

# DSC Inspections LLC

Professional Inspection Company



Jim Smith  
1234 Anystreet Ave  
AnyCity , CA

DSC Inspections  
75 W. Nuevo Rd Ste E # 103  
Perris, CA 92571  
Phone: (800) 296-1009  
dan@dscinspections.com  
<http://www.dscinspections.com>

Date of Inspection: 11/28/2005

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[dan@dscinspections.com](mailto:dan@dscinspections.com)

Address of Inspection: 1234 Anystreet Ave , AnyCity, CA

Client: Jim Smith

Date: 11/28/2005

## General Information

Seller's Agent:  
Company:  
Phone: ( )- -  
Email:

Buyer's Agent:  
Company:  
Phone: ( )- -  
Email:

Weather Conditions: Sunny ° Fahrenheit  
Property Status:  
 Occupied  
 Vacant  
 Partly Occupied  
 Utilities Off  
 New Construction  
 Electricity On  
 Electricity Off  
 Gas On  
 Gas Off  
 Water On  
 Water Off

Approximate Square Feet:1944  
Approximate Year Built: 1990

## Invoice

Report Number: 20051128-DSC-1  
Inspection Type: Visual  
Total Fee: \$0.00  
Paid By: Check (#12345)

# STANDARD RESIDENTIAL INSPECTION AGREEMENT

**THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT, PLEASE READ IT CAREFULLY**

Client: Jim Smith  
Address: 1234 Anystreet Ave, AnyCity, CA

**SCOPE OF THE INSPECTION:** The real estate inspection to be performed for Client is a survey and basic operation of the systems and components of a building which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may result in damage to the property or personal injury to the Inspector. The purpose of the inspection is to provide the Client with information regarding the general condition of the building(s).

Inspector will prepare and provide Client a written report for the sole use and benefit of Client. The written report shall document any material defects discovered in the building's systems and components which, in the opinion of the Inspector, are safety hazards, are not functioning properly, or appear to be at the ends of their service lives.

The inspection shall be performed in accordance with the Standards of Practice of the California Real Estate Inspection Association (CREIASM), attached hereto and incorporated herein by reference, and is limited to those items specified herein.

**CLIENT'S DUTY:** Client agrees to read the entire written report when it is received and promptly call Inspector with any questions or concerns regarding the inspection or the written report. The written report shall be the final and exclusive findings of Inspector.

Client acknowledges that Inspector is a generalist and that further investigation of a reported condition by an appropriate specialist may provide additional information which can affect Client's purchase decision. Client agrees to obtain further evaluation of reported conditions before removing any investigation contingency and prior to the close of the transaction.

In the event Client becomes aware of a reportable condition which was not reported by Inspector, Client agrees to promptly notify Inspector and allow Inspector and/or Inspector's designated representative(s) to inspect said condition(s) prior to making any repair, alteration, or replacement. Client agrees that any failure to so notify Inspector and allow inspection is a material breach of this Agreement.

**ENVIRONMENTAL CONDITIONS:** Client agrees what is being contracted for is a building inspection and not an environmental evaluation. The inspection is not intended to detect, identify, or disclose any health or environmental conditions regarding this building or property, including, but not limited to: the presence of asbestos, radon, lead, urea-formaldehyde, fungi, molds, mildew, PCBs, or other toxic, reactive, combustible, or corrosive contaminants, materials, or substances in the water, air, soil, or building materials. The Inspector is not liable for injury, health risks, or damage caused or contributed to by these conditions.

**GENERAL PROVISIONS:** The written report is not a substitute for any transferor's or agent's disclosure that may be required by law, or a substitute for Client's independent duty to reasonably evaluate the property prior to the close of the transaction. This inspection Agreement, the real estate inspection, and the written report do not constitute a home warranty, guarantee, or insurance policy of any kind whatsoever.

No legal action or proceeding of any kind, including those sounding in tort or contract, can be commenced against Inspector/Inspection Company or its officers, agents, or employees more than one year from the date Client discovers, or through the exercise of reasonable diligence should have discovered, the cause of action. In no event shall the time for commencement of a legal action or proceeding exceed two years from the date of the subject inspection. **THIS TIME PERIOD IS SHORTER THAN OTHERWISE PROVIDED BY LAW.**

This Agreement shall be binding upon and inure to the benefit of the parties hereto and their heirs, successors, and assigns.

This Agreement constitutes the entire integrated agreement between the parties hereto pertaining to the subject matter hereof and may be modified only by a written agreement signed by all of the parties hereto. No oral agreements, understandings, or representations shall change, modify, or amend any part of this Agreement.

Each party signing this Agreement warrants and represents that he/she has the full capacity and authority to execute this Agreement on behalf of the named party. If this Agreement is executed on behalf of Client by any third party, the person executing this Agreement expressly represents to Inspector that he/she has the full and complete authority to execute this Agreement on Client's behalf and to fully and completely bind Client to all of the terms, conditions, limitations, exceptions, and exclusions of this Agreement.

**SEVERABILITY:** Should any provision of this Agreement be held by a court of competent jurisdiction to be either invalid or unenforceable, the remaining provisions of this Agreement shall remain in full force and effect, unimpaired by the court's holding.

**MEDIATION:** The parties to this Agreement agree to attend, in good faith, mediation with a retired judge or lawyer with at least 5 years of mediation experience before any lawsuit is filed. All notices of mediation must be served in writing by return receipt requested allowing 30 days for response. If no response is forthcoming the moving party may then demand binding arbitration under the terms and provisions set forth below.

**ARBITRATION:** Any dispute concerning the interpretation or enforcement of this Agreement, the inspection, the inspection report, or any other dispute arising out of this relationship, shall be resolved between the parties by binding arbitration conducted in accordance with California Law, except that the parties shall select an arbitrator who is familiar with the real estate profession. The parties agree that they shall be entitled to discovery procedures within the discretion of the arbitrator. The arbitrator shall manage and hear the case applying the laws of the State of California to all issues submitted in the arbitration proceeding. The award of the arbitrator shall be final, and a judgment may be entered on it by any court having jurisdiction. Any disputes are to be arbitrated by: Judicial Arbitration and Mediation Service (JAMS®)

Client acknowledges having read and understood all the terms, conditions, and limitations of this Agreement and voluntarily agrees to be bound thereby and to pay the fee(s) listed here.

Inspection Fee: \$0.00

Client: Jim Smith Date: 11/28/2005

Inspector: Daniel A. C. Date: 11/28/2005

## Part I. Definitions and Scope

These Standards of Practice provide guidelines for a *real estate inspection* and define certain terms relating to these *inspections*. Italicized words in these Standards are defined in Part IV, Glossary of Terms.

- A. A *real estate inspection* is a survey and basic *operation* of the *systems* and *components* of a *building* which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may result in damage to the property or personal injury to the *Inspector*. The purpose of the *inspection* is to provide the client with information regarding the general *condition* of the *building(s)*. cosmetic and aesthetic *conditions* shall not be considered.
- B. A *real estate inspection* report provides written documentation of material defects discovered in the *inspected building's* *systems* and *components* which, in the opinion of the *Inspector*, are *safety hazards*, are not *functioning* properly, or appear to be at the ends of their service lives. The report may include the *Inspector's* recommendations for correction or further evaluation.
- C. *Inspections* performed in accordance with these Standards of Practice are not *technically exhaustive* and shall apply to the *primary building* and its associated *primary parking structure*.

## Part II. Standards of Practice

A *real estate inspection* includes the *readily accessible systems* and *components* or a *representative number* of multiple similar *components* listed in Sections 1 through 9 subject to the limitations, exceptions, and exclusions in Part III. Section 1 – Foundation, Basement, and Under Floor Areas

- A. Items to be *inspected*:
  1. Foundation *system*
  2. Floor framing *system*
  3. Under-Floor ventilation
  4. Foundation anchoring and cripple wall bracing
  5. Wood separation from soil
  6. Insulation
- B. The *Inspector* is not required to:
  1. *Determine* size, spacing, location, or adequacy of foundation bolting/bracing *components* or reinforcing *systems*.
  2. *Determine* the composition or energy rating of insulation materials.

### Section 2 – Exterior

- A. Items to be *inspected*:
  1. Surface grade directly adjacent to the *buildings*.
  2. Doors and windows.
  3. Attached decks, porches, patios, enclosures, balconies, and stairways.
  4. Wall cladding and trim.
  5. Portions of walkways and driveways that are adjacent to the *buildings*.
- B. The *Inspector* is not required to:
  1. *Inspect* door or window screens, shutters, awnings, or security bars.
  2. *Inspect* fences or gates or *operate* automated door or gate openers or their safety *devices*.
  3. Use a ladder to *inspect systems* or *components*.

### Section 3 – Roof Covering

- A. Items to be *inspected*:
  1. Covering
  2. Drainage
  3. Flashings
  4. Penetrations
  5. Skylights
- B. The *Inspector* is not required to:
  1. Walk on the roof surface if in the opinion of the *Inspector* there is risk of damage or a *hazard* to the *Inspector*.
  2. Warrant or certify that roof *systems*, coverings, or *components* are free from leakage.

### Section 4 – Attic Areas and Roof Framing

- A. Items to be *inspected*:
  1. Framing
  2. Ventilation
  3. Insulation
- B. The *Inspector* is not required to:
  1. *Inspect* mechanical attic ventilation *systems* or *components*.
  2. Determine the composition or energy rating of insulation materials.

### Section 5 – Plumbing

- A. Items to be *inspected*:
  1. Water supply piping.
  2. Drain, waste, and vent piping.
  3. Faucets and *fixture*
  4. Fuel Gas piping.
  5. Water heaters.
  6. *Functional flow* and *functional drainage*.
- B. The *Inspector* is not required to:
  1. Fill any *fixture* with water, *inspect* overflow drains or drain-stops, or evaluate backflow *devices* or drain line cleanouts.
  2. *Inspect* or evaluate water temperature balancing *devices*, temperature fluctuation, time to obtain hot water, water circulation, or solar heating *systems* or *components*.
  3. *Inspect* whirlpool baths, steam showers, or sauna *systems* or *components*.
  4. *Inspect* fuel tanks or *determine* if the fuel gas *system* is free of leaks.
  5. *Inspect* wells or water treatment *systems*.

### Section 6 – Electrical

- A. Items to be *inspected*:
1. Service equipment.
  2. Electrical panels.
  3. Circuit wiring.
  4. Switches, receptacles, outlets, and lighting *fixtures*.
1. The *Inspector* is not required to:
2. Operate circuit breakers or circuit interrupters.
  3. Remove cover plates.
  4. Inspect private or emergency electrical supply *systems* or *components*.

#### Section 7 – Heating and Cooling

- A. Items to be *inspected*:
1. Heating equipment.
  2. Central cooling equipment.
  3. Energy source and connections.
  4. Combustion air and exhaust vent *systems*.
  5. Condensate drainage.
  6. Conditioned air distribution *systems*.
- B. The *Inspector* is not required to:
1. *Inspect* heat exchangers or electric heating elements.
  2. *Inspect* non-central air conditioning units or evaporative coolers.
  3. *Inspect* radiant, solar, hydronic, or geothermal *systems* or *components*.
  4. Determine volume, uniformity, temperature, airflow, balance, or leakage of any air distribution *system*.
  5. *Inspect* electronic air filtering or humidity control *systems* or *components*.

#### Section 8 – Fireplaces and Chimneys

- A. Items to be *inspected*:
1. Chimney exterior.
  2. Spark arrestor.
  3. Firebox.
  4. Damper.
  5. Hearth extension.
- B. The *Inspector* is not required to:
1. *Inspect* chimney interiors.
  2. *Inspect* fireplace inserts, seals, or gaskets.
  3. *Operate* any fireplace or *determine* if a fireplace can be safely used.

#### Section 9 – Building Interior

- A. Items to be *inspected*:
1. Walls, ceilings, and floors.
  2. Doors and windows.
  3. Stairways, handrails, and guardrails.
  4. *Permanently installed* cabinets.
  5. *Permanently installed* cook-tops, mechanical range vents, ovens, dishwashers, and food waste disposers.
  6. Absence of smoke alarms.
  7. Vehicle doors and openers.
- B. The *Inspector* is not required to:
1. *Inspect* window, door, or floor coverings.
  2. *Determine* whether a *building* is secure from unauthorized entry.
  3. *Operate* or test smoke alarms or vehicle door safety *devices*.
  4. Use a ladder to *inspect systems* or *components*.

### Part III. Limitations, Exceptions, and Exclusions

- A. The following are excluded from a *real estate inspections*:
1. *Systems* or *components* of a *building*, or portions thereof, which are not *readily accessible*, not *permanently installed*, or not *inspected* due to circumstances beyond the control of the *Inspector* or which the Client has agreed or specified are not to be *inspected*.
  2. Site improvements or amenities, including, but not limited to; accessory buildings, fences, planters, landscaping, irrigation, swimming pools, spas, ponds, waterfalls, fountains or their *components* or accessories.
  3. Auxiliary features of *appliances* beyond the *appliances* basic *function*.
  4. *Systems* or *components*, or portions thereof, which are under ground, under water, or where the *Inspector* must come into contact with water.
  5. Common areas as defined in California Civil Code section 1351, et seq., and any dwelling unit *systems* or *components* located in common areas.
  6. *Determining* compliance with manufacturers' installation guidelines or specifications, building codes, accessibility standards, conservation or energy standards, regulations, ordinances, covenants, or other restrictions.
  7. *Determining* adequacy, efficiency, suitability, quality, age, or remaining life of any *building*, *system*, or *component*, or marketability or advisability of purchase.
  8. Structural, architectural, geological, environmental, hydrological, land surveying, or soils-related examinations.
  9. Acoustical or other nuisance characteristics of any *system* or *component* of a *building*, complex, adjoining property, or neighborhood.
  10. Conditions related to animals, insects, or other organisms, including fungus and mold, and any hazardous, illegal, or controlled substance, or the damage or health risks arising there from.
  11. Risks associated with events or conditions of nature including, but not limited to; geological, seismic, wildfire, and flood.
  12. Water testing any *building*, *system*, or *component* or *determine* leakage in shower pans, pools, spas, or any body of water.
  13. *Determining* the integrity of hermetic seals at multi-pane glazing.
  14. Differentiating between original construction or subsequent additions or modifications.
  15. Reviewing information from any third-party, including but not limited to; product defects, recalls, or similar notices.
  16. Specifying repairs/replacement procedures or estimating cost to correct.
  17. Communication, computer, security, or low-voltage *systems* and remote, timer, sensor, or similarly controlled *systems* or *components*.
  18. Fire extinguishing and suppression *systems* and *components* or *determining* fire resistive qualities of materials or assemblies.
  19. Elevators, lifts, and dumbwaiters.
  20. Lighting pilot lights or activating or *operating* any *system*, *component*, or *appliance* that is *shut down* unsafe to *operate*, or does not respond to *normal user controls*.
  21. *Operating* shutoff valves or *shutting down* any *system* or *component*.
  22. Dismantling any *system* structure, or *component* or removing access panels other than those provided for homeowner maintenance.
- B. The *Inspector* may, at his or her discretion:
1. *Inspect* any *building*, *system*, *component*, *appliance*, or improvement not included or otherwise excluded by these Standards of Practice. Any such *inspection* shall comply with all other provisions of these Standards.
  2. Include photographs in the written report or take photographs for *Inspector's* reference without inclusion in the written report. Photographs may not be used in lieu of written documentation.

### Part IV. Glossary of Terms

\*Note: All definitions apply to derivatives of these terms when italicized in the text.

Appliance: An item such as an oven, dishwasher, heater, etc. which performs a specific *function*.

Building: The subject of the *inspection* and its *primary parking structure*.

Component: A part of a *system*, *appliance*, *fixture*, or *device*.

Condition: Conspicuous state of being.

Determine: Arrive at an opinion or conclusion pursuant to a *real estate inspection*.

Device: A *component* designed to perform a particular task or *function*.

Fixture: A plumbing or electrical *component* with a fixed position and *function*.

Function: The normal and characteristic purpose or action of a *system*, *component*, or *device*.

Functional Drainage: The ability to empty a plumbing *fixture* in a reasonable time.

Functional Flow: The flow of the water supply at the highest and farthest *fixture* from the *building supply* shutoff valve when another *fixture* is used simultaneously.

Inspect: Refer to Par I, "Definition and Scope", Paragraph A.

Inspector: One who performs a *real estate inspection*.

Normal User Control: Switch or other *device* that activates a *system* or *component* and is provided for use by an occupant of a *building*.

Operate: Cause a *system*, *appliance*, *fixture* or *device* to *function* using *normal user controls*.

Permanently Installed: Fixed in place, e.g. screwed, bolted, nailed, or glued.

Primary Building: A *building* that an *Inspector* has agreed to *inspect*.

Primary Parking Structure: A *building* for the purpose of vehicle storage associated with the *primary building*.

Readily Accessible: Can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may harm persons or property.

Real Estate Inspection: Refer to Part I, "Definitions and Scope", Paragraph A.

Representative Number: Example, an average of one *component* per area for multiple similar *components* such as windows, doors, and electrical outlets.

Safety Hazard: A *condition* that could result in significant physical injury.

Shut Down: disconnected or turned off in a way so as not to respond to *normal user controls*.

System: An assemblage of various *components* designed to *function* as a whole.

Technically Exhaustive: Examination beyond the scope of a *real estate inspection*, which may require disassembly, specialized knowledge, special equipment, measuring, calculating, quantifying, testing, exploratory probing, research, or analysis.

Online Consumer & Business Conservation Rebate Database: [www.consumerenergycenter.org](http://www.consumerenergycenter.org)

California Department of Consumer Affairs: [www.dca.ca.gov/enenergy-challenge.htm](http://www.dca.ca.gov/enenergy-challenge.htm)

## Utility Bill, Rebates, and Other Assistance

California Energy Commission, 1-800-722-3300 or online at [www.consumerenergycenter.org](http://www.consumerenergycenter.org) for information on utility bill assistance programs.

The Community Energy Center database is a great search site for nearly any public and private conservation or efficiency rebate and/or reduction program in California and gives specific details and contact information – go to the following website at [www.consumerenergycenter.org/rebate/index.php](http://www.consumerenergycenter.org/rebate/index.php)

California Public Utilities Commission Consumer Affairs Branch, 1-800-649-7570 or online at [www.cpuc.ca.gov](http://www.cpuc.ca.gov) for assistance with making payment arrangements, information on baseline and other optional rates, and information on bill assistance programs.

## Local utility companies (a partial list)

PGE – 1-800-743-5000

Edison – 1-800-655-4555

San Diego - Gas and Electric 1-800-411-7343

## Help for low-income residents

California Department of Community Services & Development at 1-800-433-4327 or online at [www.csd.ca.gov/lihap.htm](http://www.csd.ca.gov/lihap.htm) for information on the low income home energy assistance program (LIHEAP)

Care or the California Energy Alternative Rates discount program provides a 15% supplemental discount off utility bills for low-income consumers. The program is administered by the California Public Utilities Commission, but consumers must submit an application through one of four local utilities. Master Applications are attached as part of this kit.

PGE – 1-800-743-5000

Edison – 1-800-655-4555

San Diego - Gas and Electric 1-800-411-7343

## Seniors and Special Needs

Medical baseline emergencies: Utility companies must make special provisions for people of all ages and income levels on life-support equipment or with certain medical conditions. If a loss of electricity could be a threat to their lives, they should, contact their electrical utility to apply for the Medical Baseline program for the number of their local utility, contract Flex Your Power for a referral at 1-866-968-7797. The program provides a variety of benefits, including a larger allotment for low-cost baseline electricity and advance notification of rotating outages.

Seniors and special needs resource A flier Consumer Tips for Energy Emergencies with information for seniors and people with special medical conditions, who are especially vulnerable to heat, electricity outages and higher electricity bills is available online at [www.dca.ca.gov/energy\\_emergency\\_tips.pdf](http://www.dca.ca.gov/energy_emergency_tips.pdf) and attached to this help package. As with the text of all informational materials on this website, the flier may be downloaded and reproduced, provided that the meaning is not changed or misrepresented, credit is given to the department of consumer affairs, and all copies are distributed free of charge.

# Property Analysis Report

DSC Inspections  
75 W. Nuevo Rd Ste E # 103, Perris, CA 92571

Date / Time: 11/28/2005 10:00 A.M. Weather Conditions: Sunny ° Fahrenheit

## Property:

- Occupied  Vacant  
 Partly Occupied  Utilities Off  
 New Construction  Electricity On  
 Electricity Off  Gas On  
 Gas Off  Water On  
 Water Off

## Present at inspection:

- Owner  Buyer's Agent  Buyer  Seller's Agent  
 Tenant  Builder's Representative

## Property Type:

- Residential  
 Commercial  
 Apartment Building  
 Manufactured Home

## Property Style:

- One Story  Two Story  
 Three Story  Split Foyer / Level  
 Contemporary  Duplex / Multiplex  
 Townhouse  Condominium  
 Historic  Modular

## Property Location:

- Inland  
 Waterfront

## SUMMARY OF INSPECTION

The inspection resulted in the following summarized items (the locations are listed as viewed from the street facing the property):

- It is important to read this report in its entirety to fully understand all information obtained.
- A non-invasive, limited visual inspection of the above mentioned property was performed, at clients request. Enclosed is our written report based on that inspection.
- Any statements made in the body of the inspection report pertaining to right, left, front or rear are referenced to viewing from the street and facing the dwelling.
- Photographs, when used are simply a tool to convey our findings, they are not intended to enhance those finds or diminish any finding not photographed. Client is advised to thoroughly read the complete report as not all conditions reported will be represented by a photograph.
- There are several broken roof tiles that need to be replaced. Broken roof tiles allow excess water onto the felt underlayment, which can prematurely deteriorate the felt underlayment. Recommend a licensed roofing contractor evaluate conditions noted. (See Figure #1) (See Figure #2) (See Figure #3)
- The plastic roof cement around the pipe collars is cracked and the collars should be resealed. Recommend a licensed roofing contractor evaluate conditions noted.
- There are various areas where the roof tiles are not completely overlaying and could allow excess water onto the felt underlayment. Recommend roofing contractor evaluate conditions noted.
- The valley metal above the left dormer was not extended properly upon original installation and is diverting water onto the felt underlayment. The roof tile is also over exposed below the valley and was never fastened. Recommend roofing contractor evaluate conditions noted.
- Spliced, taped, and unprotected Romex wiring connections without conjunction box noted in the attic above the garage. For safety, recommend evaluation by a licensed electrical contractor. (See Figure #4)
- There are several over stuffed electrical junction boxes in attic above garage. For safety, recommend evaluation by a licensed electrical contractor. (See Figure #5) (See Figure #6)
- Damaged window lock noted on master bathroom window. Recommend repair for security.
- Open conjunction box noted inside garage. For safety, recommend installing cover. (See Figure #7)
- Cosmetic considerations are not within the scope of this report, since all properties have some degree of wear. There may be many items that even the most thorough inspection cannot reveal, which you may consider significant to ownership. Furthermore, owning any building involves some risk and while we can give an excellent overview of the property, we cannot inspect what we cannot see.

- Important notice to third parties or other purchasers: Receipt of this report by any purchasers of this property other than the above listed party(s) is not authorized by DSC Inspections, LLC. This report is prepared for the sole and exclusive use for the client listed above in accordance with our written agreement and is subject to the terms and conditions agreed upon. This report is a work product and is copyrighted by DSC Inspections, LLC as of the date of this report. Duplication by any means whatsoever is prohibited without prior written permission and authorization from DSC Inspections, LLC. Unauthorized duplication of, use of or reliance on this report has the effect of all parties agreeing to hold harmless, individually, jointly, and/or otherwise, the inspector, the Company, their successors and assigns. The inspector strongly advises against any reliance on this report. We recommend that you obtain a qualified professional inspector to provide you with your own inspection report on this property.
- KEY TO THE INSPECTION REPORT in using your report, the following definitions may be helpful: Satisfactory items noted at time of inspection were accessible and found to be in working order/serviceable condition (excluding cosmetic consideration and normal wear). It does not imply that the system and/or component was in perfect or like new condition or that it would meet every individuals interpretation of an acceptable state. N/A or None = The item does not apply to this property or none present. Not operating= System did not respond to attempted testing at time of inspection. Items not permanently affixed and/ or hard wired to home, such as track lighting attached to ceiling using receptacle plug for power source, is considered personal or portable property, and are not included in this report.
- 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 this reports contents. If you were not present during this inspection, please call the office to arrange for your verbal consultation.
- NOTE: The client is strongly advised to further investigate or contract with appropriate persons to further investigate any and/all conditions/items in the inspection report not listed as Operating, or are Not Operating, beyond the scope of a CREIA inspection or which may have been disclosed by others or which you may be concerned about before the close of escrow or sooner if your residential purchase agreement has a time limit.
- This report will give you information about the overall condition of this property. Our inspectors follow the standards set forth by the California Real Estate Inspection Association (CREIA), a copy of which is available upon request or online at [www.creia.org/lawsstandards](http://www.creia.org/lawsstandards). We will examine the readily accessible areas and systems of the home.
- We advise clients to obtain owners manual and warranties for all equipment/appliances installed in the dwelling.
- We advise having all exterior doors locks rekeyed and the garage opener if present reprogrammed after taking possession of the home for security reasons.
- We cannot make repairs nor refer contractors for repairs or maintenance on items, which our report mentions, since we abide by the Standards of Practice and Code of Ethics of CREIA.
- We do not move furniture, stored personal effects or dismantle any part of the home in the course of our inspection. We do not do an exhaustive technical evaluation of the property; such an inspection is available for an additional fee. Your attention is directed to the INSPECTION AGREEMENT, a copy of which is attached; this letter makes it a part of the inspection report. It more specifically delineates the scope of the inspection and the limit of liability of DSC Inspections, LLC in performing this inspection. Please be sure to read and understand the scope of our inspection.
- We realize that you had a number of companies to choose from to perform this service, and you chose us! DSC Inspections, LLC staff thank you for selecting our company for your home inspection needs. If you have any questions, please call us at 1-800-296-1009.

Figure Number 1



Figure Number 2



Figure Number 3



Figure Number 4

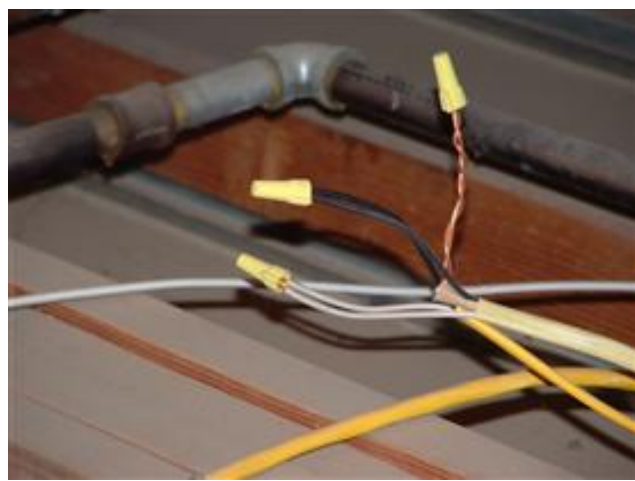


Figure Number 5



Figure Number 6



Figure Number 7

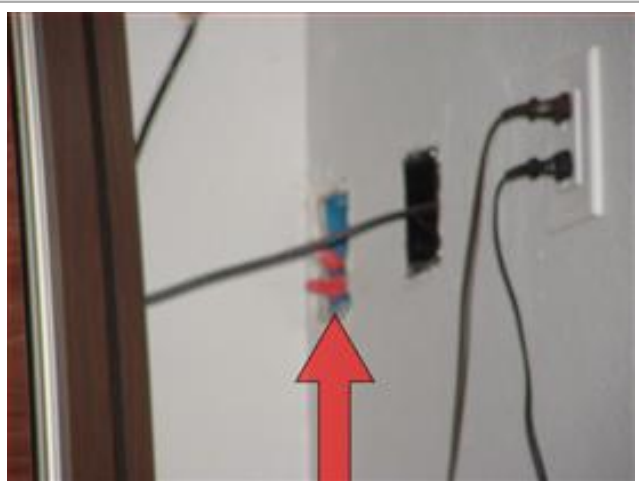


Figure Number 8



Figure Number 9

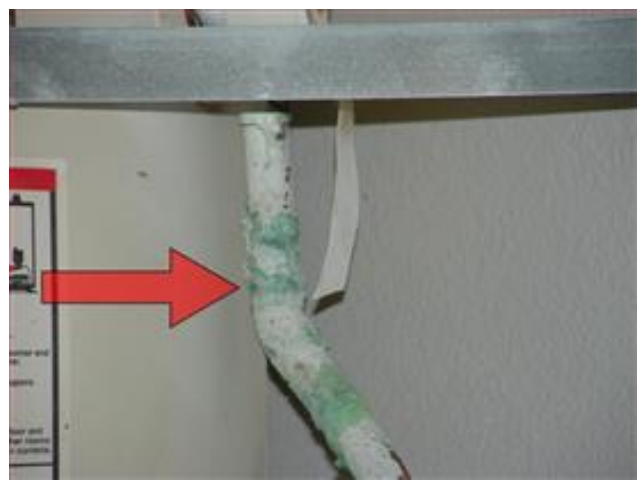


Figure Number 10



## Exterior

Exterior Doors	<input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> See Remarks
Windows and Skylights	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> See Remarks
Exterior Wall Covering	<p>Location*</p> <p>Front: Brick Veneer &amp; Stucco <input checked="" type="checkbox"/> Satisfactory</p> <p>Left: Stucco <input checked="" type="checkbox"/> Satisfactory</p> <p>Right: Stucco <input checked="" type="checkbox"/> Satisfactory</p> <p>Rear: Stucco <input checked="" type="checkbox"/> Satisfactory</p> <p><input checked="" type="checkbox"/> No Cracks Found <input type="checkbox"/> Common Cracks <input type="checkbox"/> Major Cracks</p> <p>*Location of exterior walls as viewed from the street towards the property</p>
Exterior Trim	<input checked="" type="checkbox"/> Wood <input type="checkbox"/> Metal <input type="checkbox"/> Stucco <input checked="" type="checkbox"/> Satisfactory
Chimney	<input checked="" type="checkbox"/> Brick <input type="checkbox"/> Metal <input type="checkbox"/> Block <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A Spark Screen: <input checked="" type="checkbox"/> Present <input type="checkbox"/> Not Present
Garage	<input checked="" type="checkbox"/> Garage <input type="checkbox"/> Carport <input checked="" type="checkbox"/> Attached <input type="checkbox"/> Detached <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Satisfactory Door Operator: <input checked="" type="checkbox"/> Operating <input type="checkbox"/> Not Operating <input checked="" type="checkbox"/> Safety Reverse <input type="checkbox"/> N/A
Remarks	<ul style="list-style-type: none"> <li>● EXTERIOR DOORS =====</li> <li>● Unable to determine if safety glass is present on sliding glass doors from family room to patio and at the master bedroom to rear yard.</li> <li>● EXTERIOR WALL COVERING =====</li> <li>● The inspection of the exterior and immediate surrounding areas is limited to visible and readily accessible areas. Areas hidden from view by vegetation, at below grade level and/or behind walls or stored items can not be judged and are not part of inspection, taking into account typical wear of the properties age and type (excluding cosmetic considerations). Moisture intrusion through cracks or openings in the exterior siding, trim, windows and doors is a source of moisture damage and deterioration. We recommend sealing of cracks and openings in and between the exterior siding and trim materials, especially around doors and windows. Routine maintenance and painting may extend the service life and minimize deterioration of the exterior surfaces.</li> <li>● GARAGE=====</li> </ul>

## Roof

Roof Covering Type	<input checked="" type="checkbox"/> Concrete Tile <input type="checkbox"/> Clay Tile <input type="checkbox"/> Asphalt Composition <input type="checkbox"/> Rolled Asphalt <input type="checkbox"/> Satisfactory <input type="checkbox"/> Wood Shingles <input type="checkbox"/> Built Up How Observed: Binoculars & Walked on Roof <input type="checkbox"/> Unable to fully view entire roof due to unsafe access or possible damage to the roofing
Roof Leaks	<input type="checkbox"/> Some Signs <input checked="" type="checkbox"/> Extensive <input type="checkbox"/> None Observed
Cracked/Broken/Missing Tiles	<input type="checkbox"/> Some Signs <input checked="" type="checkbox"/> Extensive <input type="checkbox"/> None Observed <input type="checkbox"/> N/A
Flashing, Soffits and Fascias	<input type="checkbox"/> Aluminum <input checked="" type="checkbox"/> Galvanized <input type="checkbox"/> Vinyl <input type="checkbox"/> Mineral <input type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
Gutters, Downspouts and Scuppers	<input type="checkbox"/> Aluminum <input type="checkbox"/> Galvanized <input type="checkbox"/> Vinyl <input type="checkbox"/> Plastic <input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> N/A
Remarks	<ul style="list-style-type: none"> <li>● POSSIBLE ROOF LEAKS =====</li> <li>● There are several broken roof tiles that need to be replaced. Broken roof tiles allow excess water onto the felt underlayment, which can prematurely deteriorate the felt underlayment. Recommend a licensed roofing contractor evaluate conditions noted. (See Figure #1) (See Figure #2) (See Figure #3)</li> <li>● There are various areas where the roof tiles are not completely overlaying and could allow excess water onto the felt underlayment. Recommend roofing contractor evaluate conditions noted.</li> <li>● FLASHING REMARKS =====</li> <li>● The plastic roof cement around the pipe collars is cracked and the collars should be resealed. Recommend a licensed roofing contractor evaluate conditions noted.</li> <li>● The valley metal above the left dormer was not extended properly upon original installation and is diverting water onto the felt underlayment. The roof tile is also over exposed below the valley and was never fastened. Recommend roofing contractor evaluate conditions noted.</li> <li>● There is no drip edge metal installed with this roof, which is recommended, but not required when this roof system was installed.</li> <li>● MISCELLANEOUS =====</li> <li>● Corners of various roof tiles have been broken which is common with this profile of roof tile and is considered cosmetic damage providing that the water channel of the adjoining roof tile is in tact and functional.</li> <li>● Notice: This report is an opinion of the general quality and condition of the roofing. The inspector cannot, and does not, offer an opinion or warranty as to whether the roof has leaked in the past, leaks now, or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. Determining the presence of asbestos or other hazardous materials is beyond the scope of this inspection. Roofs, skylights and flashings are not water tested for leaks. Notice: Tenting a home for fumigation may cause damage to roofs. Recommend reinspection for damage after tenting is completed.</li> <li>● GUTTERS AND DOWNSPOUTS =====</li> <li>● Gutters &amp; Downspouts - Currently this home has no gutter or downspouts. Recommend enhancement by adding gutters and downspouts to lead water away from the house foundation.</li> <li>● See Summary Remarks</li> </ul>

## Grounds 1

Grading	General Grading: <input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> See Remarks
Sidewalk and Walkway	<input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Brick <input type="checkbox"/> Common Cracks <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
Driveway	<input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Asphalt <input type="checkbox"/> Common Cracks <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
Sprinkler System	<input checked="" type="checkbox"/> Operating <input type="checkbox"/> Not Operating <input checked="" type="checkbox"/> Random Testing <input type="checkbox"/> Not Tested <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A Type: <input type="checkbox"/> Manual <input checked="" type="checkbox"/> Automatic Location: <input checked="" type="checkbox"/> Front <input type="checkbox"/> Rear
Trees and Shrubs	<input checked="" type="checkbox"/> Monitor tree limbs/vines near roof edge to extend roof life <input type="checkbox"/> Satisfactory <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Vegetation close to exterior surface blocking full view
Remarks	<ul style="list-style-type: none"> <li>● Recommend removing soil four inches below top of foundation at front, right and rear exterior walls.</li> </ul>

## Grounds 2

Fencing	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A <input type="checkbox"/> Block <input checked="" type="checkbox"/> Wood <input type="checkbox"/> Metal <input type="checkbox"/> Stucco Facing <input type="checkbox"/> Concrete Interlock
Front Porch	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A Floor: <input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Wood
Rear Yard Patio	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A Floor: <input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Wood <input type="checkbox"/> Brick <input type="checkbox"/> Stone Cover: <input type="checkbox"/> Open Design <input type="checkbox"/> Enclosed <input checked="" type="checkbox"/> Covered Roof Barbeque: <input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane <input type="checkbox"/> Fired <input type="checkbox"/> Not Fired
	<input type="checkbox"/> Adjust or modify sprinklers to avoid wetting the house   Location: Front Exterior Wall <input type="checkbox"/> Wood to earth contact noted   Location:
Remarks	n/a

## Electrical

Service Entrance Cable	Capacity: 125 amps <input checked="" type="checkbox"/> 120 Volts <input checked="" type="checkbox"/> 240 Volts <input checked="" type="checkbox"/> Satisfactory Service Line Entrance: <input type="checkbox"/> Overhead <input checked="" type="checkbox"/> Underground Conductor Material: <input type="checkbox"/> Aluminum <input type="checkbox"/> Copper <input type="checkbox"/> Stranded Aluminum <input checked="" type="checkbox"/> Not Visible
Service Grounding	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> See Remarks
Service Disconnect	Location of the main service disconnect: Electric Panel
Electrical Panel Boxes	Location: Left Exterior Garage Wall <input checked="" type="checkbox"/> Grounded <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Fuses <input checked="" type="checkbox"/> Circuit Breakers <input type="checkbox"/> Subpanel Location: N/A Capacity of main current disconnect: 100 amps
Circuit and Conductors	Wiring: <input checked="" type="checkbox"/> Copper <input type="checkbox"/> Aluminum <input type="checkbox"/> Stranded Aluminum <input type="checkbox"/> Satisfactory GFCI: <input checked="" type="checkbox"/> Exterior <input checked="" type="checkbox"/> Garage <input checked="" type="checkbox"/> Kitchen <input checked="" type="checkbox"/> Bathroom(s) <input type="checkbox"/> Basement <input type="checkbox"/> N/A AFCI: <input type="checkbox"/> Operating <input type="checkbox"/> Breaker does not trip when tested <input type="checkbox"/> N/A
Outlets, Fixtures, and Switches	<input checked="" type="checkbox"/> Random Testing <input type="checkbox"/> Reverse Polarity <input type="checkbox"/> Open Ground <input type="checkbox"/> Satisfactory <input type="checkbox"/> Personal belongings prevent testing of all outlets and switches
Smoke Detector	<input checked="" type="checkbox"/> Operating <input type="checkbox"/> Not Operating <input type="checkbox"/> Inaccessible <input type="checkbox"/> N/A
Carbon Monoxide Detector	<input checked="" type="checkbox"/> Operating <input type="checkbox"/> Not Operating <input type="checkbox"/> Inaccessible <input type="checkbox"/> N/A
Remarks	<ul style="list-style-type: none"> <li>● MAIN ELECTRICAL PANEL =====</li> <li>● The circuit breakers inside electrical panel are labeled. The inspector did not confirm accuracy of labels.</li> <li>● DETECTORS =====</li> <li>● Smoke detectors were tested by pushing the test button only to confirm horn does sound off when tested.</li> <li>● Noted: The heater is located inside the house and for safety, recommend installation of carbon monoxide detector over the heater closet door.</li> <li>● GFCI =====</li> <li>● The GFCI (Ground Fault Circuit Interrupter) reset breaker for both bathroom electrical outlets is located in the garage.</li> <li>● WIRING CONDITIONS =====</li> <li>● Spliced, taped, and unprotected Romex wiring connections without conjunction box noted in the attic above the garage. For safety, recommend evaluation by a licensed electrical contractor. (See Figure #4)</li> <li>● There are several over stuffed electrical junction boxes in attic above garage. For safety, recommend evaluation by a licensed electrical contractor. (See Figure #5) (See Figure #6)</li> <li>● Open conjunction box noted inside garage. For safety, recommend installing cover. (See Figure #7)</li> <li>● See Summary Remarks</li> </ul>

## Plumbing

Water Service	<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private <input type="checkbox"/> Satisfactory
Entrance Pipe	<input checked="" type="checkbox"/> Copper <input type="checkbox"/> Galvanized <input type="checkbox"/> Brass <input type="checkbox"/> Plastic <input type="checkbox"/> PVC <input type="checkbox"/> Unknown
Shut Off Devices	The location of main water supply shutoff device: Water Meter The location of main gas supply shutoff device: Left Exterior Wall
Pipes	<input checked="" type="checkbox"/> Copper <input type="checkbox"/> Galvanized <input type="checkbox"/> Plastic <input type="checkbox"/> Polybutylene <span style="float: right;"><input checked="" type="checkbox"/> Satisfactory</span> Water Pressure: 70 psi <span style="margin-left: 100px;"><input type="checkbox"/> Tested at Interior</span> <input checked="" type="checkbox"/> Tested at Exterior <input checked="" type="checkbox"/> Satisfactory Leaks: <input type="checkbox"/> Leaks Observed <input type="checkbox"/> None Observed Hosebibs: <input checked="" type="checkbox"/> Operating <input type="checkbox"/> Not Operating <input type="checkbox"/> Not Tested
Drain / Waste / Vent Pipes	<input checked="" type="checkbox"/> Plastic <input type="checkbox"/> Copper <input type="checkbox"/> Galvanized <input type="checkbox"/> Lead <input type="checkbox"/> Cast Iron <input type="checkbox"/> Slow Drain <input type="checkbox"/> Leaks <input checked="" type="checkbox"/> None Observed Waste Disposal: <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private Septic System
Water Heater	Location: Garage Capacity: 50 gallon <span style="float: right;"><input type="checkbox"/> Satisfactory</span> Make: A O Smith Age: 10 years S/N: E98711160 <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Electric <input checked="" type="checkbox"/> Relief Valve <input checked="" type="checkbox"/> Extension
Laundry Plumbing	Type of energy supply for Dryer: <input checked="" type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric (110V) <input type="checkbox"/> Electric (220V) <input checked="" type="checkbox"/> Did Not Inspect
Remarks	<ul style="list-style-type: none"> <li>No anti-siphon device noted on front exterior hose bibs. Anti-siphon devices prevent any contaminated water from being siphoned back into the house supply. These devices are easily installed. For safety, recommend installing ant-siphon device on hose bib.</li> <li>WATER HEATER =====</li> <li>Rust noted on water heater housing. No active leaks noted. Rust is a early sign that is 10 year old hot water heater is at its end of life. (See Figure #8)</li> <li>Noted: The extension pipe for the pressure relief on the water heater shows signs of a previous water leak. No leak found during inspection. (See Figure #9)</li> </ul>



## Cooling

Cooling System	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Central Air <input type="checkbox"/> Room Units <input type="checkbox"/> Heatpump <input type="checkbox"/> Evaporate Cooler <input type="checkbox"/> Electric Compressor <input checked="" type="checkbox"/> Ductwork
Cooling Unit #1	Capacity: 3 1/2 ton      Make: Rheem    S/N: 4220F38897683 <input checked="" type="checkbox"/> Tested <input type="checkbox"/> Not Tested Temperature Differential: No 1: 0-4      No 2: 4-8 (Temperature differential measured from register to return)
Remarks	<ul style="list-style-type: none"><li>• Normal Controls - Systems are tested using normal homeowner operating controls. If pilots or circuit breakers are off at the time of the inspection, the inspector will not ignite or activate the system. You can contact the utility provider for evaluation of the heating system.</li></ul>

## Master Bathroom

Built in Tub       Tub/Shower       Stall Shower       Spa Tub       Urinal  
 Toilet       Sink       Vanity       Window       Fan       Bidet  
Shower Wall Covering: Tile       Steam Unit  
Floor: Tile       Spa Tub/Shower  
 Separations noted in grout in the bathroom tub/shower. Recommend maintenance to ensure water tightness.  
Leaks:  Some Signs       None Observed

### Remarks

- A bacterial type substance noted in spa tub after operating spa jets. Recommend cleaning/flushing for safety.

## Hall Bathroom

Built in Tub       Tub/Shower       Stall Shower       Spa Tub       Urinal  
 Toilet       Sink       Vanity       Window       Fan       Bidet  
Shower Wall Covering: Tile       Steam Unit  
Floor: Tile       Spa Tub/Shower  
 Separations noted in grout in the bathroom tub/shower. Recommend maintenance to ensure water tightness.  
Leaks:  Some Signs     None Observed

Remarks

- Unable to determine if glass shower doors are safety glass in hall bathroom.

## Kitchen

Cabinets and Countertops	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> See Remarks
Sink	Plumbing Leaks: <input type="checkbox"/> Some Signs <input checked="" type="checkbox"/> None Observed <input checked="" type="checkbox"/> Satisfactory
Dishwasher	<input checked="" type="checkbox"/> Operating <input type="checkbox"/> Not Operating <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Airgap Device <input type="checkbox"/> Airgap Device Not Visible <input type="checkbox"/> No Airgap Method Provided <input type="checkbox"/> Rusted racks noted inside dishwasher
Range/Oven	<input checked="" type="checkbox"/> Operating <input type="checkbox"/> Not Operating <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Electric <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
Exhaust/Recirculating Fan	<input checked="" type="checkbox"/> Operating <input type="checkbox"/> Not Operating <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
Other Appliances	Disposal: <input checked="" type="checkbox"/> Operating <input type="checkbox"/> Not Operating <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A Microwave: <input checked="" type="checkbox"/> Operating <input type="checkbox"/> Not Operating <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A Compactor: <input type="checkbox"/> Operating <input type="checkbox"/> Not Operating <input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> N/A Reverse Osmosis: <input type="checkbox"/> Operating <input type="checkbox"/> Not Operating <input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> N/A Instant Hot Water: <input type="checkbox"/> Operating <input type="checkbox"/> Not Operating <input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> N/A
Floor	<input type="checkbox"/> Sheetgoods <input checked="" type="checkbox"/> Tile <input type="checkbox"/> Wood <input checked="" type="checkbox"/> Satisfactory
Remarks	n/a

## Interior

Floor Coverings	<input checked="" type="checkbox"/> Tile <input type="checkbox"/> Sheetgoods <input type="checkbox"/> Wood <input checked="" type="checkbox"/> Wall to Wall Carpet <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Not Fully Visible
Walls	<input type="checkbox"/> Plaster <input checked="" type="checkbox"/> Drywall <input type="checkbox"/> Masonry <input type="checkbox"/> Common Cracks <input checked="" type="checkbox"/> Satisfactory
Ceilings	<input type="checkbox"/> Plaster <input checked="" type="checkbox"/> Drywall <input type="checkbox"/> Wood <input type="checkbox"/> Acoustical Tile <input type="checkbox"/> Common Cracks <input checked="" type="checkbox"/> Satisfactory
Interior Doors	<input checked="" type="checkbox"/> Hollow Core <input checked="" type="checkbox"/> Raised Panel <input type="checkbox"/> Solid Core <input type="checkbox"/> ByPass <input type="checkbox"/> BiFold <input type="checkbox"/> Pocket <input type="checkbox"/> See Remarks
Windows	<input checked="" type="checkbox"/> Sliding <input checked="" type="checkbox"/> Single Hung <input type="checkbox"/> Double Hung <input type="checkbox"/> Single Pane <input checked="" type="checkbox"/> Dual Paned <input checked="" type="checkbox"/> Fixed <input type="checkbox"/> Casement <input checked="" type="checkbox"/> Metal <input type="checkbox"/> Wood <input type="checkbox"/> Vinyl Security Bars: <input type="checkbox"/> Present <input checked="" type="checkbox"/> Not Present <input type="checkbox"/> Safety Releases <input type="checkbox"/> Become familiar with operation of safety releases on security bars
Remarks	<ul style="list-style-type: none"> <li>● Damaged window lock noted on master bathroom window. Recommend repair for security.</li> <li>● Interior ceilings and walls have recently been painted, this limited our inspection.</li> <li>● See Summary Remarks</li> </ul>

## Attic

Attic Access	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A How Observed: Walked <span style="float: right;"><input type="checkbox"/> Not Observed</span> <input type="checkbox"/> Scuttle Hole <input type="checkbox"/> Pull Down <input type="checkbox"/> Door <input type="checkbox"/> No Access   Scuttle Hole Location: Hallway <input type="checkbox"/> Inspection limited to view from access. Not all areas were completely visible.
Moisture	<input type="checkbox"/> Some Signs <input type="checkbox"/> Extensive <input checked="" type="checkbox"/> None Observed <input type="checkbox"/> Condensation
Storage	<input type="checkbox"/> Heavy <input type="checkbox"/> Light <input type="checkbox"/> Floored <input checked="" type="checkbox"/> Not Floored
Insulation	<input type="checkbox"/> None <input checked="" type="checkbox"/> Batts <input type="checkbox"/> Fill <input type="checkbox"/> Satisfactory <input type="checkbox"/> N/A Installed in: <input type="checkbox"/> Rafters <input checked="" type="checkbox"/> Floor Approximate R Rating: 30 <span style="float: right;">Approximate Inches: 6-10</span>
Ventilation	<input type="checkbox"/> Window(s) <input type="checkbox"/> Attic Fan <input type="checkbox"/> Whole House Fan <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A <input type="checkbox"/> Ridge Vent <input type="checkbox"/> Soffit Vent <input type="checkbox"/> Turbine <input checked="" type="checkbox"/> Gable End Louvers <input checked="" type="checkbox"/> Roof Vents
Framing	<input type="checkbox"/> Cracked/Broken/Sagging Rafters <input checked="" type="checkbox"/> Satisfactory
Bracing	<input type="checkbox"/> Cracked/Broken/Sagging Bracing <input checked="" type="checkbox"/> Satisfactory
Remarks	n/a

## Structure

Type of Building	<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Duplex/Patio Home <input type="checkbox"/> Townhouse <input type="checkbox"/> Condominium <input checked="" type="checkbox"/> Wood Frame <input type="checkbox"/> Masonry Frame <input type="checkbox"/> Metal Frame <input checked="" type="checkbox"/> Gable Roof <input type="checkbox"/> Mansard Roof <input type="checkbox"/> Hip Roof <input type="checkbox"/> Flat Roof
Structure	Foundation: <input checked="" type="checkbox"/> Poured Concrete Slab <input type="checkbox"/> Sub Floor Post Columns: <input type="checkbox"/> Steel <input type="checkbox"/> Masonry <input type="checkbox"/> Wood <input type="checkbox"/> Concrete <input checked="" type="checkbox"/> None <input type="checkbox"/> Not Visible Floor Structure: Poured Concrete Slab Wall Structure: Wood Frame Roof Structure: Concrete Roof Tile <input checked="" type="checkbox"/> Prefabricated Trusses
Remarks	<ul style="list-style-type: none"> <li>● Concrete, slab on grade construction- Slab was viewed from the exterior only. Unable to view and confirm current condition of interior slab due to wall-to-wall flooring. Footing for the foundation is not fully visible due to vegetation, hardscape or soil height. Expect to see some degree of cracking in concrete when floor coverings are removed/replaced due to shrinkage in the drying processes. These cracks should be sealed to prevent moisture and insect entry. If large cracks are present along with movement, we recommend further evaluation by a licensed structural engineer. Unable to determine if framing is bolted or condition of anchor bolts. Walls covered, unable to view.</li> </ul>