

# All-Star Home Inspection Services

## Professional Inspection & Energy Consulting Services

P.O. Box 1591 Manteca CA 95336  
Tel: 209-824-5356

### CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

**John Smith**

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#### INSPECTION ADDRESS:

123 Main Street, Manteca, CA 95336

#### INSPECTION DATE:

9/25/2009

#### REPRESENTED BY:

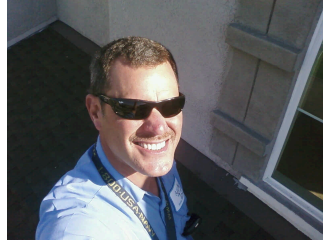
Alice Jones  
Alice Jones Real Estate



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## GENERAL INFORMATION

**Inspection Address:** 123 Main Street, Manteca, CA 95336  
**Inspection Date:** 9/25/2009  
**Weather:** Sunny and Warm  
**Inspected by:** Kirk Dall



**Client Information:** John Smith  
**Buyer's Agent:** Alice Jones  
Alice Jones Real Estate  
Phone: 209-823-5749

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

**Estimated Year Built:** 1999  
**Unofficial Sq.Ft.:** 1899

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

### General Property Conditions

#### PLEASE NOTE:

This report is the exclusive property of All-Star Home Inspection Services and the client whose name appears herewith, and its use by any unauthorized persons is strictly prohibited. The observations and opinions expressed within this report are those of All-Star Home Inspection Services, and supercedes any alleged verbal comments. We inspect all of the residential systems, components, and conditions described in accordance with the standards of the National Association of Certified Home Inspectors and those systems or components that we do not inspect are clearly disclaimed in the contract and/or in the afore mentioned organizational standards. The recommendations that we offer in this report should be completed before the close of escrow by licensed specialists, who may identify additional defects or recommend upgrades that could affect your evaluation of the property.

Report File: 123 Main Street

# SCOPE OF WORK

## I. Scope of Work

These Standards of Practice provide guidelines for a real estate inspection:

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

## II. Standards of Practice

### 1. Foundation, Basement, and Under-floor Areas

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

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

### 2. Exterior

A. Items to be inspected: 1. Surface grade directly adjacent to the buildings 2. Doors and windows 3. Attached decks, porches, patios, balconies, stairways, and their enclosures 4. Wall cladding and trim 5. Portions of walkways and driveways that are adjacent to the buildings

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

### 3. Roof Covering

A. Items to be inspected: 1. Covering 2. Drainage 3. Flashings 4. Penetrations 6. Skylights

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

### 4. Attic Areas and Roof Framing

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

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

### 5. Plumbing

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

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

### 6. Electrical

A. Items to be inspected: 1. Service equipment 2. Electrical panels 3. Circuit wiring 4. Switches, receptacles, outlets, and lighting fixtures

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

### 7. Heating and Cooling

A. Items to be inspected: 1. Heating equipment 2. Central cooling equipment 3. Energy source and connections

4. Combustion air and exhaust vent systems 5. Condensate drainage 6. Conditioned air distribution systems

B. The inspector is not required to: 1. Inspect heat exchangers or electric heating elements 2. Inspect

non-central air conditioning units or evaporative coolers 3. Inspect radiant, solar, hydronic, or geothermal systems or components 4. Determine volume, uniformity, temperature, airflow, balance, or leakage of any air distribution system 5. Inspect electronic air filtering or humidity control systems or components

#### 8. Fireplaces and Chimneys

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

B. The inspector is not required to: 1. Inspect chimney interiors 2. Inspect fireplace inserts, seals, or gaskets 3.

Operate any fireplace or determine if a fireplace can be safely used

#### 9. Building Interior

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

B. The inspector is not required to: 1. Inspect window, door, or floor coverings 2. Determine whether a building is secure from unauthorized entry 3. Operate or test smoke alarms or vehicle door safety devices 4. Use a ladder to inspect systems or components

### III. Limitations, Exceptions and Exclusions

A. The following are excluded from a real estate inspection: 1. Systems or components of a building, or portions thereof, which are not readily accessible, not permanently installed. 2. Site improvements or amenities, including, but not limited to; accessory buildings, landscaping, irrigation, swimming pools, spas, ponds, waterfalls, or fountains. 3. Auxiliary features of appliances beyond the appliance's basic function. 4. Systems or components, or portions thereof, which are under ground, under water, or where the Inspector must come into contact with water. 5. Common areas as defined in California Civil Code section 1351, et seq., and any dwelling unit systems or components located in common areas. 6. Determining compliance with manufacturers' installation guidelines or specifications, building codes, accessibility standards, conservation or energy standards, regulations, ordinances, covenants, or other restrictions. 7. Determining adequacy, efficiency, suitability, quality, age, or remaining life of any building, system, or component, or marketability or advisability of purchase. 8. Structural, architectural, geological, environmental, hydrological, land surveying, or soils-related examinations. 9. Acoustical or other nuisance characteristics of any system or component of a building, complex, adjoining property, or neighborhood. 10. Conditions related to animals, insects, or other organisms, including fungus and mold, and any hazardous, illegal, or controlled substance, or the damage or health risks arising there from. 11. Risks associated with events or conditions of nature including, but not limited to; geological, seismic, wildfire, and flood. 12. Water testing any building, system, or component or determine leakage in shower pans, pools, spas, or any body of water. 13. Determine the integrity of hermetic seals at multi pane glazings. 14. Differentiating between original construction or subsequent additions or modifications. 15. Reviewing information from any third-party, including but not limited to; product defects, recalls, or similar notices. 16. Specifying repairs/replacement procedures or estimating cost to correct. 17. Communication, computer, security, or low-voltage systems and remote, timer, sensor, or similarly controlled systems or components. 18. Fire extinguishing and suppression systems and components or determining fire resistive qualities of materials or assemblies. 19. Elevators, lifts, and dumbwaiters. 20. Lighting pilot lights or activating or operating any system, component, or appliance that is shut down, unsafe to operate, or does not respond to normal user controls. 21. Operating shutoff valves or shutting down any system or component. 22. Dismantling any system, structure, or component or removing access panels other than those provided for homeowner maintenance B. The Inspector may, at his or her discretion: 1. Inspect any building, system, component, appliance, or improvement not included or otherwise excluded by these Standards of Practice. Any such inspection shall comply with all other provisions of these Standards. 2. Include photographs in the written report or take photographs for Inspector's reference without inclusion in the written report.

## Exterior

Our inspection of the exterior components include: fences, gates, driveways, walkways, handrails, guardrails, yard walls, carports, exterior walls, doors, windows, outdoor lights, outdoor electrical, patio covers, decks, balconies, and grading and drainage issues. We do not water test or evaluate subterranean drainage systems or any mechanical or remotely controlled components, such as driveway gates. Also, we do not typically evaluate landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Similarly, we do not usually comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person.

### Exterior Comments

#### General Comments

##### *Informational Condition*

It is important to maintain a property, including painting or sealing walkways, decks, and other hard surfaces, and it is particularly important to keep the house walls sealed, which provide the only barrier against deterioration. Unsealed cracks around windows, doors, and thresholds can permit moisture intrusion, which is the principle cause of the deterioration of any surface. Unfortunately, the evidence of such intrusion may only be obvious when it is raining. We have discovered leaking windows while it was raining that might not have been apparent otherwise. 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, their hermetic seals can fail at any time and allow condensation to form between the panes that is only clearly visible under certain temperature conditions, which is why we disclaim an evaluation of hermetic seals. Regardless, in accordance with industry standards, we test a representative number of unobstructed windows in every residence, and make sure that at least one window in every bedroom is operable and able to facilitate an emergency exit.



#### Landscaping Comments

##### *Maintenance Needed*

There is landscaping encroaching on the residence that should be kept a minimum of twelve inches away for the general welfare of the walls and foundation.

### Exterior Wall Structure

#### Type of Material

##### *Informational Condition*

The exterior walls are primarily clad with stucco.

#### Exterior Wall

##### *Functional Component*

The exterior wall cladding is in acceptable condition.

#### Exterior Trim

##### *Functional Component*

The exterior trim is in acceptable condition.

## **Fascia & Soffit**

### *Functional Component*

The fascia and soffits around the residence are in acceptable condition.

## **Building Components**

### **Door Exteriors**

#### *Functional Component*

The exterior door or doors are in acceptable condition.

### **Window Exteriors**

#### *Maintenance Needed*

A few of the window screens are missing and should be replaced.

### **Outdoor Lighting**

#### *Maintenance Needed*

An outdoor light cover is missing and should be replaced.

### **Electrical Components**

#### *Functional Component*

The exterior outlets are in acceptable condition.

### **Covered Patios**

#### *Functional Component*

The patio cover or arbor is in acceptable condition.

## **Property Components**

### **Property Comments**

#### *Informational Condition*

The residence is situated on a flat and level pad.

### **Fences & Gates**

#### *Functional Component*

The fences and gates are in acceptable condition.

### **Driveways**

#### *Functional Component*

The driveway is in acceptable condition.

### **Walkways**

#### *Functional Component*

The walkways and patios are in acceptable condition.

### **Area Drains**

#### *Functional Component*

The area drains are in acceptable condition. However, because it is impossible to see inside them, they should be flushed through to the street.

## **Grading and Drainage**

### **General Comments**

#### *Informational Condition*

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that might appear to be firm and solid can liquefy and become unstable during seismic activity. Also, there are soils that can expand to twice their volume with the influx of water and move structures with relative ease, raising and lowering them and fracturing slabs and other hard surfaces. In fact, expansive soils have accounted for more structural damage than most natural disasters. For this reason, the ideal property will have soils that slope away from the residence and the interior floors will be several inches higher than the exterior grade. Also, the residence will have roof gutters and downspouts that discharge into area drains with catch basins that carry

water away to hard surfaces. If a property does not meet this ideal, or if any portion of the interior floor is below the exterior grade, we cannot endorse it and recommend that you consult with a grading and drainage contractor, even though there may not be any evidence of moisture intrusion.

### **Interior-Exterior Elevations**

#### *Informational Condition*

There is an adequate difference in elevation between the exterior grade and the interior floors.

### **Drainage Mode**

#### *Informational Condition*

Drainage is facilitated by hard surfaces such as the roof and full or partial gutters. We did not observe any evidence of moisture threatening the living space during our inspection. However, all drain areas and components must be kept clean or moisture intrusion could result.

## **Structural**

Our inspection of the structural components include the foundation of the building. Foundations are not uniform, and conform to the structural standard of the year in which they were built. We identify foundation type and look for any evidence of structural deficiencies. Cracks or deteriorated surfaces in foundations are quite common. Fortunately, most of these cracks are related to the curing process or to common settling, including some wide ones called cold-joint separations that typically contour the footings, but others can be more structurally significant and reveal the presence of expansive soils that can predicate more or less continual movement. We are keenly aware of cracks, and will alert you to their presence 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, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

## **Structural Elements**

### **Floor Structure**

#### *Informational Condition*

The floor structure consists of a poured concrete slab that could include reinforcing steel.

### **Wall Structure**

#### *Informational Condition*

The walls are conventionally framed with wooden studs.

### **Ceiling Structure**

#### *Informational Condition*

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

### **Roof Structure**

#### *Informational Condition*

The roof structure consists of a prefabricated truss system.

## **Slab Foundation**

### **General Comments**

#### *Informational Condition*

This residence has a slab foundation. 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 furniture or lift carpeting and padding to look for cracks, and we do not use any of the specialized devices that are used to establish relative elevations and confirm differential movement. Significantly, 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 carpet and padding 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. They typically result from common shrinkage, but 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 it is surcharged by a hill or 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, and we would be happy to refer one.

#### **Method of Evaluation**

##### *Informational Condition*

We evaluated the slab foundation on the exterior, by examining the stem walls that project above the grading.

#### **Slab Foundation Comments**

##### *Functional Component*

The residence has a bolted, slab foundation with no visible or significant abnormalities.

## **Roof**

There are many different roof types. Every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or other prevalent weather conditions, and its maintenance. Regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material. In fact, the material on the majority of pitched roofs is not designed to be waterproof only water-resistant. However, what remains true of all roofs is that, whereas their 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. Even water stains on ceilings, or on the framing within attics, will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only the installer can credibly guarantee that a roof will not leak. We evaluate every roof conscientiously, and even attempt to approximate its age, 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. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company.

## **Wood Shake Roof**

#### **General Comments**

##### *Informational Condition*

Wood shingles and shakes are among the oldest of roofing materials, but they are coming under increasing criticism and are no longer permitted in some jurisdictions. They are comprised of uniformly thin shingles or thick shakes, installed on either spaced or solid sheathing. Spaced sheathing consists of strips of wood that run perpendicularly to the rafters, on which the shingles or shakes are fastened. These are easily broken, and are now considered to be seismically vulnerable and structurally suspect. In addition, the open spaces between them permit a fire to draft more rapidly, and whatever chemical fire-retardant the shakes or shingles may have been impregnated with diminishes over time. Wood roofs with solid sheathing are structurally sounder, but are still not permitted in some jurisdictions. Regardless, whereas such roofs have a life expectancy of twenty-five years, which is similar to many other roofs, they tend to weather more rapidly and must be carefully monitored and maintained.

#### **Method of Evaluation**

##### *Informational Condition*

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



## General Evaluation

### *Maintenance Needed*

There are shakes that are cupping and curling and will need to be serviced by a roofing contractor.  
The ridge shakes are deteriorated and should be replaced.

## Flashings

### *Functional Component*

The roof flashings are in acceptable condition.

## Skylights

### *Informational Condition*

The roof includes one or more skylights, which will be important to keep the area around them clean and to monitor them for evidence of leaks.

## Roof Penetrations

### *Functional Component*

The roof vent penetrations are in acceptable condition.

## Gutters and Drainage

### *Functional Component*

The gutters and downspouts are in acceptable condition.

# 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 best and most dependable water pipes are copper, because they are not subject to the build-up of minerals that bond within galvanized pipes, and gradually restrict their inner diameter and reduce water volume. 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, or a cardboard-like material that is coated with tar. The condition of these pipes is usually directly related to their age. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains.

## Water Supply Systems

### General Comments

#### *Functional Component*

The water supply is provided by a curb shut-off valve which is in acceptable condition.

### Water Main Location

#### *Informational Condition*

The main water shut-off valve is located at the front of the residence.

### Type of Material

#### *Informational Condition*

The residence is served by copper potable water pipes.

### Supply Pipe Comments

#### *Functional Component*

The visible water pipes are in acceptable condition.

## Water Drainage Systems

### General Comments

#### *Informational Condition*

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. However, if tree roots grow into the main drain that connects the house to the public sewer, repairs could become expensive and might include replacing the entire main line. 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 house, or the cost of roofer service, most of which are relatively inexpensive.

### **Clean-out Locations**

#### *Informational Condition*

The waste drain clean-outs are located in the front, side, and rear of the residence. We may have not located all of the clean-outs on the property and a plumber could be consulted to find additional clean-outs.

### **Type of Material**

#### *Informational Condition*

The visible portions of the drainpipes are a modern acrylonitrile butadiene styrene type, or ABS.

### **Drain Pipe Comments**

#### *Functional Component*

Based on industry recommended water drain tests, the drainpipes are in acceptable condition. However, only a video-scan of the main drainpipe would confirm its actual condition.

## **Sprinkler & Irrigation Systems**

### **General Comments**

#### *Informational Condition*

There are a wide variety of irrigation components, such as pipes that could include old galvanized ones, more dependable copper ones, and modern polyvinyl ones that are commonly referred to as PVC. However, among the latter, the quality can range from a dependable thick-walled type to a less dependable thin-walled type, and it is not uncommon to find a mixture of them. To complicate things, significant portions of these pipes cannot be examined because they are buried. Therefore, we identify a system based on what type of pipe that can be seen. However, our inspection only includes the visible portions of the system, and we do not test each component, nor search below vegetation for any concealed hose bibs, actuators, risers, or heads. We test every visually accessible manual sprinkler actuator and evaluate its coverage, but due to the variety and complexity of many automatic control panels we do not test them. However, inasmuch as the actuators are under pressure, we look for any evidence of damage or leakage, but recommend that you have the sellers demonstrate an automatic sprinkler system before the close of escrow and indicate any seasonal changes that they may make to the program.

### **Sprinkler Systems**

#### *Functional Component*

The sprinkler system is in acceptable condition.

### **Hose Bibs**

#### *Functional Component*

The hose bibs are in acceptable condition, but we may not have located and tested every one on the property.

## **Gas Supply System**

### **Gas Main Location**

#### *Informational Condition*

The gas main shut-off is located in the side yard. 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. Therefore, we recommend that you request a recent gas bill from the sellers, so that you can establish a norm and thereby be alerted to any potential leak.

## Gas Main Comments

### *Functional Component*

The gas shut-off valve to facilitate an emergency shut-off is in acceptable condition.

## Gas Pipe Comments

### *Functional Component*

The visible portions of the gas pipes are in acceptable condition.

## Water Heaters

### General Comments

#### *Informational Condition*

There are a wide variety of residential water heaters that range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak. So it is always wise to have them installed over a drain pan that is plumbed to the exterior. Also, it is prudent to flush them annually to remove minerals that include the calcium chloride bi-product of many water-softening systems. The water temperature should be set at a minimum of 110 degrees Fahrenheit to kill microbes and a maximum of 140 degrees to prevent scalding. Also, water heaters can be dangerous if they are not seismically secured and equipped with either a pressure/temperature relief valve and discharge pipe plumbed to the exterior, or a Watts 210 gas shut-off valve.

### Water Heater Location

#### *Informational Condition*

Hot water is provided by a water heater that is located in the garage.

### Water Tank

#### *Functional Component*

The water tank is strapped and in acceptable condition.

### Gas Shut-Off Valve

#### *Functional Component*

The gas control valve and its connector are in acceptable condition.

### Temperature Controller

#### *Functional Component*

The temperature control unit is in acceptable condition.

### Combustion Chamber

#### *Functional Component*

The combustion chamber is in acceptable condition.

### Water Shut-Off Valve

#### *Functional Component*

The water shut-off valve and connectors are in acceptable condition.

### Vent Pipe and Cap

#### *Functional Component*

The vent pipe and cap are in acceptable condition.

### Pressure Release Valve

#### *Functional Component*

The pressure-temperature relief valve and discharge pipe are in acceptable condition.

### Drip Pan and Overflow Pipe

#### *Functional Component*

The water heater is equipped with a drip pan and an overflow pipe, which is designed to prevent water damage from a leak. Nonetheless, the water heater should be periodically monitored for any signs of a leak.

## Water Softeners

### General Comments

#### *Informational Condition*

If your home has hard water (minerals in the water), you'll probably want to use the water softener. A water softener removes the minerals that leave spots on dishes, and interferes with detergents. It also adds a small amount of sodium. The softener is often located next to the water main. Normally, it is connected to hot water and bathroom fixtures. It is not routinely connected to tap water in the kitchen because of the slight amount of sodium being added to the water. Also, the softener is not routinely connected to exterior hose bibs. A professional should test water for hardness and estimate the amount of water usage, then set-up the softener. Some of the better models of softener will base their cycle on the amount of water being used automatically. To maintain a water softener, you must keep a supply of salt in the salt brine tank. Use salt that has been processed into pellets, or whatever salt is recommended by the manufacturer.

### Softener Controls

#### *Functional Component*

The softener controls appear is in acceptable condition, but was not tested, nor were the times set for the number of people in your household. Please review the manufacturer's instructions and set-up the system accordingly.

### Salt Brine Tank

#### *Functional Component*

The salt brine tank is in acceptable condition.

### Bypass Valve

#### *Functional Component*

The bypass valve is in acceptable condition.

### Drain

#### *Functional Component*

The drain is in acceptable condition.

## Electrical

There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. In compliance with industry standards we test a representative number 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 and recommended upgrade as a potential hazard that should be serviced immediately, and that the entire system be evaluated and certified as safe by a licensed contractor. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed within the inspection period, or before the close of escrow, because an electrician could reveal additional deficiencies or recommend some upgrades for which we disclaim any responsibility.

## Main Electrical Panel

### General Comments

#### *Informational Condition*

Common 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. However, we attempt to test every one that is unobstructed, but if a residence is furnished we will obviously not be able to test each one.

### Electrical Main Location

#### *Functional Component*

The property is served by a 120 volt, 2 phase main breaker, located on the side of the residence.

### **Service Entrance**

#### *Informational Condition*

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.

### **Main Panel**

#### *Functional Component*

The main panel and its components are in acceptable condition.

### **Exterior Panel**

#### *Functional Component*

Cover is in acceptable condition.

### **Interior Panel**

#### *Functional Component*

Cover is in acceptable condition.

### **Circuit Breakers**

#### *Functional Component*

The circuit breakers in the main electrical panel are in acceptable condition.

### **Wiring**

#### *Functional Component*

The main electrical panel is wired with copper wiring and is in acceptable condition.

### **Grounding**

#### *Functional Component*

The main electrical panel is double-grounded to a driven rod and to a water pipe.

## **Heating & Cooling**

The components of most heating and cooling systems have a design-life ranging from ten to twenty years, but can fail prematurely with poor maintenance. We test and evaluate heating and cooling systems in accordance with industry standards, which means that we do not attempt to dismantle any portion of them, or evaluate the following concealed components: the heat exchanger, or firebox, electronic air-cleaners, humidifiers, and in-line duct motors or dampers. We perform a conscientious evaluation of heating and cooling systems, but we are not specialists. Therefore, it is imperative that any recommendation that we may make for service or a second opinion be scheduled within the inspection period, or 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. As of October 1, 2005, the heating and air system will be subject to the 2005 energy protocols which include further testing to verify that the system is up to current standards. We recommend that you review your home warranty policy regarding replacement components of the heating and cooling system because you may be responsible for additional costs if a component is required to be upgraded due to the new 2005 energy protocols. It is beyond our ability to determine whether this system currently meets the 2005 energy protocols, therefore, we exclude this from our inspection and defer this to the appropriate trade specialists.

## **Split Heating & Cooling System**

### **System Location**

#### *Informational Condition*

Central heat and air-conditioning are provided by a split-system, consisting of a furnace with an evaporator coil that is located in the hallway closet, and a condensing coil that is located in the backyard.

### **General Evaluation**

#### *Functional Component*

The heating & cooling systems are in acceptable condition. Such systems are designed to last approximately twenty years, but they should be serviced bi-annually and have their filters changed frequently.

## **Furnace**

### *Functional Component*

The furnace is in acceptable condition.

## **Gas Valve**

### *Functional Component*

The gas valve and connector are in acceptable condition.

## **Vent Pipe**

### *Functional Component*

The vent pipe is in acceptable condition.

## **Evaporator Coil**

### *Maintenance Needed*

Energy is being lost at the seams of the evaporator coil, which should be sealed. You may wish to consider an duct leakage test to determine the amount of leakage and ways to improve the efficiency of the system. To schedule a complete Duct Leak Test you can call us at 209-824-5356 to schedule an appointment.

## **Condensing Coil**

### *Functional Component*

The coil is in acceptable condition.

## **Thermostat**

### *Functional Component*

The thermostat or thermostats are in acceptable condition.

## **Return-Air Compartment**

### *Functional Component*

The return-air compartment or compartments are in acceptable condition.

## **Air Supply Ducts**

### *Maintenance Needed*

The duct system is sealed with duct tape which is peeling and leaking at the seams. You may wish to consider an Energy Audit to determine the amount of leakage and ways to improve the efficiency of the system. To schedule a complete Energy Audit you can call us at 209-824-5356.

# **Chimney & Fireplace**

There are a wide variety of chimneys, which represent an even wider variety of the interrelated components that comprise them. Our inspection of them is that of a generalist and not a specialist. Significant areas of chimney flues cannot be adequately viewed during a field inspection. 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.

## **Chimney & Fireplace**

### **Fireplace Location**

#### *Functional Component*

The fireplace is located in the living room.

### **Flashings**

#### *Functional Component*

The chimney flashings are in acceptable condition.

### **Weather Cap**

#### *Functional Component*

The chimney weather cap is in acceptable condition.

### **Spark Arrestor**

#### *Functional Component*

A spark arrestor is in place on the chimney.

## **Flue**

### *Informational Condition*

A complete view of the chimney flue is not possible, and you may wish to have it evaluated by a specialist.

## **Fireplace**

### *Informational Condition*

A fireplace insert has been installed. It is beyond the scope of this inspection to remove such an insert, however, there is always the possibility of significant problems inside this area. The fireplace and the interior of the chimney is not implied to be free of defects for the purpose of this inspection and we advise the buyer to have the insert removed and have the fireplace and chimney fully evaluated by a licensed chimney sweep.

## **Damper**

### *Functional Component*

The fireplace damper is in acceptable condition.

# **Living Rooms**

Our inspection of living spaces includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. However, we do not evaluate window treatments, or move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are best evaluated by a specialist.

## **Entry or Foyer**

### **Walls & Ceiling**

#### *Functional Component*

The walls and ceiling are in acceptable condition.

### **Front Door**

#### *Functional Component*

The front door or doors, weather seal, and the door bell are in acceptable condition.

### **Floor**

#### *Functional Component*

The flooring is in acceptable condition.

### **Lights**

#### *Functional Component*

The light or lights are in acceptable condition.

## **Living Room**

### **Location**

#### *Informational Condition*

The room is located in the front of the residence.

### **Walls & Ceiling**

#### *Functional Component*

The walls and ceiling are in acceptable condition.

### **Windows**

#### *Functional Component*

The window or windows are in acceptable condition.

### **Floor**

#### *Functional Component*

The flooring is in acceptable condition.

#### **Lights**

##### *Functional Component*

The light or lights are in acceptable condition.

#### **Electrical**

##### *Functional Component*

The outlets that were able to be tested are in acceptable condition.

#### **Registers**

##### *Functional Component*

The vent register or registers and the visible portion of the ducts appear clean and are in acceptable condition.

#### **Cabinets & Countertops**

##### *Functional Component*

The cabinets are in acceptable condition.

## **Family Room**

#### **Location**

##### *Informational Condition*

The room is located in the rear of the residence.

#### **Walls & Ceiling**

##### *Functional Component*

The walls and ceiling are in acceptable condition.

#### **Doors**

##### *Maintenance Needed*

The sliding glass door is mounted on the outside, which is not as secure as one mounted on the inside.

#### **Floor**

##### *Functional Component*

The flooring is in acceptable condition.

#### **Lights**

##### *Functional Component*

The light or lights are in acceptable condition.

#### **Electrical**

##### *Maintenance Needed*

The broken coverplates should be replaced.

#### **Registers**

##### *Functional Component*

The vent register or registers and the visible portion of the ducts appear clean and are in acceptable condition.

#### **Bar Sink**

##### *Maintenance Needed*

The drain trap in the bar sink leaks, and should be serviced.

The sink faucet is loose, and should be secured.

## **Dining Room**

#### **Location**

##### *Informational Condition*

The room is located next to the living room.

#### **Walls & Ceiling**

##### *Functional Component*

The walls and ceiling are in acceptable condition.



## Windows

### *Functional Component*

The window or windows are in acceptable condition.

## Floor

### *Functional Component*

The flooring is in acceptable condition.

## Lights

### *Maintenance Needed*

The light lens cover is missing and should be replaced.

## Electrical

### *Functional Component*

The outlets that were able to be tested are in acceptable condition.

## Registers

### *Functional Component*

The vent register or registers and the visible portion of the ducts appear clean and are in acceptable condition.

# Common Areas

Our evaluation of the common space, which includes the kitchen, stairs, and the hallways, is similar to that of the living space, and includes the visually accessible areas of walls, floors, cabinets and closets, kitchen appliances, and the testing of a representative number of windows and doors, switches and outlets. We pay particular attention to safety standards, such as those involving electricity around the sink, and gas appliances.

## Kitchen

### General Comments

#### *Informational Condition*

We test kitchen appliances for their functionality, and cannot evaluate them for their performance nor for the variety of their settings or cycles. However, if they are older than ten years, they may well exhibit decreased efficiency. Regardless, we do not inspect the following items: free-standing appliances, refrigerators, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills, or rotisseries, timers, clocks, thermostats, the self-cleaning capacity of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and powered by extension cords or ungrounded conduits.

### Walls & Ceiling

#### *Functional Component*

The walls and ceiling are in acceptable condition.

### Windows

#### *Functional Component*

The window or windows are in acceptable condition.

### Floor

#### *Functional Component*

The flooring is in acceptable condition.

### Lights

#### *Functional Component*

The light or lights are in acceptable condition.

### Electric

#### *Service Needed Immediately*

All of the countertop outlets should be upgraded to have ground fault protection.

### Registers

#### *Functional Component*

The vent register or registers and the visible portion of the ducts appear clean and are in acceptable condition.

## **Cabinets & Countertops**

### *Functional Component*

The cabinets and countertops are in acceptable condition.

## **Sink & Faucet**

### *Maintenance Needed*

The faucet leaks and should be serviced.

## **Valves & Connectors**

### *Functional Component*

The valves and connectors are in acceptable condition.

## **Trap & Drain**

### *Functional Component*

The trap and drain under the sink are in acceptable condition.

## **Garbage Disposal**

### *Functional Component*

The garbage disposal is in acceptable condition.

## **Built-in Microwave**

### *Functional Component*

The built-in microwave is in acceptable condition, but we did not test it for leakage.

## **Dishwasher**

### *Maintenance Needed*

The microwave is un-operable and needs to be serviced or replaced.

## **Hallways**

### **General Comments**

#### *Informational Condition*

Our evaluation of the hallways are the same as in the other living spaces. We look at the walls and ceiling, the electrical outlets, the lights, and the closets. It is common to find components such as thermostats, smoke detectors, and attic fans located in the attic.

### **Walls & Ceiling**

#### *Functional Component*

The walls and ceiling are in acceptable condition.

### **Floor**

#### *Functional Component*

The flooring is in acceptable condition.

### **Lights**

#### *Maintenance Needed*

The ceiling light is missing and should be replaced.

### **Electrical**

#### *Functional Component*

The outlets that were able to be tested are in acceptable condition.

### **Closets**

#### *Maintenance Needed*

The door is damaged, and should be replaced.

### **Cabinets & Countertops**

#### *Functional Component*

The cabinets are in acceptable condition.

## Stairs

### General Comments

#### *Informational Condition*

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

### Walls & Ceiling

#### *Functional Component*

The walls and ceiling are in acceptable condition.

### Smoke Detectors

#### *Functional Component*

The smoke detector is in acceptable condition.

### Floor Treads & Risers

#### *Functional Component*

The floor treads and risers are in acceptable condition.

### Stair Rails

#### *Functional Component*

The balusters and rails are in acceptable condition.

## Bedrooms

Our inspection of the 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 cosmetic deficiencies.

## Master Bedroom

### Location

#### *Informational Condition*

The bedroom is located upstairs in the rear of the residence.

### Walls & Ceiling

#### *Functional Component*

The walls and ceiling are in acceptable condition.

### Windows

#### *Maintenance Needed*

A window lock is loose and should be serviced.

### Doors

#### *Functional Component*

The door or doors are in acceptable condition.

### Floor

#### *Functional Component*

The flooring is in acceptable condition.

### Lights

#### *Functional Component*

The light or lights are in acceptable condition.

### Electrical

#### *Functional Component*

The outlets that were able to be tested are in acceptable condition.

### Registers

#### *Functional Component*

The vent register or registers and the visible portion of the ducts appear clean and are in acceptable condition.

## **Closets**

### *Maintenance Needed*

The closet door needs typical hardware service.

## **Smoke Detectors**

### *Functional Component*

The smoke detector is in acceptable condition.

## **Bedroom 2**

### **Location**

#### *Informational Condition*

The bedroom is located next to the hallway bathroom.

### **Walls & Ceiling**

#### *Functional Component*

The walls and ceiling are in acceptable condition.

### **Windows**

#### *Functional Component*

The window or windows are in acceptable condition.

### **Doors**

#### *Functional Component*

The door or doors are in acceptable condition.

### **Floor**

#### *Functional Component*

The flooring is in acceptable condition.

### **Lights**

#### *Maintenance Needed*

The ceiling light is missing and should be replaced.

### **Electrical**

#### *Functional Component*

The outlets that were able to be tested are in acceptable condition.

### **Registers**

#### *Functional Component*

The vent register or registers and the visible portion of the ducts appear clean and are in acceptable condition.

### **Closets**

#### *Maintenance Needed*

The closet doors are missing the bottom track hardware, which should be replaced.

## **Smoke Detectors**

### *Informational Condition*

There is no smoke detector and one may be required by local ordinances.

## **Bedroom 3**

### **Location**

#### *Informational Condition*

The bedroom is located in the front of the residence.

### **Walls & Ceiling**

#### *Functional Component*

The walls and ceiling are in acceptable condition.

### **Windows**

#### *Maintenance Needed*

A window lock is loose and should be serviced.

## **Doors**

### *Functional Component*

The door or doors are in acceptable condition.

## **Floor**

### *Functional Component*

The flooring is in acceptable condition.

## **Lights**

### *Functional Component*

The light or lights are in acceptable condition.

## **Electrical**

### *Functional Component*

The outlets that were able to be tested are in acceptable condition.

## **Registers**

### *Functional Component*

The vent register or registers and the visible portion of the ducts appear clean and are in acceptable condition.

## **Closets**

### *Maintenance Needed*

The closet door needs typical hardware service.

## **Smoke Detectors**

### *Informational Condition*

There is no smoke detector and one may be required by local ordinances.

## **Bedroom 4**

### **Location**

#### *Informational Condition*

The bedroom is located downstairs next to the hallway bathroom.

### **Walls & Ceiling**

#### *Functional Component*

The walls and ceiling are in acceptable condition.

### **Windows**

#### *Functional Component*

The window or windows are in acceptable condition.

### **Doors**

#### *Maintenance Needed*

The door knob or handle needs to be adjusted.

### **Floor**

#### *Functional Component*

The flooring is in acceptable condition.

### **Lights**

#### *Maintenance Needed*

The ceiling light is missing and should be replaced.

### **Electrical**

#### *Functional Component*

The outlets that were able to be tested are in acceptable condition.

### **Registers**

#### *Functional Component*

The vent register or registers and the visible portion of the ducts appear clean and are in acceptable condition.

### **Closets**

#### *Functional Component*

The closet or closets are in acceptable condition.

## Smoke Detectors

### *Informational Condition*

There is no smoke detector and one may be required by local ordinances.

# Bathrooms

Our inspection of the bathrooms includes the visually accessible areas of sink, bathtubs, showers, toilets, 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, but we do not evaluate window treatments, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We do not comment on steam showers and saunas, nor do we leak-test shower pans, which is the responsibility of the termite inspector.

## Master Bathroom

### Location

#### *Functional Component*

The bathroom is next to the Master Bedroom.

### Bathroom Size

#### *Informational Condition*

The bathroom includes a sink, bathtub, shower, and a toilet.

### Walls & Ceiling

#### *Functional Component*

The walls and ceiling are in acceptable condition.

### Windows

#### *Functional Component*

The window or windows are in acceptable condition.

### Doors

#### *Functional Component*

The door or doors are in acceptable condition.

### Floor

#### *Functional Component*

The floor is in acceptable condition.

### Lights

#### *Functional Component*

The lights are in acceptable condition.

### Electrical

#### *Functional Component*

The outlets are in acceptable condition, and include ground-fault protection.

### Registers

#### *Functional Component*

The vent register or registers and the visible portion of the ducts appear clean and are in acceptable condition.

### Cabinets & Countertops

#### *Functional Component*

The cabinets and countertops are in acceptable condition.

### Sink Components

#### *Functional Component*

The sink, faucet, valves, trap & drain and its components are in acceptable condition.

### Bathtub & Shower

#### *Functional Component*

The bathtub/shower is in acceptable condition.

## **Toilet**

### *Functional Component*

The toilet is in acceptable condition.

## **Exhaust Vent & Heaters**

### *Functional Component*

The exhaust fan is in acceptable condition.

## **Bathroom 2**

### **Location**

#### *Functional Component*

The bathroom is located in the hallway.

### **Bathroom Size**

#### *Informational Condition*

The bathroom includes a sink, bathtub, shower, and a toilet.

### **Walls & Ceiling**

#### *Functional Component*

The walls and ceiling are in acceptable condition.

### **Windows**

#### *Functional Component*

The window or windows are in acceptable condition.

### **Doors**

#### *Functional Component*

The door or doors are in acceptable condition.

### **Floor**

#### *Functional Component*

The floor is in acceptable condition.

### **Lights**

#### *Functional Component*

The lights are in acceptable condition.

### **Electrical**

#### *Functional Component*

The outlets are in acceptable condition, and include ground-fault protection.

### **Registers**

#### *Functional Component*

The vent register or registers and the visible portion of the ducts appear clean and are in acceptable condition.

### **Cabinets & Countertops**

#### *Functional Component*

The cabinets and countertops are in acceptable condition.

### **Sink Components**

#### *Functional Component*

The sink, faucet, valves, trap & drain and its components are in acceptable condition.

### **Bathtub & Shower**

#### *Functional Component*

The bathtub/shower is in acceptable condition.

### **Toilet**

#### *Functional Component*

The toilet is in acceptable condition.

### **Exhaust Vent & Heaters**

#### *Functional Component*

The exhaust fan is in acceptable condition.

## Bathroom 3

### Location

#### *Functional Component*

The bathroom is located in the downstairs hallway.

### Bathroom Size

#### *Informational Condition*

The bathroom includes a sink and toilet.

### Walls & Ceiling

#### *Functional Component*

The walls and ceiling are in acceptable condition.

### Windows

#### *Functional Component*

The window or windows are in acceptable condition.

### Doors

#### *Functional Component*

The door or doors are in acceptable condition.

### Floor

#### *Functional Component*

The floor is in acceptable condition.

### Lights

#### *Functional Component*

The lights are in acceptable condition.

### Electrical

#### *Functional Component*

The outlets are in acceptable condition, and include ground-fault protection.

### Cabinets & Countertops

#### *Functional Component*

The cabinets and countertops are in acceptable condition.

### Sink Components

#### *Functional Component*

The sink, faucet, valves, trap & drain and its components are in acceptable condition.

### Toilet

#### *Functional Component*

The toilet is in acceptable condition.

### Exhaust Vent & Heaters

#### *Functional Component*

The exhaust fan is in acceptable condition.

## Garage

Our inspection of garages includes the visually accessible areas of walls, floors, and includes the testing of a representative number of windows and doors, switches and outlets. It is common for moisture to penetrate garages, because their slabs are on-grade. Evidence of this is typically apparent in the form of efflorescence, or salt crystal formations, that result when moisture penetrates the sidewalls or the slab. This is also quite common if a garage is below grade, and some sidewalls are even cored to relieve the pressure that can build up behind them, and which actually promotes drainage through the garage. Also, if there is living space above the garage, it will be seismically vulnerable. Ideally, the columns and beams around the garage door will be made of structural steel, but in many residences these components are made of wood but could include some structural accessories, such as post-straps and hold-downs, and plywood shear paneling. Regardless, we are not engineers, and you may wish to discuss this further with a structural engineer. 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.

## Garage

### General Comments

#### *Informational Condition*

In our evaluation of the garage we pay particular attention to the fire safety of the firewall, the electrical outlets, the lights, and the garage door components. It is common to find components such as water softeners, hot water heaters, and laundry fixtures. These components, if found, are evaluated as part of other systems and are commented on in other sections of this report.

### Walls & Ceiling

#### *Functional Component*

The walls and ceiling are in acceptable condition.

### Doors

#### *Functional Component*

The door or doors are in acceptable condition.

### Floor

#### *Functional Component*

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

### Lights

#### *Functional Component*

The light or lights are in acceptable condition.

### Electrical

#### *Functional Component*

The outlets are in acceptable condition.

### Main Garage Doors

#### *Functional Component*

The main garage door or doors and the door hardware are in acceptable condition.

### Automatic Openers

#### *Functional Component*

The automatic garage door opener is in acceptable condition.

### Deep Sinks

#### *Functional Component*

The deep sink and it's components are in acceptable condition.

### Ventilation

#### *Functional Component*

The ventilation ports are in acceptable condition.

## Laundry

Our inspection of laundry rooms, areas, or closets includes the visually accessible areas of valves, drains, sinks, 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, but we do not evaluate window treatments, empty closets or cabinets, and we do not comment on cosmetic deficiencies.

## Laundry Room

### General Comments

#### *Informational Condition*

Our evaluation of the laundry room are the same as in the other living spaces. We look at the windows, the walls and ceiling, the electrical outlets, the lights, the exhaust and venting systems, the water valves and drain systems, and the closets.

### Walls & Ceiling

#### *Functional Component*

The walls and ceiling are in acceptable condition.

### Doors

#### *Functional Component*

The door or doors are in acceptable condition.

### Floor

#### *Functional Component*

The flooring is in acceptable condition.

### Lights

#### *Functional Component*

The light or lights are in acceptable condition.

### Electrical

#### *Functional Component*

The outlets that were able to be tested are in acceptable condition.

### Registers

#### *Functional Component*

The vent register or registers and the visible portion of the ducts appear clean and are in acceptable condition.

### Cabinets & Countertops

#### *Functional Component*

The cabinets are in acceptable condition.

## Attic

In accordance with industry standards, we will not 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 evaluating the type and amount of insulation on the attic floor, we use generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not move or disturb any portion of it, which may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

## Attic

### Access Location

#### *Informational Condition*

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

### General Condition

#### *Functional Component*

The attic is in acceptable condition.

### Framing

#### *Functional Component*

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

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small cracks or divots in the drywall or plaster.

**Insulation**

*Functional Component*

The insulation in the attic is in acceptable condition.

**Electrical**

*Functional Component*

The electrical components that are visible are in acceptable condition.

**Exhaust Vents**

*Functional Component*

The visible portions of the exhaust vents are in acceptable condition.

**Ventilation**

*Functional Component*

Attic ventilation is in acceptable condition.

## **REPORT CONCLUSION**

123 Main Street, Manteca, CA 95336

Thank you for taking the time to read this report, and please let us know if you have any questions or concerns. We are always attempting to improve the quality of our service and our inspection reports, and we will continue to adhere to the highest standards of the industry and to treat everyone with kindness, courtesy, and respect. 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 is simply a report on the general condition of a particular property at a given point in time.

### **ENERGY EFFICIENCY AUDITING SERVICE**

From replacing your appliances and light bulbs to heating & cooling duct leak testing services, our energy auditing services can help you lower your monthly energy bills, and help you understand the rebate programs available for your home. Finding out where your heating and cooling system is leaking can have a huge impact on your energy bills. In fact, PG&E states that most homes leak by as much as 60%. We can help you determine where your ducts are leaking and help advise you on the best way to seal them. We can help you find other ways to lower your energy bills and improve your home's overall efficiency. Call us to schedule your energy efficiency audit today!

If you were happy with our services we would really appreciate your comments and referrals.

All-Star Home Inspection Services

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