. We inspect all of the systems, components, and conditions described in accordance with the standards of the California Real Estate Inspection Association. Areas without an appropriate certificate of occupancy are beyond the scope of this inspection but these areas are not always obvious. Please disregard any comments we make pertaining to these areas.

In accordance with the terms of the contract, THE SERVICE OR INQUIRY RECOMMENDATIONS WE MAKE IN THIS REPORT SHOULD BE REVIEWED BEFORE THE CLOSE OF ESCROW BY APPROPRIATE SPECIALISTS, WHO MAY WELL IDENTIFY ADDITIONAL DEFECTS OR RECOMMEND SOME UPGRADES THAT COULD AFFECT YOUR EVALUATION OF THE PROPERTY. Items designated " Further Inquiry " are questionable areas that warrant more investigation by others. Items designated " Needs Service " or " Health and Safety " are material defects that look like they need service. In the opinion of the inspector, items designated as " Health and Safety " have more bearing on health and safety than the " Needs Service " comments. These issues may or may not be significant to you. There may be other issues you consider health and safety that are not designated as such.

**NOTICE TO THIRD PARTIES:** The inspection report is for the sole benefit and reliance of Client named in the original report and is nontransferable. The report is a summary of the inspection and all consultation between the inspector and Client and is issued subject to the terms, conditions and limitations under which the inspection was performed. The terms, conditions and limitations are a part of this report and are attached hereto and/or incorporated by reference herein. Inspector assumes no liability for third party interpretation or use of the report. **THIRD PARTIES ARE ENCOURAGED TO OBTAIN A HOME INSPECTION FROM A QUALIFIED INSPECTOR OF THEIR CHOICE.**

Report File: Residential Street 246

## SCOPE OF WORK

You have contracted with John McGibbon Real Estate Inspections, Inc. to perform a generalist inspection in accordance with the standards of practice established by the California Real Estate Inspection Association (CREIA). This real estate inspection is a non-invasive physical examination, performed for a fee, designed to identify material defects in the systems, structures and components of a building as they exist at the time of the inspection. A material defect is a condition that significantly affects the value, desirability, habitability, or safety of the building. Style or aesthetics are not considered in determining whether a specific system, structure, or component is defective. The specific systems, structures and components of a building to be examined are listed in the CREIA Standards of Practice, copies of which are available on request, and which can be read or downloaded by visiting the [www.creia.org](http://www.creia.org) website. Unless otherwise agreed, this is an inspection of the primary building and its associated primary parking structure. The inspection is limited to those specific systems, structures and components that are present and visually accessible. Components and systems will be operated with normal user controls only and as conditions permit. This inspection is not intended to be technically exhaustive.

Generalist inspections are essentially visual, and distinct from those of specialists, inasmuch as they do not include the use of specialized instruments, the dismantling of equipment, or the sampling of air and inert materials. Consequently, a generalist inspection and the subsequent report will not be as comprehensive, nor as technically exhaustive, as that generated by specialists, and it is not intended to be. This inspection report reflects the visual conditions of the property at the time of inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

What follows is a building inspection and not an environmental evaluation. This inspection report is not intended to detect, identify or disclose any health or environmental concerns regarding this building or property, including but not limited to the presence of asbestos, radon, lead, methane, formaldehyde, termites and other wood-destroying organisms, pests and rodents, molds, microbes, bacterial organisms, electromagnetic radiation, PCB's, or other toxic materials or substances in the water, air, soil, or building materials. Nevertheless, we will attempt to alert you to suspicious substances that would warrant evaluation by a specialist. Regardless, health and safety, and environmental hygiene are deeply personal responsibilities, and you should make sure that you are familiar with any contaminant that could affect your home environment. You can learn more about contaminants that can affect your home from a booklet published by The environmental Protection Agency, which you can read online at [www.epa.gov/iaq/pubs/insidest.htm](http://www.epa.gov/iaq/pubs/insidest.htm).

## Section 1.0 - Exterior

Our evaluation of the exterior of a property conforms to CREIA standards, and includes the following items: surface grade directly adjacent to the buildings; doors and windows; attached decks, porches, patios; wall cladding and trim, and portions of walkways and driveways that are adjacent to the buildings.

### Grading and Drainage

#### Drainage Mode

##### Observations

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

### House Wall Finish

#### Identification of House Wall Finish

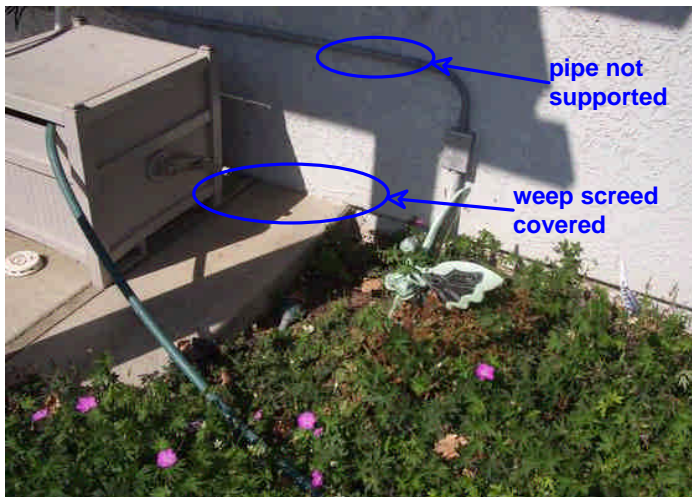
##### Observations

1.2 - The house walls are finished with stucco.

#### House Wall Finish Observations

##### Needs Service

1.3 - Some of the weep-screed at the base of the stucco has been covered with or is too close to earth or masonry especially at the right side. The weep-screed is designed to allow any moisture that penetrates the stucco to drain. Consult the termite inspector for information regarding the consequences of inadequate weep-screed clearance. The area below the weep-screed must be kept clear.



### Exterior Components

#### Yard Walls

##### Needs Service

1.4 - Some of the weep holes at the base of the yard walls appear to have been covered. Their purpose is to allow the walls to drain and prevent pressure from building up behind them. Contact a qualified drainage contractor for evaluation.

### **Exterior Wooden Doors**

#### *Needs Service*

1.5 - The garage side door is moisture damaged. It is operable but you may wish to repair or replace it.

### **Wood & Masonry Decks**

#### *Further Inquiry*

1.6 - There are areas of earth to wood contact around the wood deck that should be evaluated by the termite inspector

### **Screens**

#### *Further Inquiry*

1.7 - A few of the window screens are missing. Screens are often removed for aesthetic reasons, but you may wish to have them installed.

### **Outlets**

#### *Health and Safety*

1.8 - The outlet serving the irrigation controller needs a "weatherproof when in use" type cover which is commonly available. Also, the electrical cord to the controller is missing a connector. Refer to a qualified electrician.

## **Section 2.0 - Structure**

We describe and identify the various foundation types; and the floor, wall, ceiling, and roof structures in accordance with CREIA standards. We inspect the structural components that are accessible and visible.

### **Structural Elements**

#### **Identification of Wall Structure**

##### *Observations*

2.1 - The walls are conventionally framed with wooden studs.

#### **Identification of Floor Structure**

##### *Observations*

2.2 - The floor structure consists of posts piers girders and joists sheathed with plywood

#### **Identification of Ceiling Structure**

##### *Observations*

2.3 - The ceiling structure consists of standard joists.

#### **Identification of Roof Structure**

##### *Observations*

2.4 - The roof structure is conventionally framed with rafters, purlins, collar-ties, et cetera and sheathed with Oriented Strand Board ( OSB ).

### **Raised Foundation**

#### **Description of Foundation Type**

##### *Observations*

2.5 - The foundation is raised and bolted

#### **Crawlspace Observations**

##### *Observations*

2.6 - Crawlspace is accessed by a hatch located at the West side of the front deck.

#### **Intermediate Floor Framing**

##### *Observations*

2.7 - The intermediate floor framing is in acceptable condition. There may be some deviations from plumb, level, etc, but it appears to be within normal limits.

#### **Floor Insulation**

##### *Observations*

2.8 - There is no floor insulation, which may not have been required when this building was constructed.

#### **With Slab Sections**

##### *Observations*

2.9 - The residence has slab sections with no visible abnormalities.

#### **Plumbing**

##### *Needs Service*

2.10 - The plumbing pipes in the crawlspace are not well supported. Refer to plumber.

2.11 - Copper pipes are in contact with steel conduits. This can cause pinhole leaks in the plumbing system. Refer to plumber.

## **Section 3.0 - Roof**

There are many different roof types, which we evaluate by walking on their surfaces unless they are too steep or high or made of easily broken material such as tile or wood. Regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material. Although the roof condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. We evaluate every roof conscientiously but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history.

### **Spanish Tile Roof**

#### **General Comments and Description**

##### *Observations*

3.1 - There are several types of authentic Spanish tile, all of which are made of clay and are easily broken. Like most inspectors, we elect not to walk on them but view them instead from a variety of vantage points using a ladder and binoculars. As with other pitched roofs, they are not designed to be waterproof only water-resistant, and are dependant on the integrity of the membrane beneath them, which is concealed. The most common form of leakage occurs when the valleys or other drainage channels become blocked by debris. Therefore, it is important to inspect these roofs annually and to have them carefully cleaned. Please note that because we did not walk on the roof, the chimney tops and flashings could not be inspected.

#### **Method of Evaluation**

##### *Observations*

3.2 - We elected not to walk the roof because the roofing material is easily broken, and evaluated it from several other vantage points.

#### **Roofing Material**

##### *Needs Service*

3.3 - There are a number of cracked or broken tiles. Contact a qualified roofer for evaluation.

#### **Skylights**

##### *Needs Service*

3.4 - The dual-glazed skylight has a broken hermetic seal, as is evident from the condensation forming between the layers of glass. Contact a qualified contractor for evaluation.

## **Section 4.0 - Chimney**

There are a wide variety of chimneys, which represent an even wider variety of the interrelated components that comprise them. Our inspection of them conforms to industry standards, and is that of a generalist and not a specialist. However, significant areas of chimney flues cannot be adequately viewed during a field inspection, as has been documented by the Chimney Safety Institute of America, which reported in 1992: "The inner reaches of a flue are relatively inaccessible, and it should not be expected

that the distant oblique view from the top or bottom is adequate to fully document damage even with a strong light." Therefore, because our inspection of chimneys is limited to those areas that can be viewed without dismantling any portion of them, and does not include the use of specialized equipment, we will not guarantee their integrity or drafting ability and recommend that they be video-scanned.

## Fireplaces and Chimneys

### General Prefabricated Chimney Comments

#### *Further Inquiry*

4.1 - 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.

### Chimney Flue

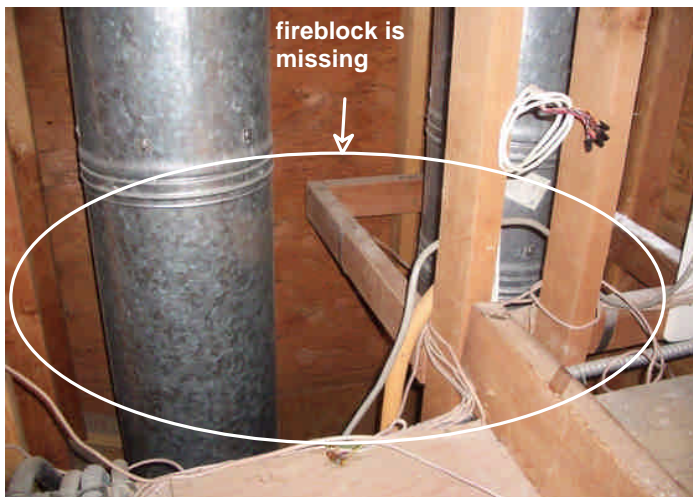
#### *Health and Safety*

4.2 - The chimney flue is dirty. We recommend evaluation by a specialist and cleaning as necessary before use.

### Fireblock

#### *Health and Safety*

4.3 - Fire block, or the metal flashing that is required to surround pre-fabricated chimney flues on the floor of an attic, is missing or incomplete. This component is designed to isolate flames from the oxygen-rich atmosphere of an attic, and thereby inhibit the spread of flames. We recommend installation of this safety fireblock.



### Damper

#### *Health and Safety*

4.4 - At the Master Bedroom fireplace there is an ornamental gas log set but the damper can be fully closed. To avoid contamination of the living space with the products of combustion (including carbon monoxide), most manufacturers require installation of a damper stop to prevent full closure. We recommend evaluation by a chimney/fireplace specialist and repairs or modifications as necessary.

## Section 5.0 - 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, shut-off valves (which we do not test if they are not in daily use), pressure regulators, pressure relief valves, and water-heating devices. The condition of these components is usually directly related to their age. It is essential that any recommendations that we may make for service or upgrades should be evaluated by a qualified plumbing

contractor, because a specialist could reveal additional deficiencies or recommend some upgrades. We recommend that all non-conforming plumbing be replaced with approved materials using approved permitted methods.

## Potable Water Supply Pipes

### Water Main Location

#### Observations

5.1 - The main water shut-off valve is located adjacent to the garage.

### Cross Connections

#### Health and Safety

5.2 - The Reverse Osmosis drinking water system under the kitchen sink is connected to the drain without the benefit of an Air Gap device. Although we do not inspect RO systems, we do look for cross connections of the potable water and waste water plumbing components. This is a health hazard and should be corrected. Refer to plumber.



## General Gas Components

### Gas Main Shut-Off Location

#### Observations

5.3 - The gas main shut-off is located in the left side yard. Although no gas leaks were detected, we recommend a safety check of equipment and appliances by the gas company. They have specialized tools and knowledge and are a great resource. There is usually no charge for this service. For added safety consider adding a seismic shut off valve.

### Gas Main Observations

#### Health and Safety

5.4 - There is no wrench at the gas shut-off valve to facilitate an emergency shut-off. We recommend that you get one and leave it in a secure but easy to access location.

## Gas Water Heaters

### Age Capacity and Location

#### Observations

5.5 - Hot water is provided by a 4 year old, 50 gallon water heater that is located in the garage.

### Vent Pipe and Cap

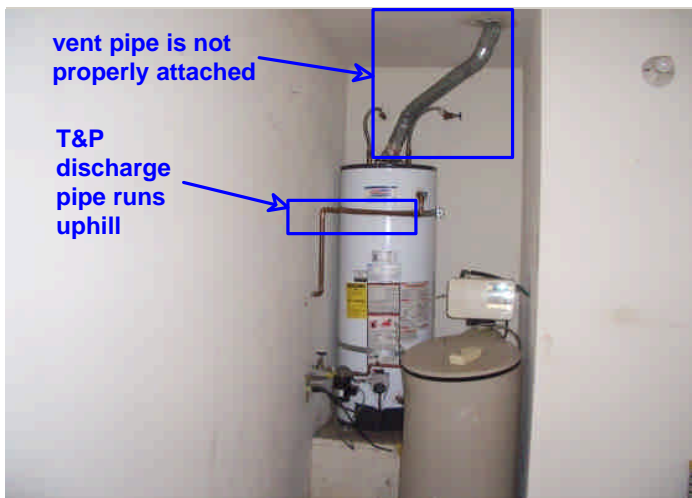
#### Health and Safety

5.6 - The vent pipe is disconnected and will not effectively draft the bi-products of combustion beyond the residence. This is a health hazard that should be corrected. Refer to plumber.

### Relief Valve and Discharge Pipe

#### Health and Safety

5.7 - The discharge pipe from the pressure relief valve has been incorrectly plumbed uphill. To prevent possible hard water deposit blockages and assure proper function, the discharge pipe should slope to drain.



### Combustion Vent Ports

#### Health and Safety

5.8 - The vents in the garage, which provide combustion air for the water heater have been covered. These are essential to support complete combustion, and should be uncovered to assure adequate air flow.

### Seismic Straps

#### Health and Safety

5.9 - The water heater is not correctly secured. The straps do not encircle the heater and the back blocking is missing. We recommend strapping in accordance with State standards. "Guidelines for Earthquake Bracing of Residential Water Heaters" which can be found at : [www.JMinspections.com](http://www.JMinspections.com). Click on 'Reports'

### Bonding

#### Health and Safety

5.10 - It is required that the metal piping systems of the house are bonded to the house electrical ground. The bonding of the systems is not apparent. The preferred location of the bond is the water heater. An electrical bonding jumper is recommended between the water heater hot and cold pipes and gas pipe.

## Waste & Drainage Systems

### General Comments and Description

#### Observations

5.11 - 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. 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.

### Type of Material

#### Observations

5.12 - The visible portions of the drainpipes are a modern ABS plastic type.

### Drain Pipes Waste Pipes and Vent Pipes

#### Observations

5.13 - Based on industry recommended water tests, the drainpipes are functional at this time.

## Section 6.0 - Electrical

We evaluate electrical systems in accordance with CREIA standards which includes identifying the type and capacity of the service; evaluating panels, overload devices, wires, panel grounds, and a representative number of switches and outlets. 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. Regardless, we are not acting as specialists and in compliance with our standards of practice we do not perform load-calculations to determine if the supply meets the demand. It is essential that any recommendations that we may make for service or upgrades should be evaluated by a qualified electrical contractor, because a specialist could reveal additional deficiencies or recommend some upgrades. We recommend that all non-conforming electrical be replaced with approved materials using approved permitted methods.

### Main Panel

#### Service Entrance

##### Observations

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

#### Size and Location

##### Observations

6.2 - The residence is served by a 200 amp, 120/240 volt panel, located at the left side.

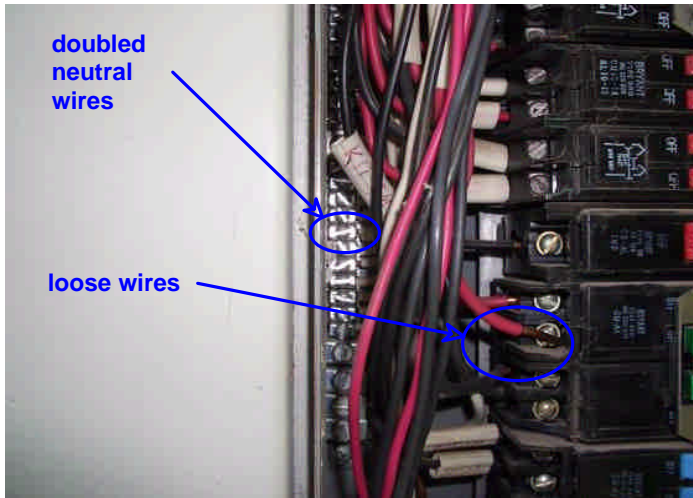
#### Wiring Observations

##### Observations

6.3 - The residence is wired with a combination of methods including conduit with wire pulled, and non metallic sheathed cable(Romex).

#### Health and Safety

6.4 - There are loose wires that appear to have once been connected to a breaker labeled Jacuzzi. Contact a qualified electrician for evaluation and repair.



### Neutrals

#### *Health and Safety*

6.5 - There are multiple neutral/ground wires under single neutral bus screws. Because the wires can loosen, this is a potential fire hazard. Refer to electrician for repair.

## Section 7.0 - Heat

The components of most heating systems have a design-life ranging from ten to twenty years, but can fail prematurely with poor maintenance, which is why we attempt to apprise you of their age. We test and evaluate them in accordance with the standards of practice, which means that we do not dismantle any of the following concealed components: the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, and in-line duct motors or dampers. However, even the most modern heating systems can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. We perform a conscientious evaluation of all such systems, but we are not specialists. Therefore, in accordance with the terms of our contract, it is essential that any recommendation 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.

### Forced-Air Furnaces

#### Age and Location

##### *Observations*

7.1 - Central heat is provided by a 10 year-old forced-air furnace that is located in the attic. There is no air conditioning (cooling) equipment.

#### Furnace

##### *Observations*

7.2 - The furnace is functional. However, as with any gas appliance, we recommend regular maintenance. Ask sellers when last maintenance was performed. If more than a year ago, we recommend evaluation by a qualified HVAC contractor.

#### Circulating Fan

##### *Needs Service*

7.3 - The blades on the circulating fan are dirty, which is indicative of poor maintenance. They should be cleaned, and the filters changed regularly, as part of a scheduled maintenance service.

#### Return-Air Compartment and Filter

##### *Needs Service*

7.4 - The return-air compartment is dirty, and dirt has passed beyond to contaminate the system. Contact a qualified HVAC contractor for evaluation.



## Section 9.0 - Living

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. However, we do not evaluate window treatments, or move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies.

### Main Entry

#### Doors

##### *Needs Service*

9.1 - The doorbell does not work. Refer to electrician.

## Section 10.0 - Kitchen

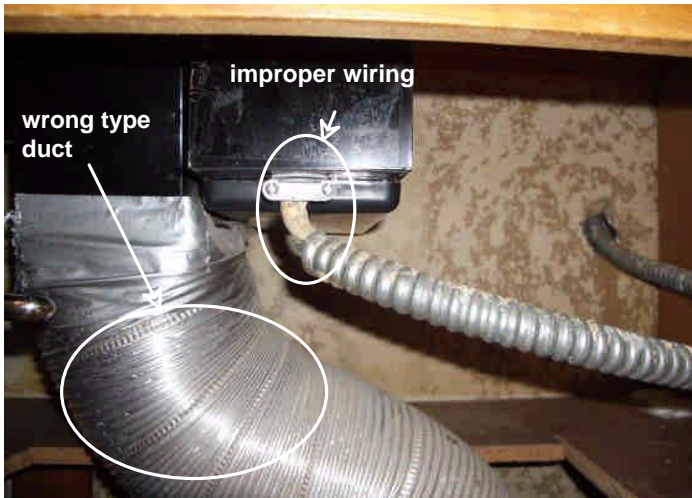
We test kitchen appliances for their functionality, and cannot evaluate them for their performance nor for the variety of their settings or cycles. However, if they are older than a few years, they may well exhibit decreased efficiency. Please note that due to their complexity, kitchen appliances are not given life expectancies

### Kitchen

#### Electric Cooktop

##### *Health and Safety*

10.1 - The electrical connection to the cook top has been incorrectly made. Contact a qualified electrician for evaluation.



### Dishwasher

#### *Further Inquiry*

10.2 - The dishwasher is functional but is not equipped with a mandated anti-siphon valve. This device is required by current health and safety standards and is used to vent the dishwasher discharge hose as well as to prevent the possibility of waste water from the garbage disposal from entering the dishwasher and contaminating clean dishes. Some newer models are factory provided with airgaps, but disassembly of the unit is required to determine their presence.

RECOMMENDATION : Further evaluation of the dishwasher (or reference to the owners manual) to assure that this device is equipped with anti-siphon protection. If not present, the installation of an approved airgap fitting by a qualified state licensed plumber is recommended for health reasons.

#### *Health and Safety*

10.3 - Kickplate is missing at the dishwasher. Due to the potential safety concerns of live electrical contacts beneath, we recommend it be replaced as per manufacturers instructions.

### Exhaust Fan or Downdraft

#### *Health and Safety*

10.4 - The exhaust duct is not smooth material as required to inhibit grease build-up. The duct serving the range should have a smooth interior surface, be airtight, and be equipped with a backdraft damper.

### Outlets

#### *Health and Safety*

10.5 - The kitchen countertop outlets are not all ground-fault protected. Today's standards require that all countertop electrical outlets in kitchens be GFCI protected. For increased safety, we recommend that they be installed. The refrigerator/freezer outlets are exempt from this requirement.

## Section 13.0 - Bedrooms

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

## Master Bedroom

### Doors

#### *Needs Service*

13.1 - The bottom bolt on the inactive door is defective.

### Dual-Glazed Windows

#### *Needs Service*

13.2 - Double-paned windows reduce outside noise and improve efficiency of heating/cooling systems. The space between the panes is factory sealed. If a seal is broken, air from the environment may enter the formerly sealed space. This condition may cause condensation or fogging in the window(s), depending on the climatic conditions. We cannot assure the seal on the windows. Due to climatic conditions, nature of the components and cleanliness of the glass, it is not possible to determine all failures. However, a window in the bedroom has a broken hermetic seal and is fogged. We recommend you ask sellers for any pertinent warranty documentation. Refer to glazer.

### Lights

#### *Further Inquiry*

13.3 - The wall switch apparently controls a wall outlet that was not located. The furnishings may be covering the outlet. In the unlikely event that there is no controlled outlet, one should be added.

### Smoke Detector

#### *Health and Safety*

13.4 - There is no smoke detector. We recommend installation.

## Bedroom Two

### Location

#### *Observations*

13.5 - Bedroom Two is located at the Northwest corner.

### Dual-Glazed Windows

#### *Needs Service*

13.6 - A window lock is missing, or needs to be serviced, to be functional.

### Closets

#### *Further Inquiry*

13.7 - The closet is missing doors

### Smoke Detector

#### *Health and Safety*

13.8 - There is no smoke detector. We recommend installation.

## Bedroom Three

### Location

#### *Observations*

13.9 - Bedroom Three is located by the Entry

### Dual-Glazed Windows

#### *Needs Service*

13.10 - A window lock is missing, or needs to be serviced, to be functional.

### Smoke Detector

#### *Health and Safety*

13.11 - There is no smoke detector. We recommend installation.

## Section 14.0 - Bathrooms

In accordance with the CREIA standards of practice, our inspection of bathrooms includes the visually accessible areas of walls, ceilings, floors, cabinets and closets, and includes visual testing for functional flow and drainage. More importantly, we do not leak-test shower pans, which is usually the responsibility of a termite inspector. We do not comment on common cosmetic deficiencies.

### Master Bathroom

#### Size and Location

##### *Observations*

14.1 - The master bathroom is a three-quarter, and is located adjacent to the master bedroom.

#### Sink Faucet Valves & Connectors Trap & Drain

##### *Health and Safety*

14.2 - Various plumbing fittings have been put together to create what amounts to an 'S' trap configuration. Such traps are not approved because their water seals can be easily siphoned away, which would allow sewer gases to contaminate the residence. This is an unconventional installation that even employs duct tape. Contact a qualified plumber for evaluation.



#### Toilet

##### *Health and Safety*

14.3 - The toilet is loose, and should be secured to prevent leaks and/or intrusion of sewer gasses. Refer to plumber.

### Main Hallway Bathroom

#### Size and Location

##### *Observations*

14.4 - The Main Hallway Bathroom is a full

#### Tub-Shower

##### *Needs Service*

14.5 - There are loose or hollow-sounding tiles in the tub/shower area, which should be evaluated for service by a termite inspector to ensure that moisture damage has not already resulted behind the tiles.

## Outlets

### *Health and Safety*

14.6 - The GFCI outlet does not trip on test. Refer to electrician

## Section 15.0 - Laundry

In accordance with industry standards, we do not test clothes dryers, nor washing machines and their water connections and drainpipes. However, 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 the use of braided stainless steel ones that are much more dependable than rubber.

## Laundry Room

### Trap and Drain

#### *Needs Service*

15.1 - There is a leak at the drain trap below the sink. Refer to plumber.

## Section 16.0 - Attic

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

## Primary Attic

### Access Location & General Condition

#### *Observations*

16.1 - The attic can be accessed through a hatch in the hallway ceiling.

### Method of Evaluation

#### *Observations*

16.2 - We evaluated the attic by direct access. However there were some areas that could not be fully accessed and were viewed as much as possible with a powerful flashlight.

### Electrical

#### *Health and Safety*

16.3 - There is an open electrical junction box, which should be sealed so that any arcing or sparking would be contained within the box.

### Heat Vents

#### *Health and Safety*

16.4 - The heating vent pipe is too close to combustible material, and should be serviced. This type of vent pipe is required to be at least one inch away from any combustible material.



### **Exhaust Ducts**

#### *Needs Service*

16.5 - The Hallway Bathroom exhaust duct is attached to the attic vent. It should be located at least 3 feet from the vent and any other openings to prevent moisture buildup in the attic.

### **Batt Insulation**

#### *Further Inquiry*

16.6 - The attic floor is insulated with approximately 6 to 9 inches of fiberglass, batt insulation.

## **Section 17.0 - Garage**

It is not uncommon for moisture to penetrate garages, because their slabs are on-grade. Also, garage door openings are not standard, and you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles.

### **Double-Car Garage**

#### **Firewall Separation**

##### *Health and Safety*

17.1 - The voids in the garage firewall must be repaired, in order to maintain the necessary firewall separation between the garage and the residence.

#### **Entry Door Into the House**

##### *Health and Safety*

17.2 - The house entry door is not identified as being fire-rated in order to maintain the necessary firewall separation between the garage and the living space. We recommend replacement with a self closing fire rated door.

#### **Outlets**

##### *Health and Safety*

17.3 - The outlets do not have ground-fault protection. We recommend installation for increased safety.

## REPORT CONCLUSION

246 Residential Street, Your Town, CA 90000

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

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

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

## TABLE OF CONTENTS

REAL ESTATE INSPECTION REPORT	1
GENERAL INFORMATION	2
SCOPE OF WORK	3
Exterior	4
Grading and Drainage	4
House Wall Finish	4
Exterior Components	4
Structure	5
Structural Elements	5
Raised Foundation	5
Roof	6
Spanish Tile Roof	6
Chimney	6
Fireplaces and Chimneys	7
Plumbing	7
Potable Water Supply Pipes	8
General Gas Components	8
Gas Water Heaters	9
Waste & Drainage Systems	10
Electrical	10
Main Panel	10
Heat	11
Forced-Air Furnaces	11
Living	12
Main Entry	12
Kitchen	12
Kitchen	12
Bedrooms	13
Master Bedroom	14
Bedroom Two	14
Bedroom Three	14
Bathrooms	15
Master Bathroom	15
Main Hallway Bathroom	15
Laundry	16
Laundry Room	16
Attic	16
Primary Attic	16
Garage	17
Double-Car Garage	17
Report Conclusion	18