

MORRISON

HOME INSPECTIONS, INC.

INSPECTION REPORT
1900 Main St., Los Angeles, Ca 90010



Prepared for: John Smith

Inspection Date: 7/7/2009
Report Number: 2010010101
Real Estate Agent: Rosie Realtor
Home Inspector: Duane Morrison



www.morrisoninspects.com

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General Summary



Morrison Home Inspections, Inc.

877-735-7050

Customer

John Smith

Address

1900 Main St.
Los Angeles Ca 90010

The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling; or appear to warrant further investigation by a specialist, or requires subsequent observation. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function, efficiency, or safety of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roof

1.0 ROOF COVERINGS

Recommendation

Roof is sagging in at right side. Recommend further review by a qualified professional, prior to the close of escrow.

2. Exterior

2.2 FENCES

Recommendation

Loose/unsecured block wall at rear. Recommend correcting.

2.6 ELECTRICAL

Recommendation

Improper wiring observed at rear light fixture. Recommend correcting.

2.9 LOT/GRADE DRAINAGE

Recommendation

Inadequate grade observed at front, rear and sides of home. Regarding or filling low lying areas is recommended to assure all water drains away from the foundation.

3. Plumbing System

3.0 WATER SOURCE

Recommendation

(2) Water pressure at the time of inspection was 137 PSI. Water pressure is not between the recommend range of 35 to 80 PSI. Pressure regulator is not installed. Recommend correcting.

3.5 WATER SOFTENER

Recommendation

(2) Drain is improperly installed and terminating into a plumbing vent. Recommend correcting.

4. Electrical System

4.2 MAIN PANEL

Recommendation

Panel manufactured by Federal Pacific Electric. There have been known problems with this type of panel in the past. Recommend further review by a licensed electrician, prior to the close of escrow.

4.7 SUB PANEL(S)

Recommendation

Panel manufactured by Federal Pacific Electric. There have been known problems with this type of panel in the past. Inadequate access clearance at front/sides of panel - limited review. Recommend further review by a licensed electrician, prior to the close of escrow.

5(A). Porch & Enclosed Patio

5.0.A COVER

Recommendation

Deterioration observed. Recommend repair.

5.2.A ENCLOSURE/WALLS

Recommendation

Deterioration observed. Recommend repair.

5(B). Carport

5.1.B ELECTRICAL

Recommendation

- (2) Outlets are not designed for exterior use and or missing covers. Recommend correcting.
- (3) Unprotected wiring observed. Recommend correcting.

6. Water Heater

6.5 TEMPERATURE/PRESSURE RELIEF VALVE & DISCHARGE LINE

Recommendation

Discharge line termination point is improper. Recommend correcting.

6.7 DRIP PAN & DRAIN LINE

Recommendation

Drip pan and drain line are not installed. Recommend correcting.

7. Fireplaces & Chimneys

7.0 FIREBRICK

Recommendation

Cracks observed. Recommend further review by a chimney specialist, prior to the close of escrow.

7.1 DAMPER

Recommendation

Locking device is not installed. Recommend installing.

7.6 CHIMNEY STRUCTURE

Recommendation

Cracks observed. Recommend further review by a chimney specialist, prior to the close of escrow.

7.7 ROOF FLASHING

Recommendation

Flashing is separating. Recommend repair.

7.9 FLUE

Recommendation

Crack observed. Recommend further review by a licensed chimney specialist, prior to the close of escrow.

7.10 SPARK ARRESTER

Recommendation

Spark arrester is not installed. Recommend installing.

7.11 FIREPLACE COMMENTS

Recommendation

Excessive soot and creosote buildup observed. Recommend cleaning.

8. Kitchen

8.5 ELECTRICAL

Recommendation

Open splices observed. Recommend repair.

8.6 CABINETS/PANTRY

Serviceable

(2) Cabinets are not secure. Recommend repair.

8.12 STOVE

Recommendation

Igniter at front/left burner did not respond to test. Recommend repair.

8.15 GARBAGE DISPOSAL

Recommendation

Wiring stress clamp is not installed. Recommend installing.

9. Laundry Area

9.3 WINDOWS (REPRESENTATIVE NUMBER)

Recommendation

Windows are stuck and cracked. Recommend repair.

9.5 DOORS

Recommendation

(1) Unable to determine if tempered safety glass is installed. This may have been acceptable at the time of construction. Recommend further review by a licensed tradesperson.

9.6 ELECTRICAL

Recommendation

(1) Exposed wiring and open junction box observed. Recommend correcting.
(2) Cover plate is missing at outlet. Recommend correcting.

9.9 DRYER CONNECTIONS

Recommendation

(2) Self-closing damper is not installed at exterior. Recommend correcting.

9.10 WASH BASIN

Recommendation

Leaks observed at faucet. Recommend repair.

10(A). Hall Bathroom

10.6.A ELECTRICAL

Recommendation

(2) Ungrounded three prong outlet observed. Recommend correcting.

10.9.A EXHAUST FAN

Recommendation

Exhaust fan is not vented to the exterior. Recommend correcting.

10.13.A SHOWER

Recommendation

Grout is cracked. Recommend repair.

10(B). Master Bathroom

10.3.B WINDOWS (REPRESENTATIVE NUMBER)

Recommendation

Window is stuck shut. Recommend repair.

11(A). Family Room

11.3.A DOORS

Recommendation

(1) Unable to determine if tempered safety glass is installed. Recommend verifying condition, prior to the close of escrow.

11(B). Living Room

11.3.B WINDOWS (REPRESENTATIVE NUMBER)

Recommendation

(3) Unable to determine if tempered safety glass is installed. Recommend verifying condition, prior to the close of escrow.

(4) Broken sash wire or cord observed. Recommend repair.

11.5.B DOORS

Recommendation

(1) Exterior door is not properly weather sealed. Recommend correcting.

(2) Unable to determine if tempered safety glass is installed. Recommend verifying condition, prior to the close of escrow.

11.6.B ELECTRICAL

Recommendation

Ungrounded three pronged outlet observed. Recommend correcting.

11(C). Hallway

11.5.C SMOKE DETECTOR

Recommendation

Smoke detector is not installed. Recommend installing.

11(D). Bedroom #1

11.8.D SMOKE DETECTOR

Recommendation

Smoke detector is not installed. Recommend installing.

11(E). Bedroom #2

11.3.E WINDOWS (REPRESENTATIVE NUMBER)

Recommendation

(2) Crack/broken window pane observed. Recommend repair.

11.8.E SMOKE DETECTOR

Recommendation

Smoke detector is not installed. Recommend installing.

11(F). Master Bedroom

11.3.F WINDOWS (REPRESENTATIVE NUMBER)

Recommendation

(2) Crack/broken window pane observed. Recommend repair.

11.6.F ELECTRICAL

Recommendation

(1) Ungrounded three pronged outlets observed. Recommend repair.

12(A). Wall Heater

12.0.A EXHAUST VENT PIPE

Recommendation

Exhaust vent pipe is in contact with insulation at attic. Recommend correcting.

12.1.A HEATING CONDITION

Recommendation

Unable to test, pilot out at the time of inspection - unable to test. Recommend verifying condition, prior to the close of escrow.

12(B). Floor Furnace

12.0.B EXHAUST VENT PIPE

Recommendation

Exhaust vent pipe is in contact with insulation at attic. Recommend correcting.

12.1.B HEATING CONDITION

Recommendation

Semi-rigid gas line installed. Recommend correcting.

13. Attics

13.0 ACCESS

Recommendation

(1) Access cover is missing at hall and laundry area. Recommend correcting.

13.3 VENTILATION

Recommendation

Soffits are covered. Recommend correcting.

14. Crawlspace

14.1 PERIMETER

Serviceable

(2) Gap observed underneath from stem wall. Recommend correcting.

14.3 SUBFLOOR

Recommendation

Water stains/possible deterioration underneath hall bathroom. Recommend further review by a qualified professional, prior to the close of escrow.

14.5 VENTILATION

Recommendation

(1) Rear crawlspace vents open into enclosed patio area. Recommend sealing.

(2) Vent screens are missing in areas. Recommend correcting.

14.6 ELECTRICAL

Recommendation

Open splices observed. Recommend correcting.

14.7 PLUMBING

Recommendation

Open piping observed at drain line, corrosion observed at supply line and pooling water observed underneath hall bathroom. Recommend further review by a licensed plumber, prior to the close of escrow.

15. Pool

15.3 GROUND FAULT CIRCUIT INTERRUPTER (GFCI)

Repair or Replace

Ground fault circuit interrupter did not respond to test. Recommend correcting.

15.6 MOTOR

Repair or Replace

Motor is not bonded to the ground. Recommend correcting.

15.7 TIMER SYSTEMS

Repair or Replace

Shock plate/cover is missing. Recommend correcting.

15.9 FENCES & GATES

Repair or Replace

Gates do not open outward, self-close and latch shut. Recommend correcting.

15.12 POOL ALARMS AT ALL ACCESS DOORS

Repair or Replace

Pool alarms are not installed. Recommend installing.

15.15 POOL COMMENTS

Repair or Replace

Hand rails are not properly secured. Recommend correcting.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

| | | |
|---|--------------------------------|---|
| Date: 7/7/2009 | Time: 03:00 PM | Report ID: 2010010101 |
| Property: 1900 Main St. Los Angeles Ca 90010 | Customer: John Smith | Real Estate Professional: Rosie Realtor |

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor, prior to the close of escrow. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Serviceable = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present = This item, component or unit is not in this home or building.

Recommendation = The item, component or unit is not functioning as intended or needs further inspection by a qualified contractor, prior to the close of escrow. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Structure Type:

Single Family Dwelling

Levels:

1 Story Structure

Lot Type:

Sloped

Age of Home:

Approximately 51 to 60 years of age

Weather Conditions:

Clear

Temperature:

Approximately 90 to 100 degrees

Rain in last 3 days:

No

Occupant Status:

Occupied

Buyer Present:

Yes

Buyer's Agent Present:

Yes

Listing Agent Present:

Yes

Seller Present:

No

1. Roof

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.



Styles & Materials

Viewed Roof Coving From:

Walked roof

Number of Layers:

Unable to determine

Flashings:

Metal

Roof-Type:

Sloped

Roof Vents:

Plumbing Vent(s)

Heating Vent(s)

Air Vent(s)

Roof Covering:

Asphalt Composition Shingle

Roof Ventilation:

Hooded Roof Vents

Items

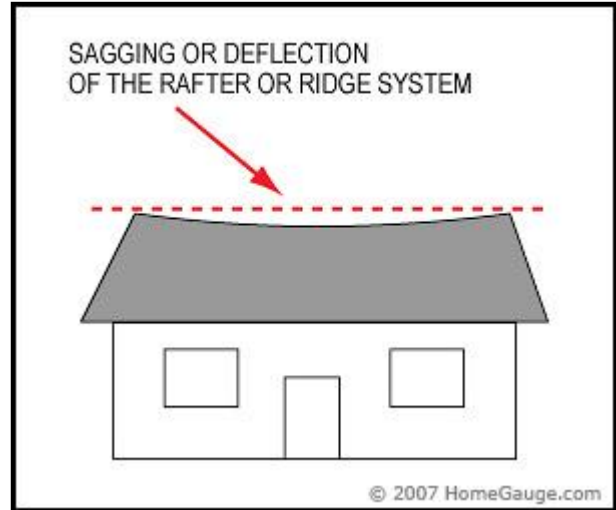
1.0 ROOF COVERINGS

Recommendation

Roof is sagging in at right side. Recommend further review by a qualified professional, prior to the close of escrow.



1.0 Picture 1



1.0 Picture 2

1.1 ROOF VENTS

Serviceable

Antenna attached to plumbing vent. Suggest removal.

1.2 ROOF FLASHING

Serviceable

Flashings are lifting at vents and exposed nails observed. Suggest correcting.

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

Driveway:

Concrete

Gates:

Walkways:

Concrete

Siding Material:

Fences:

Block Wall

Trim:

Wrought Iron
Wood

Stucco

Wood

Exposed Foundation:
Raised Foundation

Lot:
Sloped

Planters:
Block

Items

2.0 DRIVEWAYS

Serviceable

Cracks observed. Suggest sealing as needed.

2.1 WALKWAYS

Serviceable

Cracks observed. Suggest repair.

2.2 FENCES

Recommendation

Loose/unsecured block wall at rear. Recommend correcting.



2.2 Picture 1



2.2 Picture 2

2.3 GATES

Serviceable

2.4 SIDING/WALL CLADDING

Serviceable

(1) Cracks observed. Suggest repair.

(2) Gaps observed in the stucco siding at rear of home. Suggest correcting.



2.4 Picture 1

2.5 TRIM

Serviceable

2.6 ELECTRICAL

Recommendation

Improper wiring observed at rear light fixture. Recommend correcting.

2.7 EXTERIOR FAUCETS

Serviceable

2.8 SPRINKLER SYSTEM

Not Inspected

Sprinkler system is controlled by a timing device. Timing devices are beyond the scope of this inspection. Suggest verifying systems performance, prior to the close of escrow.

2.9 LOT/GRADE DRAINAGE

Recommendation

Inadequate grade observed at front, rear and sides of home. Regarding or filling low lying areas is recommended to assure all water drains away from the foundation.



2.9 Picture 1

2.10 EXPOSED FOUNDATION

Serviceable

Raised foundation. Limited review due to vegetation or personal items.

2.11 PLANTERS

Serviceable

2.12 DOOR BELL

Serviceable

Button is missing. Suggest repair.

2.13 EXTERIOR COMMENTS

Not Inspected

Apparent additions/modifications observed. Suggest verifying permits, prior to the close of escrow.

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.



Styles & Materials

Water Source:

Public

Water Supply Piping:

Copper
Galvanized
PVC

Plumbing Waste Pipes:

Cast iron

Waste System:

Unable to determine type.
Waste system is underground.

Gas Meter:

Located at left side

Items

3.0 WATER SOURCE

Recommendation

- (1) The main shut off is located at the front of home.
- (2) Water pressure at the time of inspection was 137 PSI. Water pressure is not between the recommend range of 35 to 80 PSI. Pressure regulator is not installed. Recommend correcting.

3.1 WATER PIPING

Serviceable

3.2 WASTE SYSTEM

Serviceable

The waste system is underground and we are unable to determine the type. Suggest verifying the type of waste system, prior to the close of escrow.

3.3 WASTE PIPES

Serviceable

3.4 GAS METERS

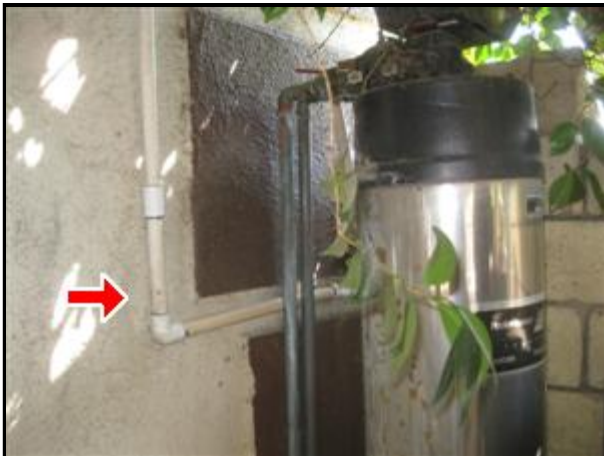
Serviceable

Testing for gas leaks is beyond the scope of this inspection. Seismic shut-off valve is not installed. Suggest installing as a safety enhancement.

3.5 WATER SOFTENER

Recommendation

- (1) Water softening system observed. This system was only checked for leaks. Buyer should verify the condition of this system with seller and or the service company.
- (2) Drain is improperly installed and terminating into a plumbing vent. Recommend correcting.



3.5 Picture 1



3.5 Picture 2

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be

considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.



Styles & Materials

Electrical Service Conductors:
Overhead Service

Main Service:
120/240 Volts

Main Panel Capacity:
100 AMP

Main Panel Manufacturer:
FEDERAL PACIFIC

Overload Protection:
Circuit breakers

Branch wire 15 and 20 AMP:
Copper

Items

4.0 MAIN SERVICE

Serviceable

4.1 MAST

Serviceable

4.2 MAIN PANEL

Recommendation

Panel manufactured by Federal Pacific Electric. There have been known problems with this type of panel in the past. Recommend further review by a licensed electrician, prior to the close of escrow.

4.3 MAIN DISCONNECT

Serviceable

4.4 OVERLOAD PROTECTION

Serviceable

4.5 BRANCH WIRING

Serviceable

4.6 GROUNDING

Serviceable

4.7 SUB PANEL(S)

Recommendation

Panel manufactured by Federal Pacific Electric. There have been known problems with this type of panel in the past. Inadequate access clearance at front/sides of panel - limited review. Recommend further review by a licensed electrician, prior to the close of escrow.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5(A). Porch & Enclosed Patio

Styles & Materials

Location:

Front
Rear

Cover:

Metal Framing

Enclosure:

Screened Enclosure

Deck/Slab:

Concrete

Stairs/Stoops:

Concrete

Doors:

Screen Door

Railing:

Iron

Items

5.0.A COVER

Recommendation

Deterioration observed. Recommend repair.

5.1.A ELECTRICAL

Serviceable

Sensor/timer installed. Testing of these devices is beyond the scope of this inspection.

5.2.A ENCLOSURE/WALLS

Recommendation

Deterioration observed. Recommend repair.



5.2.A Picture 1

5.3.A ROOF/COVER SUPPORTS

Serviceable

5.4.A DECK

Serviceable

Cracks observed. Suggest sealing as needed.

5.5.A STAIRS/STOOPS

Serviceable

5(B). Carport

Styles & Materials

Location:
Left Side

Cover:
Wood Framing

Deck/Slab:
Concrete

Items

5.0.B COVER

Serviceable

5.1.B ELECTRICAL

Recommendation

(1) Ground fault circuit interrupter is not installed at all outlets. This may have been acceptable at the time of construction. Suggest installing as a safety enhancement.

(2) Outlets are not designed for exterior use and or missing covers. Recommend correcting.

(3) Unprotected wiring observed. Recommend correcting.



5.1.B Picture 1

5.2.B ROOF/COVER SUPPORTS

Serviceable

5.3.B DECK

Serviceable

6. Water Heater



Styles & Materials

Location:
Laundry Room

Manufacturer:
Bradford White
GENERAL ELECTRIC

Power Source:
Gas (quick recovery)

Capacity:
50 Gallons

Connections:
Flexible Pipe

Date Manufactured:
2005

Items

6.0 GAS SHUT OFF VALVE INSTALLED

Serviceable

Sediment trap is not installed. Suggest installing.

6.1 COMBUSTION AIR

Serviceable

6.2 VENT

Serviceable

6.3 PIPING

Serviceable

(1) Ground wiring is not installed. Suggest installing.

(2) Copper to galvanized connections observed. Suggest correcting.

6.4 COLD WATER SHUT OFF

Serviceable

6.5 TEMPERATURE/PRESSURE RELIEF VALVE & DISCHARGE LINE

Recommendation

Discharge line termination point is improper. Recommend correcting.



6.5 Picture 1

6.6 SEISMIC STRAPS

Serviceable

6.7 DRIP PAN & DRAIN LINE

Recommendation

Drip pan and drain line are not installed. Recommend correcting.

7. Fireplaces & Chimneys



Styles & Materials

Type of Fireplace:

Conventional
Gas Appliance

Fireplace Location:

Family Room

Chimney (exterior):

Masonry Construction

Viewed Chimney From:

Roof
Ground

Chimney Location:

Front

Items

7.0 FIREBRICK

Recommendation

Cracks observed. Recommend further review by a chimney specialist, prior to the close of escrow.

7.1 DAMPER

Recommendation

Locking device is not installed. Recommend installing.

7.2 GAS SERVICE

Serviceable

Solid pipe. Testing for gas leaks is beyond the scope of this inspection.

7.3 LIGHTER LOGS

Serviceable

7.4 HEARTH

Serviceable

7.5 SCREEN / GLASS DOORS

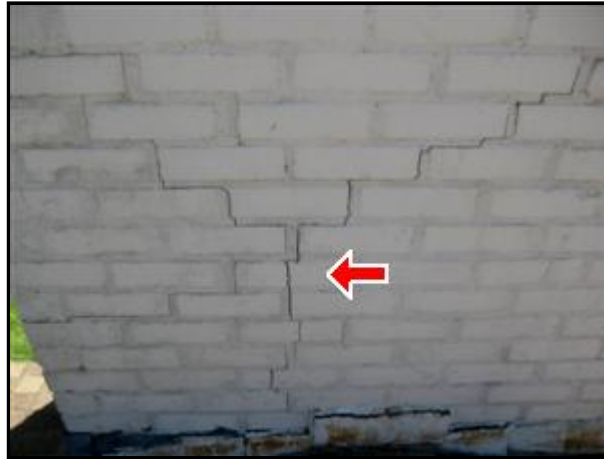
Serviceable

Screen is inoperable. Suggest repair.

7.6 CHIMNEY STRUCTURE

Recommendation

Cracks observed. Recommend further review by a chimney specialist, prior to the close of escrow.



7.6 Picture 1

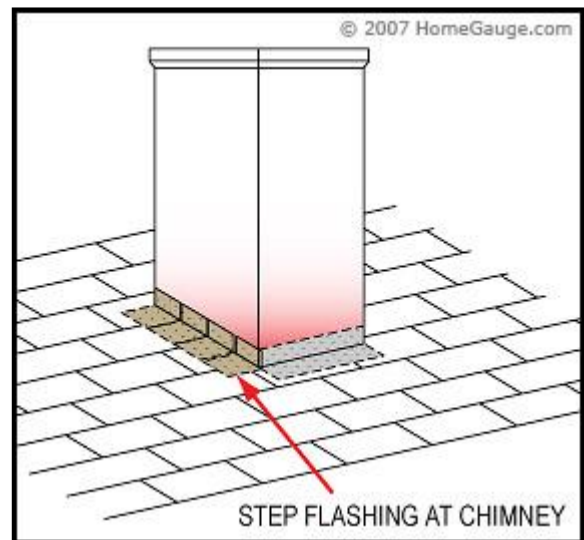
7.7 ROOF FLASHING

Recommendation

Flashing is separating. Recommend repair.



7.7 Picture 1



7.7 Picture 2

7.8 CAP

Serviceable

Cracks observed. Suggest sealing as needed.

7.9 FLUE

Recommendation

Crack observed. Recommend further review by a licensed chimney specialist, prior to the close of escrow.

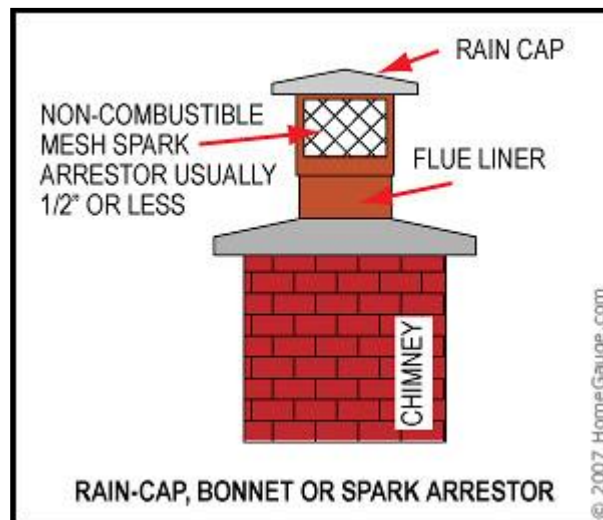


7.9 Picture 1

7.10 SPARK ARRESTER

Recommendation

Spark arrester is not installed. Recommend installing.



7.10 Picture 1

7.11 FIREPLACE COMMENTS

Recommendation

Excessive soot and creosote buildup observed. Recommend cleaning.

8. Kitchen

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Styles & Materials

Flooring Material:

Tile

Wall Material:

Sheetrock
Paint

Ceiling Material:

Sheetrock
Paint
Suspended framing

Window Type:

Single Hung
Stationary

Cabinetry:

Wood

Countertop:

Laminate

Dishwasher Brand:

GENERAL ELECTRIC

Disposer Brand:

IN SINK ERATOR

Exhaust/Range hood:

Unable to determine

Stove/Oven:

GENERAL ELECTRIC
KENMORE

Heat Source:

Not Provided

Items

8.0 FLOOR

Serviceable

Cracks observed. Suggest repair.

8.1 WALLS

Serviceable

8.2 CEILING

Serviceable

8.3 WINDOWS (REPRESENTATIVE NUMBER)

Serviceable

8.4 SCREENS

Serviceable

8.5 ELECTRICAL

Recommendation

Open splices observed. Recommend repair.



8.5 Picture 1

8.6 CABINETS/PANTRY

Serviceable

(1) Limited review due to personal items.

(2) Cabinets are not secure. Recommend repair.

8.7 COUNTERTOPS

Serviceable

8.8 SINKS

Serviceable

8.9 FAUCETS / SPRAY NOZZLE

Serviceable

8.10 TRAPS AND DRAINS

Serviceable

Corrosion observed at fittings. Suggest maintenance.

8.11 DISHWASHER

Serviceable

Loose paper observed at door. Suggest correcting.

8.12 STOVE

Recommendation

Igniter at front/left burner did not respond to test. Recommend repair.

8.13 OVENS

Serviceable

8.14 HOOD / FAN / LIGHT

Serviceable

8.15 GARBAGE DISPOSAL

Recommendation

Wiring stress clamp is not installed. Recommend installing.



8.15 Picture 1

8.16 CEILING FAN

Serviceable

8.17 EATING AREA

Serviceable

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Laundry Area

Styles & Materials

Flooring Material:
Concrete

Wall Material:
Sheetrock
Paint

Ceiling Material:
Sheetrock
Paint

Window Type:
Double hung

Door Type:
Sold Core
Windowed

Dryer Power Source:
Gas connection

Wash Basin/Sink Type:
Wall mounted

Heat Source:
Not Provided

Items

9.0 FLOOR

Serviceable

9.1 WALLS

Serviceable

Deterioration observed. Suggest repair.

9.2 CEILING

Serviceable

Opening observed above water heater. Suggest installing an access cover.

9.3 WINDOWS (REPRESENTATIVE NUMBER)

Recommendation

Windows are stuck and cracked. Recommend repair.

9.4 SCREENS

Serviceable

9.5 DOORS

Recommendation

(1) Unable to determine if tempered safety glass is installed. This may have been acceptable at the time of construction. Recommend further review by a licensed tradesperson.

(2) Window does not stay in the close position and latch shut. Recommend correcting.

9.6 ELECTRICAL

Recommendation

(1) Exposed wiring and open junction box observed. Recommend correcting.

(2) Cover plate is missing at outlet. Recommend correcting.

9.7 CABINETS, CLOSETS

Serviceable

9.8 WASHER CONNECTIONS

Serviceable

Washer connections present. Faucet and drain not tested. Suggest verifying condition with the seller, prior to the close of escrow.

9.9 DRYER CONNECTIONS

Recommendation

- (1) Gas service available. Testing is beyond the scope of this inspection. Suggest verifying condition with seller, prior to the close of escrow.
- (2) Self-closing damper is not installed at exterior. Recommend correcting.



9.9 Picture 1

9.10 WASH BASIN

Recommendation

Leaks observed at faucet. Recommend repair.

10(A). Hall Bathroom

Styles & Materials

Flooring Material:

Tile

Wall Material:

Sheetrock
Paint

Ceiling Material:

Sheetrock
Paint

Window Type:

Single Hung

Door Type:

Interior
Hollow Core

Tub Material:

Porcelain

Shower Material:

Tile

Sink Material:

Porcelain

Cabinetry:

Wood Cabinets
Tile Counter

Exhaust Type:

Window
Fan

Heat Source:

Electric Wall Unit

Items

10.0.A FLOOR

Serviceable

Cracks observed. Suggest repair.

10.1.A WALLS

Serviceable

10.2.A CEILING

Serviceable

10.3.A WINDOWS (REPRESENTATIVE NUMBER)

Serviceable

10.4.A SCREENS

Serviceable

10.5.A DOORS

Serviceable

10.6.A ELECTRICAL

Recommendation

- (1) Ground fault circuit interrupter is not installed. Suggest installing as a safety enhancement.
- (2) Ungrounded three prong outlet observed. Recommend correcting.

10.7.A COUNTERTOPS, CABINETS

Serviceable

- (1) Limited review due to personal items.
- (2) Deterioration observed at mirror. Suggest repair.

10.8.A HEAT SOURCE

Serviceable

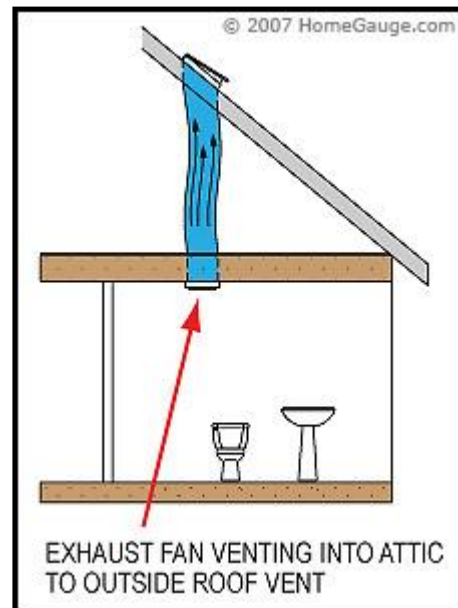
10.9.A EXHAUST FAN

Recommendation

Exhaust fan is not vented to the exterior. Recommend correcting.



10.9.A Picture 1



10.9.A Picture 2

10.10.A BATHTUB

Serviceable

10.11.A TUB FAUCET

Serviceable

10.12.A TUB DRAIN

Serviceable

10.13.A SHOWER

Recommendation

Grout is cracked. Recommend repair.

10.14.A SHOWER FAUCET

Serviceable

10.15.A SHOWER DOOR

Serviceable

Tempered safety glass is installed.

10.16.A SINK

Serviceable

10.17.A SINK FAUCET

Serviceable

10.18.A SINK DRAIN

Serviceable

10.19.A TOILET

Serviceable

10(B). Master Bathroom

Styles & Materials

Flooring Material:

Tile

Wall Material:

Sheetrock
Paint

Ceiling Material:

Sheetrock
Paint

Window Type:

Double Hung

Door Type:

Interior
Hollow Core

Tub Material:

Porcelain

Shower Material:

Tile

Sink Material:

Porcelain

Cabinetry:

Laminated Counter
Wood Cabinets

Exhaust Type:

Window

Heat Source:

Not Provided

Items

10.0.B FLOOR

Serviceable

10.1.B WALLS

Serviceable

10.2.B CEILING

Serviceable

10.3.B WINDOWS (REPRESENTATIVE NUMBER)

Recommendation

Window is stuck shut. Recommend repair.

10.4.B DOORS

Serviceable

10.5.B ELECTRICAL

Serviceable

Limited review due to personal items.

10.6.B COUNTERTOPS, CABINETS

Serviceable

Limited review due to personal items.

10.7.B BATHTUB

Serviceable

10.8.B TUB FAUCET

Serviceable

10.9.B TUB DRAIN

Serviceable

Drain stop mechanism is inoperable. Suggest repair.

10.10.B SHOWER

Serviceable

10.11.B SHOWER FAUCET

Serviceable

10.12.B SHOWER DOOR

Serviceable

Tempered safety glass is installed.

10.13.B SINK

Serviceable

10.14.B SINK FAUCET

Serviceable

10.15.B SINK DRAIN

Serviceable

10.16.B TOILET

Serviceable

11(A). Family Room

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

Location:

Right Side

Flooring Material:

Carpet

Wall Material:

Sheetrock
Paneling

Ceiling Material:

Sheetrock
Sprayed accoustic

Door Type:

Exterior
Sliding Glass
Sliding Screen

Heat Source:

Forced Air Register

Items

11.0.A FLOOR

Serviceable

11.1.A WALLS

Serviceable

11.2.A CEILING

Serviceable

Holes observed. Suggest repair.

11.3.A DOORS

Recommendation

(1) Unable to determine if tempered safety glass is installed. Recommend verifying condition, prior to the close of escrow.

(2) Screen door is torn. Suggest repair.

11.4.A ELECTRICAL

Serviceable

Limited review due to personal items.

11.5.A RAILING

Serviceable

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

11(B). Living Room

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

Flooring Material:

Carpet
Tile

Wall Material:

Paint
Sheetrock

Ceiling Material:

Sheetrock
Sprayed acoustic

Door Type:

Exterior
Solid Core
French Door
Windowed

Window Type:

Stationary
Single Hung

Heat Source:

Floor Furnace

Items

11.0.B FLOOR

Serviceable

Cracked flooring surface observed. Suggest repair.

11.1.B WALLS

Serviceable

11.2.B CEILING

Serviceable

11.3.B WINDOWS (REPRESENTATIVE NUMBER)

Recommendation

- (1) Limited review due to personal items blocking access.
- (2) Crack/broken window pane observed. Recommend repair.
- (3) Unable to determine if tempered safety glass is installed. Recommend verifying condition, prior to the close of escrow.
- (4) Broken sash wire or cord observed. Recommend repair.

11.4.B SCREENS

Serviceable

11.5.B DOORS

Recommendation

- (1) Exterior door is not properly weather sealed. Recommend correcting.
- (2) Unable to determine if tempered safety glass is installed. Recommend verifying condition, prior to the close of escrow.
- (3) Screen door is torn. Suggest repair.

11.6.B ELECTRICAL

Recommendation

Ungrounded three pronged outlet observed. Recommend correcting.

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

11(C). Hallway

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

Flooring Material:

Carpet

Wall Material:

Paint
Sheetrock

Ceiling Material:

Sheetrock
Sprayed accoustic

Heat Source:

Floor Furnace

Smoke Detector:

Not Installed

Items

11.0.C FLOOR

Serviceable

11.1.C WALLS

Serviceable

11.2.C CEILING

Serviceable

Physical damage observed. Suggest repair.

11.3.C ELECTRICAL

Serviceable

11.4.C CLOSETS / CABINETS

Serviceable

Limited review due to personal items.

11.5.C SMOKE DETECTOR

Recommendation

Smoke detector is not installed. Recommend installing.

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

11(D). Bedroom #1

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

Location:

Front/Left

Flooring Material:

Carpet

Wall Material:

Paint
Sheetrock

Ceiling Material:

Sheetrock
Sprayed acoustic

Door Type:

Interior
Hollow Core

Window Type:

Sliding
Single Hung

Heat Source:

Not Provided

Smoke Detector:

Not Installed

Items

11.0.D FLOOR

Serviceable

11.1.D WALLS

Serviceable

11.2.D CEILING

Serviceable

Water stains observed. Unable to determine the cause. Recommend further review by a licensed tradesperson, prior to the close of escrow.



11.2.D Picture 1

11.3.D WINDOWS (REPRESENTATIVE NUMBER)

Serviceable

11.4.D SCREENS

Serviceable

11.5.D DOORS

Serviceable

11.6.D ELECTRICAL

Serviceable

Limited review due to personal items.

11.7.D CLOSETS / CABINETS

Serviceable

Limited review due to personal items.

11.8.D SMOKE DETECTOR

Recommendation

Smoke detector is not installed. Recommend installing.

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

11(E). Bedroom #2

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

Location:
Rear/Left

Flooring Material:
Carpet

Wall Material:
Paint

Sheetrock

Ceiling Material:

Sheetrock
Sprayed accoustic

Door Type:

Interior
Hollow Core

Window Type:

Sliding
Single Hung

Heat Source:

Not Provided

Smoke Detector:

Not Installed

Items

11.0.E FLOOR

Serviceable

11.1.E WALLS

Serviceable

11.2.E CEILING

Serviceable

11.3.E WINDOWS (REPRESENTATIVE NUMBER)

Recommendation

- (1) Limited review due to personal items blocking access.
- (2) Crack/broken window pane observed. Recommend repair.

11.4.E SCREENS

Serviceable

11.5.E DOORS

Serviceable

11.6.E ELECTRICAL

Serviceable

Limited review due to personal items.

11.7.E CLOSETS / CABINETS

Serviceable

Limited review due to personal items.

11.8.E SMOKE DETECTOR

Recommendation

Smoke detector is not installed. Recommend installing.

11.9.E CEILING FAN

Serviceable

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

11(F). Master Bedroom

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

Location:

Right Side

Flooring Material:

Carpet

Wall Material:

Paint
Sheetrock

Ceiling Material:

Sheetrock
Sprayed accoustic

Door Type:

Interior
Hollow Core

Window Type:

Sliding
Single Hung

Heat Source:

Wall Heater

Smoke Detector:

Not Installed

Items

11.0.F FLOOR

Serviceable

11.1.F WALLS

Serviceable

11.2.F CEILING

Serviceable

11.3.F WINDOWS (REPRESENTATIVE NUMBER)

Recommendation

- (1) Limited review due to personal items blocking access.
- (2) Crack/broken window pane observed. Recommend repair.

11.4.F SCREENS

Serviceable

11.5.F DOORS

Serviceable

11.6.F ELECTRICAL

Recommendation

- (1) Ungrounded three pronged outlets observed. Recommend repair.
- (2) Cover plate is missing at outlet. Recommend repair.

11.7.F CLOSETS / CABINETS

Serviceable

Limited review due to personal items.

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

12(A). Wall Heater

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

Heating Equipment Type:

Gas Wall Heater(s)

Items

12.0.A EXHAUST VENT PIPE

Recommendation

Exhaust vent pipe is in contact with insulation at attic. Recommend correcting.



12.0.A Picture 1

12.1.A HEATING CONDITION

Recommendation

Unable to test, pilot out at the time of inspection - unable to test. Recommend verifying condition, prior to the close of escrow.

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

12(B). Floor Furnace

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.



Styles & Materials

Heating Equipment Type:
Floor Furnace - Natural Gas

Thermostat:
Located at living room

Items

12.0.B EXHAUST VENT PIPE

Recommendation

Exhaust vent pipe is in contact with insulation at attic. Recommend correcting.



12.0.B Picture 1

12.1.B HEATING CONDITION

Recommendation

Semi-rigid gas line installed. Recommend correcting.

12.2.B THERMOSTAT

Serviceable

Cover is loose. Suggest correcting.

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

13. Attics



Styles & Materials

Method used to observe attic:

Partially Accessed

Vents:

Hooded
Soffits

Framing:

Rafters

Sheathing:

Solid

Insulation:

Blown

Items

13.0 ACCESS

Recommendation

- (1) Access cover is missing at hall and laundry area. Recommend correcting.
- (2) Limited review due to restrictive clearances and insulation.

13.1 INSULATION

Serviceable

13.2 CONDITION OF FRAMING

Serviceable

13.3 VENTILATION

Recommendation

- Soffits are covered. Recommend correcting.

13.4 CONDITION OF SHEATHING

Serviceable

13.5 ELECTRICAL

Serviceable

- Limited review due to insulation.

14. Crawlspace



Styles & Materials

Access:

Located At Bedroom Closet

Plumbing:

Cast Iron
ABS
Galvanized

Perimeter:

Concrete

Cripple Walls:

None Present

Piers & Posts:

Concrete and Wood

Sill Plate:

Bolted

Items

14.0 ACCESS

Serviceable

14.1 PERIMETER

Serviceable

- (1) Efflorescence observed on foundation walls. Possible indication of excessive moisture. (See lot/grade drainage comment 2.9)
- (2) Gap observed underneath from stem wall. Recommend correcting.



14.1 Picture 1

14.2 PIERS & POSTS

Serviceable

14.3 SUBFLOOR

Recommendation

Water stains/possible deterioration underneath hall bathroom. Recommend further review by a qualified professional, prior to the close of escrow.



14.3 Picture 1

14.4 SILL PLATE

Serviceable

Sill plate is bolted to the foundation. Determining the number of bolts required is beyond the scope of this inspection.

14.5 VENTILATION

Recommendation

- (1) Rear crawlspace vents open into enclosed patio area. Recommend sealing.
- (2) Vent screens are missing in areas. Recommend correcting.

14.6 ELECTRICAL

Recommendation

Open splices observed. Recommend correcting.



14.6 Picture 1

14.7 PLUMBING

Recommendation

Open piping observed at drain line, corrosion observed at supply line and pooling water observed underneath hall bathroom. Recommend further review by a licensed plumber, prior to the close of escrow.



14.7 Picture 1



14.7 Picture 2



14.7 Picture 3

15. Pool



Styles & Materials

Style:
In-ground Pool

Wall Material:
Plastic/Vinyl

Items

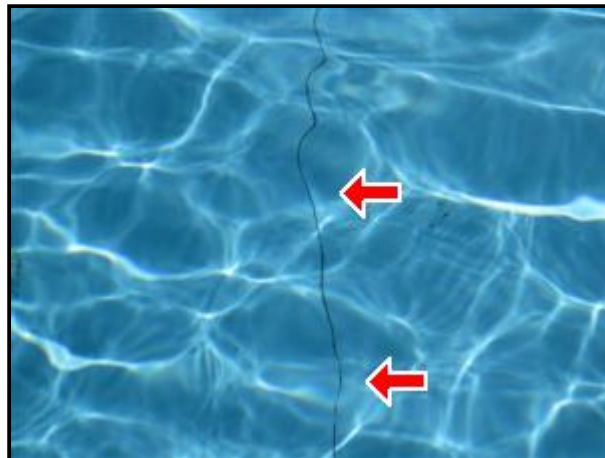
15.0 OPERATIONAL CONDITION OF POOL

Inspected

15.1 SURFACE WALLS

Inspected

Exposed seam observed. Suggest verifying condition with a qualified pool service, prior to the close of escrow.



15.1 Picture 1

15.2 ELECTRICAL

Inspected

15.3 GROUND FAULT CIRCUIT INTERRUPTER (GFCI)

Repair or Replace

Ground fault circuit interrupter did not respond to test. Recommend correcting.

15.4 OVERFLOW SKIMMERS

Inspected

15.5 PUMPS

Inspected

15.6 MOTOR

Repair or Replace

Motor is not bonded to the ground. Recommend correcting.

15.7 TIMER SYSTEMS

Repair or Replace

Shock plate/cover is missing. Recommend correcting.

15.8 PIPING

Inspected

15.9 FENCES & GATES

Repair or Replace

Gates do not open outward, self-close and latch shut. Recommend correcting.

15.10 COPING

Inspected

15.11 DECKING

Inspected

Cracks observed. Suggest sealing as needed.

15.12 POOL ALARMS AT ALL ACCESS DOORS

Repair or Replace

Pool alarms are not installed. Recommend installing.

15.13 POOL LIGHT

Inspected

15.14 DIVING BOARD/SLIDES

Not Inspected

Diving boards and slides are beyond the scope of this inspection.

15.15 POOL COMMENTS

Repair or Replace

Hand rails are not properly secured. Recommend correcting.



15.15 Picture 1

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Morrison Home Inspections, Inc.



INVOICE

Morrison Home Inspections, Inc.
877-735-7050
Inspected By: Duane Morrison

Inspection Date: 7/7/2009
Report ID: 2010010101

| Customer Info: | Inspection Property: |
|--|---------------------------------------|
| John Smith Customer's Real Estate Professional: Rosie Realtor | 1900 Main St. Los Angeles Ca 90010 |

Inspection Fee:

| Service | Price | Amount | Sub-Total |
|-------------------|--------------|---------------|-----------------------------|
| SFD 2,000 - 2,999 | 350.00 | 1 | 350.00 |
| | | | Tax \$0.00 |
| | | | Total Price \$350.00 |

Payment Method: Check

Payment Status: Paid

Note: