

Pro Inspections

20:18 January 29, 2007

Page 1 of 13
7018-1

Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Reviewed	Item was reviewed and appears to function adequately.
Not Inspected/Present	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection or not present
Maintenance	Item requires maintenance, servicing, and/or monitoring.
Defective	Item did not perform its intended function.
Safety	Item is a potential and/or safety hazard.

General Information

Property Information

Client Name: John and Linda Williams
Property Address 1835 Main Street
City Upland State CA Zip 91784

Inspection Company

Inspector Name Neil Mattson
Company Name Pro Inspections
Company Address 11031 Appomattox Court
City Alta Loma State CA Zip 91737
Phone 909-944-2773 Fax 909-944-2773
E-Mail Inspectitneil@msn.com
File Number 7018-1

Conditions

Present Buyers, Selling agent, Listing agent, Seller Property Occupied Yes
Estimated Age 31 Years Entrance Faces East
Inspection Date January 18, 2007
Start Time 1:30 PM End Time 4:20 PM
Water On Yes Gas On Yes Electrical On Yes
Temperature 65 Degrees
Weather Sunny Soil Conditions Damp
Building Type Single family Garage Attached
Additions/Modifications Roof, Water heater, Patio cover, Room addition, Kitchen upgrades, Window replacement
Permits Obtained: Unknown, check for permits

Please Note

This report contains technical information that may not be readily understandable to the lay person. Therefore, a verbal consultation with the inspector is a mandatory part of this inspection report. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of the report's contents. If you were not present during this inspection please call the office to arrange for your verbal consultation.

This report is prepared for the sole and exclusive use of the client named above. The acceptance and use of this report by any other person other than the Client named above shall be deemed to be a retention of this firm for the purpose of providing an evaluation of this property at a fee equal to the original fee for the service provided on the date of this inspection.

The report should not be construed as a guarantee or warranty that the components inspected are defect-free,

General Information (Continued)

or that latent or concealed defects may exist at the time of the inspection, or may be discovered in the future. The report is limited to the components of the property that were visible to the inspector at the time of the inspection and his opinion of their condition at the time. The INSPECTION AGREEMENT and the CREIA STANDARDS of PRACTICE provide additional details. PLEASE READ THEM CAREFULLY.

Lots and Grounds

Soil condition or stability is not determined during this home inspection. Should you decide to obtain a geological report of the site condition you might contact a geological inspection firm through your real estate agent or a non profit association of geotechnical engineers for referral.

Our limited review of the sprinkler systems does not include adequacy of coverage or condition of buried piping. The system is not tested, visually observed only.

- | | |
|----------------|---|
| 1. Safety | Front Walks: Concrete- Lifted concrete poses a trip hazard, Cracks noted |
| 2. Reviewed | Back Walks: Concrete |
| 3. Maintenance | Driveway: Concrete- Cracks noted |
| 4. Reviewed | Patio: Concrete- Cracks noted |
| 5. Defective | Patio Cover: Attachment of patio to fascia board not to building standards |
| 6. Maintenance | Grading: Flat to negative grading noted within 6 feet of foundation |
| 7. Reviewed | Surface Drains: Drains are not water tested during this inspection. |
| 8. Reviewed | Vegetation: |
| 9. Reviewed | Retaining Walls: Unable to determine drainage behind wall |
| 10. Reviewed | Gates: |
| 11. Reviewed | Fences: |
| 12. Reviewed | Sprinkler Valves: |
| 13. Safety | Electrical Yard Outlets: Not GFCI protected, Missing bubble cover over outlet |

Exterior Surface and Components

Inspection of the exterior and surrounding areas is limited to visible and readily accessible areas, Areas hidden from view by vegetation or stored items can not be judge and are not apart of this inspection, taking into account typical wear for properties of this age and type. Evaluation of presence or existence of insulation and/or vapor barriers in exterior walls and soffits is beyond the scope of this inspection. Stress cracks in stucco are common and may not be reported in this report. Window and door seals are not water tested for leaks and is beyond the scope of this inspection

Exterior Surface

- | | |
|---------------------------|--|
| 1. Unable to Inspect: 10% | |
| 2. Maintenance | Type: Stucco- Stucco weep screed is not to building standards. minimum requirements is 2" above concrete and 4" above soil |
| 3. Reviewed | Trim: Wood |
| 4. Reviewed | Fascia: Wood |
| 5. Reviewed | Soffits: Wood |
| 6. Reviewed | Door Bell: |
| 7. Reviewed | Entry Doors: |
| 8. Reviewed | Windows: Windows have been replaced, unable to determine |

Exterior Surface and Components (Continued)

Windows: (continued)

- | | |
|-----------------|--|
| 9. Reviewed | if installed properly sealed. |
| 10. Safety | Exterior Lighting: |
| 11. Safety | GFCI Protection: Not all outlets are not GFCI protected |
| 12. Maintenance | Hose Bibs: Missing vacuum breakers on hose faucets. |
| | Gas Meter: Outside garage- Rusted pipes noted, Soil within 6 inches of meter, Main shut off at meter |

Structure

Slab or wood floor structure is not inspected when floor covering (carpet, vinyl, tile, etc.) are present. If after the close of escrow you remove the floor coverings on a slab floor and find cracks in the concrete it is recommended that these cracks be filled before replacing flooring.

- | | |
|---------------------------|---|
| 1. Reviewed | Structure Type: Wood frame |
| 2. Reviewed | Foundation: Slab on grade |
| 3. Unable to Inspect: 10% | |
| 4. Reviewed | Differential Movement: No movement or displacement noted |
| 5. Not Inspected/Present | Anchor Bolts: Unable to view anchor bolts due to floor and wall coverings |
| 6. Not Inspected/Present | Floor/Slab: Poured slab- Unable to view floor due to floor coverings |

Roof

We do not walk on any roof where we could damage the roof material or be unsafe to the inspector. This roof inspection is to report on the type and condition of roofing materials, missing and/or damage material, and attachments (excluding antennas, solar systems, etc.). This does not constitute a warranty, guarantee, roof certification or life expectancy evaluation of any kind. Roofs and/or Skylights are not water tested for leaks. For further evaluation and a roofing certification we recommend you consult a qualified licensed roofing contractor.

Roof Surface

1. Method of Inspection: On roof
2. Unable To Inspect: 0%
3. Defective

Material: Cement tile- A number of cracked tiles were noted, Missing weather blocking under ridge, Tiles are pushed up to close to chimney not allowing proper water flow



Roof (Continued)

Material: (continued)



- 4. Approximate Age: Unknown
- 5. Number of Layers: 1
- 6. Reviewed
- 7. Reviewed
- 8. Reviewed
- 9. Reviewed
- 10. Reviewed

Flashing:
Valleys:
Plumbing Vents:
Gutters:
Downspouts:

Chimney

- 11. Method of Inspection: On roof
- 12. Reviewed
- 13. Maintenance

Chimney: Brick
Flue/Flue Cap: Cracks and exposed rebar noted in cement cap



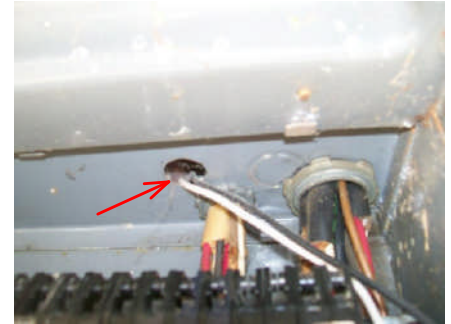
- 14. Reviewed

Chimney Flashing:

Electrical

Electrical amperage or voltage adequacies are not within the scope of this report. If such detailed information is required, we suggest contacting appropriate specialists. We also suggest any repairs be made by a qualified contractor. Ground Fault Circuit Interrupter devices (GFCI) afford additional protection against electrical shock. GFCI protection are typically found in newer home. Ceiling fan note: If ceiling fans are present, we are unable to determined if the junction boxes mounted in the ceiling are secured enough to hold the weight of a ceiling fan.

1. Electrical Panel Location: South side
2. Service Size Amps: 100 Amps Volts: 220 VAC
3. Reviewed Service: Copper
4. Safety Panel Box: Missing cable clamps



5. Number of Breakers Off: 0
6. Reviewed 120 VAC Branch Circuits: Copper
7. Reviewed 240 VAC Branch Circuits: Copper, Aluminum
8. Conductor Type: Romex
9. Reviewed Grounding: Plumbing ground

Plumbing

We do not inspect the sewer system below grade of the home or grounds. If you are concerned about the sewer system check with the seller about the history of the sewer system. Having all drain service company service the main line to be sure it is open and flowing is good advice also. Shut off valves located in bathroom and kitchen are not turned, these valves tend to leak if they have not been operated in awhile. We recommend that these valves be operated on a monthly bases to insure proper operation.

1. Reviewed Service Line: Galvanized
 2. Reviewed Main Water Shutoff: Front of house
 3. Defective Pressure Regulator: Present- Water pressure should be between 40 and 80 P.S.I., this is set at 82 P.S.I. and needs to be adjusted
 4. Defective Visible Water Lines: Galvanized and copper Unable to locate die-electric fitting between galvanized and copper pipes.
 5. Reviewed Visible Drain Pipes: ABS
 6. Reviewed Visible Vent Pipes: ABS
-
- Water Heater**
7. Unit Location: Garage
 8. Approximate Age: 9 Years According to the industry experts, the average water heater life in the U.S. is 8 to 12 years. This unit is still functioning within it's projected life span. There is no way to tell if the unit will heat another day, month or decade.
 9. Reviewed Cabinet/Stand:
 10. Defective Seismic Bracing: Earthquake support straps are missing and should be installed before the close of escrow
 11. Reviewed Water Heater Operation:

Plumbing (Continued)

12. Reviewed
13. Safety
14. Safety
15. Reviewed
16. Safety
17. Reviewed
- Supply Lines:**
Thermostat Setting: Hot- Hot water temperature was read at the kitchen sink and was noted to be above a safe operating temperature, recommend lowering thermostat at water heater.
TPRV and Drain Tube: Missing drain pipe from T&P valve to exterior of building
Energy Source: Natural gas
Flue Pipe: "Transite" vent pipe noted, this pipe is known to have asbestos fibers and is no longer approved, Missing screws on vent pipe.
Combustible Air:

Garage/Carport

Numerous devices in homes that operate with remote control are not within the scope of this inspection. For information about these devices we first suggest that you obtain a list of all the remote controls from the seller. The operation of the garage door opener will be tested using the permanent control button provided in the house or garage. Many radio controlled devices have changeable codes which you may want to consider altering your use and safety. You may wish to contact the installer or manufacturer for additional information and evaluation.

Garage

1. Type of Structure: Attached Car Spaces:

2. Reviewed
3. Reviewed
4. Reviewed
5. Safety
6. Safety
7. Reviewed
8. Not Inspected/Present
9. Safety
- Roof Structure:** 2x8 Rafter
Sheathing: Plywood, 1x6
Walls: Painted drywall
Firewall: Painted drywall Holes noted in drywall and should be sealed, Non fire rated ducting passing through firewall, Firewall should extend to roof at room addition
Floor/Foundation: Concrete Floor does not step down at doorway
Electrical:
GFCI Protection: GFCI not present or required at time of construction
Interior Service Door: Self closer unit is missing or broken, door must be self closing and latching

Garage Doors:

10. Reviewed
11. Safety
- Garage Door:**
Door Opener: This garage door opener is equipped with a safety reverse and/or stop device which did not operate when tested at the time of our inspection. The U.S. Product Safety Commission recommends these devices be checked monthly.

Attic

The Inspector may not have entered the attic area if in the opinion of the inspector, are not accessible or where entry could cause damage to the building or inspector. HVAC ductwork was not inspected for air quality or potential contaminants. It is recommended that you have the air ducts cleaned by a qualified contractor to insure environmental hygiene for you and your family.

Attic (Continued)

Attic

1. Attic Access: Hallway
 2. Method of Inspection: In the attic
 3. Unable To Inspect: 25%
 4. Reviewed
 5. Reviewed
 6. Reviewed
 7. Reviewed
 8. Reviewed
 9. Defective
 10. Safety
 11. Defective
 12. Defective
- Access/Area:**
Roof Framing: 2x6 Rafter
Sheathing: Plywood, Plywood
Ventilation: Roof and soffit vents
Insulation: Batts
Insulation Depth: 0-6 inches Some insulation has been moved and should be replaced.
Wiring/Lighting: Open junction boxes, "Romex" wiring not attached to structure and before junction box
- Bathroom Fan Venting:** Bathroom improperly vents into attic and may cause moisture damage to the insulation
- Exposed Ductwork:** Disconnected ducting noted allowing air flow into attic



Heating System

Dismantling and/or extensive inspection of the internal components of the heater and heat exchanger, air conditioning unit or components is beyond the scope of this inspection. In many areas the local utility company may conduct such an inspection upon request. Most manufactures advise annual servicing by a licensed qualified HVAC contractor. It is strongly recommended that the unit is serviced before the close of escrow. The inspection of these units is limited to normal operating function. Independent evaluation including the adequacy/inadequacy of the heating and cooling systems (such as cracked heat exchanger, air conditioning pressure tests, coolant charge, line integrity, air balance, etc.) are not within the scope of this inspection. Thermostats are not checked for calibration or time function. If such detailed information is required, we suggest you contact the appropriate specialist.

Heating System

1. Unit Location: Hallway
2. Approximate Age: 31 Years According to the industry experts, the average heater life in the U.S. is 15 to 20 years. This unit is still functioning beyond it's projected life span. There is no way to tell if the unit will heat another day, month or decade. Further evaluation by a qualified HVAC contractor is recommended
3. Maintenance Cabinet/Stand: Water stains noted
4. Reviewed Heating System Operation: Unit may not be large enough to handle room addition
5. Reviewed Blower Fan:
6. Reviewed Combustible Air: Present
7. Reviewed Flue Pipe:
8. Safety Fuel Line: Aluminum gas line noted and is no longer approved
9. Reviewed Energy Source: Natural Gas
10. Reviewed Filter:
11. Reviewed A/C Coil Box:
12. Reviewed Condensation Drain Line: Present Drain line is not tested for flow during inspection

Air Conditioning

The Air conditioning unit is tested using normal operation controls, the temperature differences between the "supply" and "return" air is noted. Condensate drain lines are not tested for flow.

AC System

1. Unit Location:
2. Approximate Age: 31 Years According to the industry experts, the average AC unit life span in the U.S. is 10 to 15 years. This unit is still functioning beyond it's projected life span. There is no way to tell if the unit will cool another day, month or decade. Further evaluation by a qualified HVAC contractor is recommended
3. Reviewed A/C System Operation: Unit may not be large enough to handle room addition
4. Temperature Differential: 18 Degrees Energy Source: 220 Volts
5. Defective A/C Stand: AC unit is to be installed on a pad 3" above grade.
6. Reviewed Visible Coil:
7. Defective Refrigerant Lines: Missing insulation at unit
8. Defective Electrical Disconnect: Missing ground wire to disconnect box

Fireplace/Wood Stove

The gas lighter and/or gas logs are not tested and are beyond the scope of this inspection., Inspection of the flue is beyond the scope of this inspection, if you are concerned about the interior of the flue it is recommended that you have a Level II inspection from a qualified Fireplace inspection company.

Family Room Fireplace

- | | |
|----------------|---|
| 1. Type: Brick | Smoke Chamber: |
| 2. Reviewed | Damper: Missing "damper clamp", the damper clamp is required whenever gas logs are installed in a fireplace |
| 3. Safety | Glass Doors: |
| 4. Reviewed | Hearth: |
| 5. Reviewed | |

Bathroom

Plumbing pipes located under sinks may be bumped and broken by seller during move out, this may cause leaking. It is recommended that you run water in sinks and check for leaks before storing items under sinks.

Hall Bathroom

- | | |
|---------------|---|
| 1. Reviewed | Ceiling: |
| 2. Reviewed | Walls: |
| 3. Reviewed | Floor: |
| 4. Reviewed | Doors: |
| 5. Reviewed | Electrical: |
| 6. Safety | GFCI Protection: GFCI did not respond to test |
| 7. Reviewed | Counter/Cabinet: |
| 8. Reviewed | Faucets/Traps: |
| 9. Defective | Tub/Surround: Tub/shower diverter worn out |
| 10. Defective | Toilets: Toilet is loose and needs a new wax seal |
| 11. Reviewed | HVAC Source: |
| 12. Reviewed | Ventilation: Electric ventilation fan |

Master Bathroom

- | | |
|---------------|---|
| 13. Reviewed | Ceiling: |
| 14. Reviewed | Walls: |
| 15. Reviewed | Floor: |
| 16. Reviewed | Doors: |
| 17. Reviewed | Electrical: |
| 18. Safety | GFCI Protection: GFCI did not respond to test |
| 19. Reviewed | Counter/Cabinet: |
| 20. Reviewed | Faucets/Traps: |
| 21. Defective | Shower/Surround: Seat has negative flow, all horizontal surfaces must flow to drain |
| 22. Defective | Toilets: Toilet is loose and needs a new wax seal |
| 23. Reviewed | HVAC Source: |
| 24. Reviewed | Ventilation: Electric ventilation fan |

Living Space

Living Space

- 1. Room Description: Entry way
- 2. Reviewed Ceiling:
- 3. Reviewed Walls:
- 4. Reviewed Floor:
- 5. Reviewed Electrical:
- 6. Number of Accessible Outlets: 1
- 7. Reviewed HVAC Source:

Living Space

- 8. Room Description: Hallway
- 9. Reviewed Closet:
- 10. Reviewed Ceiling:
- 11. Maintenance Walls: Cracks present
- 12. Reviewed Floor:
- 13. Reviewed Electrical:
- 14. Number of Accessible Outlets: 0
- 15. Reviewed Smoke Detector: Present

Living Space

- 16. Room Description: Living room
- 17. Reviewed Ceiling:
- 18. Reviewed Walls:
- 19. Reviewed Floor:
- 20. Reviewed Windows:
- 21. Reviewed Electrical:
- 22. Number of Accessible Outlets: 2
- 23. Reviewed HVAC Source:

Living Space

- 24. Room Description: Dining room
- 25. Reviewed Ceiling:
- 26. Reviewed Walls:
- 27. Safety Handrails/Stairs: Spacing of handrail uprights are not to today's building standards. Spacing greater than 4
- 28. Reviewed Floor:
- 29. Reviewed Windows:
- 30. Reviewed Electrical:
- 31. Number of Accessible Outlets: 2
- 32. Reviewed HVAC Source:

Living Space

- 33. Room Description: Family room
- 34. Reviewed Ceiling:
- 35. Reviewed Walls:
- 36. Reviewed Floor:
- 37. Reviewed Exterior Door:
- 38. Reviewed Electrical:
- 39. Number of Accessible Outlets: 1

Living Space

- 40. Room Description: Bonus room
- 41. Reviewed Ceiling:
- 42. Reviewed Walls:

Living Space (Continued)

43. Floor:
44. Safety Doors: Door opens over step, not to building standards.
45. Reviewed Exterior Door:
46. Reviewed Windows:
47. Safety Electrical: Missing switched light when entering room from exterior door
48. Number of Accessible Outlets: 2
49. Reviewed HVAC Source:

Bedroom

Smoke detectors are not tested by the inspector. The built in test button only verifies proper battery and horn function, but does not test the smoke sensor. We suggest that the units be tested with simulated smoke at move in and that fresh batteries (if applicable) be installed. The batteries when present should be tested monthly and replaced every 6 months as recommended by the Consumer Product Safety Commission. If the house was built today it would require 1 smoke detector in each bedroom, 1 in the hallway and 1 on each floor, it is recommended that you upgrade to this new standard. Ceiling fan note: If ceiling fans are present, we are unable to determine if the junction boxes mounted in the ceiling are secured enough to hold the weight of a ceiling fan.

East Bedroom

1. Defective Closet: Missing closet
2. Reviewed Ceiling:
3. Reviewed Walls:
4. Reviewed Floor:
5. Maintenance Doors: Drags at top
6. Reviewed Windows:
7. Reviewed Electrical:
8. Number of Accessible Outlets: 1
9. Reviewed HVAC Source:
10. Reviewed Smoke Detector: Present in hallway- At time of construction smoke detectors were only required in hallways outside the bedroom, you may want to install additional smoke detectors by the exit doors of the bedrooms for added safety.

Southeast Bedroom

11. Reviewed Closet:
12. Reviewed Ceiling:
13. Reviewed Walls:
14. Reviewed Floor:
15. Reviewed Doors:
16. Reviewed Windows:
17. Reviewed Electrical:
18. Number of Accessible Outlets: 2
19. Reviewed HVAC Source:
20. Reviewed Smoke Detector: Present in hallway- At time of construction smoke detectors were only required in hallways outside the bedroom, you may want to install additional smoke detectors by the exit doors of the bedrooms for added safety.

South Bedroom

21. Reviewed Closet:

Bedroom (Continued)

- 22. Reviewed Ceiling:
- 23. Reviewed Walls:
- 24. Reviewed Floor:
- 25. Reviewed Doors:
- 26. Reviewed Windows:
- 27. Reviewed Electrical:
- 28. Number of Accessible Outlets: 1
- 29. Reviewed HVAC Source:
- 30. Reviewed Smoke Detector: Present in hallway- At least 1 smoke detector is required in hallway

Master Bedroom

- 31. Reviewed Closet:
- 32. Reviewed Ceiling:
- 33. Reviewed Walls:
- 34. Reviewed Floor:
- 35. Defective Doors: Doesn't latch when closed
- 36. Reviewed Exterior Door:
- 37. Reviewed Electrical:
- 38. Number of Accessible Outlets: 2
- 39. Reviewed HVAC Source:
- 40. Reviewed Smoke Detector: Present in hallway- At time of construction smoke detectors were only required in hallways outside the bedroom, you may want to install additional smoke detectors by the exit doors of the bedrooms for added safety.

Kitchen

Kitchen appliances are checked for normal operation only, testing for microwave or gas leakage is beyond the scope of this inspection., Water Filtering and instant hot systems are not tested and are beyond the scope of this inspection.

Kitchen

- 1. Reviewed Oven/Range:
- 2. Safety Range Bracket: The free standing stove is installed without anti-tip bracket to prevent movement or tipping.
- 3. Reviewed Ventilator:
- 4. Reviewed Disposal:
- 5. Safety Dishwasher: Missing air gap
- 6. Reviewed Microwave:
- 7. Reviewed Sink:
- 8. Reviewed Plumbing/Fixtures:
- 9. Reviewed Counter Tops:
- 10. Defective Cabinets: Missing drawers
- 11. Reviewed Electrical:
- 12. Not Inspected/Present GFCI not present or required at time of construction
- 13. Number of Accessible Outlets: 4
- 14. Reviewed Ceiling:
- 15. Reviewed Walls:
- 16. Reviewed Floor:

Kitchen (Continued)

- 17. Reviewed
- 18. Reviewed

Windows:
HVAC Source:

Laundry Room/Area

Hose bibs in the laundry area are not turned., Clothes Dryers is the third common cause of home fire (over 14,000 per year), It is highly recommended that the vent pipe be cleaned out before you put your new unit in place. Flooring under machines may be damaged.

Laundry Room/Area

- 1. Reviewed
- 2. Reviewed
- 3. Reviewed
- 4. Reviewed
- 5. Reviewed
- 6. Reviewed
- 7. Reviewed
- 8. Reviewed
- 9. Reviewed

Washer Hose Bib:
Washer Drain:
Washer and Dryer Electrical: 110-120 VAC
Dryer Vent:
Dryer Gas Line:
Ceiling:
Walls:
Floor:
Doors: