



Pro Inspections
11031 Appomattox Court
Rancho Cucamonga, CA 91737



3707 Grey S. Fox Lane
Ontario, CA 91761

Definitions

Reviewed	Item was reviewed and appears to function adequately.
Not Present	Item was not present at time of inspection.
Not Inspected	Item was unable to be inspected due to safety reasons, lack of power, inaccessible or disconnected at time of inspection.
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: Mr and Mrs Homeowner
Property Address 1234 Main Street
City Rancho Cucamonga State CA Zip 91701

Inspection Company

Inspector Name Neil Mattson
Company Name Pro Inspections
Address 11031 Appomattox Court
City Rancho Cucamonga State CA Zip 91737
Phone 909-944-2773 Fax 909-980-0587
E-Mail Inspectitneil@msn.com
File Number 3156-2

Conditions

Present Buyers, Selling agent Property Occupied Vacant
Estimated Age 24 Years Entrance Faces Southwest
Inspection Date March 11, 2013 Building Type Single family
Start Time 12:30pm End Time 3:10pm
Water On Yes Gas On Yes Electrical On Yes
Weather Sunny Soil Conditions Damp Temperature 75 Degrees
Additions/Modifications Water heater, Heater unit, AC unit, Patio cover, Electrical upgrades
Permits Obtained: Unknown, recommend checking 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, 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

General Information (Continued)

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.

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- Maintenance Front Walks: Brick, Concrete- Cracks noted, determining cause could be from settlement or soil movement to improper mixture or placement of concrete
- Safety Back Walks: Brick, Concrete- Lifted concrete poses a trip hazard, Cracks noted, determining cause could be from settlement or soil movement to improper mixture or placement of concrete
- Maintenance Driveway: Brick, Concrete- Cracks noted, determining cause could be from settlement or soil movement to improper mixture or placement of concrete
- Maintenance Patio: Concrete- Cracks noted, determining cause could be from settlement or soil movement to improper mixture or placement of concrete
- Defective Patio Cover: Ledger board is attached to stucco wall without flashing allowing possible water intrusion into bolt holes, Missing bolts on post brackets,



- Defective Grading: Flat to negative grading noted within 6 feet of foundation, Soil and/or concrete within 4 inches of finished floor height, Possible water intrusion
- Reviewed Gates:
- Defective Fences: Loose post, fence wobbles, loose boards.
- Reviewed Sprinkler Valves:
- Defective Planters: Missing weep holes noted at bottom of wall to allow water drainage, Cracks noted
- Reviewed Electrical Yard Outlets:

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

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Exterior Surface

Unable to Inspect: 10%

Defective Type: Stucco- Cracks, holes and wall penetration noted that should be sealed to prevent water intrusion, Stucco weep screed is less than 2" above concrete and/or 4" above soil

Exterior Surface

Unable to Inspect: 10%

Reviewed Type: Wood-

Exterior Surface

Unable to Inspect: 10%

Reviewed Type: Brick veneer-

Defective Trim: Wood- Caulking needed at corners or ends of boards to prevent water intrusion.

Defective Fascia: Wood- Not properly supported



Defective Soffits: Wood- Eave extension not attached through attic, Plywood patching noted- possible damaged wood underneath- see termite report

Exterior Surface and Components (Continued)

Defective Miscellaneous Exterior: A number of devices noted attached to structure were not sealed to prevent water intrusion, this includes but not limited to light fixtures, AC disconnect box and fence post, Missing drip loop and chalking where TV cable enters wall, Rusted box cover noted



Reviewed Door Bell:
Reviewed Windows:
Reviewed Window Screens:
Reviewed Exterior Lighting:
Safety Exterior Electric: Extension cords used for permanent wiring, Wire pinched under light fixture



Reviewed GFCI Protection: Resets in master bathroom-
Safety Hose Bibs: Missing vacuum breakers on hose faucets.

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.

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Reviewed Structure Type: Wood frame
Reviewed Foundation: Poured concrete
Unable to Inspect: 20%
Reviewed Differential Movement: No movement noted
Not Inspected Anchor Bolts: Unable to view anchor bolts because of floor and wall coverings
Reviewed Floor/Slab: Poured slab- Unable to view slab because of 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.

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Roof Surface

Method of Inspection: On roof

Unable To Inspect: 10%

Defective Material: Concrete tile- A number of cracked, loose, or missing tiles were noted allowing possible water intrusion, Exposed and damaged tar paper noted, Missing wind clips on first row to prevent lifting, Missing fasteners (nails) noted, Patching noted, Tile replacement noted with missed matched tiles, Algae growth noted on tiles



Roof (Continued)

Material: (continued)



Approximate Age: 24 Years-

Number of Layers: 1

Reviewed Flashing:

Defective Valleys: Valley tiles too wide and not properly installed on north valley, Valley flashing doesn't extend past fascia, Valley tiles are pushed too close together restricting good water flow from roof, Valleys are full of debris and should be cleaned to allow better water flow from roof



Reviewed Plumbing Vents:

Not Inspected Gutters: Adding rain gutters and downspouts helps divert water away from the foundation.

Chimney

Method of Inspection: On roof

Reviewed Chimney:

Roof (Continued)

- Reviewed Flue/Flue Cap: Unable to view the interior of flue, Unable to determine if shroud is approved for fireplace
- Reviewed Spark Arrestor:
- Defective Chimney Flashing: Chimney lacks cricket flashing to direct water away



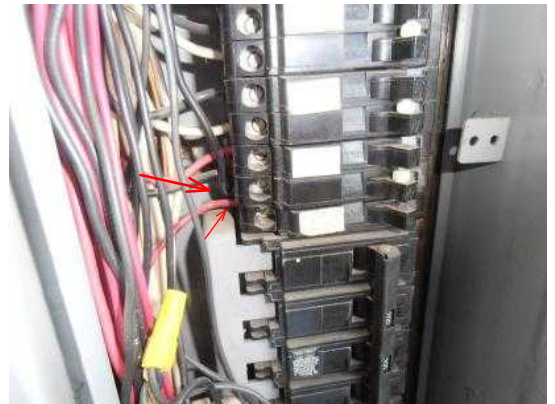
Electrical

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.

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Electrical Panel Location: Outside garage
 Service Size Amps: 125 Amps Volts: 220 VAC

- Reviewed Service: Under ground copper-
- Reviewed Panel Box:
- Number of Breakers Off: 0
- Defective 120 VAC Branch Circuits: Copper wire- 2 or more wires connected to 1 or more breakers



- Reviewed 240 VAC Branch Circuits: Copper wire-
- Reviewed Grounding: UFER and plumbing

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 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, laundry 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. Water quality or hazardous material (lead) testing is available from a local testing labs. All underground piping such as water supply, drainage and sprinklers are excluded from this visual inspection., Testing water heater exhaust vent for proper venting is not preformed, beyond the scope of the inspector

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- Reviewed Main Water Shutoff: Front of house
- Reviewed Pressure Regulator: Present- Water pressure should be between 40 and 80 P.S.I., this is set at 60 P.S.I.
- Reviewed Visible Water Lines: Copper
- Reviewed Visible Drain Pipes: ABS
- Reviewed Visible Vent Pipes: ABS
- Reviewed Gas Meter: Outside garage- FYI-Main shut off at meter
- Reviewed Gas Service Lines: Rusted pipes noted

Water Heater

Unit Location: Garage

Approximate Age: 24 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 beyond it's projected life span. There is no way to tell if the unit will heat another day, month or decade.

Approximate Size: 50 gallons

- Defective Cabinet/Stand: Water damage noted
- Reviewed Seismic Bracing:
- Reviewed Supply Lines:
- Reviewed Thermostat Setting: Low
- Reviewed TPRV and Drain Tube: T&P valve and drain pipe are not tested
- Energy Source: Natural gas
- Reviewed Fuel Line:
- Reviewed Flue Pipe:
- Reviewed 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.

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Garage

Type of Structure: Attached Car Spaces: 3

Reviewed Exterior Surface: See Exterior Surfaces

Reviewed Roof: See Roofs

Reviewed Ceiling: Drywall-

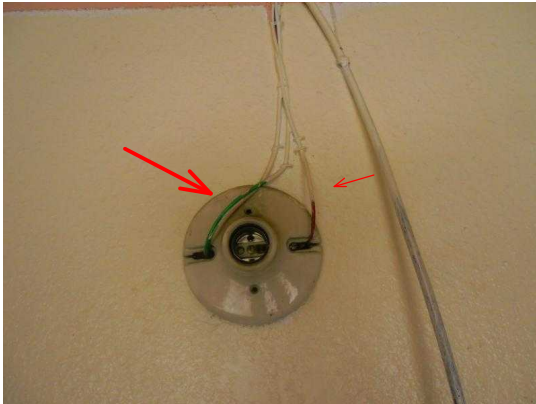
Reviewed Walls: Drywall-

Reviewed Firewall: Drywall-

Defective Vents: Covered vents noted

Maintenance Floor/Foundation: Concrete- Cracks noted in floor, determining cause could be from settlement or soil movement to improper mixture or placement of concrete

Safety Electrical: Exposed unprotected wiring noted below 8 feet, Wiring not properly installed into junction box, Loose junction box noted, Missing plate covers over receptacles and/or switches



Reviewed GFCI Protection: Resets in master bathroom-

Number of Accessible Receptacles: 1

Safety Interior Service Door: Door stop installed on fire rated door, Gap noted between weather stripping and door

Reviewed Exterior Service Door:

Small Garage Doors:

Reviewed Garage Door:

Safety Door Opener: This garage door opener is equipped with a "Contact Reversal" feature which did not operate properly when tested at the time of our inspection. The U.S. Product Safety Commission recommends these devices be checked monthly.

Garage/Carport (Continued)

Large Garage Doors:

Reviewed Garage Door:
Safety Door Opener: **This garage door opener is equipped with a "Contact Reversal" feature which did not operate properly 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.

- | | |
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Attic

Attic Access: Master bedroom closet

Method of Inspection: In the attic

Unable To Inspect: 25%

Reviewed Access/Area:

Reviewed Roof Framing: 2x4 Trusses

Reviewed Sheathing: Plywood

Reviewed Ventilation: Gable vents

Insulation Type: Batts

Defective Insulation Depth: 0-8 inches- **Missing insulation in various location**



Attic (Continued)

Safety Wiring/Lighting: **A number of open junction boxes noted**



Safety Bathroom Venting: **Bathroom improperly vents into attic and may cause moisture damage to the insulation**

Reviewed Laundry Room Venting:

Reviewed Exposed Ductwork:

Reviewed Plumbing Vents:

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., Testing heater exhaust vent for proper venting is not preformed, beyond the scope of the inspector

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Heating System

Unit Location: Garage

Approximate Age: 24 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

Reviewed	Cabinet/Stand:
Reviewed	Thermostat:
Reviewed	Heating System Operation:
Defective	Blower Fan: Dirt present around blower motor, this indicates poor maintenance and possibly a dirty AC coil that is not visible during a home inspection
Reviewed	Combustible Air:
Reviewed	Flue Pipe:
Energy Source:	Natural gas
Defective	Fuel Line: Flex gas line is installed through wall of unit

Heating System (Continued)

- Defective Filter: **Dirty filter, needs replacement**
- Defective A/C Coil Box: **Missing insulation around coil box**
- Reviewed Condensation Drain Line: 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.

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AC System

Unit Location: Back yard

Approximate Age: 24 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

Reviewed A/C System Operation: Proper differential temperature, temperature difference should be between 18 to 22 degrees

Temperature Differential: 20 Degrees Energy Source: 220 Volts

Reviewed A/C Stand:

Reviewed Visible Coil:

Defective Refrigerant Lines: **Missing insulation in attic, this can cause water damage.**



Maintenance Electrical Disconnect: **Rusted 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., Proper placement of gas logs (if any) is not verified

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Family Room Fireplace

Type: Metal prefab

Safety Smoke Chamber: **Cracks noted in side refractory panel**



Reviewed Flue: Unable to view the interior of flue
Safety Damper: **Missing "damper clamp", the damper clamp is required whenever gas logs are installed in a fireplace**



Reviewed Screen:
Reviewed Glass Doors:
Reviewed Hearth:

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. If the house was vacant for a period of time leaks in faucets and/or drains may occur from seals drying out or not being used, Shower pans are not tested for leakage during the inspection

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Hallway Bathroom

Reviewed	Ceiling:
Reviewed	Walls:
Reviewed	Floor:
Reviewed	Doors:
Reviewed	Electrical:
Reviewed	GFCI Protection: Resets in master bathroom
Reviewed	Counter/Cabinet:
Defective	Faucets/Traps: Drains slow
Defective	Tub/Surround: Tub/shower diverter worn out
Reviewed	Toilets:
Reviewed	HVAC Source:
Reviewed	Ventilation: Electric fan

Master Bathroom

Reviewed	Ceiling:
Reviewed	Walls:
Reviewed	Floor:
Reviewed	Doors:
Reviewed	Windows:
Reviewed	Electrical:
Reviewed	GFCI Protection: Resets at this location
Reviewed	Counter/Cabinet:
Reviewed	Faucets/Traps:
Safety	Tub/Surround: Hot/cold faucets reversed
Safety	Shower/Surround: Hot/cold faucets reversed, Drains slow
Reviewed	Toilets:
Reviewed	HVAC Source:
Reviewed	Ventilation: Electric fan and window

Living Space

Only accessible electrical receptacles were tested, listed below is the number tested

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Living Space

Room Description: Entry way

Reviewed Closet:
Reviewed Ceiling:
Reviewed Walls:
Reviewed Floor:
Defective Exterior Door: **Gap noted between weather stripping and door**
Reviewed Electrical:
Number of Accessible Receptacles: 1
Reviewed HVAC Source:

Living Space

Room Description: Living room

Reviewed Ceiling:
Reviewed Walls:
Reviewed Floor:
Reviewed Windows:
Reviewed Electrical:
Number of Accessible Receptacles: 5

Living Space

Room Description: Dining room

Reviewed Ceiling:
Reviewed Walls:
Reviewed Floor:
Reviewed Doors:
Reviewed Windows:
Reviewed Electrical:
Number of Accessible Receptacles: 3
Reviewed HVAC Source:

Living Space

Room Description: Kitchen eating area

Reviewed Ceiling:
Reviewed Walls:
Reviewed Floor:
Defective Windows: **Hard operation, possible worn out rollers**
Reviewed Electrical:
Number of Accessible Receptacles: 1

Living Space

Room Description: Family room

Reviewed Ceiling:
Reviewed Walls:
Reviewed Floor:

Living Space (Continued)

Reviewed Exterior Door:
 Reviewed Electrical:
 Number of Accessible Receptacles: 6
 Reviewed HVAC Source:
 Living Space

Room Description: Hallway

Reviewed Ceiling:
 Reviewed Walls:
 Reviewed Floor:
 Safety Electrical: Missing 3 way light switch at end of hallway
 Reviewed Smoke Detector: Present-
 Reviewed C O Detector: Present-

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. Only accessible electrical receptacles were tested, listed below is the number tested

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West Bedroom

Defective Closet: Doors swings, missing bottom bracket
 Reviewed Ceiling:
 Reviewed Walls:
 Reviewed Floor:
 Reviewed Doors:
 Reviewed Windows:
 Reviewed Electrical:
 Number of Accessible Receptacles: 4
 Reviewed HVAC Source:
 Reviewed Smoke Detector: Present in hallway- Although there's a smoke detector located in the hallway or outside the bedroom door you may want to install an additional smoke detectors inside the bedroom near the door for added safety.

Northwest Bedroom

Defective Closet: Doors swings, missing bottom bracket
 Reviewed Ceiling:
 Reviewed Walls:
 Reviewed Floor:
 Reviewed Doors:
 Defective Windows: Hard operation, possible worn out rollers
 Reviewed Electrical:

Bedroom (Continued)

Number of Accessible Receptacles: 3

Reviewed Ceiling Fan:

Reviewed HVAC Source:

Reviewed Smoke Detector: Present in hallway- Although there's a smoke detector located in the hallway or outside the bedroom door you may want to install an additional smoke detectors inside the bedroom near the door for added safety.

North Bedroom

Defective Closet: Doors swings, missing bottom bracket

Reviewed Ceiling:

Reviewed Walls:

Reviewed Floor:

Reviewed Doors:

Defective Windows: Hard operation, possible worn out rollers

Reviewed Electrical:

Number of Accessible Receptacles: 3

Reviewed Ceiling Fan:

Reviewed HVAC Source:

Reviewed Smoke Detector: Present in hallway- Although there's a smoke detector located in the hallway or outside the bedroom door you may want to install an additional smoke detectors inside the bedroom near the door for added safety.

Master Bedroom

Reviewed Closet:

Reviewed Ceiling:

Reviewed Walls:

Reviewed Floor:

Reviewed Doors:

Defective Windows: Hard operation, possible worn out rollers

Reviewed Electrical:

Number of Accessible Receptacles: 6

Reviewed Ceiling Fan:

Reviewed HVAC Source:

Reviewed Smoke Detector: Present in hallway- Although there's a smoke detector located in the hallway or outside the bedroom door you may want to install an additional smoke detectors inside the bedroom near the door 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. If the house was vacant for a period of time leaks in faucets and/or drains may occur from seals drying out or not being used.

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Kitchen

Reviewed Safety Oven/Range:
Range Bracket: **The free standing stove is installed without anti-tip bracket to prevent movement or tipping.**

Reviewed Safety Ventilator:
Disposal: **Missing wire clamp, wire clamp prevent electrical wire from pulling out**



Safety Dishwasher: **Missing air gap on top of sink**

Reviewed Microwave:

Reviewed Sink:

Reviewed Plumbing/Fixtures:

Reviewed Counter Tops:

Reviewed Cabinets:

Safety Electrical: **Open ground wire noted in receptacles**

Safety GFCI Protection: **Not all receptacle within 6 feet of sink are GFCI protected**

Number of Accessible Receptacles: 6

Reviewed Ceiling:

Reviewed Walls:

Reviewed Floor:

Reviewed 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., Drains are not checked for flow during the inspection

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Laundry Room/Area

Defective	Washer Hose Bib: Faucet leaking
Reviewed	Washer Drain:
Reviewed	Washer and Dryer Electrical: 120-240 VAC- FYI-3 prong outlet noted newer dryers require 4 prong
Reviewed	Dryer Vent:
Reviewed	Dryer Gas Line:
Reviewed	Ceiling:
Reviewed	Walls:
Reviewed	Floor:
Reviewed	Doors:
Defective	Electrical: Ceiling light didn't respond to test
Reviewed	Ventilation: Electric fan-

Final Comments

NOTE #1 In reading the Inspection Report you may find items listed as "Maintenance" ," Defective", "Safety", or "Not Inspected/Not Present", If you are concerned about any these items it is RECOMMENDED that further evaluation and/or repairs be made by an appropriate QUALIFIED PROFESSIONAL before the close of escrow., NOTE #2 If areas of the home are inaccessible or concealed from the inspectors view, then an inspection of that area did not take place. 1) Request that any information about hidden problems be revealed to you about these inaccessible or hidden areas from the seller prior to the close of escrow. 2) Return to the property prior to the close of escrow and perform a walk-through inspection of your own after the owner's belongings have been removed. 3) If your inspection or information reveals hidden damage or concerns contact a qualified specialist or your inspector for a return visit., NOTE #3 Re-inspection's are only performed on items not assessable at the time of original inspection or that were unable to be inspected due to utilities not turned on. Should repairs be necessary we suggest they be performed by appropriate persons and that work complies with applicable Law, including governmental permits, inspection, and approval requirements. Buyers should obtain from seller receipts for repairs performed by others, a written statement indicating the date of repairs performed by seller and provide copies of receipts and statements of seller prior to final verification of condition. (Ref: Residential Purchase Agreement Form RPA-11, page 4 item 10.), NOTE #4 If you are concerned about code violations or building permit information you should: 1) Contract with a company to research permit information available at the appropriate building and safety office. 2) If you have additional concerns with regard to code violations you may contract for a code compliance survey of the property. A typical home inspection is not such a service., NOTE #5 Mold, mildew, fungus and other toxic organisms commonly occur in areas that show evidence of or have the potential for leaking, moisture intrusion and/or inadequate ventilation. The identification of the organism is beyond the scope of the inspector. Any area or item exhibiting such conditions can be a health hazard to some people. If concerned about this possibility, we recommend further investigation be performed by a License Industrial Hygienist to determine if there exists an ongoing climate for incubation or microbial contamination and that steps be taken to eliminate this climate., NOTE #6 If you are concerned

Final Comments (Continued)

about "Recalled appliances" we recommend that you check with the "Consumer Products Safety Commission (CPSC) at www.cpsc.gov for an updated list of all current recalls. NOTE #7 It is recommended you ask the seller for the operating manuals for all appliances including the water heater, Heater and air conditioner, Many of these manual are available on the internet. NOTE #8 If pictures are included in the report they are only samples of the item, in other words, there may be more than one open junction box in the attic but the report only shows a picture of one, NOTE #10 If evidence of signs of water was noted. Please keep in mind that the Inspector can only see signs of entrance and not if water damage has occurred inside the wall or other areas. Water intrusion can occur from roof, sprinkler, bathroom, laundry and kitchen areas, NOTE #18 If you are looking for ways to lower your energy cost you may want to check out these web sites. www.consumerenergycenter.org or www.dca.ca.gov/energychallenge.org or you can call the California Energy Commission @ 1-800-772-3300.