

MORRISON

HOME INSPECTIONS, INC.

INSPECTION REPORT
100 Foothill Dr., Anaheim, Ca 92805



Prepared for: Mark Jones

Inspection Date: 9/10/2010
Report Number: 2010100100
Real Estate Agent: N/A
Home Inspector: Duane Morrison



www.morrisoninspects.com

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General Summary



Morrison Home Inspections, Inc.

877-735-7050

Customer
Mark Jones

Address
100 Foothill Dr.
Anaheim Ca 92805

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 Coverings

1.3 GUTTERS AND DOWNSPOUTS

Serviceable

Downspout does not drain away from the foundation at rear. Recommend correcting.

2. Exterior

2.2 PORCHES, PATIOS, CARPORTS, ATTACHED DECKS, BALCONIES, STEPS/STOOPS & APPLICABLE RAILINGS

Recommendation

Steps are not the same height at the right side and rear. Recommend correcting.

2.3 FENCING & GATES

Serviceable

(3) Loose blocks observed at right side and exposed rebar observed at left side. Recommend correcting.

2.4 WALL COVERINGS

Recommendation

(2) Siding is in contact with vegetation at garage. Recommend removal.

2.8 GRADING & DRAINAGE

Recommendation

Inadequate grade observed at home and garage. Regarding, filling low lying areas or adding alternative means of drainage is recommended to assure all water drains away from the foundation.

2.10 PLANTERS

Recommendation

(1) Insufficient clearance observed between planter and house. A two inch space between the planter and exterior wall is recommended to prevent moisture penetration. Recommend correcting.

4. Electrical System

4.0 MAIN SERVICE

Recommendation

Main service wires are overgrown with vegetation and less than 10 feet above the rear walkway. Recommend contacting the local utility and correcting.

4.1 MAST

Serviceable

Mast is installed below the roof deck and wiring is wrapped around the eave. Recommend correcting.

4.2 MAIN PANEL

Recommendation

(1) Interior access cover missing. Recommend correcting.

(2) 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.

4.4 OVERLOAD PROTECTION

Recommendation

Circuits are not labeled. Recommend labeling.

4.5 BRANCH WIRING

Serviceable

Conduit lying on the ground (Picture 1) and open junction box (Picture 2) observed in the crawlspace. Recommend correcting.

4.7 LIGHT FIXTURES AND OUTLETS

Recommendation

(1) Cover plate is not installed at exterior outlet located at the front porch - same three pronged outlet is ungrounded. Recommend correcting.

(2) Cover plates are missing at garage and open junction box observed. Recommend correcting.

(4) Outlets at the front/left bedroom and the one outlet at the kitchen counter (left side) are inoperative. Recommend further review by a qualified electrician, prior to the close of escrow.

(5) Cover plate is missing at outlet under kitchen sink. Recommend replacing.

5. Garage

5.0 INTERIOR

Recommendation

Limited review due to personal items. Evidence of past fire observed. Recommend verifying condition with the seller, prior to the close of escrow.

5.2 WALLS

Recommendation

(2) Collar ties are deflecting and improperly installed. Recommend replacing.

5.8 VENTILATION

Recommendation

Vents are not installed. Recommend correcting.

6. Water Heater

6.0 GAS SHUT OFF VALVE INSTALLED

Recommendation

Sediment trap is not installed. Recommend installing.

7. Kitchen

7.7 STOVE/OVEN

Recommendation

Anti-tip bracket is not installed. Recommend installing.

7.8 HOOD / FAN / LIGHT

Recommendation

Improper flexible material used for the exhaust vent. Recommend correcting.

8. Laundry Area

8.1 DRYER CONNECTIONS

Recommendation

(2) Improper installation of flexible vent in the crawlspace. Recommend correcting.

9. Bathrooms and Components

9.0 COUNTERTOPS, CABINETS

Recommendation

Back splash is not sealed using grout/caulking at center/front bathroom counter. Recommend correcting.

9.5 SHOWER

Recommendation

Tile flooring at shower door in center/front bathroom is cracked and grout is deteriorated. Recommend correcting.

11. Heating & Central Air Conditioning Systems

11.0 EXHAUST VENT PIPE

Recommendation

Exhaust vent pipe is in contact with combustibile material. Recommend correcting.

11.1 HEATING CONDITION

Recommendation

- (1) Inadequate combustion air supply observed. Recommend correcting.
- (2) Sediment trap is not installed at the gas line. Recommend installing.

11.2 COOLING CONDITION

Recommendation

- (1) Main disconnect installed is improperly installed behind the compressor. Recommend correcting.
- (2) Primary and alternate condensate drain lines are connected. Recommend separating into independent drain lines.

11.5 AIR FILTER, DUCTS

Recommendation

Gaps observed at the return air plenum. Recommend sealing.

12. Attics & Structure

12.3 VISIBLE SIGNS OF LEAKS OR CONDENSATION

Recommendation

Water stains observed at sheathing. Recommend further review by a licensed roofer, prior to the close of escrow.

13. Crawlspace

13.2 CONDITION OF FRAMING & SUBFLOOR

Recommendation

Improper notching observed at left side and front/right. 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: 9/10/2010	Time:	Report ID: 2010100100
Property: 100 Foothill Dr. Anaheim Ca 92805	Customer: Mark Jones	Real Estate Professional: N/A

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

Not Inspected = The item, component or unit was not inspected; no representations were made of whether or not it was functioning as intended; a reason why it was not inspected will be explained within the report.

Not Present = This item, component or unit is not installed in the 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 70 to 80 degrees

Rain in last 3 days:

No

Occupant Status:

Vacant

Buyer Present:

Yes

Buyer's Agent Present:

Yes

Listing Agent Present:

No

Seller Present:

No

1. Roof Coverings

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:

One

Flashings:

Metal

Roof-Type:

Sloped

Roof Vents:

Plumbing Vent(s)
Heating Vent(s)
Air Vent(s)

Gutters & Downspouts:

Vinyl

Roof Covering:

Asphalt Composition Shingle

Roof Ventilation:

Gable Vent(s)
Soffit Vents
Turbines

Items

1.0 ROOF COVERINGS

Serviceable

Exposed bolts observed at satellite dish. Suggest sealing.

1.1 ROOF VENTS

Serviceable

1.2 ROOF FLASHING

Serviceable

1.3 GUTTERS AND DOWNSPOUTS

Serviceable

Downspout does not drain away from the foundation at rear. Recommend 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



Styles & Materials

Driveway:

Concrete
Asphalt

Walkways/Balconies/Decks:

Brick
Concrete

Fences:

Block Wall
Chain Link
Wood
Wrought Iron

Gates:

Chain Link
Wood

Exterior Wall Covering:

Stucco
Wood Tongue & Groove

Trim:

Wood

Exterior Doors:

Wood - Solid Core

Exterior Windows:

Sliding

Exposed Foundation:

Raised Foundation

Lot:

Sloped

Planters:

Brick

Wall Structure:

Wood Framing (2X4)

Items

2.0 DRIVEWAYS

Serviceable

Cracks observed. Suggest sealing as needed.

2.1 WALKWAYS

Serviceable

Cracks and surface deterioration observed. Suggest repair.

2.2 PORCHES, PATIOS, CARPORTS, ATTACHED DECKS, BALCONIES, STEPS/STOOPS & APPLICABLE RAILINGS

Recommendation

Steps are not the same height at the right side and rear. Recommend correcting.



2.2 Picture 1

2.3 FENCING & GATES

Serviceable

- (1) Limited review due to vegetation, covering or personal items.
- (2) Charred wood fencing observed at rear. Suggest maintenance.
- (3) Loose blocks observed at right side and exposed rebar observed at left side. Recommend correcting.



2.3 Picture 1



2.3 Picture 2

2.4 WALL COVERINGS

Recommendation

- (1) Hole in stucco at garage. Suggest repair.

(2) Siding is in contact with vegetation at garage. Recommend removal.



2.4 Picture 1

(3) Loose wood wall covering at left side gable. Suggest correcting.



2.4 Picture 2

2.5 TRIM, FASCIAS & PATIO COVERS

Serviceable

2.6 EXTERIOR FAUCETS

Serviceable

2.7 SPRINKLER SYSTEMS

Not Inspected

(1) 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) Leaking observed at front sprinkler head near driveway. Suggest repair.

2.8 GRADING & DRAINAGE

Recommendation

Inadequate grade observed at home and garage. Regarding, filling low lying areas or adding alternative means of drainage is recommended to assure all water drains away from the foundation.

2.9 EXPOSED FOUNDATION

Serviceable

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

2.10 PLANTERS

Recommendation

- (1) Insufficient clearance observed between planter and house. A two inch space between the planter and exterior wall is recommended to prevent moisture penetration. Recommend correcting.
- (2) Cracked brick observed at planter. Suggest repair.



2.10 Picture 1

2.11 EXTERIOR DOORS

Serviceable

Exterior doors are not weather sealed. Suggest correcting.

2.12 WINDOWS & FRAMES

Serviceable

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





Styles & Materials

Main Water Shut-Off:

Located at front

Waste System:

Unable to determine type.

Waste system is underground.

Water Supply Piping:

Copper

Main Fuel Shut-Off:

Located at left side

Plumbing Waste Pipes:

Cast iron

Items

3.0 WATER SOURCE

Serviceable

Water pressure at the time of inspection was 73 PSI. Water pressure is between the recommend range of 35 to 80 PSI.

3.1 WATER SUPPLY 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 installed.

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



Styles & Materials

Electrical Service Conductors:
Overhead Service

Main Panel Manufacturer:
FEDERAL PACIFIC

Wiring Methods:
Non-Metallic Sheathed

Main Service:
120/240 Volts

Main Panel Location:
Located at left side

Branch wire 15 and 20 AMP:
Copper

Main Disconnect Amperage:
100 AMP

Overload Protection:
Circuit breakers

Items

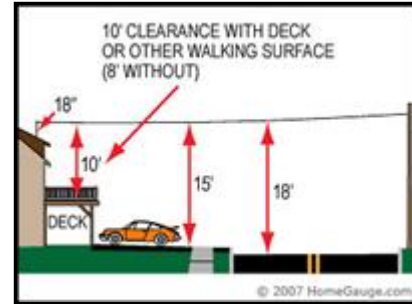
4.0 MAIN SERVICE

Recommendation

Main service wires are overgrown with vegetation and less than 10 feet above the rear walkway. Recommend contacting the local utility and correcting.



4.0 Picture 1



4.0 Picture 2

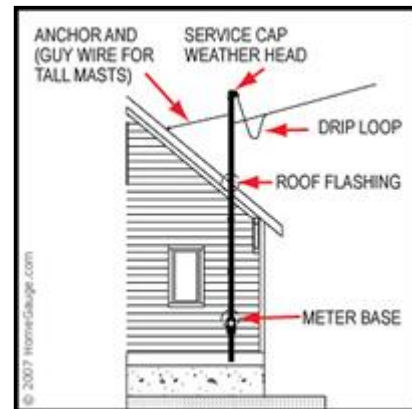
4.1 MAST

Serviceable

Mast is installed below the roof deck and wiring is wrapped around the eave. Recommend correcting.



4.1 Picture 1



4.1 Picture 2

4.2 MAIN PANEL

Recommendation

- (1) Interior access cover missing. Recommend correcting.
- (2) 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

Recommendation

Circuits are not labeled. Recommend labeling.

4.5 BRANCH WIRING

Serviceable

Conduit lying on the ground (Picture 1) and open junction box (Picture 2) observed in the crawlspace. Recommend correcting.



4.5 Picture 1



4.5 Picture 2

4.6 GROUNDING

Serviceable

4.7 LIGHT FIXTURES AND OUTLETS

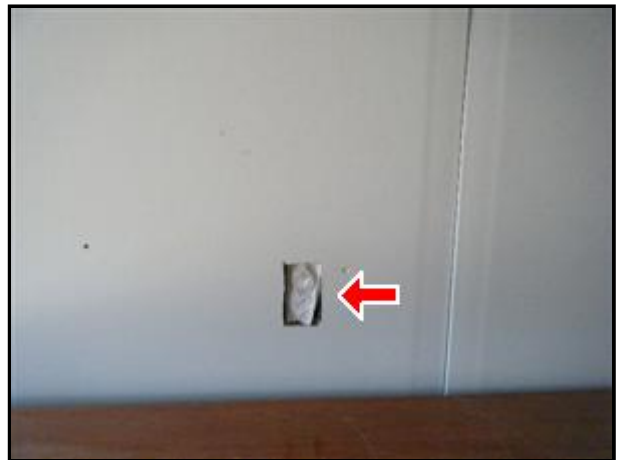
Recommendation

(1) Cover plate is not installed at exterior outlet located at the front porch - same three pronged outlet is ungrounded. Recommend correcting.

(2) Cover plates are missing at garage and open junction box observed. Recommend correcting.



4.7 Picture 1



4.7 Picture 2

(3) Ground fault circuit interrupters are not installed at the exterior and garage outlets. Suggest installing as a safety enhancement.

(4) Outlets at the front/left bedroom and the one outlet at the kitchen counter (left side) are inoperative. Recommend further review by a qualified electrician, prior to the close of escrow.

(5) Cover plate is missing at outlet under kitchen sink. Recommend replacing.

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. Garage



Styles & Materials

Interior:

Limited Review due to personal items

Garage Door Material:

Metal
Roll-Up Panel

Interior Walls:

Finished

Auto-opener Manufacturer:

GENIE

Garage Door Type:

Two cars automatic

Items

5.0 INTERIOR

Recommendation

Limited review due to personal items. Evidence of past fire observed. Recommend verifying condition with the seller, prior to the close of escrow.

5.1 FLOOR/SLAB

Serviceable

5.2 WALLS

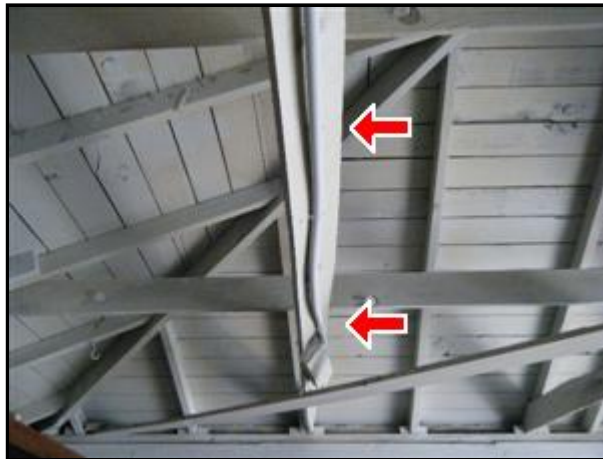
Recommendation

(1) Cut-out areas observed. Suggest correcting.



5.2 Picture 1

(2) Collar ties are deflecting and improper installed. Recommend replacing.



5.2 Picture 2

5.3 CEILING/SHEATHING

Serviceable

5.4 GARAGE DOORS

Serviceable

5.5 GARAGE DOOR HARDWARE

Serviceable

5.6 GARAGE DOOR OPERATORS

Not Inspected

Unable to test, remote control was not present at the time of inspection. Suggest verifying condition, prior to the close of escrow.

5.7 COUNTERTOPS, CABINETS, CLOSETS

Serviceable

Limited review due to personal items.

5.8 VENTILATION

Recommendation

Vents are not installed. Recommend correcting.

6. Water Heater



Styles & Materials

Location:
Exterior (rear)

Manufacturer:
GENERAL ELECTRIC

Power Source:
Gas (quick recovery)

Capacity:
38 Gallons

Connections:
Flexible Pipe

Date Manufactured:
2010

Items

6.0 GAS SHUT OFF VALVE INSTALLED

Recommendation

Sediment trap is not installed. Recommend installing.

6.1 COMBUSTION AIR

Serviceable

6.2 VENT

Serviceable

6.3 PIPING

Serviceable

6.4 COLD WATER SHUT OFF

Serviceable

6.5 TEMPERATURE/PRESSURE RELIEF VALVE & DISCHARGE LINE

Serviceable

6.6 SEISMIC STRAPS

Serviceable

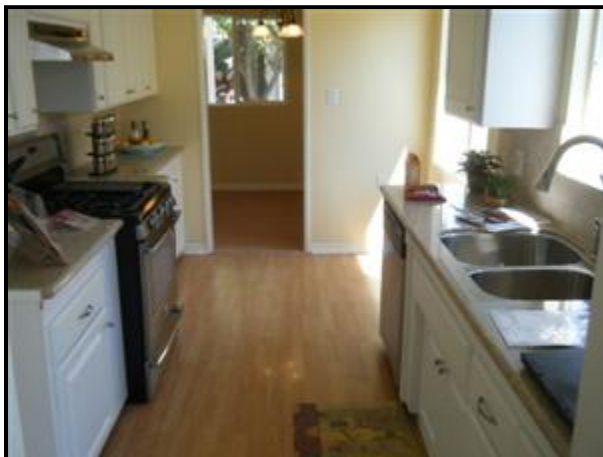
6.7 PLATFORM/COMPARTMENT/CLOSET

Serviceable

7. 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

Cabinetry:

Wood

Countertop:

Granite

Dishwasher Brand:

FRIGIDAIRE

Disposer Brand:

IN SINK ERATOR

Exhaust/Range hood:

NUTONE

Stove/Oven:

FRIGIDAIRE

Items

7.0 CABINETS/PANTRY

Serviceable

7.1 COUNTERTOPS

Serviceable

7.2 SINKS

Serviceable

7.3 FAUCETS / SPRAY NOZZLE

Serviceable

7.4 TRAPS AND DRAINS

Serviceable

7.5 SHUT-OFF VALVES UNDER SINK

Serviceable

7.6 DISHWASHER

Serviceable

7.7 STOVE/OVEN

Recommendation

Anti-tip bracket is not installed. Recommend installing.



7.7 Picture 1

7.8 HOOD / FAN / LIGHT

Recommendation

Improper flexible material used for the exhaust vent. Recommend correcting.



7.8 Picture 1

7.9 GARBAGE DISPOSAL

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.

8. Laundry Area

Styles & Materials

Location:
Off Kitchen

Dryer Power Source:
Gas connection

Exhaust Type:
Window

Items

8.0 WASHER CONNECTIONS

Serviceable

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

8.1 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) Improper installation of flexible vent in the crawlspace. Recommend correcting.



8.1 Picture 1

9. Bathrooms and Components

Styles & Materials

Location:

Bedroom #1
Hall

Tub Material:

Porcelain

Shower Material:

Tile

Sink Material:

Porcelain

Cabinetry:

Granite Counter
Wood Cabinets

Exhaust Type:

Window

Items

9.0 COUNTERTOPS, CABINETS

Recommendation

Back splash is not sealed using grout/caulking at center/front bathroom counter. Recommend correcting.

9.1 EXHAUST FAN

Not Present

Exhaust fan is not installed. This may have been acceptable at the time of construction. Suggest installing.

9.2 BATHTUB

Serviceable

Back splash is not sealed using grout/caulking at center/front bathroom counter. Recommend correcting.

9.3 TUB FAUCET

Serviceable

9.4 TUB DRAIN

Serviceable

Drain stop mechanism is inoperable. Suggest repair.

9.5 SHOWER

Recommendation

Tile flooring at shower door in center/front bathroom is cracked and grout is deteriorated. Recommend correcting.

9.6 SHOWER FAUCET

Serviceable

9.7 SHOWER DRAIN

Serviceable

9.8 SINK

Serviceable

9.9 SINK FAUCET

Serviceable

9.10 SINK DRAIN

Serviceable

9.11 TOILET

Serviceable

10. Interiors

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.



Flooring Material:

Tile
Hardwood
Wood Laminate

Wall Material:

Sheetrock
Paint

Ceiling Material:

Sheetrock
Paint

Door Type:

Interior
Solid Core Wood

Heat Source:

Forced Air Registers

Smoke Detectors:

Installed

Items

10.0 FLOOR

Serviceable

Excessive creaking and lifting observed at the rear/left bedroom. Suggest repair.

10.1 WALLS & CEILINGS

Serviceable

10.2 CEILING

Serviceable

10.3 DOORS

Serviceable

10.4 CLOSETS / CABINETS

Serviceable

Knob hardware is missing at the hall closet. Suggest replacing.

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. Heating & Central Air Conditioning Systems

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 & Energy Source:

Forced Air Natural Gas Furnace

Cooling Equipment Type & Energy Source:

Electric Compressor/Condenser - Split System Forced Air

Heating Manufacturer:

GOODMAN

Air Conditioner Manufacturer:

CARRIER

Thermostat:

Located at living room

Ductwork:

Flexible

Items

11.0 EXHAUST VENT PIPE

Recommendation

Exhaust vent pipe is in contact with combustibile material. Recommend correcting.

11.1 HEATING CONDITION

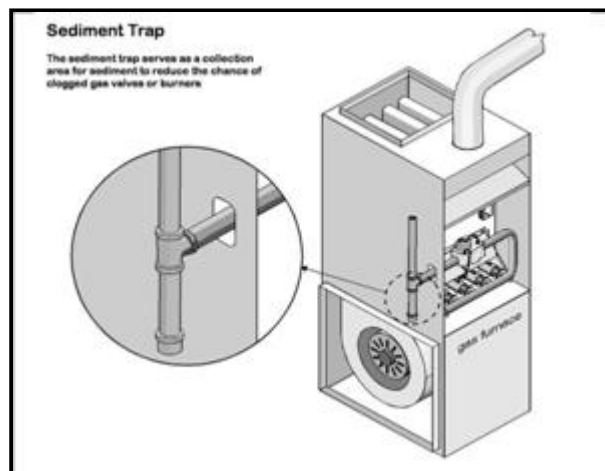
Recommendation

(1) Inadequate combustion air supply observed. Recommend correcting.

(2) Sediment trap is not installed at the gas line. Recommend installing.



11.1 Picture 1



11.1 Picture 2

11.2 COOLING CONDITION

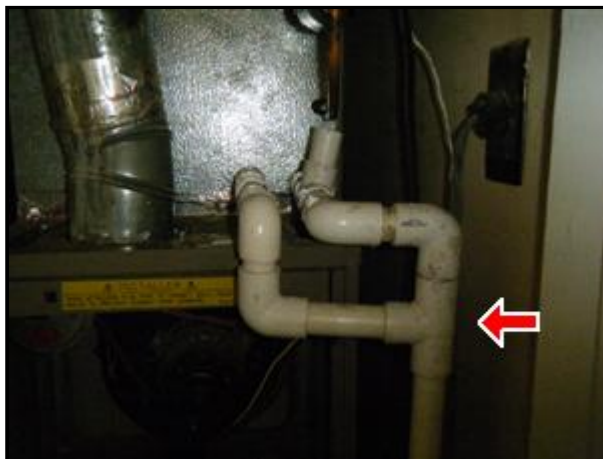
Recommendation

(1) Main disconnect installed is improperly installed behind the compressor. Recommend correcting.



11.2 Picture 1

(2) Primary and alternate condensate drain lines are connected. Recommend separating into independent drain lines.



11.2 Picture 2

11.3 THERMOSTATS

Serviceable

11.4 AUTOMATIC SAFETY CONTROLS

Serviceable

11.5 AIR FILTER, DUCTS

Recommendation

Gaps observed at the return air plenum. Recommend sealing.



11.5 Picture 1

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. Attics & Structure



Styles & Materials

Method used to observe attic:
Partially Accessed

Roof & Ceiling Structure:
Ceiling Joists (2x6)
Rafters (2x4)
Rafters (2x6)

Insulation:
Loose Fill - Fiberglass

Vapor Retarder:
Not visible

Sheathing:
Solid

HVAC Ducts:
Flexible

Items

12.0 ACCESS

Serviceable

12.1 INSULATION

Serviceable

Insulation is not evenly distributed. Suggest correcting.

12.2 CONDITION OF FRAMING

Serviceable

12.3 VISIBLE SIGNS OF LEAKS OR CONDENSATION

Recommendation

Water stains observed at sheathing. Recommend further review by a licensed roofer, prior to the close of escrow.



12.3 Picture 1

12.4 VENTILATION

Serviceable

12.5 CONDITION OF SHEATHING

Serviceable

Split sheathing boards observed. Suggest repair.

12.6 ELECTRICAL

Serviceable

12.7 CONDITION OF DUCTS

Serviceable

12.8 DUCT INSULATION

Serviceable

12.9 DUCT STRAPPING

Not Present

Ducting is not properly supported. Suggest correcting.

13. Crawlspace



Styles & Materials

Access Location & Method:

Located At Bedroom Closet

Piers & Posts:

Concrete Footings and Wood Posts

Sill Plate:

Bolted

Perimeter:

Concrete

Plumbing:

ABS
Cast Iron
Copper
Galvanized

Insulation:

Not Installed

Floor Structure:

Floor Joists (2x6)
Beams (more than 4")

Cripple Walls:

None Present

Vapor Retarder:

Not Installed

Items

13.0 ACCESS

Serviceable

13.1 PERIMETER

Serviceable

13.2 CONDITION OF FRAMING & SUBFLOOR

Recommendation

Improper notching observed at left side and front/right. Recommend correcting.



13.2 Picture 1

13.2 Picture 2

13.3 PIERS & POSTS

Serviceable

13.4 SILL PLATE

Serviceable

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

13.5 PLUMBING

Serviceable

13.6 VENTILATION

Serviceable

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INVOICE

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

Inspection Date: 9/10/2010
Report ID: 2010100100

Customer Info:	Inspection Property:
Mark Jones Customer's Real Estate Professional: N/A	100 Foothill Dr. Anaheim Ca 92805

Inspection Fee:

Service	Price	Amount	Sub-Total
Heated Sq Ft 1,001 - 2,000	325.00	1	325.00
			Tax \$0.00
			Total Price \$325.00

Payment Method: Check

Payment Status: Paid

Note: