



## Sleep E-Z Inspection Service

6106 Ripley Lane  
Paradise, California 95969  
Business: 530 872-2934 Fax: 530 872-2934

# Property Inspection Report



INSPECTION ADDRESS: **140 22<sup>ND</sup> STREET CHICO CA.**

INSPECTOR: **PETE**

REVIEWED BY: **MARK**

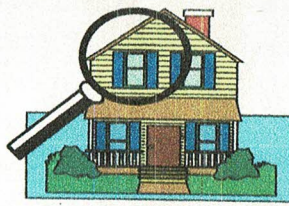
DATE OF INSPECTION: **4/04/2026**

JOB#: **9069**

AGENT: **AMY TOMCZAK**

CLIENT: **PHILLIP DAUGHERTY**

AGENCY/CITY: **EXP REAL ESTATE DURHAM CA.**



## Sleep E-Z Inspection Service

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Paradise, California 95969

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Dear Customer,

Congratulations on your home purchase and thank you for selecting Sleep E-Z Inspection Service as your choice for your home inspection services.

This report represents our inspection company's professional opinion of the condition of inspected elements of the property as determined during a limited-time inspection. This inspection was performed, where applicable, in a manner consistent with standards of the Home Inspection Industry, terms and conditions of the Inspection Order, agreement and limitation noted in the Inspection Guide Section. Information contained herein was prepared exclusively for the named client and their authorized representatives.

When we inspect your future home, we must report to you exactly what we find. Because of the age, design, and location of your home, we might find some hairline cracks on driveways or walls. We may hear squeaking on raised or second story floors, see paint peeling off walls, cracks on tiles, chipped bathtubs, or some cracks over windows and doors. These problems are generally cosmetic and normal conditions. Therefore, our recommendation to you is that "No home" is perfect until you make it perfect to your satisfaction.

While due care was exercised in the performance of the indicated services, the Company neither makes representation or guarantees with respect to latent deficiencies or future conditions as part of the inspection or this report. This report, including and attachments, should be reviewed in its entirety. Any questions about the inspection or report should be resolved prior to title transfer.

This report was prepared in a format requested by the named client. Accordingly, this report may not cover all potential areas of concern a third party may have. This report is transferable only with the written consent of the named client and such transfer does not imply or give any warranty or guarantee regarding this report by the inspection firm.

If you have any questions regarding this report please feel free to call our Customer Service Department at (530) 872-2934.

Thank you again for choosing Sleep E-Z Inspection Service



## **Sleep E-Z Inspection Service Definitions and Explanations of Terms**

**GOOD** - Means items observed appears to be in operating condition.

**FAIR** - Means items are up to average standards, and may need replacement in the near future.

**POOR** - Means items are in need of maintenance, repair or replacement or not operational at present time.

**APPEARS SERVICEABLE** - Means not all areas were able to be observed, what could be observed appeared in working order.

**Water Heater Platform** – It is required by code that gas water heaters in the garage area to be no less than 18 inches off the floor. This requires some types of platform that will support the heater weight above the floor.

**Reversed Polarity** – This is when wires are reversed at the receptacle.

**Firewall** – Usually this is the separation or barrier wall between the house and the garage in single family houses, apartments and condominiums.

**Furnace Heat Exchanger** – This is the metal enclosure over and around the burner that absorbs the heat produced by the burner and when hot enough, gives off or exchanges the heat absorbed by the metal into the duct system or into the surrounding rooms. SEI Inspection cannot see this area and does not dismantle to examine. This is according to most all association guidelines and procedure. Therefore, SEIS Inspection and their insurance company are not responsible for Heat Exchangers cracks.

**Roofing** – The number of layers of roof covering is not counted. You the buyer need to know this and the reasons below.

- A. The count of the number of layers cannot be seen accurately. Many times, the installer of latest top covering takes off a single or two at the edge for reasons of having a flat surface.
- B. When a metal edge is used to cover up one or more layers, it is difficult to see and count them accurately. If the observer bends the metal up, it crimps and will not always bend back to the original shape.
- C. In some observations, the number of layers of roof covering is fairly obvious. They will be counted as seen for the surface edge and the general remarks of (A and B) above will still hold true in these cases.
- D. The final method and sometimes the only last attempt to come up with a cover count. When all the edges are sealed down, nothing is showing than a judgment is made
- E. By walking on the surface to determine how thick it feels by walk. In some cases this is the only method used. This company does not walk on tile or clay, due to damaging the roof by walking on it. The inspection is done from a ladder visually.

**House Siding** – If the siding on a house is painted it is difficult to determine what the materials are. Sometimes it is asbestos, wood, plastic or metal if it cannot be determined it will appear as unknown. Please note: SEIS does not inspect for asbestos but recommends the buyer consult a licensed contractor.

**Brick Structures** – If the structure is of brick the inspector will look for cracking, missing mortar, loose brick etc. However we advise that the buyer have the brick structure checked by a licensed contractor, to decide if the structure has been reinforced.

INTERIOR			COMMENTS
1.	ENTRY HALL	RATING	<input type="checkbox"/> FIRST STORY <input checked="" type="checkbox"/> SINGLE STORY <input type="checkbox"/> SECOND STORY WITH THE KITCHEN
2.	CEILINGS/WALLS	GOOD	
3.	WINDOWS/SCREENS		SEE THE KITCHEN PAGE
4.	DOOR	FAIR	DOOR SITS UNEVEN
5.	ELECTRICAL	GOOD	
6.	DOORBELL		NONE
7.	FLOORS	GOOD	<input type="checkbox"/> CARPET <input type="checkbox"/> TILE <input checked="" type="checkbox"/> VINYL <input type="checkbox"/> WOOD <input type="checkbox"/> OTHER
8.	CLOSET	N/A	
9.	SKYLIGHT	N/A	
10.			
11.			
12.			
13.	STAIRWELL	N/A	
14.	CEILING/WALLS		
15.	WINDOWS/SCREENS		
16.	ELECTRICAL		
17.	SMOKE DETECTOR		<input type="checkbox"/> FUNCTIONAL <input type="checkbox"/> NON-FUNCTIONAL <input type="checkbox"/> NOT PRESENT
18.	FLOORS		<input type="checkbox"/> CARPET <input type="checkbox"/> TILE <input type="checkbox"/> VINYL <input type="checkbox"/> WOOD <input type="checkbox"/> OTH
19.	STAIRS/RAILINGS		
20.	SKYLIGHT		
21.	DOOR		
22.			
23.			
24.			
25.			

NOTES:

INTERIOR			COMMENTS	
1.	HALLWAY	RATING	<input type="checkbox"/> FIRST STORY	<input checked="" type="checkbox"/> SINGLE STORY
2.	CEILING/WALLS	GOOD	<input type="checkbox"/> SECOND STORY	
3.	WINDOWS/SCREENS	N/A		
4.	DOOR	N/A		
5.	CLOSETS	GOOD		
6.	SWITCH	GOOD		
7.	LIGHT FIXTURE	GOOD		
8.	OUTLET	N/A		
9.	SKYLIGHT	N/A		
10.	HEATER	N/A		
11.	SMOKE DETECTOR		<input type="checkbox"/> FUNCTIONAL	<input type="checkbox"/> NON-FUNCTIONAL
12.	FLOOR	GOOD	<input checked="" type="checkbox"/> CARPET	<input type="checkbox"/> TILE
13.	CO DETECTOR	GOOD	<input type="checkbox"/> VINYL	<input type="checkbox"/> WOOD
14.			<input type="checkbox"/> OTHER	
15.	HALLWAY	N/A	<input type="checkbox"/> FIRST STORY	<input type="checkbox"/> SINGLE STORY
16.	CEILING/WALLS		<input type="checkbox"/> SECOND STORY	
17.	WINDOWS/SCREENS			
18.	DOOR			
19.	CLOSET			
20.	SWITCH			
21.	LIGHT FIXTURE			
22.	OUTLET			
23.	SKYLIGHT			
24.	HEATER			
25.	SMOKE DETECTOR		<input type="checkbox"/> FUNCTIONAL	<input type="checkbox"/> NON-FUNCTIONAL
26.	FLOOR		<input type="checkbox"/> NOT PRESENT	
27.	CO DETECTOR		<input type="checkbox"/> CARPET	<input type="checkbox"/> TILE
28.			<input type="checkbox"/> VINYL	<input type="checkbox"/> WOOD
			<input type="checkbox"/> OTHER	

NOTES:

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INTERIOR		COMMENTS	
1.	<b>KITCHEN</b>		<input type="checkbox"/> FIRST STORY <input checked="" type="checkbox"/> SINGLE STORY <input type="checkbox"/> SECOND STORY
2.	CEILING/WALLS	RATING GOOD	SERVICE <input checked="" type="checkbox"/> GAS <input checked="" type="checkbox"/> ELECTRICAL <input checked="" type="checkbox"/> 110V <input type="checkbox"/> 220V
3.	WINDOWS/SCREENS	GOOD	
4.	DOORS		SEE THE ENTRY HALL
5.	COUNTER TOPS	GOOD	EXCEPTION; COUNTER TOP SHOWS MINOR DAMAGE LEFT SIDE OF THE SINK
6.	CABINETS	GOOD	
7.	SINKS/FAUCETS	GOOD	
8.	DISHWASHER		APPEARS SERVICEABLE
9.	AIR GAP	GOOD	
10.	DISPOSAL		NONE
11.	PLUMBING		APPEARS SERVICEABLE
12.	RANGE/OVEN	GOOD	EXCEPTION; STOVE ANTI TILT BRACKET IS MISSING
13.	VENTING TYPE	GOOD	UPDRAFT
14.	ELECTRICAL	FAIR	EAST AND WEST WALL OUTLETS NOT GROUNDED
15.	G.F.I.		<input checked="" type="checkbox"/> GOOD <input type="checkbox"/> POOR <input type="checkbox"/> NONE
16.	MICROWAVE	N/A	
17.	TRASH COMPACTOR		<input checked="" type="checkbox"/> N/A
18.	FLOORS	GOOD	<input type="checkbox"/> TILE <input checked="" type="checkbox"/> VINYL <input type="checkbox"/> WOOD <input type="checkbox"/> OTHER
19.			
20.			
22.	<b>LAUNDRY ROOM</b>		SERVICE <input type="checkbox"/> GAS <input checked="" type="checkbox"/> ELECTRICAL <input checked="" type="checkbox"/> 110V <input checked="" type="checkbox"/> 220V IN THE EXTERIOR CLOSET
23.	DRYER VENT	GOOD	
24.	SUPPLY LINES	GOOD	
25.	WASTE LINE	GOOD	
26.	GAS LINE	N/A	
27.	ELECTRICAL	GOOD	
28.	WINDOWS/SCREENS		SEE THE BATHROOM PAGE
29.	CEILING/WALLS	GOOD	
30.	FLOORS	GOOD	<input type="checkbox"/> TILE <input type="checkbox"/> VINYL <input type="checkbox"/> WOOD <input checked="" type="checkbox"/> OTHER SLAB
31.	G.F.I.		<input type="checkbox"/> GOOD <input type="checkbox"/> POOR <input checked="" type="checkbox"/> NONE
32.	DOOR	GOOD	
33.	CABINET	GOOD	

NOTES: DISHWASHERS MOST COMMONLY FAIL INTERNALLY AT THE PUMP, MOTOR OR SEALS. WE DO NOT DISASSEMBLE THESE UNITS TO INSPECT THESE COMPONENTS. OUR INSPECTION IS LIMITED TO OPERATING THE UNIT ON THE NORMAL WASH CYCLE ONLY. WE RECOMMEND YOU OPERATE THIS UNIT PRIOR TO CLOSING.

INTERIOR		COMMENTS	
1.	<b>LIVING ROOM</b>		<input type="checkbox"/> FIRST STORY <input checked="" type="checkbox"/> SINGLE STORY <input type="checkbox"/> SECOND STORY
2.	CEILING/WALLS	RATING GOOD	
3.	WINDOWS/SCREENS	FAIR	LEFT WINDOW SCREEN IS MISSING
4.	DOORS	GOOD	PEDESTRIAN DOOR
5.	SLIDING GLASS DOOR	N/A	SAFETY GLASS <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> SAFETY FILM APPLI
6.	FIREPLACE	N/A	
7.	ELECTRICAL	FAIR	NORTH, WEST AND CENTER SOUTH RIGHT WALL OUTLETS NOT GROUNDED
8.	CEILING FAN	N/A	
9.	FLOOR	GOOD	<input checked="" type="checkbox"/> CARPET <input type="checkbox"/> TILE <input type="checkbox"/> VINYL <input type="checkbox"/> WOOD <input type="checkbox"/> OTHER
10.	CLOSET	N/A	
11.	BALCONY	N/A	
12.			
13.			
14.	<b>FAMILY ROOM</b>	N/A	<input type="checkbox"/> FIRST STORY <input type="checkbox"/> SINGLE STORY <input type="checkbox"/> SECOND STORY
15.	CEILING/WALLS		
16.	DOORS		
17.	SLIDING GLASS DOOR		SAFETY GLASS <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> SAFETY FILM APPLIED
18.	WOOD STOVE / HEARTH		
19.	ELECTRICAL		
20.	CEILING FAN		
21.	WINDOWS/SCREENS		
22.	FLOORS		<input type="checkbox"/> CARPET <input type="checkbox"/> TILE <input type="checkbox"/> VINYL <input type="checkbox"/> WOOD <input type="checkbox"/> OTHER
23.			
24.			
25.	<b>DINING ROOM</b>	N/A	<input type="checkbox"/> FIRST STORY <input type="checkbox"/> SINGLE STORY <input type="checkbox"/> SECOND STORY
26.	CEILING/WALLS		
27.	WINDOWS/SCREENS		
28.	ELECTRICAL		
29.	CEILING FAN		
30.	SLIDING GLASS DOOR		SAFETY GLASS <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> SAFETY FILM APPLIED
31.	FLOORS		<input type="checkbox"/> CARPET <input type="checkbox"/> TILE <input type="checkbox"/> VINYL <input type="checkbox"/> WOOD <input type="checkbox"/> OTHER
32.	DOOR		
33.			
NOTES: FIREPLACE AND CHIMNEY – ADVISABLE TO HAVE A PROFESSIONAL CHIMNEY COMPANY CLEAN INSPECT CHIMNEY PRIOR TO USE.			

INTERIOR		COMMENTS	
1.	<b>BEDROOM 1 (MASTER)</b>		<input type="checkbox"/> FIRST STORY <input checked="" type="checkbox"/> SINGLE STORY <input type="checkbox"/> SECOND STORY OFF THE HALLWAY
2.	CEILING/WALLS	RATING GOOD	EXCEPTION, CEILING APPEARS PATCHED
3.	WINDOWS/SCREENS	GOOD	
4.	DOORS	FAIR	EDGE OF THE DOOR WAS TRIMMED UNEVEN
5.	CLOSETS	FAIR	NO DOORS
6.	ELECTRICAL	GOOD	
7.	SMOKE DETECTOR	GOOD	<input checked="" type="checkbox"/> FUNCTIONAL <input type="checkbox"/> NON-FUNCTIONAL <input type="checkbox"/> NOT PRESENT
8.	SLIDING GLASS DOOR	N/A	SAFETY GLASS <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> SAFETY FILM APPLIED
9.	FLOOR	GOOD	<input checked="" type="checkbox"/> CARPET <input type="checkbox"/> TILE <input type="checkbox"/> VINYL <input type="checkbox"/> WOOD <input type="checkbox"/> OTHER
10.	FIREPLACE	N/A	
11.	CEILING FAN	N/A	
12.			
13.	<b>BATHROOM 1 (MASTER)</b>		<input type="checkbox"/> FIRST STORY <input checked="" type="checkbox"/> SINGLE STORY <input type="checkbox"/> SECOND STORY OFF THE HALLWAY
14.	CEILING/WALLS	GOOD	
15.	WINDOWS/SCREENS	FAIR	LEFT WINDOW IS CRACKED
16.	DOORS	GOOD	
17.	COUNTER TOPS	GOOD	
18.	CABINETS	GOOD	
19.	SINKS/FAUCETS	GOOD	
20.	MIRRORS	GOOD	
21.	BATHTUB/JACUZZI		NONE
22.	SHOWER/ENCLOSURE		APPEARS SERVICEABLE
23.	TOILET	GOOD	LOW FLOW <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
24.	PLUMBING		APPEARS SERVICEABLE
25.	ELECTRICAL	FAIR	WALL OUTLET SHOWS HOT NEUTRAL REVERSE, (WIRES CROSSED)
26.	FAN	GOOD	
27.	HEATING TYPE		NONE
28.	FLOORS	GOOD	<input type="checkbox"/> CARPET <input type="checkbox"/> TILE <input checked="" type="checkbox"/> VINYL <input type="checkbox"/> WOOD <input type="checkbox"/> OTHER
29.	G.F.I.		<input type="checkbox"/> GOOD <input checked="" type="checkbox"/> POOR <input type="checkbox"/> NONE G.F.I. IS INOPERABLE, (DOES NOT TRIP), SEE LINE 25
30.	SKYLIGHT		APPEARS SERVICEABLE
31.			

NOTES:

INTERIOR		COMMENTS	
1.	<b>BEDROOM 2</b>	RATING	<input type="checkbox"/> FIRST STORY <input checked="" type="checkbox"/> SINGLE STORY <input type="checkbox"/> SECOND STORY
2.	CEILING/WALLS	FAIR	OFF THE KITCHEN EAST RIGHT AND NORTH WALL CUT UNEVEN AROUND THE WALL OUTLETS
3.	WINDOWS/SCREENS	GOOD	
4.	DOORS	GOOD	
5.	CLOSETS	GOOD	
6.	ELECTRICAL	GOOD	
7.	SMOKE DETECTOR	GOOD	<input checked="" type="checkbox"/> FUNCTIONAL <input type="checkbox"/> NON-FUNCTIONAL <input type="checkbox"/> NOT PRESENT
8.	SLIDING GLASS DOOR	N/A	SAFETY GLASS <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> SAFETY FILM APPLIED
9.	FLOOR	GOOD	<input checked="" type="checkbox"/> CARPET <input type="checkbox"/> TILE <input type="checkbox"/> VINYL <input type="checkbox"/> WOOD <input type="checkbox"/> OTHER
10.	FIREPLACE	N/A	
11.	CEILING FAN	N/A	
12.			
13.	<b>BATHROOM 2</b>	N/A	<input type="checkbox"/> FIRST STORY <input type="checkbox"/> SINGLE STORY <input type="checkbox"/> SECOND STORY
14.	CEILING/WALLS		
15.	WINDOWS/SCREENS		
16.	DOORS		
17.	COUNTER TOPS		
18.	CABINETS		
19.	SINKS/FAUCETS		
20.	MIRRORS		
21.	BATHTUB/JACUZZI		
22.	SHOWER/ENCLOSURE		
23.	TOILET		LOW FLOW <input type="checkbox"/> YES <input type="checkbox"/> NO
24.	PLUMBING		
25.	ELECTRICAL		
26.	FAN		
27.	HEATING TYPE		
28.	FLOORS		<input type="checkbox"/> CARPET <input type="checkbox"/> TILE <input type="checkbox"/> VINYL <input type="checkbox"/> WOOD <input type="checkbox"/> OTHER
29.	G.F.I.		<input type="checkbox"/> GOOD <input type="checkbox"/> POOR <input type="checkbox"/> NONE
30.			
31.			

NOTES:

INTERIOR		COMMENTS	
1.	ATTIC		TYPE OF FRAMING <input type="checkbox"/> TRUSS <input checked="" type="checkbox"/> CONVENTIONAL
2.	STRUCTURAL		APPEARS SERVICEABLE
3.	ACCESS/VISIBILITY	GOOD	<input checked="" type="checkbox"/> ENTER <input type="checkbox"/> NOT ENTERED DUE TO INSULATION
4.	INSULATION TYPE	GOOD	TYPE <input type="checkbox"/> ROLLED FIBERGLASS <input checked="" type="checkbox"/> LOOSE FILL <input type="checkbox"/> NONE
5.	VENTILATION	GOOD	
6.	VENT SCREENS	GOOD	
7.	DUCT WORK	N/A	
8.	ELECTRICAL		APPEARS SERVICEABLE
9.	PLUMBING		APPEARS SERVICEABLE, (NO PLUMBING LEAKS EVIDENT)
10.	FAN		NONE
11.	WATER STAINS		NONE EVIDENT
12.	SHEATHING/PLYWOOD	GOOD	
13.			
14.			
15.	HEATING		TYPE <input checked="" type="checkbox"/> GAS <input type="checkbox"/> ELECTRICAL <input type="checkbox"/> OTHER UNIT TYPE <input type="checkbox"/> FLOOR <input type="checkbox"/> FORCE <input type="checkbox"/> RADIANT <input checked="" type="checkbox"/> WALL <input type="checkbox"/> SPLIT UNIT <input type="checkbox"/> OTHER MAKER WILLIAMS 35,000 B.T.U.S.
16.	CONDITION		APPEARS SERVICEABLE, RECOMMEND ROUTINE SERVICE FOR THE HEATING UNIT
17.	LOCATION OF UNIT	GOOD	<input type="checkbox"/> ATTIC <input type="checkbox"/> BASEMENT <input type="checkbox"/> GARAGE <input type="checkbox"/> HALL CLOSET <input type="checkbox"/> ROOF <input checked="" type="checkbox"/> OTHER LIVING ROOM WALL
18.	GAS VALVE	GOOD	
19.	VENTS	GOOD	
20.	SUPPLY AIR	GOOD	
21.	REGISTERS	GOOD	
22.	THERMOSTAT	GOOD	
23.	COMBUSTION AIR	GOOD	
24.	AIR CONDITIONING		TYPE OF UNIT <input type="checkbox"/> CENTRAL <input checked="" type="checkbox"/> WINDOW/WALL <input type="checkbox"/> SWAMP COOLER <input type="checkbox"/> SPLIT UNIT - MAKER _____ MODEL _____
25.	THERMOSTAT		
26.	COMPRESSOR		LOCATION
27.	REFRIGERANT LINES		
28.	CONDENSATION		
29.	FAN MOTOR		
30.	WAL AIR UNITS		APPEAR SERVICEABLE, IN BEDROOM 1 AND THE LIVING ROOM
31.			

NOTES: HOLES OR CRACKS IN THE HEAT EXCHANGER ARE NOT WITHIN THE SCOPE OF THIS INSPECTION AS HEAT EXCHANGERS ARE NOT VISIBLE OR ACCESSIBLE TO THE INSPECTOR IF A DETAILED INSPECTION IS DESIRED A LICENSED HEATING AND AC CONTRACTOR SHOULD BE CONSULTED.

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INTERIOR/EXTERIOR		COMMENTS	
1.	<b>WATER HEATER</b>	RATING	TYPE <input type="checkbox"/> GAS <input checked="" type="checkbox"/> ELECTRIC <input type="checkbox"/> SOLAR <u>GAL</u> UNKNOWN
2.	LOCATION	GOOD	<input type="checkbox"/> GARAGE <input type="checkbox"/> INTERIOR <input checked="" type="checkbox"/> EXTERIOR <input checked="" type="checkbox"/> CABINET <input type="checkbox"/> BASEMENT <input type="checkbox"/> OTHER
3.	TANK		UNABLE TO FULLY INSPECT DUE TO THE ANTS IN THE ENCLOSURE
4.	VENTING	N/A	
5.	SUPPLY LINES		APPEAR SERVICEABLE
6.	T.P.R.V.	GOOD	
7.	OVERFLOW LINE	GOOD	
8.	STRAPPED	GOOD	
9.	GAS VALVE	N/A	
10.	BASE	GOOD	
11.	ENCLOSURE	FAIR	ANTS EVIDENT THROUGHOUT THE ENCLOSURE
12.	COMBUSTION AIR	N/A	
13.	BLANKET	GOOD	
14.			
15.			
16.			
17.			
18.			
19.			

NOTES:

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EXTERIOR		COMMENTS	
1.	<b>WATER SERVICE</b>	RATING	WATER SUPPLY <input checked="" type="checkbox"/> COPPER <input type="checkbox"/> GALVANIZED <input type="checkbox"/> PVC WASTE LINE <input type="checkbox"/> GALVANIZED <input type="checkbox"/> CAST IRON <input checked="" type="checkbox"/> ABS
2.	MAIN SHUTOFF	GOOD	WATER PRESSURE PSI 60 <input checked="" type="checkbox"/> YES <input type="checkbox"/> NONE <input type="checkbox"/> AT STREET ONLY FRONT OF THE HOUSE
3.	PRESSURE REGULATOR	GOOD	
4.	SUPPLY LINES		APPEAR SERVICEABLE
5.	WASTE LINES		APPEAR SERVICEABLE
6.	CLEAN OUTS	GOOD	
7.			
8.			
9.			
10.			
11.	<b>GAS SERVICE</b>		GAS <input checked="" type="checkbox"/> ON <input type="checkbox"/> OFF - AT THE TIME OF THE INSPECTION
12.	PIPING	GOOD	
13.	SHUTOFF VALVE	GOOD	LOCATION <input type="checkbox"/> FRONT OF HOUSE <input checked="" type="checkbox"/> SIDE OF HOUSE <input type="checkbox"/> NONE
14.	METER	GOOD	
15.	SEISMIC VALVE	N/A	
16.			
17.			
18.			
19.	<b>ELECTRICAL SERVICE</b>		VOLTAGE <input checked="" type="checkbox"/> 110V <input checked="" type="checkbox"/> 220V AMPS 100 WIRING <input checked="" type="checkbox"/> COPPER <input type="checkbox"/> ALUMINIUM <input type="checkbox"/> NOT ACCESSIBLE
20.	MAIN PANEL		APPEARS SERVICEABLE
21.	BREAKERS	GOOD	ALL IN THE ON POSITION <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
22.	FUSES	N/A	
23.	WIRING		APPEARS SERVICEABLE
24.	GROUNDING	GOOD	
25.	OVERHEAD SERVICE	GOOD	
26.	SUBPANEL	N/A	LOCATION
27.			
28.			

NOTES: BEFORE YOU CLOSE ESCROW, WE RECOMMEND THAT YOU CONTACT THE GAS COMPANY TO CHECK ALL YOUR GAS APPLIANCES FOR LEAKS AND/OR OTHER GAS RELATED PROBLEMS. THIS IS A FREE SERVICE THAT YOUR LOCAL GAS COMPANY CAN PROVIDE WITH YOU.

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EXTERIOR		COMMENTS	
1.	<b>ROOFING</b>	RATING	TYPE <input type="checkbox"/> CEDAR SHINGLE <input type="checkbox"/> TILE <input checked="" type="checkbox"/> COMPOSITION SHINGLE <input type="checkbox"/> METAL <input type="checkbox"/> CEDAR SHAKE <input type="checkbox"/> BUILD UP ROCK <input type="checkbox"/> OTHER ROOF TYPE <input checked="" type="checkbox"/> SLOPE <input type="checkbox"/> FLAT <input type="checkbox"/> GABLE <input type="checkbox"/> OTHER
2.	CONDITION		APPEARS SERVICEABLE
3.	FLASHING	GOOD	
4.	VENTS/VENT CAPS	GOOD	
5.	CHIMNEY	N/A	
6.	SPARK ARRESTOR	N/A	PRESENT <input type="checkbox"/> YES <input type="checkbox"/> NO
7.	GUTTER/DOWNSPOUTS		NONE, RECOMMEND A FULL GUTTER SYSTEM
8.	VALLEYS	GOOD	
9.	DORMERS	N/A	
10.	SKYLIGHTS		APPEAR SERVICEABLE
11.	METHOD OF INSPECTION		WALKED ON <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
12.	PONDING		NONE EVIDENT
13.	SHEATHING	GOOD	
14.			
15.			
16.	<b>GARAGE</b>	NONE	<input type="checkbox"/> ATTACHED <input type="checkbox"/> DETACHED <input checked="" type="checkbox"/> CARPORT
17.	ROOF CONDITION		
18.	MATERIAL		
19.	FLASHING		
20.	VENTS/VENT CAPS		
21.	GUTTERS/DOWNSPOUTS		
22.	CEILINGS/WALLS		<input type="checkbox"/> OPEN JOISTS/STUDS
23.	FIREWALLS		
24.	WINDOWS/SCREENS		
25.	PEDESTRIAN DOOR		
26.	MAIN DOOR		
27.	HARDWARE/SPRINGS		
28.	OPENER		
29.	SLAB/FLOORING		
30.	SILL PLATES		
31.	ELECTRICAL		
32.	PLUMBING		
33.			
NOTES:			

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EXTERIOR		COMMENTS	
1.	EXTERIOR ITEMS	RATING	TYPE OF FINISH <input checked="" type="checkbox"/> STUCCO <input checked="" type="checkbox"/> WOOD <input type="checkbox"/> MASONRY <input type="checkbox"/> METAL <input type="checkbox"/> PLASTER <input type="checkbox"/> OTHER
2.	EAVES/FACIA	GOOD	
3.	SOFFITS	GOOD	
4.	LIGHT FIXTURES/OUTLETS	GOOD	
5.	WINDOW/SILLS	GOOD	
6.	PAINT		APPEARS SERVICEABLE, EXCEPTION; AREAS OF STUCCO PATCHING EVIDENT
7.	BALCONY	N/A	
8.	PATIO	GOOD	<input checked="" type="checkbox"/> BACK <input type="checkbox"/> SIDE
9.	PORCH	GOOD	<input checked="" type="checkbox"/> FRONT <input type="checkbox"/> SIDE <input type="checkbox"/> BACK
10.	CARPORT		APPEARS SERVICEABLE
11.	STAIRS/RAILING	N/A	
12.	SECURITY SCREENS		<u>PRESENT</u> <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
13.	DECK	N/A	
14.			
15.			
16.			
17.	GROUNDS		
18.	DRIVEWAY	GOOD	GRAVEL
19.	SIDEWALKS	FAIR	SIDEWALKS SHOW SLAB LIFTING, (TRIP HAZZARD)
20.	WALKWAYS	GOOD	
21.	EXTERIOR ELECTRICAL	N/A	
22.	FENCES/WALLS		APPEARS SERVICEABLE
23.	RETAINING WALLS	N/A	
24.	PONDING		NONE EVIDENT
25.	SPRINKLERS FRONT		NOT TESTED
26.	SPRINKLERS BACK	N/A	
27.			
28.			
29.			
30.			
NOTES:			



# **Sleep E-Z Inspection Service**

## **Summary Page**

- 1. ENTRY AREA - DOOR SITS UNEVEN**
- 2. HALLWAY - THE HALLWAY MUST HAVE A SMOKE DETECTOR**
- 3. KITCHEN - COUNTER TOP SHOWS MINOR DAMAGE LEFT SIDE OF THE SINK, STOVE ANTI TILT BRACKET IS MISSING, EAST AND WEST WALL OUTLETS NOT GROUNDED**
- 4. LIVING ROOM - LEFT WINDOW SCREEN IS MISSING, NORTH, WEST AND CENTER SOUTH RIGHT WALL OUTLETS NOT GROUNDED**
- 5. BEDROOM 1 - CEILING APPEARS PATCHED, EDGE OF THE DOOR WS TRIMMED UNEVEN, NO CLOSET DOORS**
- 6. BATHROOM - LEFT WINDOW IS CRACKED, WALL OUTLET SHOWS HOT NEUTRAL REVERSE, (WIRES CROSSED), G.F.I. IS INOPERABLE, (DOES NOT TRIP, WIRES CROSSED)**
- 7. BEDROOM 2 - EAST RIGHT AND NORTH WALLS CUT UNEVEN AROUND THE OUTLETS**
- 8. HEATING UNIT - RECOMMEND ROUTINE SERVICE**
- 9. WATER HEATER - UNABLE TO FULLY INSPECT DUE TO ANT INFESTATION**
- 10. EXTERIOR ITEMS - AREAS OF STUCCO PATCHING EVIDENT**
- 11. GROUNDS - SIDEWALK SHOWS AREAS OF SLAB LIFTING, (TRIP HAZZARD)**

This inspection is valid for the day the inspection is performed. Customer must contact inspector within seven days with any questions they may have concerning this report. The inspector will be happy to answer any questions.



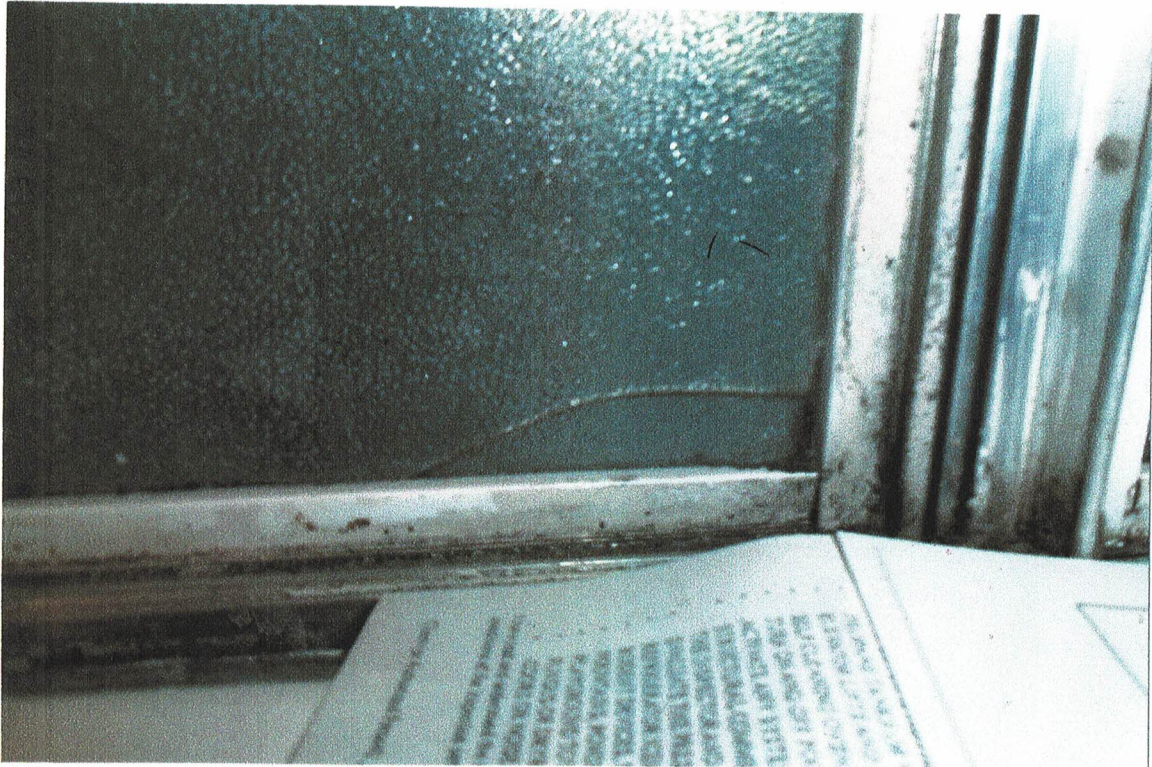
VIEW: KITCHEN

REPORT PAGE: 3

ITEM: 5



Sleep E-Z Inspection Service



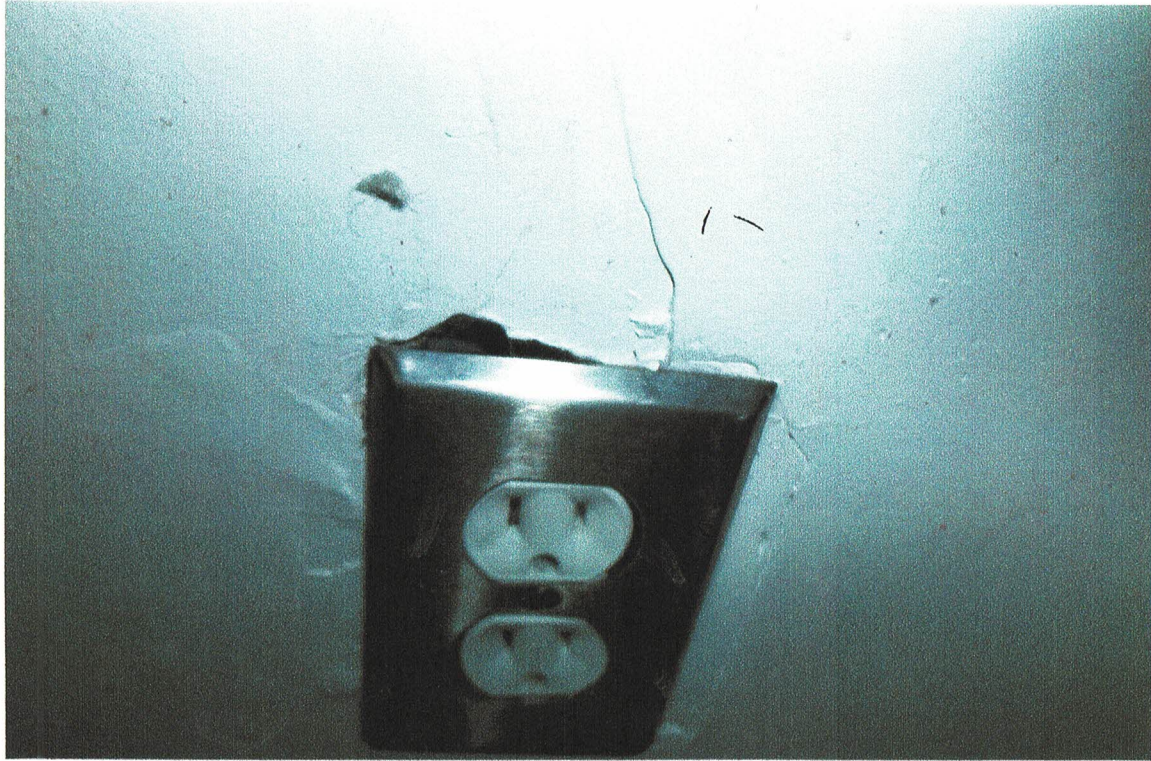
VIEW: BATHROOM

REPORT PAGE: 5

ITEM: 15



Sleep E-Z Inspection Service



VIEW: BEDROOM 2

REPORT PAGE: 6 ITEM: 2



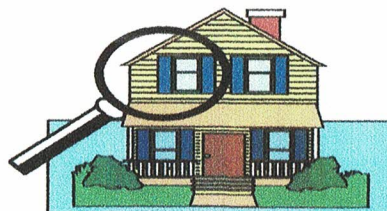
Sleep E-Z Inspection Service



VIEW: WATER HEATER

REPORT PAGE: 8

ITEM: 3



Sleep E-Z Inspection Service



VIEW:    GROUND  

REPORT PAGE:    11   

ITEM:    19   



Sleep E-Z Inspection Service

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# Sleep E-Z Inspection Service Limited Warranty

- Sleep E-Z Inspection Service warrants that this inspection report is an unbiased visual inspection of the property and communicates a written report of the existing conditions on the property at the time of the inspection.
- Sleep E-Z Inspection Service Report is a written communication describing the condition of the property inspected. Its purpose is to indicate the existing condition of the property.
- Sleep E-Z Inspection Service Report is not a "check-off" of items that the owner or seller must repair.
- Additionally, this report **DOES NOT INCLUDE** and is **NOT** a substitute for Real Estate Transfer Disclosure Statement, form TDS-14 California Civil Code section 1102.
- During the inspection our inspectors **DO NOT** take apart equipment, structures, apply stress and/or perform destructive testing, move personal or secured property to view areas. Any areas that are visually limited, impeded, hidden or not readily accessible are **NOT** covered under this report.

## THIS REPORT DOES NOT COVER THE FOLLOWING ITEMS:

1. WE DO NOT activate or operate any system that has been shut down.
2. WE DO NOT test any asbestos or materials that may appear to be asbestos (only a qualified lab should do such testing.)
3. WE DO NOT test, evaluate, certify, or qualify any fireboxes for fire or hazard safety.
4. WE DO NOT determine or test for leaks in the roof.
5. WE DO NOT do repairs or give estimates for any repair work during our inspection.
6. WE DO NOT enter attic spaces that are not readily accessible or where headroom above the access panel is less than 3 feet high.
7. WE DO NOT enter crawl areas where headroom is less than 3 feet, or where other adverse condition exist.
8. WE DO NOT evaluate as to whether there are any City, County, or State code violations on the property.
9. WE DO NOT evaluate the ability of the systems to comply with the current codes.
10. WE DO NOT evaluate the mounting of kitchen or any other type of cabinet.
11. WE DO NOT evaluate the presence or extent of insulation and vapor barriers in exterior walls and soffits.
12. WE DO NOT evaluate the slopes, grading or credibility of any retainer walls or drainage on or near the property.
13. WE DO NOT guarantee any appliances and pool equipment.
14. WE DO NOT inspect any plumbing components that are not readily visible or accessible.
15. WE DO NOT inspect or activate interior fire sprinkler systems.
16. WE DO NOT inspect or test electronic thermostats.
17. WE DO NOT inspect or locate septic tanks or determine whether the sewer/septic are private or public.
18. WE DO NOT inspect double-pane windows and doors.
19. WE DO NOT inspect underground drainage pipes, internal rain gutters and downspout systems, or any underground systems or cables of any type.
20. WE DO NOT inspect water quality, water conditioning equipment, and solar water heating systems.
21. WE DO NOT operate any main, branch or fixture valves that are turned off.
22. WE DO NOT perform termite inspections.
23. WE DO NOT test security devices or systems.
24. WE DO NOT turn on or off pool valves.
25. WE DO NOT walk on the roof when it appears that possible damage to the roof could occur or appears be unsafe for the inspector.
26. WE DO NOT inspect or test Malibu or solar lights, intercom systems, cable or antennas for any type of electronic device or equipment, or telephone lines or components.
27. WE DO NOT determine the difference between synthetic or natural materials used for hardwood flooring. They will be considered hardwood in this report.

**This report and its finding are valid only for the actual time and date that this inspection was done.**

We recommend that you consult your attorney or broker regarding the terms not covered by this report and the legal effect of this visual inspection report.

Sleep E-Z Inspection Service is not responsible for any damage done in the attic or under the house including air ducts if a termite inspection is made to the property after the finished inspection.

**NOTE DISCLOSURES ON THE BACK OF YOUR ORIGINAL INVOICE/RECEIPT**

SLEEP E-Z INSPECTION SERVICE  
6106 RIPLEY LANE  
PARADISE, CA. 95969  
TEL/FAX: 530.872.2934

**BILLING STATEMEN**

ESCROW OFFICE: FIDELITY TITLE / CHICO / STEPHANIE

CLIENT: PHILLIP DAUGHERTY                      ESCROW # UNKNOWN  
140 22<sup>ND</sup> STREET  
CHICO CA.

AGENCY/AGENT – EXP / DURHAM / AMY TOMCZAK

DESCRIPTION – WHOLE HOME INSPECTION

DATE OF INSPECTION: 4/04/2026                      CHARGES: \$325.00

DATE OF BILLING: 4/04/2026

INVOICE # 9069    PAID: \$325.00

THANK YOU FOR USING SLEEP E-Z INSPECTION SERVICE

*ROBYN SCIBILIO~*  
OFFICE MANAGER



Sleep E-Z Inspection Service  
 6106 Ripley Lane  
 Paradise, California 95969  
 Business: 530-872-2934 • Fax: 530-872-2934

THIS IS A LEGALLY BINDING CONTRACT PLEASE READ IT CAREFULLY

DATE 4/4/20 Mon.  Tues.  Wed.  Thu.  Fri.  Sat.  Sun.  TIME 0900  
 CLIENT Phillip DeLuca TEL: (DAY) \_\_\_\_\_ (EVE) \_\_\_\_\_  
 ADDRESS 140 27th Street CITY Chico ZIP \_\_\_\_\_  
 SFR  TWNHS  CONDO/APT.  COMM.  SQ. FT. 2000 CHARGE \$ 325.00  
 OCCUPIED Yes  No  UTILITIES:  WATER  PILOTS: ON  OFF  CHECK #:  
 TG# \_\_\_\_\_ NEAREST CROSS STREETS: \_\_\_\_\_  
 SPECIAL INSTRUCTIONS: \_\_\_\_\_

AGENCY: EXP Real Estate AGENT: Amy Tomczak  
 ADDRESS: \_\_\_\_\_ CITY Chico  
 Zip \_\_\_\_\_ Tel \_\_\_\_\_ Fax \_\_\_\_\_

**It is agreed by all that inspection is to be performed according to the following terms and conditions:**  
 The company will provide the Client with a limited visual inspection of the following readily accessible and visible pertinent major elements of the structure proper as existing in the structure on the date of inspection: air conditioning, heating, electric, plumbing, foundation, basement, roofing, siding, walls, floors, ceilings and built-in kitchen appliances; and other items. *SEI* shall have no obligation to repair or replace any items found to be defective whether or not discussed in the *SEI* written report. Conditions that may exist relating to any legal and or public records are outside the scope of this inspection. Further this inspection does not cover code compliance, soil or ground water contamination, geological, design, or adequacy evaluation. *SEI* cannot be expected to uncover all defects or deficiencies and therefore *SEI* reserves a 5% margin of error. This inspection will include the above elements unless otherwise restricted by the client. Client acknowledges that this inspection will neither inspect all items nor will the written report of this inspection provide information on all items for which disclosures are required by sellers of certain real property, pursuant to Title 4, Chapter 2, Article 1 3 of the California Code of Civil Procedures. *SEI* recommends that client seek the advice of his legal counsel and/or real estate agent to identify items subject to disclosure in addition to those set forth in the *SEI* written inspection report. The company cannot guarantee inspection report delivery time.

The liability of *SEI* is limited to the terms and conditions of the visual inspection as set forth in this contract between *SEI* and the client. In no event shall *SEI*'s liability to the client exceed the amount charged for the inspection service. Client expressly releases *SEI* from any and all claims arising out of this contract, unless *SEI* is given written notice of the date of the structure inspection which is subject of this contract. **NO INSPECTION FINDINGS OR REPORT WILL BE ISSUED UNTIL FULL PAYMENT OF THE INSPECTION FEE HAS BEEN RECEIVED BY THE COMPANY.** Payment in check or cash is due at the time of visual inspection.

Client represents and assures *SEI* that client has secured all approvals necessary for entry onto the premises to be inspected. Client further agrees to defend, indemnify and hold harmless *SEI* from all demands or claims alleging a trespass upon the premises to be inspected.

This Order Form, with its terms, conditions, and disclosures, constitutes the entire agreement between *SEI* and Client. Both parties agree that there is no representation statement or agreement not set forth herein or incorporated by reference. No waiver, alteration or modification of this contract shall be valid unless it is in writing and signed by an authorized representative of both parties. This contract shall be construed and governed by the laws of the State of California.

**PROBLEMS WITH THE INSPECTION OR WITH THE INSPECTOR:** All properties will experience some problems after the inspection. Generally these are of the ones which provide no real warning clues for the inspector to interpret. They may be intermittent in nature or may occur after weather change of a significantly different occupancy. The occasional follow-up phone consultation is at no charge. However, when a site visit is required, an hourly rate is chargeable.

If the Client feels that the inspection process was done poorly or that the inspector was faulty in his inspection, the client is personally expected to **IMMEDIATELY** communicate this by telephone and **IN WRITING** to Sleep E-Z Inspection Service. Communication must be consistent in that the party originally accompanying the inspector will be the party involved in resolving any problems. Expect differing opinions on subjective issue and biased efforts on the part of contractors or sales people. This inspection will be performed in accordance with the standards and practice of the Housing Inspection Foundation. All inspectors will be judged against the performance of a reasonably fair and diligent inspection and not against result of occurrences. No consideration whatsoever will be given to **THOSE WHO FAIL TO PERFORM A COMPLETE PRE-SETTLEMENT INSPECTION** and in no case will any remuneration exceed the price of the initial inspection. Disputes settled without favor to the Client will mandate payment of re-inspection time, fees, etc. Client further agrees to allow inspector the opportunity to re-inspect the claimed discrepancy, with the exception of emergency conditions, before Client or Client's agents, employees or independent contractors repairs, replaces, alters or modifies the claimed discrepancy. Client understands and agrees that any failure to notify inspector as stated above shall constitute a waiver of any and all claims Client may have against inspector. Any legal action must be brought within one (1) year from the date of the inspection, failure to bring said action within one (1) year of the date of the inspection is a full and complete waiver of any rights, actions or causes of actions that may have arisen therefrom. Time is expressly of the essence herein.

**SLEEP E-Z INSPECTION SERVICE DOES NOT CHECK THE FOLLOWING ITEMS OR CONDITIONS OR PERFORM THE FOLLOWING TEST DURING A VISUAL INSPECTION**

- STRUCTURAL STABILITY
- ANY LOW VOLTAGE LIGHTING, MALIBOU LIGHTS OR SIMILAR LIGHTING ANY GARDEN LIGHTING
- AUTOMATIC SPRINKLER CONTROL SYSTEMS
- GAS APPLIANCES SUCH AS FIREPITS, BARBECUES, HEATERS AND LAMPS
- ELECTRONIC AIR CLEANERS, HUMIDIFIERS OR DEHUMIDIFIERS
- CHIMNEYS CHIMNEY FLUES
- WASTELINES SUPPLY LINES AND GASLINE BEHIND WASHER AND DRYERS
- ELECTRIC GATES
- RETAINING AND GARDEN WALL STABILITY
- FIRE SPRINKLER SYSTEM
- HIDDEN ROOF MATERIALS
- CRAWLSPACES ARE NOT ENTERED WHEN LOWER THAN 18" AT THE GIRDER OR WHEN BLOCKED BY ELECTRICAL OR PLUMBING
- THE HEAT EXCHANGER IN THE FURNACE BOX
- AIR CONDITIONING FOR FREON
- MOLD IS NOT LOOKED FOR ANYTIME DURING THE INSPECTION, BUT WILL BE NOTED IF THE INSPECTOR FINDS IT PRESENT, THE INSPECTOR IS NOT AN EXPERT IN MOLD, THE BUYER IS ENCOURAGED TO CONSULT WITH AN EXPERT IN THIS FIELD.
- PROPANE TANKS OR WOODBURNING STOVES
- ELEVATOR LIFTS AND DUMBWAITERS
- SELF CLEANING OVENS
- TURN ON AND OFF POOL VALVES
- ACTIVATE ANY SYSTEM THAT IS SHUT DOWN
- STRUCTURAL COMMENTS ON THE FOUNDATION ARE OF THE CONDITIONS OBSERVED AT THE TIME OF INSPECTION AND ARE THE OPINION OF THE INSPECTOR AND NOT FACT. IF FURTHER INFORMATION OR FACTS ARE NEEDED THEY MAY BE OBTAINED BY A STRUCTURAL ENGINEER
- EVALUATE THE PRESENCE OF INSULATION OR VAPOR BARRIERS
- REFRIGERATOR ICEMAKERS
- RODENT DEVICES, BUZZAPPERS, ETC
- FOUNTAINS, PONDS, OR SIMILAR
- PLAYGROUND TOYS, EQUIPMENT
- FUNGUS OR DRYROT
- ODORS OR NOISE

I have read and understand the terms and conditions of this contract and disclosure as set forth on both the front and backside of this form. I have read and understand the terms and conditions of the inspection service and accept them and also accept the Waiver Conditions.  
 I have full authority to execute this contract  
 Client (or Authorized Person) \_\_\_\_\_ Date \_\_\_\_\_ Inspector [Signature] Date 4/4/20

The intent of the inspection is to warn of **MAJOR PROBLEMS AND UNSAFE CONDITIONS**. The inspection service is complete when all information is conveyed to the Client or said Client's Representative. **THIS INSPECTION IS NOT A SUBSTITUTE FOR THE PRE-SETTLEMENT WALK THROUGH.** Mechanical items can fail at any time and damage can occur between the time of *SEP's* inspection of the property and the time of occupancy. The client is expected to perform a thorough walk-through inspection just prior to settlement.

**RISK EVALUATION:** Buyers and sellers of property are always at risk. The visual structure inspection may shed some light on the risk but cannot eliminate it. The inspection is intended to communicate from the perspective of one that is trained in problem recognition. *Sleep E-Z Inspection Service* assumes none of the risks of purchasing or selling a structure by providing an inspection. Home ownership brings with it the certainty that failures or defects may be uncovered and will occur. Your structure inspection will not be able to predict all such occurrences.

**THIS INSPECTION IS NOT CONDUCTED TO DETECT EVERY MINOR PROBLEM OR CONDITION THAT MAY EXIST IN THE BUILDING** (cosmetic deficiencies are considered to be obvious.) It is expressly stated and understood that if such a listing is desired, that is above and beyond the scope of what *Sleep E-Z Inspection Service* advertises as its inspection service. **IF AN EXHAUSTIVE LIST OF VERY MINOR PROBLEMS OR CONDITIONS IS DESIRED THE INSPECTION TIME AND REPORTING PROCEDURE IS MORE EXHAUSTIVE AND APPROPRIATE ADDITIONAL CHARGES WILL BE QUOTED. NOTE: THE INSPECTOR DOES NOT TOUCH OR MOVE ANY PERSONAL PROPERTY.** *Sleep E-Z Inspection Service* specifically **DOES NOT CHECK** the following items or conditions or perform the following tests during a visual inspection.

- Accuracy of thermostats or oven temperature dials
- Intercoms, security systems and alarms, etc.
- Efficiency of heating and or cooling systems
- Water quality, draw of fireplace, etc.
- Things which cannot be seen well, casing and pumps, sewer lines, etc.
- Inaccessible areas or those areas likely to pose a threat to the inspector
- Electrical outlets blocked by furniture, refrigerators, or personal effects
- Utilities not turned on service panels blocked or permanently sealed
- Flooring beneath carpeting, etc.
- Antennas and associated wiring, telephone wiring
- Radio frequencies for automatic doors, etc.
- Leaks in roofs
- Anything other than push button smoke detector tests
- Septic tanks or underground drainage system
- Roofs not accessible with a 10' ladder or where roof damage can occur
- Property lines or easements
- Drop light sightings within chimneys
- Any mechanical operation expressly prohibited by the owner
- Winterized, summarized sealed or covered items.
- Double paned windows
- Solar systems, water conditioning equipment
- Termite or Pest Inspection
- Toxic substances within the structures
- Pool plaster or pool linings re: leakage or cracking
- Asbestos materials, Radon, Formaldehyde, lead based paint
- Satellite Dishes, etc.
- Toxic contamination of soil or ground water
- Freestanding items considered personal property
- Fireboxes in heating systems
- Mounting of any cabinets, bookshelves, etc.

**NO DESTRUCTIVE TESTING OF ANY KIND WILL BE PERFORMED.** This includes water hose flood testing; chimney smoke test; heat exchanger gas tests and the lifting of any carpet, the removal of ceiling panels, inspection of vapor barriers and the like is not done. Respect must always be given to the property rights of the building owner. Exterior water faucets are not checked if drained or secured. Installation instructions or each individual city's requirements. Nor determination given as to whether there be any city, county or state violations.

The inspector **WILL NOT INSPECT** any area that poses a threat to safety. Steep, slippery or tile roofs are not walked, attics filled with insulation above joists or chords that prevent a safe footing are examined from the point of access. Craw spaces with water are not traversed, etc. Appliances and furniture are not moved, etc. The inspector will conduct the inspection in such a way as to determine whether or not **MAJOR** problems exist. Clients or their representatives are welcome to accompany the inspector **AT THEIR OWN RISK.** (Exception: on roofs or in attics are not allowed.) The inspector is limited to existing clues and symptoms and cannot be held liable for non-visible or obscured or concealed faults. Claims for conditions obscured or concealed must be made against the seller of the property. No opinion or over-all summary will be made or given regarding the property.

**IT IS THE RESPONSIBILITY OF THE CLIENT OR AGENT TO ENSURE THAT UTILITIES ARE ON AT THE TIME OF THE INSPECTION.** A fee of \$25.00 is expected if an inspector must make a return call.

**UNATTENDED INSPECTION:** Acceptance of the report constitutes acceptance of the **TERMS AND CONDITIONS** as set forth in this contract. *Sleep E-Z Inspection Service* assumes no third party liability whatsoever. The inspection service is a reasonable effort to assess the property in its present state. The service will pass on opinions regarding several items normally not covered by home warranties or insurance for the purchaser of this service. **NO WARRANTIES ARE EXPRESS OR IMPLIED** with or from *SEP's* inspections. This report and its findings are valid only for the time and date that the actual inspection was performed.

**HOURLY RATE:** The inspection fee is for the service performed on the property. Follow-up reports, research, interpretations (including debated issues resolved in *SEP's* favor) will be charged for at a rate of \$75.00 per hour.

**WAIVER:** *Sleep E-Z Inspection Service* is not to be held responsible for any items or conditions concealed, hidden or inaccessible during the inspection. The liability limit of *Sleep E-Z Inspection Service* is solely that of the initial inspection fee.

**INSURANCE AND THE LIMITS OF VISUAL INSPECTION, "BUT FOR"** your inspection, I would not have bought this house and consequently would not be suffering these problems. *Sleep E-Z Inspection Service* accepts no liability whatsoever for "BUT FOR" arguments.