HomeTech Inspections

Honest, Thorough and Reliable

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CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

Jennifer Horton

INSPECTION ADDRESS

558 Rose Ln, Twin Peaks, Ca 92391

INSPECTION DATE

2/3/2026 9:00 am to 12:00 pm

GENERAL INFORMATION

Inspection Address: 558 Rose Ln, Twin Peaks, Ca 92391
Inspection Date: 2/3/2026 Time: 9:00 am to 12:00 pm
Weather: Clear and Dry - Temperature at time of inspection: 50-60 Degrees
Humidity at time of inspection: 20%

Inspected by: Richard Seifert

Client Information: Jennifer Horton
Structure Type: Wood Frame
Foundation Type: Raised Foundation
Furnished: Yes
Number of Stories: Two

Structure Style: Cabin

Structure Orientation: West

Estimated Year Built: 1970
Unofficial Sq.Ft.: 1056

People on Site At Time of Inspection: Buyer's Agent

PLEASE NOTE:

This report is the exclusive property of HomeTech Inspections 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 HomeTech Inspections and supercede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the standards of The National Association of Home Inspectors (NAHI), and those that we do not inspect are clearly disclaimed in the contract and/or in the aforementioned standards. However, some components that are inspected and found to be functional may not necessarily appear in the report, simply because we do not wish to waste our client's time by having them read an unnecessarily lengthy report about components that do not need to be serviced.

In accordance with the terms of the contract, the service recommendations that we make in this report should be completed well before the close of escrow by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

Report File: 558 Rose Ln

SCOPE OF WORK

You have contracted with HomeTech Inspections to perform a generalist inspection in accordance with the standards of practice established by the National Association of Home Inspectors (NAHI), a copy of which is available upon request. 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. The purpose of a generalist inspection is to identify significant defects or adverse conditions that would warrant a specialist evaluation. Therefore, you should be aware of the limitations of this type of inspection, which are clearly indicated in the standards. However, the inspection is not intended to document the type of cosmetic deficiencies that would be apparent to the average person, and certainly not intended to identify insignificant deficiencies.

Most homes built after 1978, are generally assumed to be free of asbestos and many other common environmental contaminants. However, as a courtesy to our clients, we are including some well documented, and therefore public, information about several environmental contaminants that could be of concern to you and your family, all of which we do not have the expertise or the authority to evaluate, such as asbestos, radon, methane, formaldehyde, termites and other wood-destroying organisms, pests and rodents, molds, microbes, bacterial organisms, and electromagnetic radiation, to name some of the more commonplace ones. Nevertheless, we will attempt to alert you to any suspicious substances that would warrant evaluation by a specialist. However, 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 you home from a booklet published by The environmental Protection Agency, which you can read online at www.epa.gov/iaq/pubs/insidest.htm.

Mold is one such contaminant. It is a microorganism that has tiny seeds, or spores, that are spread on the air, land, and feed on organic matter. It has been in existence throughout human history, and actually contributes to the life process. It takes many different forms, many of them benign, like mildew. Some characterized as allergens are relatively benign but can provoke allergic reactions among sensitive people, and others characterized as pathogens can have adverse health effects on large segments of the population, such as the very young, the elderly, and people with suppressed immune systems. However, there are less common molds that are called toxigens that represent a serious health threat. All molds flourish in the presence of moisture, and we make a concerted effort to look for any evidence of it wherever there could be a water source, including that from condensation. Interestingly, the molds that commonly appear on ceramic tiles in bathrooms do not usually constitute a health threat, but they should be removed. However, some visibly similar molds that form on cellulose materials, such as on drywall, plaster, and wood, are potentially toxigenic. If mold is to be found anywhere within a home, it will likely be in the area of tubs, showers, toilets, sinks, water heaters, evaporator coils, inside attics with unvented bathroom exhaust fans, and return-air compartments that draw outside air, all of which are areas that we inspect very conscientiously. Nevertheless, mold can appear as though spontaneously at any time, so you should be prepared to monitor your home, and particularly those areas that we identified. Naturally, it is equally important to maintain clean air-supply ducts and to change filters as soon as they become soiled, because contaminated ducts are a common breeding ground for dust mites, rust, and other contaminants. Regardless, although some mold-like substances may be visually identified, the specific identification of molds can only be determined by specialists and laboratory analysis, and is absolutely beyond the scope of our inspection. Nonetheless, as a prudent investment in environmental hygiene, we categorically recommend that you have your home tested for the presence of any such contaminants, and particularly if you or any member of your family suffers from allergies or asthma. Also, you can learn more about mold from an Environmental Protection Agency document entitled "A Brief Guide to Mold, Moisture and Your Home," by visiting their web site at: http://www.epa.gov/iaq/molds/moldguide.html/, from which it can be downloaded.

Asbestos is a notorious contaminant that could be present in any home built before 1978. It is a naturally occurring mineral fiber that was first used by the Greek and Romans in the first century, and it has been widely used throughout the modern world in a variety of thermal insulators, including those in the form of paper wraps, bats, blocks, and blankets. However, it can also be found in a wide variety of other products too numerous to mention, including duct insulation and acoustical materials, plasters, siding, floor tiles, heat vents, and roofing products. Although perhaps recognized as being present in some documented forms, asbestos can only be

specifically identified by laboratory analysis. The most common asbestos fiber that exists in residential products is chrysotile, which belongs to the serpentine or white-asbestos group, and was used in the clutches and brake shoes of automobiles for many years. However, a single asbestos fiber is said to be able to cause cancer, and is therefore a potential health threat and a litigious issue. Significantly, asbestos fibers are only dangerous when they are released into the air and inhaled, and for this reason authorities such as the Environmental Protection Agency [EPA] and the Consumer Product Safety Commission [CPSC] distinguish between asbestos that is in good condition, or non-friable, and that which is in poor condition, or friable, which means that its fibers could be easily crumbled and become airborne. However, we are not specialists and, regardless of the condition of any real or suspected asbestos-containing material [ACM], we would not endorse it and recommend having it evaluated by a specialist.

Radon is a gas that results from the natural decay of radioactive materials within the soil, and is purported to be the second leading cause of lung cancer in the United States. The gas is able to enter homes through the voids around pipes in concrete floors or through the floorboards of poorly ventilated crawlspaces, and particularly when the ground is wet and the gas cannot easily escape through the soil and dispersed into the atmosphere. However, it cannot be detected by the senses, and its existence can only be determined by sophisticated instruments and laboratory analysis, which is completely beyond the scope of our service. However, you can learn more about radon and other environmental contaminants and their affects on health, by contacting the EPA or a similar state agency, and it would be prudent for you to enquire about any high radon readings that might be prevalent in the general area surrounding your home.

Lead poses an equally serious health threat. In the 1920's, it was commonly found in many plumbing systems. In fact, the word "plumbing" is derived from the Latin word "plumbum," which means lead. When in use as a component of a waste system, it does not constitute a viable health threat, but as a component of potable water pipes it would certainly be a health-hazard. Although rarely found in use, lead could be present in any home build as recently as the nineteen forties. For instance, lead was an active ingredient in many household paints, which can be released in the process of sanding, and even be ingested by small children and animals chewing on painted surfaces. Fortunately, the lead in painted surfaces can be detected by industrial hygienists using sophisticated instruments, but testing for it is not cheap. There are other environmental contaminants, some of which we have already mentioned, and others that may be relatively benign. However, we are not environmental hygienists, and as we stated earlier we disclaim any responsibility for testing or establishing the presence of any environmental contaminant, and recommend that you schedule whatever specialist inspections that may deem prudent before the close of escrow.

Yours Truly

Section 1.0 - Structural

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. Regardless, foundations are not uniform, and conform to the structural standard of the year in which they were built. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, cracks or deteriorated surfaces in foundations are quite common. In fact, it would be rare to find a raised foundation wall that was not cracked or deteriorated in some way, or a slab foundation that did not include some cracks concealed beneath the carpeting and padding. 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 will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

Structural Elements

Identification of Wall Structure
Informational Conditions

1.1 - The walls are conventionally framed with wooden studs.

Identification of Floor Structure
Informational Conditions

1.2 - The floor structure includes conventional or engineered lumber sheathed in plywood

Identification of Ceiling Structure
Informational Conditions

1.3 - The ceiling structure consists of plank and beam construction.

Identification of Roof Structure
Informational Conditions

1.4 - The roof structure consists of plank and beam construction.

Raised Foundation

General Comments & Description
Informational Conditions

1.5 - This residence has a raised foundation. Such foundations permit access, and provide a convenient area for the distribution of water pipes, drain pipes, vent pipes, electrical conduits, and ducts. However, although raised foundations are far from uniform, most include concrete footings and walls that extend above the ground with anchor bolts that hold the house onto the foundation, but the size and spacing of the bolts vary. In the absence of major defects, most structural engineers agree that the one critical issue with raised foundations is that they should be bolted. Our inspection of these foundations conforms to industry standards, which is that of a generalist and not a specialist, and we do not use any specialized instruments to establish that the structure is level. We typically enter all accessible areas, to confirm that foundations are bolted and to look for any evidence of structural deformation or damage, but we may not comment on minor deficiencies, such as on commonplace settling cracks in the stem walls and slight deviations from plumb and level in the intermediate floor framing,

which would have little structural significance. Interestingly, there is no absolute standard for evaluating cracks, but those that are less than ¼" and which do not exhibit any vertical or horizontal displacement are generally not regarded as being structurally relevant. Nevertheless, all others should be evaluated by a specialist. 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.

Description of Foundation Type
Informational Conditions

1.6 - The foundation is raised and bolted to the standards of the year in which it was constructed, which may well be adequate but which would not meet current structural standards.

Method of Evaluation
Informational Conditions

1.7 - We evaluated the raised foundation by accessing and evaluating the components within the crawlspace.

Further Evaluation Needed

1.8 - There are areas that have no access. this should be reverenced on the termite report. An access should be installed and the areas should be re-inspected when conditions permit.

Crawlspace Observations
Informational Conditions

1.9 - The crawlspace is accessible and in acceptable condition.

Further Evaluation Needed

1.10 - There is earth to wood contact in the crawlspace that should be referenced on the termite report

Foundation or Stem Walls
Informational Conditions

1.11 - There are typical settling/shrinkage cracks in the foundation walls that would not need a specialist evaluation.

Intermediate Floor Framing
Informational Conditions

1.12 - The intermediate floor framing is in acceptable condition. There may be some deviations from plumb, level, etc, but none that would have any serious structural significance.

1.13 - In most areas of the sub-floor, the flooring components may not have been visible due to the insulation covering these area.

Floor Insulation

Informational Conditions

1.14 - The floor insulation is in acceptable condition.

Components and Conditions Needing Service

1.15 - Fiberglas batt insulation is installed upside down. so its vapor barrier is exposed. The facing on this insulation is flammable, as indicated by the warning statements printed on the facing. Flammable facing should be covered to prevent the spread of fire.

A qualified licensed contractor should reinstall this insulation or install new insulation as per the manufacturer's recommendations to eliminate the fire hazard and conducive conditions for wood destroying insects. When the old insulation is removed, the exposed structure should be evaluated for damage by wood destroying insects and/or organisms, and repairs should be made if necessary.

Cripple Walls

Informational Conditions

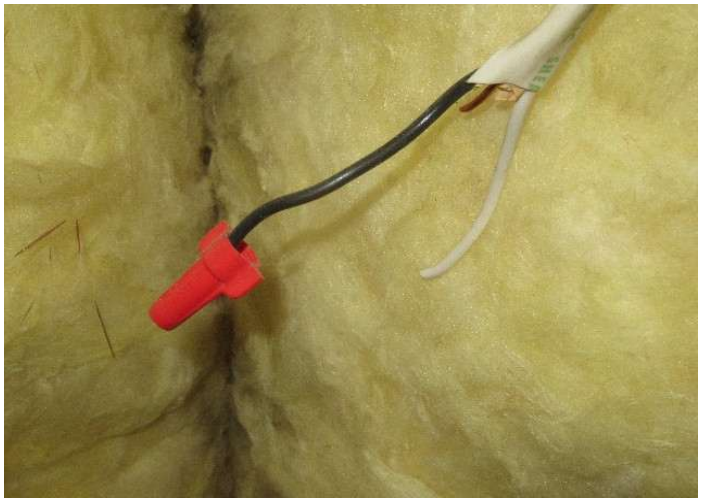
1.16 - The cripple walls are not shearpaneled, and will remain seismically vulnerable, and therefore should be upgraded.

Electrical

Maintance

1.17 - There are one or more open electrical junction box within the crawlspace, which should be sealed so that any arching or sparking would be contained within the box.

Open electrical junction box - *Continued*



Exhaust Ducts
Informational Conditions

1.18 - The visible portions of the exhaust ducts appear to be in acceptable condition at the time of the inspection.

Ventilation
Informational Conditions

1.19 - The ventilation in the foundation crawlspace appears to be standard and adequate.

Section 2.0 - Exterior

We evaluate the following exterior features: driveways, walkways, fences, gates, handrails, guardrails, yard walls, carports, patio covers, decks, building walls, fascia and trim, balconies, doors, windows, lights, and outlets. However, we do not evaluate any detached structures, such as storage sheds and stables, and 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 evaluate landscape components, such as trees, shrubs, fountains, ponds,

statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. In addition, we do not 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. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this could only be confirmed by a geological evaluation of the soil.

Site and Other Observations

Transfer Disclosure Statement

Informational Conditions

2.1 - The Transfer Disclosure Statement, or TDS, is an important legal document that the sellers are required to provide by civil code. You should read it very carefully, and seek a second opinion regarding any disclosure that could become contentious or subject to interpretation. This is important, because sellers generally have the most intimate knowledge of a property and its components. For example, they might know the exact age of a roof, and be able to relate its maintenance history and report if there have been any leaks, These are facts that you deserve to be informed about, and that we may not necessarily discern during our relatively brief visit to the site

Mold Disclosure

Informational Conditions

2.2 - The Client is advised that the presence of certain kinds of molds, funguses, spores, airborne bacteria and other organisms may adversely affect the subject property and the health of individuals. Toxic mold is often the result of moisture invasion or water leakage inside the home. Home inspector(s) are not qualified to assess the presence of, or risks associated with mold. The Inspector has not made any representation, express or implied, as to the existence or non-existence of mold, funguses, spores, or air borne bacteria in or around the subject property. Accordingly, Client is advised to hire a qualified professional to inspect the property for the presence and cause of mold, as well as possible remedies. This inspection should be performed during Client's inspection contingency period. For further information, the Client should contact the Environmental Protection Agency at www.epa.gov/iaq and/or the Center for Disease Control and Prevention at www.cdc.gov. Seller has been advised that Seller's knowledge of any mold or other organism known to Seller must be disclosed in writing to the Client. Normally this disclosure would be made in the Seller's Transfer Disclosure Statement. In addition, the Seller should disclose any knowledge of any water or moisture invasion to the home, both present and past.

Notice to Absent Clients

Informational Conditions

2.3 - We prefer to have our clients present during, or immediately following, the inspection so that we can elaborate on what may well be complicated or technical issues that could be somewhat difficult for the average person to understand. Inasmuch as you were not present, we encourage you to read the whole report and not just the summary report, and to consult with us directly. Also, please do not rely on anything that we may have been purported to have said; issues can become distorted, and particularly by people with a vested interest in them.

Landscaping Observations

Informational Conditions

2.4 - There are trees on this property that we do not have the expertise to evaluate, but which you may wish to have them examined by an arborist.

2.5 - California Assembly Bill 38 (AB 38) requires local agencies to perform defensible space inspections and educate the public on fire hardening improvements. AB 38 also requires sellers of residential properties in certain zones to provide documentation of compliance with defensible space requirements before closing escrow.

Grading and Drainage

General Comments and Description

Informational Conditions

2.6 - Water can be destructive and foster conditions that are deleterious to health. 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. However, we cannot guarantee the condition of any subterranean drainage system, but 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. Our site visit is limited, and the sellers or occupants will obviously have a more intimate knowledge of the site than we could possible hope to have, but we have confirmed moisture intrusion in residences when it was raining that would not have been apparent otherwise. Also, in conjunction with the cellulose material found in most modern homes, moisture can facilitate the growth of biological organisms that can compromise building materials and produce mold-like substances that are deleterious to health.

Moisture Dampness or Mold-like Issues

Informational Conditions

2.7 - Moisture intrusion is a perennial problem, with which you should be aware. It involves a host of interrelated factors, and can be unpredictable, intermittent, or constant. When moisture intrusion is not self evident, it can be inferred by musty odors, peeling paint or plaster, efflorescence, or salt crystal formations, rust on metal components, and wood rot. However, condensation and humidity can produce similar conditions if the temperature in an area is not maintained above the dew point. Regardless, if the interior floors of a residence are at the same elevation or lower than the exterior grade we could not rule out the potential for moisture intrusion and would not endorse any such areas. Nevertheless, if such conditions do exist, or if you or any member of your family suffers from allergies or asthma, you should schedule a specialist inspection.

Hillside

Informational Conditions

2.8 - Because this is a hillside property, you may want to have a geological evaluation that should include an evaluation of other important and related issues such as grading and drainage, There were not adverse conditions noted at the time of the inspection.

Interior-Exterior Elevations

Informational Conditions

2.9 - At points around the residence, there are similar elevations between the exterior grade and the interior floors. Such conditions are obviously not ideal, and moisture intrusion could result. The door thresholds must be kept sealed and the base of the walls monitored, and particularly during prolonged rains.

Drainage Mode

Informational Conditions

2.10 - Drainage on this property is solely dependant on soil-percolation and full or partial gutters, and there are no hard surfaces or area drains. Such conditions are not ideal, and water may pond at various points during prolonged rains. Therefore, you may wish to have a specialist evaluate, but we did not see any evidence of moisture contaminating the living space.

2.11 - Surface Grade Notes: As part of regular maintenance, the surface grading around the perimeter of the structure foundation should be maintained to allow for adequate drainage of water away from the base of the structure.

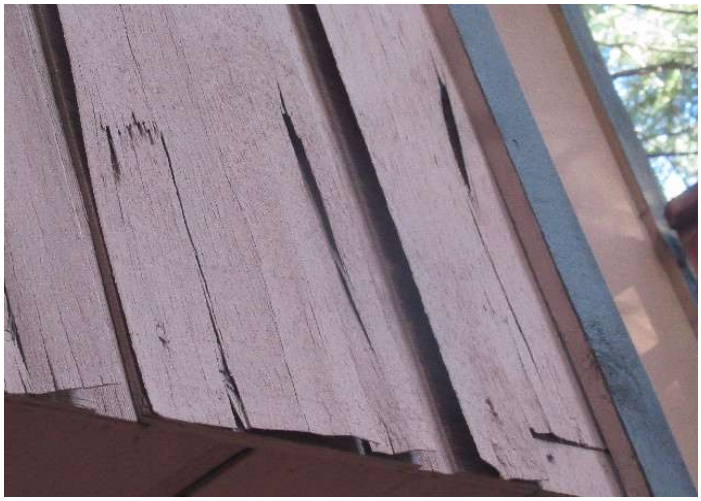
House Wall Finish

Identification of House Wall Finish

House Wall Finish Observations

Components and Conditions Needing Service

2.12 - Exterior plywood siding was observed to be delaminating in areas. This condition indicates moisture intrusion and material deterioration, which can reduce the siding's durability and weather resistance. Repair or replacement by a qualified contractor is recommended to prevent further damage.



Further Evaluation Needed

2.13 - There is earth to wood contact that should be referenced on the termite report and serviced as deemed necessary.

Fascia and Trim

Maintance

2.14 - The fascia and trim need maintenance-type service to prevent further deterioration.

Fascia and trim - maintenance-type - *Continued*

Roof Eaves
Maintance

2.15 - The roof eaves needs maintenance-type service, such as sanding, sealing or painting, all of which will prolong the life of the eaves.

Exterior Components

General Comments and Description
Informational Conditions

2.16 - 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 may not have been apparent otherwise. Regardless, there are many styles of windows but only two basic types, single and dual-glazed. Dual-glazed windows are superior, because they provide a thermal as well as an acoustical barrier. However, the hermetic seals on these windows can fail at any time, and cause condensation to form between the panes. Unfortunately, this is not always apparent, which is why we disclaim an evaluation of hermetic seals. Nevertheless, in accordance with industry standards, we test a representative number of unobstructed windows, and ensure that at least one window in every bedroom is operable and facilitates an emergency exit.

Yard Walls
Informational Conditions

2.17 - The railroad-tie yard walls, though functional, have no structural value as retaining walls and will need to be periodically monitored for movement.

2.18 - The stacked rock yard walls, though functional, have no value as retaining walls and will need to be periodically monitored for movement.

2.19 - The stacked masonry yard walls, though functional, have no value as retaining walls and will need to be periodically monitored for movement.

Exterior Wooden Doors
Informational Conditions

2.20 - Exterior Door Notes: All exterior door surfaces should be finished and sealed and door components maintained and/of repaired as part of regular maintenance

Maintance

2.21 - The exterior doors needs maintenance-type service such as, sanding, sealing, and paint or staining, all of which will prolong the life of the doors.

Exterior Windows
Informational Conditions

2.22 - The windows are in acceptable condition. However, in accordance with industry standards, we do not test every window in the house, and particularly if the house is furnished. We do test every unobstructed window in every bedroom to ensure that at least one facilitates an emergency exit.

2.23 - Exterior Window Notes: All exterior window surfaces, frames and screens should be maintained, repaired and/or replaced as part of regular maintenance. Determining the condition of all insulated windows is not possible due to personal items, temperature, weather and lighting variations.

2.24 - The exterior window caulking should be monitored on a yearly basis and serviced when needed to prevent possible moisture intrusion.

Sliding Glass Doors
Informational Conditions

2.25 - The sliding glass door(s) are tempered and in acceptable condition.

Moniter Components or Conditions

2.26 - The sliding glass door(s) are mounted on the outside, which is not as secure as one mounted on the inside.

Screens
Informational Conditions

2.27 - The window screens are functional.

Maintance

2.28 - The slider screen is damaged, and you may wish to have it repaired.

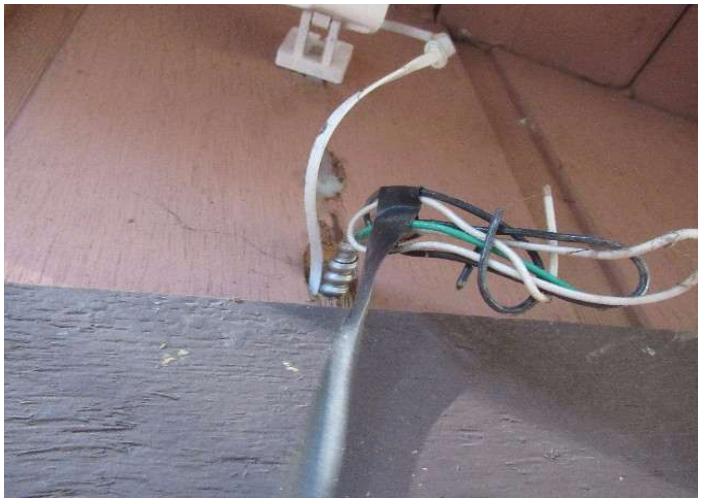
Lights

Components and Conditions Needing Service

2.29 - One or more light fixtures appear to be inoperable. Recommend further evaluation by replacing bulb(s) and/or consulting with the property owner(s) if possible. Repairs or replacement of the light fixture(s) by a qualified licensed electrician may be necessary.

2.30 - There is an open electrical junction box outside the residence, which should be sealed so that any arching or sparking would be contained within the box.

Open electrical junction box - *Continued*



Outlets

Components and Conditions Needing Service

2.31 - Waterproof cover(s) over one or more electric receptacles are damaged, missing, or broken. This is a safety hazard due to the risk of shock and fire. Damaged covers should be replaced where necessary.

2.32 - One or more exterior electric receptacles are being used for appliances or systems that are constantly in use, and are not equipped with "in-use" receptacle covers for wet locations. "In use" covers should be installed where necessary.

Important Safety Feature

2.33 - All of the exterior outlets should be upgraded to have ground fault protection, it was not required at the time of construction, but is an important safety feature and should be upgraded.

Wood & Masonry Decks

Components and Conditions Needing Service

2.34 - There is damage to the wood deck that should be evaluated by the termite inspector.

Maintance

2.35 - The wood deck needs maintenance-type service, such as securing loose planks, setting nails, sanding, or sealing, all of which will prolong the life of the deck.

Guardrails

Important Safety Feature

2.36 - One or more deck guardrails are constructed in such a way that children could climb them like a ladder. This is a potential safety hazard. At the time this home was built these were built to standard building specifications for that time period, but does not meet today's standard building practices. Client(s) may want modifications to be made as necessary by a qualified licensed contractor so guardrails cannot be climbed by children.

Steps and Handrails

Informational Conditions

2.37 - Step Notes: The steps surfaces should be maintained to prevent possible slip and fall, or trip hazard conditions..

Components and Conditions Needing Service

2.38 - The stringers have no straps and are separating from the deck landing and should be evaluated by a licensed contractor and repaired or replaced as needed.

Maintance

2.39 - The wood steps need maintenance-type service, such as securing loose planks, setting nails, sanding, sealing, painting or staining, all of which will prolong the life of the steps

Vent Covers

Informational Conditions

2.40 - The vent covers were in acceptable condition at the time of the inspection

Section 3.0 - Roof

There are many different roof types, which we evaluate by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method that was used to evaluate them. 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 the regularity of 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, and this is equally true of almost all roofs. 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, could be old and will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only the installers can credibly guarantee that a roof will not leak, and they do. 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.

Composition Shingle Roof

General Comments and Description

Informational Conditions

3.1 - There are a wide variety of composition shingle roofs, which are comprised of asphalt or fiberglass materials impregnated with mineral granules that are designed to deflect the deteriorating ultra-violet rays of the sun. The commonest of these roofs are warranted by manufacturers to last from twenty to twenty-five years, and are typically guaranteed against leaks by the installer for three to five years. The actual life of the roof will vary, depending on a number of interrelated factors besides the quality of the material and the method of installation. However, the first indication of significant wear is apparent when the granules begin to separate and leave pockmarks or dark spots. This is referred to as primary decomposition, which means that the roof is in decline, and therefore susceptible to leakage. This typically begins with the hip and ridge shingles and to the field shingles on the south facing side. This does not mean that the roof needs to be replaced, but that it should be monitored more regularly and serviced when necessary. Regular maintenance will certainly extend the life of any roof, and will usually avert most leaks that only become evident after they have caused other damage.

3.2 - Our inspection of the roof was a limited visual inspection. At some point, every roof will leak or wear out. HomeTech Inspections cannot predict when this will occur, does not warrant or guarantee the continued serviceability of this roof, and will not pay for the repair or replacement on any roof. The inspection of this roof was a limited visual inspection of the accessible and of visible portions of the surface and of accessible and visible portions of the attic. Finding and reporting on hidden or latent defects is not a part of this inspection. The condition of the roof can change at any time and a roof may leak and still be serviceable. A limited visual inspection cannot generally determine if a roof has an active leak unless the conditions which allow the roof to leak are present at the time of the inspection. An exhaustive evaluation on the roof is available from a qualified roofing contractor for additional fees.

Method of Evaluation

Informational Conditions

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

Estimated Age

Informational Conditions

3.4 - The roof appears to be sixteen to eighteen years old. However, this is only an estimate, and you should request the installation permit, which will reveal its exact age and any warranty and guarantee that might be applicable.

Roofing Material

Components and Conditions Needing Service

3.5 - The ridge shingles are deteriorated and should be repaired or replaced as needed.

Ridge shingles - significantly deteriorated - *Continued*

Moniter Components or Conditions

3.6 - The roof is in the middle stages of is serviceable life, which means that the roof is starting to decline and could be susceptible to future leaks. It will need to be maintained and occasionally monitored.

3.7 - When a composition roof is losing granules, it typically indicates that the shingles are aging or deteriorating. These granules help protect the shingles from the sun's UV rays and provide fire resistance. Loss of granules can lead to premature aging, curling, or cracking of the shingles, making the roof more susceptible to leaks and damage. It's often a sign that the roof may need repair or replacement in the near future. Recommend evaluation by a licensed roofing contractor.

Further Evaluation Needed

3.8 - The roof was partially obscured by accumulated debris and couldn't be fully evaluated. The client(s) may want to have a qualified licensed roofing contractor evaluate later when the roof has been cleaned.

Roof needs to be cleaned - *Continued*

Flashings

Informational Conditions

3.9 - Flashing Notes: All roof deck plumbing flashing should be inspected and sealed as a part of regular maintenance. This may require the services of a qualified and state licensed Roofing contractor.

Components and Conditions Needing Service

3.10 - One or more plumbing vent pipes were observed terminating too close to the roof surface. Current standards typically require vent pipes to extend a minimum of 12 inches above the roof covering in snow-prone areas to reduce the risk of blockage or freezing. A qualified plumber should evaluate and extend the vent(s) as needed to meet current requirements.

Maintance

3.11 - Flashings at one or more plumbing vent pipes or exhaust pipes have gaps due to deteriorated or missing sealant. Rain water or snow melt may flow between the pipe and the flashing, resulting in leaks. A qualified licensed roofing contractor should make repairs as necessary so Flashings are sealed as per standard building practices.

Section 4.0 - 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 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. Water softeners can remove most of these minerals, but not once they are bonded within the pipes, for which there would be no remedy other than a re-pipe. The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. In fact, whenever the street pressure exceeds eighty pounds per square inch a regulator is recommended, which typically comes factory preset between forty-five and sixty-five pounds per square inch. However, regardless of the pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress the washers and diaphragms within the various components.

Waste and drainpipes pipes are equally varied, and range from modern acrylonitrile butadiene styrene [ABS] ones to older ones made of cast-iron, galvanized steel, clay, and even a cardboard-like material that is coated with tar. The condition of these pipes is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains. Nonetheless, blockages will occur in the life of any system, but blockages in drainpipes, and particularly in main drainpipes, which we recommend having video-scanned. This could also confirm that the house is connected to the public sewer system, which is important because all private systems must be evaluated by specialists.

Potable Water Supply Pipes

Water Main Location

Informational Conditions

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

Stop & Waste Valve

Acceptable Conditions

4.2 - The shut off valve appears to be in acceptable condition.

Informational Conditions

4.3 - There does not appear to be a stop waste valve to turn off the water to the house. Without such a valve, winterizing the house would be accomplished by turning off the water at the shut off valve and draining the system at a hose bib.

4.4 - The shut-off valve is located in the buildup

Water Pressure

Informational Conditions

4.5 - The water pressure was measured using a pressure gauge at an exterior hose bib or laundry bibs.

4.6 - The water pressure was measured to be 50 PSI at the time of the inspection, and was within the recommended range of 15-80 PSI.

Pressure Regulators

Informational Conditions

4.7 - A functional pressure regulator is in place on the plumbing system.

Galvanized Water Pipes

Informational Conditions

4.8 - The potable water pipes within this residence are galvanized, and assumed to be original. They appear to be in acceptable condition. However, they may produce rusty looking water from time to time and, because the water volume in such pipes will gradually be reduced by a build-up of minerals within them, we do not endorse them.

4.9 - Upon visual examination, it was observed that portions of the plumbing pipes were concealed behind walls, ceilings, or other inaccessible areas. This limited visibility makes it challenging to assess the condition of the pipes thoroughly and identify any potential problems, such as leaks, corrosion, or damage.

Components and Conditions Needing Service

4.10 - The home contains galvanized steel water supply piping. Galvanized pipes are prone to internal corrosion and were observed to be producing rusty or discolored water, indicating deterioration. This condition can restrict water flow and affect water quality. Replacement of the galvanized piping with modern materials is recommended, and further evaluation by a licensed plumber is advised.

Further Evaluation Needed

4.11 - The home contains original galvanized steel plumbing. Corrosion was observed at several pipe fittings, which is common with aging galvanized systems and can restrict water flow or lead to leaks. Evaluation and repair or replacement by a qualified plumber is recommended.

Pipe Insulation

Informational Conditions

4.12 - The potable water pipes appear to be adequately insulated. The various materials of insulations can include oakum, felt, sphagnum moss, mineral wool, glass fibers, elastomeric and plastic foams, and asbestos. However, we do not have the authority to identify asbestos containing material, which can only be conclusive identified by viewing a sample of the material under a polarized light microscope.

Waste & Drainage Systems

General Comments and Description

Informational Conditions

4.13 - 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 rooter service, most of which are relatively inexpensive.

Type of Material

Informational Conditions

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

Drain Pipes Waste Pipes and Vent Pipes
Informational Conditions

4.15 - Based on industry recommended water tests, the drainpipes are functional at this time. However, only a video-scan of the main drainpipe could confirm its actual condition.

Clean Out
Informational Conditions

4.16 - The Clean out is located in the buildup

General Gas Components

Gas Main Shut-Off Location
Informational Conditions

4.17 - 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 Observations
Informational Conditions

4.18 - There is no wrench at the gas shut-off valve to facilitate an emergency shut-off, and inasmuch as such tools are relatively inexpensive we recommend that you buy one and leave it in-place on the valve.

Gas Supply Pipes
Informational Conditions

4.19 - The visible portions of the gas pipes appear to be in acceptable condition.

Components and Conditions Needing Service

4.20 - Manufacturers of yellow corrugated stainless steel tubing believe that yellow corrugated stainless steel tubing is safer if properly bonded and grounded as required by the manufacturer's installation instructions. Proper bonding and grounding of this product can only be determined by a licensed electrical contractor.

Gas Valves & Connectors
Informational Conditions

4.21 - The gas valve(s) and connector(s) are generally in acceptable condition.

Gas Water Heaters

General Gas Water Heater Comments
Informational Conditions

4.22 - 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 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.

4.23 - WATER HEATER SEISMIC BRACING: Water heaters must be braced, anchored or strapped to resist toppling or horizontal displacement due to earthquake motion. As per the Department of the State Architect (DSA): Minimum requirements for water heaters to 50 gallons capacity are two approved straps (not on top of the insulation blanket) properly located (top 1/3 & bottom 1/3 but 4" above the controls) and anchored with minimum 1/4" X 3" lag bolts into the studs (or the structural equivalent where stud attachment is not an option. The DSA also recommends one additional strap for each 25 gallons of capacity over 50, 51-75 = 3 straps and 76-100 = four straps.

SEISMIC BRACING NOTES: As of January 1, 1996 the seller of any dwelling in the state of California is required to strap the water heater tank for seismic safety in accordance with California State Health & Safety Code, Section 19211 as follows; (a) Notwithstanding Section 19100, all new and replacement water heaters, and all existing residential water heaters shall be braced, anchored, or strapped to resist falling or horizontal displacement due to earthquake motion. At a minimum, any water heater shall be secured in accordance with the California Plumbing Code, or modifications made thereto by a city, county, or city and county pursuant to Section 17958.5. (b) The seller of any real property containing a water heater shall certify to the prospective purchaser that this section has been complied with. This certification shall be made in writing, and may be included in existing transactional documents, including, but not limited to, the Homeowner's Guide to Earthquake Safety, published pursuant to Section 10149 of the Business and Professions Code, a real estate sales contract or receipt for deposit, or a transfer disclosure statement pursuant to Section 1102.6 or 1102.6a of the Civil Code. Refer to your Realtor for a copy of "The Homeowner's Guide to Earthquake Safety" for further information.

General Description
Informational Conditions

4.24 - The Inspector was unable to determine the size or age of the water heater(s) due to unreadable or inaccessible data plate information.

Age Capacity and Location
Informational Conditions

4.25 - Hot water is provided by a n/a year old, n/a gallon, water heater that is located in the build-up.

Combustion Chamber
Informational Conditions

4.26 - The water heater is functional but beyond its warranty period.

4.27 - The water heater should be drained periodically, preferably once a month, to remove sediment that collects at the bottom of the tank.

4.28 - The gas burner(s) for the water heater(s) should be reviewed periodically by the local gas company as a part of local maintenance.

Water Shut-Off Valve and Connectors
Informational Conditions

4.29 - The shut-off valve and water connectors are functional.

Gas Shut-Off Valve and Connector
Informational Conditions

4.30 - The gas control valve and its connector at the water heater are functional.

4.31 - The energy supply and connections for the water heater should be reviewed periodically by the local gas company as a part of regular maintenance,

Vent Pipe and Cap
Informational Conditions

4.32 - The exhaust gas vent piping for the water heater should be inspected periodically as part of regular maintenance.

Components and Conditions Needing Service

4.33 - The vent pipe does not extent past the roof line and is not drafting correctly and should be serviced.

Relief Valve and Discharge Pipe
Informational Conditions

4.34 - TPR Valve Notes: Most manufacturers of TPR valves recommend that the device be tested once a year to ensure safe operation. All manufacturers instructions should be reviewed prior to, and followed during, any testing of the TPR valve. The TPR should only be tested if a properly installed discharge line has been installed! If leakage from the valve occurs after testing completed, the valve should be replaced immediately. If the Client is uncertain regarding testing procedures, then further and/or testing of the TPR valve should be performed by a qualified and state licensed Plumbing contractor.

4.35 - TPR Discharge Line Notes: The TPR discharge line should be inspected periodically as a part of regular maintenance.

Components and Conditions Needing Service

4.36 - The pressure relief valve on the water heater does not have a discharge pipe. One should be installed that terminates aproximately six inches above grade.

Drain Valve

Informational Conditions

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

4.38 - The water heater drain valve should be inspected periodically as a part of regular maintenance.

Seismic Straps

Components and Conditions Needing Service

4.39 - The water heater is not correctly secured, and needs to be strapped in accordance with local standards.

WATER HEATER SEISMIC BRACING: Water heaters must be braced, anchored or strapped to resist toppling or horizontal displacement due to earthquake motion. As per the Department of the State Architect (DSA): Minimum requirements for water heaters to 50 gallons capacity are two approved straps (not on top of the insulation blanket) properly located (top 1/3 & bottom 1/3 but 4" above the controls) and anchored with minimum 1/4" X 3" lag bolts into the studs (or the structural equivalent where stud attachment is not an option. The DSA also recommends one additional strap for each 25 gallons of capacity over 50, 51-75 = 3 straps and 76-100 = four straps.

The water heater is not correctly secured and needs to be strapped in accordance with local standards - *Continued*

Water Temperature
Informational Conditions

4.40 - The water temperature was acceptable at the time of the inspection

Irrigation or Sprinklers

General Comments and Description
Informational Conditions

4.41 - 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 matters, 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.

Hose Bibs
Informational Conditions

4.42 - The hose bibs we tested were functional, but we may not have located and tested every one on the property. you should ask the seller about the functionality of all the hose bibs, or have them tested by a licensed professional.

Components and Conditions Needing Service

4.43 - One or more of the hose bibs is not attached to the house correctly should be serviced.

Not attached to the house - *Continued*

Plumbing Fixtures & Drains

Interior Faucets
Informational Conditions
4.44 - The sink faucets are generally in acceptable condition.

Interior Valves and Connectors
Informational Conditions
4.45 - The valves and connectors below the sinks are generally in acceptable condition. However, they are not in daily use and will inevitably become stiff or frozen.

Interior Drain Pipes
Informational Conditions
4.46 - The drain pipes are generally in acceptable condition

Toilet(s) & Bidet(s)
Acceptable Conditions
4.47 - The toilet(s) were tested using normal operator controls and generally in acceptable condition.

Sinks
Acceptable Conditions
4.48 - The sinks and their components are generally in acceptable condition.

Tub-Shower(s)
Acceptable Conditions
4.49 - The tub/shower(s) were generally in acceptable condition.

Stall Shower(s)
Acceptable Conditions
4.50 - The stall shower(s) are in generally acceptable condition.

Section 5.0 - 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. What is most significant about electrical systems however is that the national electrical code [NEC] is not retroactive, and therefore many residential systems do not comply with the latest safety standards. Regardless, we are not electricians and in compliance with our standards of practice we only test a representative number of switches and outlets and 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 latent hazard that should be serviced as soon as possible, and that the entire system be evaluated and certified as safe by an electrician. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend some upgrades for which we would disclaim any further responsibility. However, we typically recommend upgrading outlets to have ground fault protection, which is a relatively inexpensive but essential safety feature. These outlets are often referred to as GFCI's, or ground fault circuit interrupters and, generally speaking, have been required in specific locations for more than thirty years, beginning with swimming pools and exterior outlets in 1971, and the list has been added to ever since: bathrooms in 1975, garages in 1978, spas and hot tubs in 1981, hydro tubs, massage equipment, boat houses, kitchens, and unfinished basements in 1987, crawlspaces in 1990, wet bars in 1993, and all kitchen countertop outlets with the exception of refrigerator and freezer outlets since 1996. Similarly, AFCI's or arc fault circuit interrupters, represent the very latest in circuit breaker technology, and have been required in all bedroom circuits since 2002. However, inasmuch as arc faults cause thousands of electrical fires and hundreds of deaths each year, we categorically recommend installing them at every circuit as a prudent safety feature.

Main Panel

General Comments

Informational Conditions

5.1 - 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.

Service Entrance

Informational Conditions

5.2 - The service entrance, mast weather head, and cleat are in acceptable condition.

Size and Location

Informational Conditions

5.3 - The residence is served by a 100 amp, 220 volt panel, located in the house side yard.

Main Panel Observations

Moniter Components or Conditions

5.4 - This property has a Zinsco/Sylvania style main service panel. These panels and their circuit breakers have been known to have a variety of problems including:

[*]Bus bars made from aluminum that tend to oxidize and corrode
[*]Breakers that appear to be tripped when they're not

These panels are very common in the mountain areas and with the mountains dry climate corrosion is very rare. At time of inspection this panel appears to be clean and free of corrosion. Buyer may want to have panel evaluated in future years to see if any corrosion is apparent.

Further Evaluation Needed

5.5 - The legend (labeling) for over-current protection devices (breakers) in the main service panel is missing or incomplete. Recommend installing the legend as necessary so it's accurate. Evaluation by a qualified licensed electrician may be necessary.

Panel Cover Observations

Informational Conditions

5.6 - The exterior panel cover is in acceptable condition.

Maintance

5.7 - One or more screws are missing from the main service panel cover and should be replaced. Because energized wiring may exist behind the holes with the missing screws, recommend that a qualified, licensed electrician replace these screws, or that care be taken to ensure that the new screws do not come in contact with wiring inside the panel when they are installed. Stock screws from the panel manufacturer should be used, or their equivalent.

Panel Wiring Observations
Informational Conditions

5.8 - The visible portions of the wiring has no visible deficiencies.

Circuit Breakers
Informational Conditions

5.9 - There are no visible deficiencies with the circuit breakers.

Grounding
Informational Conditions

5.10 - The panel is grounded to a water pipe. Current standards require the panel to be double-grounded, and you may wish to consider having this done as a safety upgrade. However, such an upgrade is not currently mandated.

Branch Circuit Wiring

Branch Circuit Wiring Type
Informational Conditions

5.11 - The residence is wired with a metal conduit known as BX armored cable through which the wires are drawn.

Branch Circuit Wiring
Informational Conditions

5.12 - The visible branch circuit wiring was generally in satisfactory condition.

Branch Circuit Wiring Notes
Informational Conditions

5.13 - In most areas of the attic, crawlspace and interior walls, the wiring was not visible due to insulation, drywall or paneling covering these components.

Branch Circuits

Switches

Informational Conditions

5.14 - A representative sampling of accessible branch circuit switches were tested and generally in satisfactory condition.

Light Fixtures

Informational Conditions

5.15 - A representative sampling of permanently installed fixtures were tested and generally in satisfactory contrition.

Receptacles (Outlets)

Informational Conditions

5.16 - A representative sample of accessible branch circuit receptacles (outlets) were tested and generally in satisfactory condition.

Electrical System Comments & Notes

Informational Conditions

5.17 - The occupant's belongings (furniture, personal items, etc) limited access to all switches and receptacles.

Over-Current Protection Devices

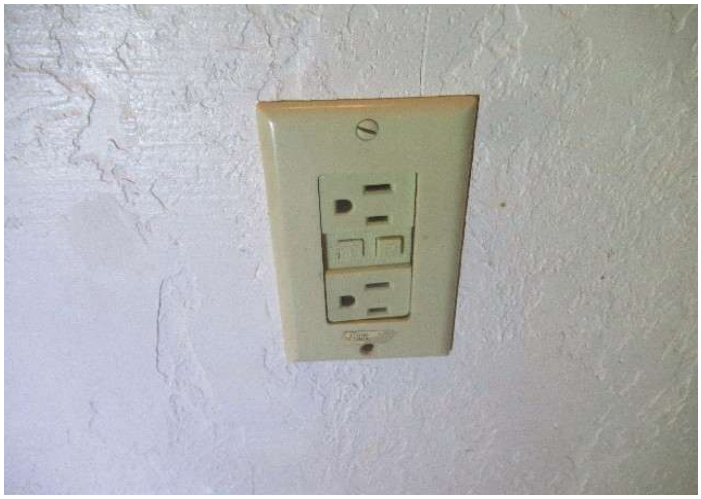
GFCI Protection

Informational Conditions

5.18 - A GFCI device intended for the protection of personnel that functions to de-energize a circuit or portion within in an established period of time when a circuit to ground exceeds some predetermined value that is less than that required to operate the over-current protection device (breaker/fuse of the supply circuit. Some GFCI circuits may share a single trip device. All GFCI device should be tested monthly to ensure proper operation.

Components and Conditions Needing Service

5.19 - One or more ground fault circuit interrupter (GFCI) electric receptacles did not trip when tested. This is a safety hazard due to the risk of shock. A qualified licensed electrician should evaluate and repair as necessary.



AFCI Protection

Informational Conditions

5.20 - An AFCI is a device intended to mitigate the effects of arcing faults by functioning to de-energize the circuit when an arc-fault is detected. Some AFCI circuits may share a single tri device. All AFCI devices should be tested monthly to ensure proper operation.

5.21 - No AFCI circuits noted, They were not required at the time of construction

Section 6.0 - 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

Furnace

Informational Conditions

6.1 - The heating system(s) were tested using normally operating controls

6.2 - The furnace responded to testing and was generally in satisfactory condition.

Components and Conditions Needing Service

6.3 - The plenum is not correctly insulated, and should be evaluated by a licensed HVAC contractor and served as needed.

Vent Pipe
Informational Conditions
6.4 - The visible portions of the vent pipe are is generally satisfactory condition.

Circulating Fan
Informational Conditions
6.5 - The circulating fan is clean and functional.

Gas Valve and Connector
Informational Conditions
6.6 - The gas valve and connector are in acceptable condition.

Return-Air Compartment and Filter
Informational Conditions
6.7 - The return-air compartment is in acceptable condition.

6.8 - The return air compartment should be inspected and cleaned periodically as a part of regular maintenance.

6.9 - All air filters should be cleaned or replaced monthly to maximize system performance and to protect the health of the occupants.

Thermostats
Registers
Informational Conditions
6.10 - The registers are reasonably clean and functional.

Wall Furnaces

Wall Furnace
Informational Conditions
6.11 - The wall furnace is functional.

Vent Pipe
Informational Conditions
6.12 - The vent pipe is functional.

Gas Valve and Connector
Informational Conditions
6.13 - The gas valve and connector are in acceptable condition.

Thermostats

Electric Wall Heaters

Wall Heater
Components and Conditions Needing Service
6.14 - One or more of the electric wall heater(s) does not respond, and should be serviced.

Electric wall heater does not respond - *Continued*

Section 8.0 - Chimney

There are a wide variety of chimneys, which represent an even wider variety of the interrelated components that comprise them. However, there are three basic types, single-walled metal, masonry, and pre-fabricated metal ones that are commonly referred to as factory-built ones. Single-walled metal ones should not be confused with factory-built metal ones, and are rarely found in residential use, but masonry and factory-built ones are a commonplace. 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 before the close of escrow.

General Chimney Inspection Comments

Inspection Comments

Informational Conditions

8.1 - New standards now classify chimney and venting system inspections into three levels - LEVEL I. LEVEL II or LEVEL III. Each level of inspection has a specific scope of work and specific criteria. On January 13, 2000, the National Fire Protection Association (NFPA), which can be found at; www.nfpa.org, adopted these levels of inspection into code NFPA 211 (Standards for Chimneys. Fireplaces, Vents and solid Fuel Burning Appliances). NFPA 211 is the standard upon which certified chimney sweeps base their services. Once the inspection level is determined, the scope of work is as follows:

Level I Inspection: This inspection is recommended when the chimney and venting system is easily accessible and when the home owner is planning to maintain its current use. In general, this in the level of inspection performed in most homes. In a Level I inspection a certified chimney sweep verifies that the chimney structure is sound and that the chimney is free of obstructions and combustible deposits, such as creosote.

Level II Inspection: The addition of a new home heating appliance of a change in the type of fuel a home owner is burning requires a Level II inspection. This inspection level is also required upon the sale or transfer of a

property or after an operating malfunction of external event that is likely to have caused damage to the chimney. The scope of a Level II inspection includes that of a level I inspection plus the inspection of accessible portions of the attics. crawl spaces and basements. It may also include a performance test such as a smoke test or a pressure test and possibly and interior chimney video inspection if recommended by a certified chimney sweep.

Level III Inspection: When a Level I or Level II inspection suggests a hidden hazard and the evaluation cannot be performed with access to concealed areas, a Level III inspection is recommended. This type of inspection confirms the proper construction and condition of concealed portions of the chimney structure and the flue. Level III inspection are generally necessary when investigating an incident that has caused damage to a chimney or building, of where a hazard is detected and suspected.

The National Fire Protection Association recommends yearly chimney inspections to help prevent fire and carbon monoxide poisonings. It is recommended that these chimney and venting inspections be completed by a Chimney Safety Institute of America (CSIA) Certified Chimney Sweep which can be found at; www.csia.org.

8.2 - This inspection of the fireplace is a visual inspection only, and is not a warranty and/or guarantee that the fireplace(s), chimney(s), and termination caps(s) has/have been properly of safely install/built. No seismic damage assessments are made on fireplace(s). WE RECOMMEND A COMPLETE FIREPLACE INSPECTION BY A QUALIFIED "FIREPLACE INSPECTOR" BEFORE THE CLOSE OF ESCROW.

8.3 - Chimney Notes: Due to height restrictions, shroud installations and/or roof material restrictions, not all areas of some chimneys can be visually inspected. It is recommended that a qualified Chimney Safety Institute of America (CSIA) Certified Chimney Sweep inspect all chimneys, prior to the closing of escrow. As a minimum, it is recommended that a positive smoke test and video scan be performed to detect any hidden damages of defects.

Living Room Chimney

General Prefabricated Chimney Comments

Informational Conditions

8.4 - There are a wide variety of pre-fabricated chimneys, which are constructed on site with approved components. We perform a competent inspection of them, but we are not specialists, and our inspection of them is limited to those areas that can be viewed without dismantling any portion of them, and we cannot guarantee that any particular component is the one stipulated for use by the manufacturer. For instance, experience has taught us that many prefabricated chimneys have been fitted with architectural shrouds that are not approved by the manufacturer, and which can inhibit drafting and convectional cooling. Therefore, you may wish to have a specialist evaluate the chimney before the close of escrow.

Weather Cap-Spark Arrestor

Safety Issue

8.5 - The chimney does not have a spark arrestor, which is mandated in most jurisdictions and should be installed.

The chimney does not have a spark arrestor which is mandated in most jurisdictions - *Continued*

Chimney Stack or Walls
Informational Conditions

8.6 - The chimney walls appear to be in acceptable condition.

Chimney Flashings
Informational Conditions

8.7 - The chimney flashings are in acceptable condition.

8.8 - Chimney Flashing Notes: Seal all flashing areas to prevent water intrusion and make a part of regular maintenance. All roof deck flashing should be inspected and sealed as a part of regular maintenance. This may require the services of a qualified licensed roofing contractor.

Chimney Flue
Informational Conditions

8.9 - The portions of the flue that are visible appear to be in acceptable condition.

8.10 - A complete view of the chimney flue is not possible, and you may wish to have it video scanned.

Components and Conditions Needing Service

8.11 - The flue pipe has missing, damage or unattached tie backs. They should be serviced as needed by a qualified professional.

Missing or damaged Tie backs - *Continued*

Fireplace

Informational Conditions

8.12 - The interior of the fireplace was not visible due to an insert being installed.

Moniter Components or Conditions

8.13 - There was thermal warping noted on the refractory panel. Care should be taken to not have a large fire

Thermal Warping Noted - *Continued*

Damper
Informational Conditions
8.14 - The damper is functional.

Log Starter
Informational Conditions
8.15 - No log starter, fire must be lit manually.

Spark Screen
Informational Conditions
8.16 - The spark screen was in acceptable condition at the time of the inspection.

Section 9.0 - Interior

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. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of 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 therefore best evaluated by a specialist. Similarly, there are a number of environmental pollutants that we have already elaborated upon, the specific identification of which is beyond the scope of our service but which can become equally contentious. In addition, there are a host of lesser contaminants, such as that from moisture penetrating carpet-covered cracks in floor slabs, as well as odors from household pets and cigarette smoke that can permeate walls, carpets, heating and air conditioning ducts, and other porous surfaces, and which can be difficult to eradicate. However, inasmuch as the sense of smell adjusts rapidly, and the sensitivity to such odors is certainly not uniform, we recommend that you make this determination for yourself, and particularly if you or any member of your family suffers from allergies or asthma, and then schedule whatever remedial services may be deemed necessary before the close of escrow.

Safety and Environmental

Environmental Hygiene Observations

Informational Conditions

9.1 - Vermin and other pests are part of the natural habitat, but they often invade homes. Rats and mice have collapsible rib cages and can squeeze through even the tiniest crevices. And it is not uncommon for them to establish colonies within crawlspaces, attics, closets, and even the space inside walls, where they can breed and become a health-hazard. Therefore, it would be prudent to have an exterminator evaluate the residence to ensure that it is rodent-proof, and to periodically monitor those areas that are not readily accessible.

Indoor Air Quality

Informational Conditions

9.2 - We did not test air quality, which the consumer product safety Commission lists as fifth among potential contaminants. However, inasmuch as health is personal responsibility, we recommend having the air quality tested by a specialist, and the components through which air moves cleaned, as a prudent investment in environmental hygiene.

Furnished Residence Comment

Informational Conditions

9.3 - The residence is furnished, and in accordance with inspection standards we only inspect those surfaces that are exposed and readily accessible. We do not move furniture, lift carpets, nor remove or rearrange items within closets and cabinets.

Smoke Detectors

Informational Conditions

9.4 - The smoke detectors are functional, but should be checked periodically. However, most smoke detectors have a useful life of approximately 10 years, therefore we recommend you replace all smoke detectors upon taking possession of the residence.

Carbon Monoxide Detectors

Informational Conditions

9.5 - The CO detectors are functional, but should be checked periodically. However, most CO detectors have a useful life of approximately 10 years, therefore we recommend you replace all CO detectors upon taking possession of the residence.

Interior

Interior Doors

Acceptable Conditions

9.6 - A representative sampling of the interior doors were operated and generally in satisfactory condition

Interior Flooring

Informational Conditions

9.7 - The visible floor coverings were generally in acceptable condition.

Interior Walls and Ceiling

Acceptable Conditions

9.8 - The walls and ceiling are generally in acceptable condition.

Interior Single-Glazed Windows

Acceptable Conditions

9.9 - The single-glazed windows are in acceptable condition

Sliding Glass Doors
Informational Conditions
9.10 - The sliding glass door is tempered and in acceptable condition.

Closets
Informational Conditions
9.11 - The closets and their components are in generally acceptable condition.

Lights
Components and Conditions Needing Service
9.12 - One or more ceiling-mounted lights and/or fans were observed to be wired with exposed Romex (non-metallic sheathed cable). Romex wiring is not designed to be left exposed and should be properly protected within an approved electrical box and/or conduit, depending on location. Exposed wiring is subject to physical damage and presents an increased risk of electrical shock or fire. It is recommended that a qualified, licensed electrician evaluate the installation and make any necessary corrections to bring it into compliance with current safety standards.

Outlets
Acceptable Conditions
9.13 - The outlets that were tested are functional.

Interior Ventilation

Kitchen Exhaust Fan or Downdraft
Acceptable Conditions
9.14 - The exhaust fan or downdraft was tested using normal operator controls and is functional.

Bathroom Exhaust Fan(s)
Acceptable Conditions
9.15 - The exhaust fan was tested using normal operator controls and is functional.

Section 10.0 - 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.

1st Bedroom

No recommended service

Informational Conditions

10.1 - We have evaluated the primary bedroom, and found it to be in acceptable condition.

2nd Bedroom

Bedroom Location

Informational Conditions

10.2 - The Bedroom is located in the

Section 11.0 - Bathrooms

In accordance with industry standards, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans, which is usually the responsibility of a termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants.

1st Bathroom

Size and Location

Informational Conditions

11.1 - The bathroom is a full, and is located upstairs

A Probable Remodel

Informational Conditions

11.2 - One or more of the bathrooms appear to have been remodeled. Therefore, you should obtain documentation for your records so that you can be assured that the work was done with permit to professional standards, because we do not approve of, or tacitly endorse, any work that was done without permit, and latent defects could exist.

Doors

Acceptable Conditions

11.3 - The door is functional.

Flooring

Informational Conditions

11.4 - The floor has no significant defects.

Walls & Ceiling
Informational Conditions
11.5 - The walls and ceiling are in acceptable condition.

Single-Glazed Windows
Acceptable Conditions
11.6 - The window is functional.

Sink Faucet Valves & Connectors Trap & Drain
Informational Conditions
11.7 - The bathroom sinks and there components were functional at the time of the inspection

Tub-Shower
Acceptable Conditions
11.8 - The tub/shower is functional.

Toilet & Bidet
Acceptable Conditions
11.9 - The toilet was tested using normal operator controls and is functional.

Ceiling Heater
Acceptable Conditions
11.10 - The ceiling heater was tested using normal operator controls and is functional.

Lights
Acceptable Conditions
11.11 - The lights are functional.

Outlets
Important Safety Feature
11.12 - One electric receptacle that serves counter-top surfaces within six feet of the sink appears to have no ground fault circuit interrupter (GFCI) protection. Also this receptacle is a two pronged ungrounded receptacle. This was not a requirement on homes built or remodeled prior to 1975 for bathrooms. This poses a safety hazard due to the risk of shock. Buyer may want a qualified licensed electrician to install a grounded GFCI receptacle that serves counter-top surfaces within six feet of the sink.

Tub-Shower Enclosure
Informational Conditions
11.13 - The tub-shower enclosure is generally in acceptable condition

Tub-Shower Surround
Informational Conditions
11.14 - The tub-shower surround is generally in acceptable condition

Counter-Tops
Acceptable Conditions
11.15 - The sink countertop is functional.

Bathroom Exhaust Fan(s)
Acceptable Conditions
11.16 - The exhaust fan was tested using normal operator controls and is functional.

2nd Bathroom

Size and Location
Informational Conditions
11.17 - The bathroom is a full, and is located downstairs

A Probable Addition
Informational Conditions
11.18 - One or more of the bathrooms appear to be either an addition or part of one, and we recommend that you verify the permit and certificate of occupancy. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit, and latent defects could exist.

Flooring
Informational Conditions
11.19 - The floor has no significant defects.

Walls & Ceiling
Informational Conditions
11.20 - The walls and ceiling are in acceptable condition.

Sink Faucet Valves & Connectors Trap & Drain
Informational Conditions
11.21 - The bathroom sinks and there components were functional at the time of the inspection

Tub-Shower
Acceptable Conditions
11.22 - The tub/shower is functional.

Toilet & Bidet
Acceptable Conditions
11.23 - The toilet was tested using normal operator controls and is functional.

Ceiling Heater
Acceptable Conditions
11.24 - The ceiling heater was tested using normal operator controls and is functional.

Lights
Acceptable Conditions
11.25 - The lights are functional.

Tub-Shower Enclosure
Informational Conditions
11.26 - The tub-shower enclosure is generally in acceptable condition

Tub-Shower Surround
Informational Conditions
11.27 - The tub-shower surround is generally in acceptable condition

Counter-Tops
Acceptable Conditions
11.28 - The sink countertop is functional.

Bathroom Exhaust Fan(s)
Acceptable Conditions
11.29 - The exhaust fan was tested using normal operator controls and is functional.

Section 12.0 - 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 ten years, they may well exhibit decreased efficiency. Also, many older gas and electric ranges are not secured and can be easily tipped, and particularly by children climbing onto them or on an open door, and all such appliances should be secured. 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 capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards.

Kitchen Appliances

Garbage Disposal
Informational Conditions
12.1 - The garbage disposal was tested using normal operator controls and is generally in acceptable condition

Gas Range
Informational Conditions
12.2 - The gas range was tested using normal operator controls and is generally in acceptable condition, but was neither calibrated nor tested for its performance.

Components and Conditions Needing Service
12.3 - The free standing stove was not equipped with anti-tilting brackets as required according to the manufacturers' label located on the oven door. this is a possible safety concern, and should be installed.

No anti-tilting brackets - *Continued*

Cabinets
Informational Conditions
12.4 - The kitchen cabinets were in acceptable condition

Section 16.0 - Laundry

In accordance with industry standards, we do not test clothes dryers, nor washing machines and their water connections and drainpipes. However, there are two things that you should be aware of. The water supply to washing machines is usually left on, and their hoses can leak or burst under pressure and continue to flow. Therefore, we recommend replacing the rubber hose type with newer braided stainless steel ones that are much more dependable. You should also be aware that the newer washing machines discharge a greater volume of water than many of the older drainpipes can handle, which causes the water to back up and overflow, and the only remedy would be to replace the standpipe and trap with one that is a size larger.

Laundry Area

A Probable Renovation or Addition
Informational Conditions
16.1 - The Laundry area appears to have been remodeled, or an addition. If so, we recommend that you verify the permit and certificate of occupancy. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit, and latent defects may exist.

Valves and Connectors
Important Safety Feature
16.2 - The water supply to washing machines is commonly left on, and the rubber hoses that are commonly used to supply water can become stressed and burst. For this reason we recommend replacing all rubber supply hoses with metal-braided ones that are more resilient.

Replacing the rubber supply hoses - *Continued*

Trap and Drain
Acceptable Conditions
16.3 - The trap and drain are functional.

Dryer Vent
Maintance
16.4 - The dryer vent is a flexible plastic type that traps lint more easily than a smooth metal type, which can compromise the performance of the dryer and can facilitate a fire, and you may wish to consider replacing it.

Section 18.0 - 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
Informational Conditions
18.1 - The attic can be accessed through a hatch in the hallway ceiling.

Method of Evaluation
Informational Conditions
18.2 - We evaluated the attic from the access due to inadequate clearance within.

Framing
Informational Conditions
18.3 - The visible portions of the conventionally stacked roof framing are in acceptable condition, and would conform to the standards of the year in which they were installed.

Ventilation

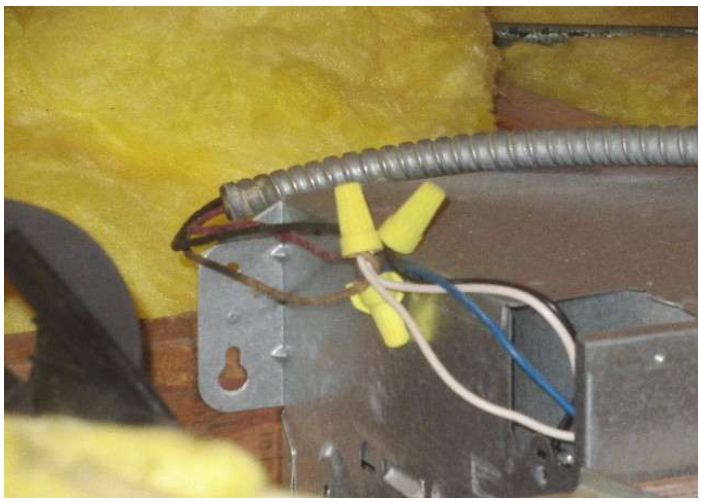
Informational Conditions

18.4 - There is no attic ventilation, which is not required by local fire standards, and you should frequently monitor the attic areas and consult with a licensed contractor about the possibly correcting this condition.

Electrical

Components and Conditions Needing Service

18.5 - There are one or more open electrical junction boxes, which should be sealed so that any arching or sparking would be contained within the box.



Exhaust Ducts

Components and Conditions Needing Service

18.6 - The bathroom exhaust duct should be extended to an exterior port.

Batt Insulation

Informational Conditions

18.7 - The attic floor is insulated with approximately three-inches of fiberglass, batt insulation. Current standards call for nine and even twelve-inches, and you may wish to consider adding more.

NAHI STANDARD OF PRACTICE / CODE OF ETHICS

1. Definitions and Scope
2. Limitations, Exceptions & Exclusions
3. Standards of Practice

3.1. Roof
3.2. Exterior
3.3. Basement, Foundation, Crawlspace & Structure
3.4. Heating
3.5. Cooling
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3.7. Electrical
3.8. Fireplace
3.9. Attic, Insulation & Ventilation
3.10. Doors, Windows & Interior

1. Definitions and Scope
1.1. A general home inspection is a non-invasive, visual examination of the accessible areas of a residential property (as delineated below), performed for a fee, which is designed to identify defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. The scope of work may be modified by the Client and Inspector prior to the inspection process.
I.T he general home inspection is based on the observations made on the date of the inspection, and not a prediction of future conditions.
II. The general home inspection will not reveal every issue that exists or ever could exist, but only those material defects observed on the date of the inspection.
1.2. A material defect is a specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people. The fact that a system or component is near, at, or beyond the end of its normal, useful life is not, in itself, a material defect.
1.3. A general home inspection report shall identify, in written format, defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. Inspection reports may include additional comments and recommendations.
2. Limitations, Exceptions & Exclusions
2.1. Limitations:
I. An inspection is not technically exhaustive.
II. An inspection will not identify concealed or latent defects.
III. An inspection will not deal with aesthetic concerns or what could be deemed matters of taste, cosmetic defects, etc.
IV. An inspection will not determine the suitability of the property for any use.
V. An inspection does not determine the market value of the property or its marketability.
VI. An inspection does not determine the insurability of the property.
VII. An inspection does not determine the advisability or inadvisability of the purchase of the inspected property.
VIII. An inspection does not determine the life expectancy of the property or any components or systems therein.
IX. An inspection does not include items not permanently installed.
X. This Standards of Practice applies to properties with four or fewer residential units and their attached garages and carports.
2.2. Exclusions:
I. The inspector is not required to determine:
A. property boundary lines or encroachments.
B. the condition of any component or system that is not readily accessible.
C. the service life expectancy of any component or system.
D. the size, capacity, BTU, performance or efficiency of any component or system.
E. the cause or reason of any condition.
F. the cause for the need of correction, repair or replacement of any system or component.
G. future conditions.
H. compliance with codes or regulations.

I. the presence of evidence of rodents, birds, animals, insects, or other pests.
J. the presence of mold, mildew or fungus.
K. the presence of airborne hazards, including radon.
L. the air quality.
M. the existence of environmental hazards, including lead paint, asbestos or toxic drywall.
N. the existence of electromagnetic fields.
O. any hazardous waste conditions.
P. any manufacturers' recalls or conformance with manufacturer installation, or any information included for consumer protection purposes.
Q. acoustical properties.
R. correction, replacement or repair cost estimates.
S. estimates of the cost to operate any given system.
II. The inspector is not required to operate:
A. any system that is shut down.
B. any system that does not function properly.
C. or evaluate low-voltage electrical systems, such as, but not limited to:

1. phone lines;
2. cable lines;
3. satellite dishes;
4. antennae;
5. lights; or
6. remote controls.

D. any system that does not turn on with the use of normal operating controls.
E. any shut-off valves or manual stop valves.
F. any electrical disconnect or over-current protection devices.
G. any alarm systems.
H. moisture meters, gas detectors or similar equipment.
III. The inspector is not required to:
A. move any personal items or other obstructions, such as, but not limited to: throw rugs, carpeting, wall coverings, furniture, ceiling tiles, window coverings, equipment, plants, ice, debris, snow, water, dirt, pets, or anything else that might restrict the visual inspection.
B. dismantle, open or uncover any system or component.
C. enter or access any area that may, in the inspector's opinion, be unsafe.
D. enter crawlspaces or other areas that may be unsafe or not readily accessible.
E. inspect underground items, such as, but not limited to: lawn-irrigation systems, or underground storage tanks (or indications of their presence), whether abandoned or actively used.
F. do anything that may, in the inspector's opinion, be unsafe or dangerous to him/herself or others, or damage property, such as, but not limited to: walking on roof surfaces, climbing ladders, entering attic spaces, or negotiating with pets.
G. inspect decorative items.
H. inspect common elements or areas in multi-unit housing.
I. inspect intercoms, speaker systems or security systems.
J. offer guarantees or warranties.
K. offer or perform any engineering services.
L. offer or perform any trade or professional service other than general home inspection.
M. research the history of the property, or report on its potential for alteration, modification, extendibility or suitability for a specific or proposed use for occupancy.
N. determine the age of construction or installation of any system, structure or component of a building, or differentiate between original construction and subsequent additions, improvements, renovations or replacements.
O. determine the insurability of a property.
P. perform or offer Phase 1 or environmental audits.
Q. inspect any system or component that is not included in these Standards.

3. Standards of Practice

3.1. Roof

I. The inspector shall inspect from ground level or the eaves:
A. the roof-covering materials;
B. the gutters;
C. the downspouts;
D. the vents, flashing, skylights, chimney, and other roof penetrations; and
E. the general structure of the roof from the readily accessible panels, doors or stairs.
II. The inspector shall describe:
A. the type of roof-covering materials.
III. The inspector shall report as in need of correction:

A. observed indications of active roof leaks.
IV. The inspector is not required to:
A. walk on any roof surface.
B. predict the service life expectancy.
C. inspect underground downspout diverter drainage pipes.
D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces.
E. move insulation.
F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments.
G. walk on any roof areas that appear, in the inspector's opinion, to be unsafe.
H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage.
I. perform a water test.
J. warrant or certify the roof.
K. confirm proper fastening or installation of any roof-covering material.

3.2. Exterior

I. The inspector shall inspect:
A. the exterior wall-covering materials, flashing and trim;
B. all exterior doors;
C. adjacent walkways and driveways;
D. stairs, steps, stoops, stairways and ramps;
E. porches, patios, decks, balconies and carports;
F. railings, guards and handrails;
G. the eaves, soffits and fascia;
H. a representative number of windows; and
I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.
II. The inspector shall describe:

A. the type of exterior wall-covering materials.
III. The inspector shall report as in need of correction:

A. any improper spacing between intermediate balusters, spindles and rails.
IV. The inspector is not required to:
A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting.
B. inspect items that are not visible or readily accessible from the ground, including window and door flashing.
C. inspect or identify geological, geotechnical, hydrological or soil conditions.

D. inspect recreational facilities or playground equipment.
E. inspect seawalls, breakwalls or docks.
F. inspect erosion-control or earth-stabilization measures.
G. inspect for safety-type glass.
H. inspect underground utilities.
I. inspect underground items.
J. inspect wells or springs.
K. inspect solar, wind or geothermal systems.
L. inspect swimming pools or spas.
M. inspect wastewater treatment systems, septic systems or cesspools.
N. inspect irrigation or sprinkler systems.
O. inspect drainfields or dry wells.
P. determine the integrity of multiple-pane window glazing or thermal window seals.

3.3. Basement, Foundation, Crawlspace & Structure

I. The inspector shall inspect:
A. the foundation;
B. the basement;
C. the crawlspace; and
D. structural components.
II. The inspector shall describe:
A. the type of foundation; and
B. the location of the access to the under-floor space.
III. The inspector shall report as in need of correction:
A. observed indications of wood in contact with or near soil;
B. observed indications of active water penetration;
C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and
D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern.
IV. The inspector is not required to:
A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself.
B. move stored items or debris.
C. operate sump pumps with inaccessible floats.
D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems.
E. provide any engineering or architectural service.
F. report on the adequacy of any structural system or component.

3.4. Heating

I. The inspector shall inspect:
A. the heating system, using normal operating controls.
II. The inspector shall describe:
A. the location of the thermostat for the heating system;
B. the energy source; and
C. the heating method.
III. The inspector shall report as in need of correction:
A. any heating system that did not operate; and
B. if the heating system was deemed inaccessible.

IV. The inspector is not required to:
A. inspect, measure, or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, makeup air, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems.
B. inspect fuel tanks or underground or concealed fuel supply systems.
C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system.
D. light or ignite pilot flames.
E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment.
F. override electronic thermostats.
G. evaluate fuel quality.
H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.
I. measure or calculate the air for combustion, ventilation, or dilution of flue gases for appliances.

3.5. Cooling

I. The inspector shall inspect:
A. the cooling system, using normal operating controls.
II. The inspector shall describe:
A. the location of the thermostat for the cooling system; and
B. the cooling method.
III. The inspector shall report as in need of correction:
A. any cooling system that did not operate; and
B. if the cooling system was deemed inaccessible.
IV. The inspector is not required to:
A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system.
B. inspect portable window units, through-wall units, or electronic air filters.
C. operate equipment or systems if the exterior temperature is below 65° Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment.
D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks.
E. examine electrical current, coolant fluids or gases, or coolant leakage.

3.6. Plumbing

I. The inspector shall inspect:
A. the main water supply shut-off valve;
B. the main fuel supply shut-off valve;
C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing;
D. interior water supply, including all fixtures and faucets, by running the water;
E. all toilets for proper operation by flushing;
F. all sinks, tubs and showers for functional drainage;
G. the drain, waste and vent system; and
H. drainage sump pumps with accessible floats.
II. The inspector shall describe:
A. whether the water supply is public or private based upon observed evidence;
B. the location of the main water supply shut-off valve;
C. the location of the main fuel supply shut-off valve;
D. the location of any observed fuel-storage system; and
E. the capacity of the water heating equipment, if labeled.

III. The inspector shall report as in need of correction:
A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously;
B. deficiencies in the installation of hot and cold water faucets;
C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and
D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate.
IV. The inspector is not required to:
A. light or ignite pilot flames.
B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater.
C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems.
D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply.
E. determine the water quality, potability or reliability of the water supply or source.
F. open sealed plumbing access panels.
G. inspect clothes washing machines or their connections.
H. operate any valve.
I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection.
J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping.
K. determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices.
L. determine whether there are sufficient cleanouts for effective cleaning of drains.
M. evaluate fuel storage tanks or supply systems.
N. inspect wastewater treatment systems.
O. inspect water treatment systems or water filters.
P. inspect water storage tanks, pressure pumps, or bladder tanks.
Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements.
R. evaluate or determine the adequacy of combustion air.
S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves.
T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation.
U. determine the existence or condition of polybutylene plumbing.
V. inspect or test for gas or fuel leaks, or indications thereof.

3.7. Electrical

I. The inspector shall inspect:
A. the service drop;
B. the overhead service conductors and attachment point;
C. the service head, gooseneck and drip loops;
D. the service mast, service conduit and raceway;
E. the electric meter and base;
F. service-entrance conductors;
G. the main service disconnect;
H. panelboards and over-current protection devices (circuit breakers and fuses);
I. service grounding and bonding;
J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible;
K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and
L. smoke and carbon-monoxide detectors.
II. The inspector shall describe:

A. the main service disconnect's amperage rating, if labeled; and
B. the type of wiring observed.
III. The inspector shall report as in need of correction:

A. deficiencies in the integrity of the service-entrance conductors' insulation, drip loop, and vertical clearances from grade and roofs;
B. any unused circuit-breaker panel opening that was not filled;
C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible;
D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and
E. the absence of smoke detectors.
IV. The inspector is not required to:
A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures.
B. operate electrical systems that are shut down.
C. remove panelboard cabinet covers or dead fronts.
D. operate or re-set over-current protection devices or overload devices.
E. operate or test smoke or carbon-monoxide detectors or alarms.
F. inspect, operate or test any security, fire or alarm systems or components, or other warning or signaling systems.
G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled.
H. inspect ancillary wiring or remote-control devices.
I. activate any electrical systems or branch circuits that are not energized.
J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any time-controlled devices.
K. verify the service ground.
L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility.
M. inspect spark or lightning arrestors.
N. inspect or test de-icing equipment.
O. conduct voltage-drop calculations.
P. determine the accuracy of labeling.
Q. inspect exterior lighting.

3.8. Fireplace

I. The inspector shall inspect:
A. readily accessible and visible portions of the fireplaces and chimneys;
B. lintels above the fireplace openings;
C. damper doors by opening and closing them, if readily accessible and manually operable; and
D. cleanout doors and frames.
II. The inspector shall describe:

A. the type of fireplace.
III. The inspector shall report as in need of correction:

A. evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers;
B. manually operated dampers that did not open and close;
C. the lack of a smoke detector in the same room as the fireplace;
D. the lack of a carbon-monoxide detector in the same room as the fireplace; and
E. cleanouts not made of metal, pre-cast cement, or other non-combustible material.
IV. The inspector is not required to:
A. inspect the flue or vent system.
B. inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels.

C. determine the need for a chimney sweep.
D. operate gas fireplace inserts.
E. light pilot flames.
F. determine the appropriateness of any installation.
G. inspect automatic fuel-fed devices.
H. inspect combustion and/or make-up air devices.
I. inspect heat-distribution assists, whether gravity-controlled or fan-assisted.
J. ignite or extinguish fires.
K. determine the adequacy of drafts or draft characteristics.
L. move fireplace inserts, stoves or firebox contents.
M. perform a smoke test.
N. dismantle or remove any component.
O. perform a National Fire Protection Association (NFPA)-style inspection.
P. perform a Phase I fireplace and chimney inspection.

3.9. Attic, Insulation & Ventilation

I. The inspector shall inspect:
A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas;
B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and
C. mechanical exhaust systems in the kitchen, bathrooms and laundry area.
II. The inspector shall describe:
A. the type of insulation observed; and
B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure.
III. The inspector shall report as in need of correction:

A. the general absence of insulation or ventilation in unfinished spaces.
IV. The inspector is not required to:
A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard.
B. move, touch or disturb insulation.
C. move, touch or disturb vapor retarders.
D. break or otherwise damage the surface finish or weather seal on or around access panels or covers.
E. identify the composition or R-value of insulation material.
F. activate thermostatically operated fans.
G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring.
H. determine the adequacy of ventilation.

3.10. Doors, Windows & Interior

I. The inspector shall inspect:
A. a representative number of doors and windows by opening and closing them;
B. floors, walls and ceilings;
C. stairs, steps, landings, stairways and ramps;
D. railings, guards and handrails; and
E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.
II. The inspector shall describe:

A. a garage vehicle door as manually-operated or installed with a garage door opener.
III. The inspector shall report as in need of correction:

A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and

railings;
B. photo-electric safety sensors that did not operate properly; and
C. any window that was obviously fogged or displayed other evidence of broken seals.
IV. The inspector is not required to:
A. inspect paint, wallpaper, window treatments or finish treatments.
B. inspect floor coverings or carpeting.
C. inspect central vacuum systems.
D. inspect for safety glazing.
E. inspect security systems or components.
F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures.
G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure.
H. move suspended-ceiling tiles.
I. inspect or move any household appliances.
J. inspect or operate equipment housed in the garage, except as otherwise noted.
K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door.
L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards.
M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices.
N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights.
O. inspect microwave ovens or test leakage from microwave ovens.
P. operate or examine any sauna, steam-generating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices.
Q. inspect elevators.
R. inspect remote controls.
S. inspect appliances.
T. inspect items not permanently installed.
U. discover firewall compromises.
V. inspect pools, spas or fountains.
W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects.
X. determine the structural integrity or leakage of pools or spas.

MAINTENANCE TIPS / WHEN THINGS GO WRONG

UPON TAKING OWNERSHIP

After taking possession of a new home, there are some maintenance and safety issues that should be addressed immediately.

The following checklist should help you undertake these improvements.

1. Change the locks on all exterior entrances, for improved security
2. Check that all windows and doors are secure. Improve window hardware as necessary. Security rods can be added to sliding windows and doors. Consideration could also be given to a security system.
3. Install smoke detectors on each level of the home. Ensure that there is a smoke detector in each bedroom and outside all sleeping areas. Replace batteries on any existing smoke detectors and test them.
   Make a note to replace batteries again in one year or when the time changes.
4. Create a plan of action in the event of a fire in your home. Ensure that there is an operable window or door in every room of the house. Consult with your local fire department regarding fire safety issues and what to do in the event of fire.
5. Examine driveways and walkways for trip hazards. Undertake repairs where necessary.
6. Examine the interior of the home for trip hazards. Loose or torn carpeting and flooring should be repaired
7. Undertake improvements to all stairways, decks, porches and landings where there is a risk of falling or stumbling.
8. Review your home inspection report for any items that require immediate improvement or further investigation. Address these areas as required.
9. Investigate the location of the main shut-offs for the plumbing, heating and electrical systems.

REGULAR MAINTENANCE

EVERY MONTH

1. Check that fire extinguisher(s) are fully charged. Re-charge if necessary.
2. Examine heating/cooling air filters and replace or clean as necessary.
3. Inspect and clean humidifiers and electronic air filters.
4. Clean gutters and downspouts. Ensure that downspouts are secure, and that the discharge of the downspouts is appropriate.
5. Carefully inspect the condition of shower enclosures. Repair or replace deteriorated grout and caulk. Ensure that water is not escaping the enclosure during showering. Check below all plumbing fixtures for evidence of leakage.
6. Repair or replace leaking faucets or showerheads.
7. Secure loose toilets, or repair flush mechanisms that become troublesome.

SPRING AND FALL

1. Examine the roof for evidence of damage to roof coverings, flashings and chimneys.
2. Look in the attic (if accessible) to ensure that roof vents are not obstructed. Check for evidence of leakage, condensation or vermin activity. Level out insulation if needed.
3. Trim back tree branches and shrubs to ensure that they are not in contact with the house.
4. Inspect exterior walls and foundation for evidence of damage, cracking or movement Watch for birds nests or other vermin or insect activity.
5. Survey the craws space walls for evidence of moisture seepage.
6. Look at overhead wires coming to the house. The should be secure and clear of trees or other obstructions.
7. Ensure that the grade of the land around the house encourages water to flow away from the foundation.

8. Inspect all driveways, walkways, decks, porches, and landscape components for evidence of deterioration, movement or safety hazards.
9. Clean windows and test their operation. Improve caulking and weather-stripping as necessary. Watch for evidence of rot in window frames.
   Paint and repair window sills and frames as necessary.
10. Test all ground fault circuit interrupters (GFCI) devices, as identified in the inspection report.
11. Shut off isolation valves for exterior hose bibs in the fall, if below freezing temperatures are anticipated.
12. Test the Temperature and Pressure Relief (TPR) Valve on water heaters.
13. Inspect for evidence of wood boring insect activity. Eliminate and wood/soil contact around the perimeter of the home.
14. Test the overhead garage door opener, to ensure that the auto-reverse mechanism is responding properly.
    Clean and lubricate hinges, rollers and tracks on overhead doors.
15. Replace or clean exhaust hood filters.
16. Clean, inspect and/or service all appliances as per the manufacturer's recommendations.

ANNUALLY

1. Replace smoke detector batteries.
2. Have the heating, cooling and water heater systems cleaned and serviced.
3. Have chimneys inspected and cleaned. Ensure that rain caps and vermin screens are secure.
4. Examine the electrical panels, wiring and electrical components for evidence of overheating. Ensure that all components are secure. Flip the breakers on and off to ensure that they are not sticky.
5. If the house utilizes a well, check and service the pump and holding tank. Have the water quality tested.
   If the property has a septic system, have the tank inspected (and pumped as needed).
6. If you home is in and area prone to wood destroying insects (termites carpenter ants, etc,), have the home inspected by a licensed specialist. Preventative treatments may be recommended is some cases.

PREVENTION IS THE BEST APPROACH

Although we've heard it many times, nothing could be more true than the old cliche' "an ounce of prevention is worth a pound of cure." Preventative maintenance is the best way to keep your house in great shape. It also reduces the risk of unexpected repairs and improves the odds of selling your house at fair market value, when the times comes.

Please feel free to contact out office should you have any questions regarding the operation or maintenance of you home

WHEN THEN'S GO WRONG

There may com a time that you discover something wrong with the house, and you may be upset or disappointed with you home inspection.

INTERMITTENT OR CONCEALED PROBLEMS

Some problems can only be discovered by living in a house. They cannot be discovered during the few hours of a home inspection. For Example, some shower stalls leak when people are in the shower, but do not leak when you simply turn on the tap. Some roofs and basements only leak when specific conditions exist. Some problems will only be discovered when carpets were lifted, furniture is moved or finishes are removed.

NO CLUES

These problems may have existed at the time of the inspection but there were no clues as to their existence. Our inspection are based on the past performance of the house. If there are no clues of a past problem, it is unfair to assume we should foresee a future problem.

WE ALWAYS MISS SOME MINOR THINGS

Some say we are inconsistent because our reports identify some minor problems but not others. The minor problems that are identified were discovered while looking for more significant problems. We note them simply as a courtesy. The intent of the inspection is not to find the $200 problems; it is to find the $2,000 problems. These are the things that affect people's decisions to purchase.

CONTRACTORS' ADVICE

The main source of dissatisfaction with home inspectors comes form comments made by contractors. contractors' opinions often differ form ours. don't be surprised when three roofers all say the roof needs when we said that, with some minor repairs, the roof a few more years.

LAST MAN IN THEORY

While our advice represents the most prudent thing to do, many contractors are reluctant to undertake these repairs, This is because of the "Last Man In Theory". The contractor fears that if he is the last person it work on the roof, he will get blamed if the roof leaks, regardless of whether the roof leak is his fault or not. consequently, he won't want to do a minor repair with high liability when he could re-roof the entire house for more money and reduce the likelihood of a callback. This is understandable.

MOST RECENT ADVICE IS BEST

There is more to the "Last Man In theory". It suggests that it is human nature for homeowners to believe the last bit of "expert" advice they receive, even if it is contrary to previous advice, As home inspectors, we unfortunately find ourselves in the position of "First Man In" and consequently it is out advice that is often disbelieved.

WHY DIDN'T WE SEE IT

Contractors may say "I cant believe you had this house inspected, and they didn't find this problem". there are several reasons for these apparent oversights.

MOST CONTRACTORS HAVE NO CLUE WHAT'S INSIDE or OUTSIDE THE SCOPE OF A STANDARD HOME INSPECTION: All of our inspections are conducted in accordance with the Standards of Practice of The National Association of Home Inspectors. The Standards of Practice specifically state what's included and excluded from the standard home inspection.

Most contractors have no clue this document exists and many of them have a tendency to "blame the Home Inspector" for any issue found, regardless of whether the issue is within the "scope" of the standard home inspection.

1. Conditions During Inspection
It is difficult for home owners to remember the circumstances in the house, at the time of the inspection. homeowners selfdom remember that is was snowing, there was storage everywhere in the basement or that the furnace could not be turned on because the air conditioning was operating, et cetera. It's impossible for contractors to know what the circumstances were when the inspection was performed.

2. The Wisdom Of Hindsight
When the problem manifests itself, it is very easy to have 20/20 hindsight. Anybody can say that the basement is wet when there is 2 inches of water on the floor. Predicting the problem is a different story.

3. A Long Look
If we spent 1/2 an hour under the kitchen sink or 45 minutes disassembling the furnace, we'd find more problems too. Unfortunately, the inspection would take several days and would cost considerably more,

4. We're Generalists
Were are generalists; we are not specialists. The heating contractor may indeed have more heating expertise that we do.

5. An Invasive Look
Problems often become apparent when carpets or plaster are removed, when fixtures or cabinets are pulled out, and so on. A home inspection is a visual examination. We don't perform and invasive or destructive tests.

NOT INSURANCE
In conclusion, a home inspection is designed to better you odds. It is not designed to eliminate all risk. For that reason, a home inspection should not be considered an insurance policy. The premium that an insurance company would have to charge for a policy with no deductible, no limit and an indefinite policy period would be considerably more that the fee we charge. It would also not include the value added by the inspection

WE HOPE THIS IS FOOD FOR THOUGHT.

IMPORTANT NOTES

Due to contractual and fiduciary responsibilities to the Client, the Inspector cannot answer any inquiries from the Seller of the subject property. Any inquiries must be made directly through the Client and their agent of record.

Should repairs be necessary, only qualified and licensed professionals should perform those repairs and that work should comply with all applicable codes and/or manufacturers' requirements, including permits, inspections, and any approval requirements.

Cost should not be the primary motivation for performing repairs. All repair recommendations and maintenance or upgrade suggestions are important and require attention at some time.

It is recommended that the Client obtain all written documentation regarding any repair work performed by others, and/or a written statement indicating the date of any repair work performed by the current Owner including copies of receipts and any statements of condition by the Owner prior to closing.

If evaluation of any conditions noted in this report by a qualified and licensed professional is performed after the inspection, and any disputes regarding the information in this report arise from that evaluation, the professional challenging this information must provide documentation in support of said challenge, in written form, to the Inspector and the Client prior to any work being performed.

In most cases, following the Inspector's advice will result in improved performance and/or extended life of the components in question. In listing these conditions, the Inspector is not offering any opinion as to whom, among the parties to this transaction should take responsibility addressing any of these concerns. If a home warranty policy is to be issued with this transaction, then the Client is advised to renew this policy every year as a precautionary measure.

Before any additions or modifications of the property are considered, the Client is advised to consult with the local Building Department to review all plans, obtain jurisdictional limitations for the property and to obtain any variances that may be required.

The Client agrees to notify the Inspector, in writing within 10 calendar days of discovery, any disputed findings regarding the inspection or inspection report. The Client agrees to allow the Inspector the opportunity to perform a site review of the disputed findings prior to the implementation of any repair of destructive investigation. The Client agrees to provide all documentation supporting the disputed findings to the Inspector with the original written dispute.

In this report, there may be specific references to areas, items and / or systems that were inaccessible or shut-off at the time of the inspection. Therefore, no representations regarding any conditions that may have been present but were concealed can be made. With access and an opportunity for inspection, reportable conditions may be discovered. Inspection of the areas, items and / or systems can be performed, at an additional fee, once the areas in question have been made accessible. Re-inspections are only performed on areas or items not accessible or system(s) that were shut-off at the time of the original inspection.

If you are not the Client who contracted for this inspection and wish to use this report, we strongly urge that you retain our firm for an on-site review of this building and report. The report is based on information obtained at the site at the time of the original inspection. With time, conditions change and the information contained in this report may no longer be accurate. We will return and review the building and the report with any interested party for an additional fee to be determined and agreed upon at the time of the request for review. This offer is only good for 3 months from the date of the inspection, at which time we recommend that a new inspection be performed.

REPORT CONCLUSION

558 Rose Ln, Twin Peaks, Ca 92391

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 three inches; regulate the temperature of water heaters to prevent scalding; make sure that goods that contain caustic or poisonous compounds, such as bleach, drain cleaners, and nail polish removers be stored where small children cannot reach them; ensure that all garage doors are well balanced and have a safety device, 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 rooter 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.

Yours Truly

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