

# DSC Inspections LLC

Professional Inspection Company



DSC Inspections, LLC  
1234 Any Street  
Any City , CA

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

Date of Inspection: 11/11/2005

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Address of Inspection: 1234 Any Street, Any City, CA

Client: DSC Inspections, LLC

Date: 11/11/2005

## General Information

Seller's Agent:

Company:

Phone: ( ) - -

Email:

Buyer's Agent:

Company:

Phone: ( ) - -

Email:

Weather Conditions: Sunny 65 ° Fahrenheit

Property Status:

- Occupied
- Vacant
- Partly Occupied
- Utilities Off
- New Construction

Approximate Square Feet: 1944

Approximate Year Built: 1990

## Invoice

Report Number: 20051128-dsc-1

Inspection Type: Visual

Total Fee: \$0.00

Paid By:

# STANDARD RESIDENTIAL INSPECTION AGREEMENT

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

Client: DSC Inspections, LLC  
Address: 1234 Any Street, Any City, 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: \_\_\_\_\_ Date: 11/11/2005

Inspector: \_\_\_\_\_ Date: 11/11/2005

# RESIDENTIAL STANDARDS OF PRACTICE – FOUR OR FEWER UNITS

## 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.

### 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

### 2. Exterior

#### A. Items to be *inspected*:

1. Surface grade directly adjacent to the *buildings*
2. Doors and windows
3. Attached decks, porches, patios, balconies, stairways, and their enclosures
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*

### 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

#### 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

#### 5. Plumbing

A. Items to be *inspected*:

1. Water supply piping
2. Drain, waste, and vent piping
3. Faucets and *fixtures*
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*, waste ejectors, sump pumps, 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*

#### 6. Electrical

A. Items to be *inspected*:

1. Service equipment
2. Electrical panels
3. Circuit wiring
4. Switches, receptacles, outlets, and lighting *fixtures*

B. The *inspector* is not required to:

1. *Operate* circuit breakers or circuit interrupters
2. Remove cover plates
3. *Inspect* de-icing *systems* or *components*
4. *Inspect* private or emergency electrical supply *systems* or *components*

#### 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*

## 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

## 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*

## III. Limitations, Exceptions and Exclusions

A. The following are excluded from a *real estate inspection*:

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 *appliance's* 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.

## 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 Part 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



## Resources for Lowering Your Energy Costs

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](http://www.dca.ca.gov) 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, LLC  
75 W. Nuevo Rd Ste E # 103, Perris, CA 92571

Date / Time: 11/11/2005 10:00 A.M. Weather Conditions: Sunny 65 ° Fahrenheit

## Property:

- Occupied  Vacant  
 Partly Occupied  Utilities Off  
 New Construction

## 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  
 High Wind Area  
 Flood Plane  
 Earthquake Prone

## SUMMARY OF INSPECTION

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

### Priority One Summary Items

- 1 The inspection report page order is not in the same order as listed in the attached CREIA (California Real Estate Inspection Association) agreement. DSC Inspections LLC, Reserved the right to change this order at anytime.
- 1 It is important to read this report in its entirety to fully understand all information obtained.
- 1 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.
- 1 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.
- 1 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.
- 1 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.
- 1 The inspection report page order is not in the same order as listed in the attached CREIA (California Real Estate Inspection Association) agreement. DSC Inspections LLC, Reserved the right to change this order at anytime.
- 1 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.
- 1 To receive mails on possible recalls on your home appliances, register them for free at: <http://wemakeitsafer.com/tools/itemsiown>.
- 1 To find recalled items such as toys, appliances or anything that the CPSC (Consumer Product Safety Commission) considers dangerous please click here: <https://www.cpsc.gov/cpsclist.aspx>
- 1 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.
- 1 The inspector did not confirm accuracy of homes square footage or the year built.
- 1 Broken/Out of place roof tile and exposed felt noted at various areas of roof. Recommend evaluation /repairs by an licensed roofing contractor. (See Figure #1) (See Figure #2)
- 1 Broken roof tiles noted at various areas of roof. Recommend evaluation /repairs by an licensed roofing contractor. (See Figure #3)

- I The flashing valley above dormer over front bedroom was not extended properly upon original installation from diverting water onto the felt underlayment. The roof tile is also over exposed below the valley and was never fastened per manufacturer specifications. Recommend evaluation/repairs by an licensed roofing contractor.
- I Open electrical junction boxes noted in garage attic. For safety, recommend repairs by a licensed electrical contractor. (See Figure #4) (See Figure #5)
- I Open wire electrical junctions in attic of garage. These connections could be a possible fire hazard. For safety, recommend repairs by an licensed electrical contractor. (See Figure #6)
- I Open electrical junction box noted inside of garage. For safety, recommend repairs by a licensed electrical contractor. (See Figure #7)
- I No Carbon Monoxide Detector noted in the house. As July 2011, it is a requirement in California to have one on each floor including basement. For safety, recommend installing a carbon monoxide detector one on each floor in the hallway outside the sleeping area. For information please go to: <http://www.cpsc.gov/cpscpub/pubs/5010.html>
- I Flexible gas line installed through cabinet for closet mounted heating unit. Recommend installing solid pipe through cabinet for safety by an licensed contractor. (See Figure #8)
- I 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.
- I We advise clients to obtain owners manual and warranties for all equipment/appliances installed in the dwelling.
- I We advise having all exterior doors locks rekeyed and the garage opener if present reprogrammed after taking possession of the home for security reasons.
- I 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.
- I 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.
- I 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



Broken/Out of place roof tile and exposed felt noted at various areas of roof. Recommend evaluation /repairs by an licensed roofing contractor.

Figure Number 2



Broken/Out of place roof tile and exposed felt noted at various areas of roof. Recommend evaluation /repairs by an licensed roofing contractor.

Figure Number 3



Broken roof tiles noted at various areas of roof. Recommend evaluation /repairs by an licensed roofing contractor.

Figure Number 4



Open electrical junction boxes noted in garage attic. For safety, recommend repairs by a licensed electrical contractor.

Figure Number 5



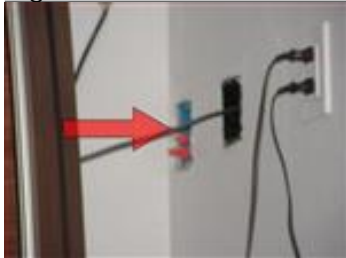
Open electrical junction boxes noted in garage attic. For safety, recommend repairs by a licensed electrical contractor.

Figure Number 6



Open wire electrical junctions in attic of garage. These connections could be a possible fire hazard. For safety, recommend repairs by an licensed electrical contractor.

Figure Number 7



Open electrical junction box noted inside of garage. For safety, recommend repairs by a licensed electrical contractor.

Figure Number 8



Flexible gas line installed through cabinet for closet mounted heating unit. Recommend installing solid pipe through cabinet for safety by an licensed contractor.

Figure Number 9



Raised planter over weep screed noted on front side of house. Recommend repair to prevent possible water damage by a licensed contractor.

Figure Number 10



The garage floor was covered with Carpeting, this limited our inspection.

Figure Number 11



The garage floor is painted and limits our inspection of the garage foundation. Also noted some of the paint is coming off.

Figure Number 12



Personal possessions in garage limited our full view/inspection of garage. Check at final walk through.

Figure Number 13



There are cracks in the driveway concrete. It is unlikely that there is any structural damaged caused by these cracks. Three Types of Cracks found in Concrete •Shrinkage cracks in a slab are unlikely to be of any structural concern but can be a source of water entry or radon entry in buildings and may form a tripping hazard. •Settlement cracks in a slab indicate inadequate site preparation, such as failure to compact fill on which a slab was poured. •Frost heaves or expansive soil damage can cause substantial damage to basement, crawl space, or garage floor slabs in some conditions.

Figure Number 14



Rust noted on water heater housing. No active leaks noted. Due to age and conditions noted, water heater is at end of life. Recommend evaluation by an licensed plumbing contractor.

Figure Number 15



Corrode noted on extension pipe of hot water heater connection. Normally this is caused by excess flux that was not cleaned off. This over time could cause a leak. Recommend plumbing contractor evaluate conditions noted.

Figure Number 16



Loose ceiling light fixture inside of garage. For safety, recommend repairs by an electrical contractor.

Figure Number 17



Installation around air ducts in Attic is falling off. Recommend licensed heating/air conditioning contractor evaluate/ repairs for energy efficiency.

Figure Number 18



Personal possessions inside home at time of inspection limited our full view/inspection of home interior.

Figure Number 19



Possible leak issue under hallway bathroom. Below hallway bathroom sink the drain collar is missing. Recommend installing missing collar.

Figure Number 20



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

## Foundation

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	I    TYPE OF BUILDING ===== I    Gable Roof - a roof sloping downward in two parts at an angle from a central ridge. I    FOUNDATION ===== I    No engineering is performed during this inspection. I    Regardless of the age of the building we recommend inquiring about any permits and inspection records with final signatures for the building and for any changes, remodels or additions that may have been made to the building. I    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.

# Exterior

Exterior Doors	<input checked="" 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	Location* Front: Brick Veneer & Stucco <input checked="" type="checkbox"/> Satisfactory Left: Stucco <input checked="" type="checkbox"/> Satisfactory Right: Stucco <input checked="" type="checkbox"/> Satisfactory Rear: Stucco <input checked="" type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> No Cracks Found <input type="checkbox"/> Common Cracks <input type="checkbox"/> Major Cracks *Location of exterior walls as viewed from the street towards the property
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>I EXTERIOR DOORS =====</li> <li>I 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. The glass manufacture has marked the glass with a bug to indicate it is safety glass. Testing the glass is outside is beyond the scope of our inspection.</li> <li>I Sliding glass door is difficult to open and close at family room exterior door. Recommend repairs for proper operation.</li> <li>I EXTERIOR WALL COVERING =====</li> <li>I 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>I Vegetation such as trees, shrubs and/or vines are in contact with or less than one foot from the structure's exterior. Vegetation can serve as a conduit for wood destroying insects and may retain moisture against the exterior after it rains. Vegetation should be pruned and/or removed as necessary to maintain a one foot clearance between it and the structure's exterior.</li> <li>I For information on exterior caulking go to: A Tutorial on Exterior Caulking: <a href="http://easy2diy.com/cm/easy/diy_ht_3d_index.asp?page_id=35783013">http://easy2diy.com/cm/easy/diy_ht_3d_index.asp?page_id=35783013</a></li> <li>I Raised planter over weep screed noted on front side of house. Recommend repair to prevent possible water damage by a licensed contractor. (See Figure #9)</li> <li>I GARAGE =====</li> <li>I The garage floor was covered with Carpeting, this limited our inspection. (See Figure #10)</li> <li>I The garage floor is painted and limits our inspection of the garage foundation. Also noted some of the paint is coming off. (See Figure #11)</li> <li>I Personal possessions in garage limited our full view/inspection of garage. Check at final walk through. (See Figure #12)</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: 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>  Broken/Out of place roof tile and exposed felt noted at various areas of roof. Recommend evaluation /repairs by an licensed roofing contractor. (See Figure #1) (See Figure #2)</li> <li>  Broken roof tiles noted at various areas of roof. Recommend evaluation /repairs by an licensed roofing contractor. (See Figure #3)</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: The report is an opinion of the general quality and condition of the roof at time of inspection. 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.</li> <li>  FLASHING REMARKS =====</li> <li>  The flashing valley above dormer over front bedroom was not extended properly upon original installation from diverting water onto the felt underlayment. The roof tile is also over exposed below the valley and was never fastened per manufacturer specifications. Recommend evaluation/repairs by an licensed roofing contractor.</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 checked="" 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 checked="" type="checkbox"/> Common Cracks <input 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	<p>I GRADING =====</p> <p>I Lot grade is not properly below the weep screed. The weep screed at the lower portion of the stuccoed wall and is installed to allow water/moisture absorbed by the stucco to drain/weep out and prevent damaged to the framing or moisture entry into the interior. The weep screed is less than the present standard of 4 inches to the soil or 2 inches to the concrete. We recommend correcting the conditions noted.</p> <p>I Yard drains observed not tested.</p> <p>I DRIVEWAYS =====</p> <p>I There are cracks in the driveway concrete. It is unlikely that there is any structural damaged caused by these cracks. Three Types of Cracks found in Concrete •Shrinkage cracks in a slab are unlikely to be of any structural concern but can be a source of water entry or radon entry in buildings and may form a tripping hazard. •Settlement cracks in a slab indicate inadequate site preparation, such as failure to compact fill on which a slab was poured. •Frost heaves or expansive soil damage can cause substantial damage to basement, crawl space, or garage floor slabs in some conditions. (See Figure #13)</p> <p>I SPRINKLER SYSTEM =====</p> <p>I The sprinkler system is controlled by an automatic timing device. The inspector did operate the system manually. Our limited view of the sprinkler system does not include adequacy or coverage or the condition of the buried piping. The system was tested and obvious defects are reported for your information. Gardeners and pets frequently damage sprinkler system components. Expect to make minor repairs to the sprinkler system on a regular basis, as this is typical for all sprinkler systems. Sprinkler should always be directed away from the building to prevent moisture intrusion/water damage and or mold/mildew.</p>



# Plumbing

Water Service	<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private <input checked="" 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: 60 psi <span style="margin-left: 100px;"><input type="checkbox"/>Tested at Interior</span> <input checked="" type="checkbox"/> Tested at Exterior <span style="float: right;"><input checked="" type="checkbox"/>Satisfactory</span> Leaks: <input type="checkbox"/> Leaks Observed <input checked="" 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: Reliance Age: 9 years S/N: D96927405 <span style="float: right;"><input type="checkbox"/>N/A</span> <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 type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric (110V) <input checked="" type="checkbox"/> Electric (220V) <input checked="" type="checkbox"/> Did Not Inspect
Remarks	<ul style="list-style-type: none"> <li>I No other active water leaks noted at time of inspection.</li> <li>I Water meter box is located in the front of the house on the left side of the driveway.</li> <li>I Water pressure was tested at the outside hose bib. The gauge used is not calibrated to any standard. The recommended range is between 40 PSI to 80. It's common for the water pressure to change during the day depending upon the areas usage. For more information, please contact from local water company. This is for informational purposes only.</li> <li>I No anti-siphon device noted on front exterior hose bibs. Recommend repair for safety. For more information go to: <a href="http://edis.ifas.ufl.edu/AE113">http://edis.ifas.ufl.edu/AE113</a></li> <li>I PIPES =====</li> <li>I Notes: Underground pipes or pipes inside walls cannot be judges for sizing, leaks or corrosion. This type of inspection is beyond the scope of this inspection.</li> <li>I DRAIN/ WASTE/ VENT =====</li> <li>I Notice: City sewer service, septic systems and all underground pipes are not part of this inspection. Future drainage performance is also not determined.</li> <li>I WATER HEATER =====</li> <li>I Rust noted on water heater housing. No active leaks noted. Due to age and conditions noted, water heater is at end of life. Recommend evaluation by an licensed plumbing contractor. (See Figure #14)</li> <li>I Corrode noted on extension pipe of hot water heater connection. Normally this is caused by excess flux that was not cleaned off. This over time could cause a leak. Recommend plumbing contractor evaluate conditions noted. (See Figure #15)</li> <li>I Any new or replacement water heater sold in California on or after July 1, 1991 be braced, anchored or strapped when installed to resist falling or horizontal displacement due to earthquake forces. • The seller of any real property containing a water heater to certify in writing to the purchaser that water heater bracing requirements have been met. The Division of the State Architect (DSA) has prepared these guidelines, which illustrate several earthquake bracing systems for typical (30 to 75 gallon capacity) residential water heater installations. These guidelines meet the bracing requirements of California's building and plumbing codes, which require that a minimum of two sets of bracing straps be provided to secure the water heater against movement. These guidelines do not replace any requirements adopted by local building departments. For more information go to <a href="http://www.documents.dgs.ca.gov/dsa/pubs/waterheaterbracing_11_30_05.pdf">http://www.documents.dgs.ca.gov/dsa/pubs/waterheaterbracing_11_30_05.pdf</a></li> <li>I Sediment traps (drip leg) are only required on gas furnaces and water heaters where an integral trap is not installed by the manufacturer, California Plumbing Code Section 1212.7. <a href="http://www.iapmo.org/2010%20California%20Plumbing%20Code/Chapter%2012.pdf">http://www.iapmo.org/2010%20California%20Plumbing%20Code/Chapter%2012.pdf</a>. Recommend installing a Sediment trap protection as a safety enhancement by an licensed plumbing contractor.</li> <li>I LAUNDRY ROOM =====</li> <li>I Washing machines and dryers are not tested or moved during this inspection. Condition of walls or flooring under them do not be inspected. The inspector does not test washing machine drains or supply valves. Water supply valves if turned may start leaking.</li> </ul>

# Electrical

Service Entrance Cable	Capacity: 100 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 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 checked="" 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 checked="" type="checkbox"/> Personal belongings prevent testing of all outlets and switches
Remarks	<p>I MAIN ELECTRICAL PANEL =====</p> <p>I The circuit breakers inside electrical panel are labeled. The inspector did not confirm accuracy of labels.</p> <p>I WIRING CONDITIONS =====</p> <p>I Wiring Notes - Our inspection of the electrical wiring and fixtures throughout the house will include random testing of outlets an lights. At least one outlet per room, all accessible outlets in the garage and on the exterior, and all outlets within six feet of sinks will be tested for grounding and polarity.</p> <p>I Open electrical junction boxes noted in garage attic. For safety, recommend repairs by a licensed electrical contractor. (See Figure #4) (See Figure #5)</p> <p>I Open wire electrical junctions in attic of garage. These connections could be a possible fire hazard. For safety, recommend repairs by an licensed electrical contractor. (See Figure #6)</p> <p>I Open electrical junction box noted inside of garage. For safety, recommend repairs by a licensed electrical contractor. (See Figure #7)</p> <p>I GFCI =====</p> <p>I Noted: The GFCI (Ground Fault Circuit Interrupter) reset breaker for all bathroom, and outside (s) electrical outlets is located in the garage.</p> <p>I GFCI (Ground Fault Circuit Interrupter) - is an electrical safety device that cuts power to an individual outlet and/or entire circuit when as little as .005 amps are detected, which is faster than a person's nervous system can react too! GFI's are normally protecting outlets in: kitchens, bathrooms. whirlpools/hot-tubs, unfinished basements, garages, and exterior outlets. Inspector does not test current capacity of these devices.</p> <p>I ARC FAULT CIRCUIT INTERRUPTER BREAKERS =====</p> <p>I No AFCI protection noted in home. Not a requirement when the home was built. For safety, at a minimum, all bedroom circuits should be AFCI protected. Soon, all electrical circuits in new homes will require AFCI protection. Recommend installing AFCI protection by an licensed contractor as a safety enhancement. For more information visit: <a href="http://www.cpsc.gov/cpscpub/prerel/prhtml05/05035.html">http://www.cpsc.gov/cpscpub/prerel/prhtml05/05035.html</a></p> <p>I Arc Fault Circuit Interrupter (AFCI) breakers are similar to a GFCI in appearance except the AFCI are normally located inside the main panel. They detect potentially dangerous arcing on the circuit rather than ground faults. For example when putting a nail into a wall to hang a picture and the nail touches both wires at the same time, it trips and turns off the power. These devices also detect loose connections in their circuit too.</p> <p>I OUTLETS =====</p> <p>I No Tamper resistant outlets noted in home. Not a requirement when the home was built. These outlets, sometimes referred to as tamper proof (although that cannot be guaranteed). Recommend installing Tamper-Resistant Sockets by an licensed contractor as a safety enhancement. For more information, please goto <a href="http://www.nfpa.org/itemDetail.asp?categoryID=1508&amp;itemID=36117&amp;URL=Safety%20Information/For%20consumers/Causes/Electrical/Tamper-resistant%20electrical%20receptacles&amp;cookie%5Ftest=1">http://www.nfpa.org/itemDetail.asp?categoryID=1508&amp;itemID=36117&amp;URL=Safety%20Information/For%20consumers/Causes/Electrical/Tamper-resistant%20electrical%20receptacles&amp;cookie%5Ftest=1</a></p> <p>I MISCELLANEOUS =====</p> <p>I Loose ceiling light fixture inside of garage. For safety, recommend repairs by an electrical contractor. (See Figure #16)</p> <p>I See Summary Remarks</p>

## Smoke & Carbon Monoxide Detectors

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 type="checkbox"/> Operating <input type="checkbox"/> Not Operating <input type="checkbox"/> Inaccessible <input checked="" type="checkbox"/> N/A
Remarks	<ul style="list-style-type: none"> <li>  SMOKE DETECTORS =====</li> <li>  Smoke detectors were tested by pushing the test button only to confirm horn does sound off when tested. The CPSC states that alarms over 10 years old have a 20% rate of failure even if the siren operates with the test button. Recommend replacing all smoke detectors after 10 years.</li> <li>  Recommend changing batteries in detectors twice a year. A great way of remembering is at seasonal time changes</li> <li>  CARBON MONOXIDE DETECTOR =====</li> <li>  No Carbon Monoxide Detector noted in the house. As July 2011, it is a requirement in California to have one on each floor including basement. For safety, recommend installing a carbon monoxide detector one on each floor in the hallway outside the sleeping area. For information please go to: <a href="http://www.cpsc.gov/cpscpub/pubs/5010.html">http://www.cpsc.gov/cpscpub/pubs/5010.html</a></li> <li>  Check with the specific CO detector manufacturer's recommendations for the maintenance schedule for your household unit. When in doubt, error on the side of caution and change the sensor in your CO detector every two years. Also check the batteries and the alarm system in the detector on a monthly basis.</li> <li>  Carbon Monoxide (CO) is a lethal gas that is invisible, tasteless, odorless is produced in normal amounts, when using an appliance, which burns a combustible fuel--gas, oil, kerosene, charcoal, and wood. When proper ventilation becomes blocked or inadequate, CO concentrations build up inside your home and become deadly.</li> <li>  See Summary Remarks</li> </ul>

## Heating

Heating System	<input type="checkbox"/> Satisfactory <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Forced Air Furnace <input type="checkbox"/> Heat Pump <input type="checkbox"/> Baseboard
Heating Unit is located inside hall closet	Capacity: 80000 BTU                      Make: Rheem   S/N: n/a When turned on by thermostat: <input checked="" type="checkbox"/> Fired <input type="checkbox"/> Did Not Fire
Fuel Supply	<input checked="" type="checkbox"/> Gas <input type="checkbox"/> Electric <input type="checkbox"/> Propane
Heat Exchanger	<input checked="" type="checkbox"/> Partially Observed <input type="checkbox"/> Not Visible; Enclosed Combustion <input type="checkbox"/> N/A
Distribution	<input checked="" type="checkbox"/> Ductwork <input type="checkbox"/> Radiator   Heat source in each room: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Filter	<input type="checkbox"/> Washable <input checked="" type="checkbox"/> Disposable <input type="checkbox"/> Electronic <input type="checkbox"/> Electrostatic <input type="checkbox"/> N/A
Remarks	<p>           I HEATING SYSTEM =====            I Flexible gas line installed through cabinet for closet mounted heating unit. Recommend installing solid pipe through cabinet for safety by an licensed contractor. (See Figure #8)            I 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.            I Heating System - The heating system includes where the unit is located and the fuel used to generate the heat. Forced air furnaces can operate on gas or electricity. Heat pumps utilize electricity to drive the motors and compressors. Furnace size is listed for reference only, if available, and no calculations are performed during this inspection to determine the adequacy or efficiency of the heating system.            I Our evaluation of the heating system is visual only and does not include dismantling the unit. A service technician should be consulted for an in-depth evaluation, cleaning and adjustment of the furnace for optimum performance and safety. Most local gas companies will perform a safety check and light gas pilots for their customers prior to the heating season. We also do not evaluate humidifiers built onto the heating unit.            I Wall thermostats are not checked for calibration or timed functions            I Asbestos materials were commonly used in the heating systems. Determining the presence of asbestos can ONLY be performed by a licensed lab and is beyond the scope of this inspection.            I Sediment traps (drip leg) are only required on gas furnaces and water heaters where an integral trap is not installed by the manufacturer, California Plumbing Code Section 1212.7. <a href="http://www.iapmo.org/2010%20California%20Plumbing%20Code/Chapter%2012.pdf">http://www.iapmo.org/2010%20California%20Plumbing%20Code/Chapter%2012.pdf</a>. Recommend installing a Sediment trap protection as a safety enhancement by an licensed plumbing contractor.            I DUCTWORK =====            I Installation around air ducts in Attic is falling off. Recommend licensed heating/air conditioning contractor evaluate/repairs for energy efficiency. (See Figure #17)            I FILTER REMARKS =====            I MAINTENANCE Tip: The air filter(s) should be inspected at least monthly and cleaned or replaced as required. There are two types of filters commonly used today: (1) Washable filters, (constructed of aluminum mesh, foam, or reinforced fibers) these may be cleaned by soaking in mild detergent and rising with water. (2) Fiberglass disposable filters that must be REPLACED before they become clogged. Remember that dirty filters are the most common cause of inadequate heating or cooling performance.            I See Summary Remarks         </p>

# Fireplace

<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> N/A		
<input checked="" type="checkbox"/> Wood Burning	<input checked="" type="checkbox"/> Gas	<input type="checkbox"/> Enclosed Gas Appliances	<input type="checkbox"/> Free-Standing
<input checked="" type="checkbox"/> Flue Liner	Damper: <input checked="" type="checkbox"/> Operating		<input type="checkbox"/> Not Operating
<input type="checkbox"/> Recommend a damper stop on fireplace damper for safety			
Location: Family Room		Location:	
Location:		Location:	

Remarks

I FIREPLACE =====

I Chimney was viewed from the ground only due to the height/roofing materials or a concern for the inspector's safety. Our inspection of the fireplace and chimney is limited to the readily visible portions only. The inner reaches of a flue are relatively inaccessible. Our distant oblique view from the top or bottom is not adequate to discover possible deficiencies or damage, even with a strong light. For safe and efficient operation we recommend annual inspection by a qualified fireplace professional. A qualified fireplace professional will clean the interior if necessary; use specialized tools, testing procedures, mirrors and video cameras as needed to evaluate the fireplace system. If qualified fireplace professional has not inspected the fireplace within the past year, we recommend this be done before the first use.



## 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	Capacity: 3 ton      Make: Rheem   S/N: 0500E22728 <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	<p>I COOLING SYSTEM REMARKS =====</p> <p>I 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 cooling system.</p> <p>I Wall thermostats are not checked for calibration or timed functions</p> <p>I Age of the air cooling system - Air conditioners are expected to last 12-18 years although there are numerous examples of air conditioners that have been running much longer. (Your location, maintenance, and typical use of the A/C unit will impact this quite a bit.) If your air conditioner is coming up on seven years simple repairs don't seem frugal, then you are likely going to want to opt for replacement. On the flip side, if your air conditioner has been operating for less than five years, you might want to consider repairing it since it likely has a number of good service years left.</p> <p>I Effective January 1, 2011 a safety requirement requiring all refrigerant circuit access ports located outdoors shall be fitted with locking-type tamper-resistant caps. This may have been acceptable at the time of construction but is no longer permissible, and that upgrades are suggested. For safety, recommend installing a safety cap by a licensed heating/air condition contractor. For more information go to <a href="http://hvacrfundamentals.blogspot.com/2011/06/locking-refrigerant-caps-now-code.html">http://hvacrfundamentals.blogspot.com/2011/06/locking-refrigerant-caps-now-code.html</a></p>

## 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 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	I Personal possessions inside home at time of inspection limited our full view/inspection of home interior. (See Figure #18) I WALLS ===== I Notice: The condition inside the wall is not inspected. Inspector can not see inside walls. I Notice: Wall insulation (if any) type and value is not verified. Inspector can not see inside walls. I WINDOWS=====

## Bathrooms

Hall Bathroom	<input type="checkbox"/> Built in Tub <input checked="" type="checkbox"/> Tub/Shower <input type="checkbox"/> Stall Shower <input type="checkbox"/> Spa Tub <input type="checkbox"/> Urinal <input checked="" type="checkbox"/> Toilet <input checked="" type="checkbox"/> Sink <input checked="" type="checkbox"/> Vanity <input type="checkbox"/> Window <input checked="" type="checkbox"/> Fan <input type="checkbox"/> Bidet Shower Wall Covering: Tile <input type="checkbox"/> Steam Unit Floor: Tile <input type="checkbox"/> Spa Tub/Shower <input type="checkbox"/> Separations noted in grout in the bathroom tub/shower. Recommend maintenance to ensure water tightness. Leaks: <input type="checkbox"/> Some Signs <input checked="" type="checkbox"/> None Observed
Master Bathroom	<input type="checkbox"/> Built in Tub <input checked="" type="checkbox"/> Tub/Shower <input type="checkbox"/> Stall Shower <input checked="" type="checkbox"/> Spa Tub <input type="checkbox"/> Urinal <input checked="" type="checkbox"/> Toilet <input checked="" type="checkbox"/> Sink <input checked="" type="checkbox"/> Vanity <input checked="" type="checkbox"/> Window <input checked="" type="checkbox"/> Fan <input type="checkbox"/> Bidet Shower Wall Covering: Tile <input type="checkbox"/> Steam Unit Floor: Tile <input type="checkbox"/> Spa Tub/Shower <input checked="" type="checkbox"/> Separations noted in grout in the bathroom tub/shower. Recommend maintenance to ensure water tightness. Leaks: <input type="checkbox"/> Some Signs <input checked="" type="checkbox"/> None Observed
Remarks	I Possible leak issue under hallway bathroom. Below hallway bathroom sink the drain collar is missing. Recommend installing missing collar. (See Figure #19) I SPATUB ===== I A bacterial type substance noted in spa tub after operating spa jets. Recommend cleaning/flushing for safety. (See Figure #20)

## 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	<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
Oven	<input checked="" type="checkbox"/> Operating <input type="checkbox"/> Not Operating <input type="checkbox"/> Gas <input checked="" 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	<ul style="list-style-type: none"> <li>I DISHWASHER =====</li> <li>I Dishwasher - Our inspection of the dishwasher includes the general condition of the unit, dish racks and door seals. The condition of the pump and motor is not determined since the dishwasher is not disassembled. Racks that are rusted can usually be replaced.</li> <li>I Determining adequacy of washing and drying functions of dishwashers are beyond the scope of this inspection.</li> <li>I RANGE/OVEN =====</li> <li>I Self- and/or continuous cleaning operations, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection.</li> <li>I Range/Oven/Cooktop - The elements and burners of ovens, ranges and cooktops are checked for functionality only. Calibration of thermostats is beyond the scope of this inspection.</li> <li>I DISPOSAL =====</li> <li>I Garbage Disposal - Garbage disposals can rust and corrode internally. It is difficult to verify the condition of the interior of the unit. If the unit vibrates excessively or makes unusual noises, matter may be lodged inside or blades may be damage. Sometimes repair is simple, while other times replacement may be required.</li> <li>I MISCELLANEOUS =====</li> <li>I Refrigerators, freezers and built-in ice makers are beyond the scope of this inspection.</li> </ul>