Accurate Home & Building Inspection Services, LLC

234 Falcons Ridge Matthews North Carolina 28104
Tel: 704-893-0380 Fax: 704-882-1481
inspectorguy@yahoo.com

CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

Violet Small

INSPECTION ADDRESS

123 Orange Street, Sunshine, North Carolina 12345

INSPECTION DATE

9/20/2013

This home was inspected according to the Standards of Practice of the North Carolina Home Inspector Licensure Board or the South Carolina Residential Builders Commission, whichever is applicable.

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SUMMARY REPORT

Client: Violet Small

Inspection Address: 123 Orange Street, Sunshine, North Carolina 12345
Inspection Date: 9/20/2013

Inspected by: Tim Jenkins NC# 2158 SC#RBI1941

This summary is not the entire report. The summary report will provide you with a preview of the components or conditions that need service or a second opinion, but it is not definitive. The full report may include additional information of interest or concern to the client. It is strongly recommended that the client promptly read the complete report. In recommending further evaluation and/or service and repair, we have fulfilled our contractual obligation as generalists and therefore disclaim any further responsibility. However, when further evaluation and/or service and repair are recommended, a specialist could identify further defects or recommend some upgrades that could affect your evaluation of the property. Referenced pictures may not reflect all the areas, but a reasonable example of the condition of the items and areas photographed are represented. IMPORTANT INFORMATION: THE NUMBERING SEQUENCE ON THE SUMMARY REPORT AND IN THE BODY OF THE FULL REPORT MAY NOT MATCH. EXTREME CARE SHOULD BE EXERCISED WHEN REFERENCING ITEMS ON THE SUMMARY REPORT AND THE FULL REPORT. For information regarding the negotiability of any item in this report under a real estate purchase contract, contact your North Carolina or South Carolina real estate agent or an attorney.

This home was inspected according to the Standards of Practice of the North Carolina Home Inspector Licensure Board or the South Carolina Residential Builders Commission, whichever is applicable.

Components and Conditions Needing Service

Structural

Identification of Wall Structure

2.1 - The foundation walls consist of concrete block and a cement based skim coat on the exterior walls. It is not uncommon to find cracks in the skim coat. These do not have any structural concern, but should be sealed to prevent moisture intrusion and further cracking.

The foundation walls consist of concrete block and a cement based skim coat on the exterior walls - *Continued*






Plumbing

Automatic Sprinklers

5.1 - We did not evaluate the sprinkler system, which should be demonstrated by the sellers to be functional.

Heat-A/C

Common Observations

8.1 - We did not test the air-conditioning system because the ambient temperature is too low (below 65 degrees), and testing it could damage the coil. Recommend contacting a licensed HVAC contractor to evaluate.

Living

Windows

9.1 - The right side of the rear left lower master bedroom window is detached from the sash guide and should be repaired.

Rear master bedroom window - *Continued*


Smoke Detectors

9.2 - The smoke detectors were not tested due to the presence of an alarm system. Testing of the system could cause a false alarm and summon the police and/or fire departments. Recommend having the seller demonstrate that the smoke detectors are functional.

Kitchen

Sink & Countertop

10.1 - The under counter sink is partially detached from the counter top. This can not only allow water to splash inside the cabinet, but the loose sink can loosen water connections which could lead to leaks. Recommend having a qualified professional repair and seal the sink to the counter.




Decks-Patios-Porches

General Observations

12.1 - The rear deck has been screened to allow the users to enjoy the outside without being bothered or "pestered" by insects. The bottom of the deck however has not been screened. This will allow insects inside the screened area. Recommend having the bottom of the deck fully screened.

Screening of deck - *Continued*


Garage

Automatic Opener

17.1 - The right garage door opener (front porch side) has been disconnected from the door. A note has been placed below the control button indicating the door is being fixed. The bottom panels of the door are damaged. Recommend having the seller's demonstrate that the door and both safety devices are functioning property once the door has been repaired.


Crawl Space

Common Observations

19.1 - Cellulose-based debris such as cardboard and/or paper from boxes were found in the crawl space. Recommend removing all cellulose-based debris to avoid attracting wood destroying organisms and accumulations of moisture.


No Invoice Data on File

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Email Address: inspectorguy@yahoo.com

INVOICE

9/20/13

Client:
Violet Small

, .
555-123-4567

Client's Agent:

Inspection Address:
123 Orange Street
Sunshine, North Carolina. 12345

Inspection Date/Time:
9/20/2013

Total Due: $ 0.00

PLEASE FORWARD INVOICE TO CLOSING ATTORNEY - THANK YOU FOR YOUR BUSINESS

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CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

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INSPECTION DATE

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GENERAL INFORMATION

Inspection Address: 123 Orange Street, Sunshine, North Carolina 12345
Inspection Date: 9/20/2013
Weather: Clear and Dry - Temperature at time of inspection: 70-80 Degrees
Humidity at time of inspection: 55%

Inspected by: Tim Jenkins NC# 2158 SC#RBI1941

Client Information: Violet Small
Structure Type: Masonry
Foundation Type: Basement
Furnished: Yes
Number of Stories: Two with basement

Structure Style: Transitional

Estimated Year Built: 2013
Unofficial Sq.Ft.: 7500

People on Site At Time of Inspection: Buyer(s)
Buyer's Agent

PLEASE NOTE:

This report is the exclusive property of Accurate Home & Building Inspection Services, LLC and the client whose name appears herewith, and its use by any unauthorized persons is strictly prohibited.

The observations and opinions expressed within this report are those of Accurate Home & Building Inspection Services, LLC and supercede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the Standards of Practice of the North Carolina Home Inspector Licensure Board, the South Carolina Residential Builders Commission and the Standards of NACHI, those that we do not inspect are clearly disclaimed in the contract and/or in the aforementioned standards. However, some components that are inspected and found to be functional may not necessarily appear in the report, simply because we do not wish to waste our client's time by having them read an unnecessarily lengthy report about components that do not need to be serviced.

The basic home inspection carried out on this property does not include identification of, or research for, appliances and other items installed in the home that may be recalled. If recalls are a concern for the client, we recommend visiting: http://www.cpsc.gov

In accordance with the terms of the contract, the service recommendations that we make in this report should be completed well before the close of escrow by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

SCOPE OF WORK

You have contracted with Accurate Home & Building Inspection Services, LLC to perform a generalist inspection in accordance with the described in accordance with the Standards of Practice of the North Carolina Home Inspector Licensure Board, the South Carolina Residential Builders Commission and the Standards of NACHI, a copy of which is available upon request. Generalist inspections are essentially visual, and distinct from those of specialists, inasmuch as they do not include the use of specialized instruments, the dismantling of equipment, or the sampling of air and inert materials. Consequently, a generalist inspection and the subsequent report will not be as comprehensive, nor as technically exhaustive, as that generated by specialists, and it is not intended to be. The purpose of a generalist inspection is to identify significant defects or adverse conditions that would warrant a specialist evaluation. Therefore, you should be aware of the limitations of this type of inspection, which are clearly indicated in the standards. However, the inspection is not intended to document the type of cosmetic deficiencies that would be apparent to the average person, and certainly not intended to identify insignificant deficiencies.

Most homes built after 1978, are generally assumed to be free of asbestos and many other common environmental contaminants. However, as a courtesy to our clients, we are including some well documented, and therefore public, information about several environmental contaminants that could be of concern to you and your family, all of which we do not have the expertise or the authority to evaluate, such as asbestos, radon, methane, formaldehyde, termites and other wood-destroying organisms, pests and rodents, microbes, bacterial organisms, and electromagnetic radiation, to name some of the more commonplace ones. Nevertheless, we will attempt to alert you to any suspicious substances that would warrant evaluation by a specialist. However, health and safety, and environmental hygiene are deeply personal responsibilities, and you should make sure that you are familiar with any contaminant that could affect your home environment. You can learn more about contaminants that can affect you home from a booklet published by The Environmental Protection Agency, which you can read online at www.epa.gov/iaq/pubs/insidest.htm.

Mold is a microorganism that has tiny seeds, or spores, that are spread on the air, land, and feed on organic matter. It has been in existence throughout human history, and actually contributes to the life process. It takes many different forms, many of them benign, like mildew. Some characterized as allergens are relatively benign but can provoke allergic reactions among sensitive people, and others characterized as pathogens can have adverse health effects on large segments of the population, such as the very young, the elderly, and people with suppressed immune systems. However, there are less common molds that are called toxigens that represent a serious health threat. All molds flourish in the presence of moisture, and we make a concerted effort to look for any evidence of it wherever there could be a water source, including that from condensation. Interestingly, the molds that commonly appear on ceramic tiles in bathrooms do not usually constitute a health threat, but they should be removed. However, some visibly similar molds that form on cellulose materials, such as on drywall, plaster, and wood, are potentially toxigenic. If mold is to be found anywhere within a home, it will likely be in the area of tubs, showers, toilets, sinks, water heaters, evaporator coils, inside attics with un vented bathroom exhaust fans, and return-air compartments that draw outside air, all of which are areas that we inspect very conscientiously. Nevertheless, mold can appear as though spontaneously at any time, so you should be prepared to monitor your home, and particularly those areas that we identified. Naturally, it is equally important to maintain clean air-supply ducts and to change filters as soon as they become soiled, because contaminated ducts are a common breeding ground for dust mites, rust, and other contaminants. Regardless, although some mold-like substances may be visually identified, the specific identification of molds can only be determined by specialists and laboratory analysis, and is absolutely beyond the scope of our inspection. Nonetheless, as a prudent investment in environmental hygiene, we categorically recommend that you have your home tested for the presence of any such contaminants, and particularly if you or any member of your family suffers from allergies or asthma. Also, you can learn more about mold from an Environmental Protection Agency document entitled "A Brief Guide to Mold, Moisture and Your Home," by visiting their web site at: http://www.epa.gov/iaq/molds/moldguide.html/, from which it can be downloaded.

Asbestos is a notorious contaminant that could be present in any home built before 1978. It is a naturally

occurring mineral fiber that was first used by the Greek and Romans in the first century, and it has been widely used throughout the modern world in a variety of thermal insulators, including those in the form of paper wraps, bats, blocks, and blankets. However, it can also be found in a wide variety of other products too numerous to mention, including duct insulation and acoustical materials, plasters, siding, floor tiles, heat vents, and roofing products. Although perhaps recognized as being present in some documented forms, asbestos can only be specifically identified by laboratory analysis. The most common asbestos fiber that exists in residential products is chrysotile, which belongs to the serpentine or white-asbestos group, and was used in the clutches and brake shoes of automobiles for many years. However, a single asbestos fiber is said to be able to cause cancer, and is therefore a potential health threat and a litigious issue. Significantly, asbestos fibers are only dangerous when they are released into the air and inhaled, and for this reason authorities such as the Environmental Protection Agency [EPA] and the Consumer Product Safety Commission [CPSC] distinguish between asbestos that is in good condition, or non-friable, and that which is in poor condition, or friable, which means that its fibers could be easily crumbled and become airborne. However, we are not specialists and, regardless of the condition of any real or suspected asbestos-containing material [ACM], we would not endorse it and recommend having it evaluated by a specialist.

Radon is a gas that results from the natural decay of radioactive materials within the soil, and is purported to be the second leading cause of lung cancer in the United States. The gas is able to enter homes through the voids around pipes in concrete floors or through the floorboards of poorly ventilated crawlspaces, and particularly when the ground is wet and the gas cannot easily escape through the soil and dispersed into the atmosphere. However, it cannot be detected by the senses, and its existence can only be determined by sophisticated instruments and laboratory analysis, which is completely beyond the scope of our service. However, you can learn more about radon and other environmental contaminants and their affects on health, by contacting the EPA or a similar state agency, and it would be prudent for you to enquire about any high radon readings that might be prevalent in the general area surrounding your home.

Lead poses an equally serious health threat. In the 1920's, it was commonly found in many plumbing systems. In fact, the word "plumbing" is derived from the Latin word "plumbum," which means lead. When in use as a component of a waste system, it does not constitute a viable health threat, but as a component of potable water pipes it would certainly be a health-hazard. Although rarely found in use, lead could be present in any home build as recently as the nineteen forties. For instance, lead was an active ingredient in many household paints, which can be released in the process of sanding, and even be ingested by small children and animals chewing on painted surfaces. Fortunately, the lead in painted surfaces can be detected by industrial hygienists using sophisticated instruments, but testing for it is not cheap. There are other environmental contaminants, some of which we have already mentioned, and others that may be relatively benign. However, we are not environmental hygienists, and as we stated earlier we disclaim any responsibility for testing or establishing the presence of any environmental contaminant, and recommend that you schedule whatever specialist inspections that may deem prudent before the close of escrow.

Section 1.0 - Exterior

We do not evaluate any detached structures, such as storage sheds and stables, and we do not water test or evaluate subterranean drainage systems or any mechanical or remotely controlled components, such as driveway gates. Also, we do not evaluate landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting unless these items affect the structure of the home or have caused damage to the house and or property. In addition, we do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this could only be confirmed by a geological evaluation of the soil.

Exterior Components

Driveways

1.1 - The driveway is in acceptable condition.

Walkways

1.2 - The walkways are in acceptable condition.

Electrical

1.3 - The outlets that were tested are functional and include ground-fault protection.

Fascia & Trim

1.4 - The fascia board and trim are in acceptable condition, unless otherwise noted in this report.

Doors

1.5 - The exterior doors are in acceptable condition.

Steps & Handrails

1.6 - The steps are functional and in acceptable condition.

Windows

1.7 - The windows are in acceptable condition.

Screens

1.8 - The majority of the window screens are missing.

Lights

1.9 - The lights outside the doors of the residence are functional, unless otherwise noted in this report.

Faucets

1.10 - The exterior water faucets are functional.

Grading & Drainage

General Comments

1.11 - Water can be destructive and foster conditions that are deleterious to health. For this reason, the ideal property will have soils that slope away from the residence and the interior floors will be several inches higher than the exterior grade. Also, the residence will have roof gutters and downspouts that discharge into area drains with catch basins that carry water away to hard surfaces. However, we cannot guarantee the condition of any subterranean drainage system, but if a property does not meet this ideal, or if any portion of the interior floor is below the exterior grade, we cannot endorse it and recommend that you consult with a grading and drainage contractor, even though there may not be any evidence of moisture intrusion. The sellers or occupants will obviously have a more intimate knowledge of the site than we could possible hope to have during our limited visit, however we have confirmed moisture intrusion in residences when it was raining that would not have been apparent otherwise. Also, in conjunction with the cellulose material found in most modern homes, moisture can facilitate the growth of biological organisms that can compromise building materials and produce mold-like substances that can have an adverse affect on health.

Interior-Exterior Elevations

1.12 - Grading and drainage is positive with an adequate difference in elevation between the exterior grade and the interior floors that should ensure that moisture intrusion would not threaten the living space, but of course we cannot guarantee that.

Drainage Mode

1.13 - Drainage is facilitated by soil percolation hard surfaces and full or partial gutters. We did not see any evidence of moisture threatening the living space.

Section 2.0 - Structural

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that might appear to be firm and solid can liquefy and become unstable during seismic activity. Also, there are soils that can expand to twice their volume with the influx of water and move structures with relative ease, raising and lowering them and fracturing slabs and other hard surfaces. In fact, expansive soils have accounted for more structural damage than most natural disasters. Regardless, foundations are not uniform, and conform to the structural standard of the year in which they were built. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, cracks or deteriorated surfaces in foundations are quite common. In fact, it would be rare to find a raised foundation wall that was not cracked or deteriorated in some way, or a slab foundation that did not include some cracks concealed beneath the carpeting and padding. Fortunately, most of these cracks are related to the curing process or to common settling, including some wide ones called cold-joint separations that typically contour the footings, but others can be more structurally significant and reveal the presence of expansive soils that can predicate more or less continual movement. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

Structural Elements

Identification of Wall Structure

2.1 - The walls are conventionally framed with wooden studs.

2.2 - The foundation walls consist of concrete block and a cement based skim coat on the exterior walls. It is not uncommon to find cracks in the skim coat. These do not have any structural concern, but should be sealed to prevent moisture intrusion and further cracking.






Identification of Floor Structure

2.3 - The floor structure includes conventional and engineered lumber

Identification of Ceiling Structure

2.4 - The ceiling structure consists of engineered joists that are part of a pre-fabricated truss system.

Identification of Roof Structure

2.5 - The roof structure consists of a pre-fabricated and engineered truss system.

House Wall Finish

House Wall Finish Type

2.6 - The house walls are finished with cement fiber board siding.

House Wall Finish Observations

2.7 - The house wall finish is in acceptable condition.

2.8 - The exterior paint is in acceptable condition.

Section 3.0 - Roof

There are many different roof types, which we evaluate from the ground, using binoculars, ladders and any other vantage points (e.g. windows, attics, etc.). If a low pitched roof appears to be safe, we may evaluate it by walking on the surface. If we are unable or unwilling to do this for any reason, we will indicate the method that was used to evaluate them. Every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or other prevalent weather conditions, and the regularity of its maintenance. Regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material, and this is equally true of almost all roofs. In fact, the material on the majority of pitched roofs is not designed to be waterproof only water-resistant. However, what remains true of all roofs is that, whereas their condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings, or on the framing within attics, could be old and will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only the installers can credibly guarantee that a roof will not leak, and they do. We evaluate every roof conscientiously, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company.

Composition Shingle Roof

Roof Style

3.1 - The roof style on this property does not consist of any one style.

Method of Evaluation

3.2 - The roof was evaluated by viewing from the ground and with binoculars.

Estimated Age

3.3 - The general condition of the roof appears to be in acceptable condition with signs of weathering and aging.

3.4 - The roof appears to be the same age as the residence, or 5 years old.

Roofing Material

3.5 - The visible areas of the roof and asphalt composition shingles are in acceptable condition, but this is not a guarantee against leaks. For a guarantee, the client would need to have a roofing company perform a water test and issue a roof certification.

Layered Material

3.6 - The roof on this property has one layer of shingles. All shingle roofs have several layers created by the shingling effect. One can expect to get maximum life expectancy and endurance from a single layered roof with regular care and maintenance.

Soffits Type Vents

3.7 - Soffit type vents are installed on the roof overhang of this roof. These are found under the Soffit, which is the roof overhang. Typical vented Soffit panels are normally perforated with small round holes, but can also be rectangular or a continuous strip vent about two inches wide.

Flashings and Vents

3.8 - The roof flashings are in acceptable condition.

3.9 - The vent caps are in acceptable condition.

3.10 - Roof top vents are installed on this roof. These are small continuous attachments installed along the ridge top allowing for a vent at the peak of the roof. These vents, combined with soffit vents are one of the best ventilation systems available. Ridge vents vent all parts of the attic and is insensitive to wind direction. The vents allow the heat to rise out of the ridge top pulling fresh air through the soffits. Sometimes referred to as a chimney effect.

Gutters & Drainage

3.11 - The gutters appear to be in acceptable condition. However, without water in them it is difficult to judge whether they are correctly pitched to direct water into the downspouts, but they should function as they were intended.

Section 4.0 - Chimney

There are a wide variety of chimneys, which represent an even wider variety of the interrelated components that comprise them. However, there are three basic types, single-walled metal, masonry, and pre-fabricated metal ones that are commonly referred to as factory-built ones. Single-walled metal ones should not be confused with factory-built metal ones, and are rarely found in residential use, but masonry and factory-built ones are a commonplace. Our inspection of them conforms to industry standards, and is that of a generalist and not a specialist. However, significant areas of chimney flues cannot be adequately viewed during a field inspection, as has been documented by the Chimney Safety Institute of America, which reported in 1992: "The inner reaches of a flue are relatively inaccessible, and it should not be expected that the distant oblique view from the top or bottom is adequate to fully document damage even with a strong light." Therefore, because our inspection of chimneys is limited to those areas that can be viewed without dismantling any portion of them, and does not include the use of specialized equipment, we will not guarantee their integrity or drafting ability.

Our Inspection of the chimney(s) and fireplace(s) on the subject property includes a visual observation, identifying obvious defects and/or damage only. Note that our Inspection does not include the following:

1. Adequacy of drafting or sizing in fireplace and/or stove flues.
2. Determine if prefabricated or zero clearance fireplaces are installed in accordance with the manufacturer's specifications.
3. Determine if wood burning fireplaces, chimneys and flues meet specific code requirements.
4. Determine if the chimney has been dimensionally constructed properly.
5. Inspection of interior flues, flue transitions, and other inaccessible areas.
6. Video and/or other scanning means of inspection.
6. Fireplace insert flue, smoke chamber, smoke shelf and connections.
7. The inspector does not perform any evaluations that require the gas supply to the fireplace to be turned on, and/or a pilot light to be lit.

Any comments made regarding these items are as a courtesy only. Evaluation of these items as listed above are typically performed by a Certified Chimney Inspector, and are referred to as a level II type of Inspection. The National Fire Protection Association’s NFPA 211 Standard for Chimneys, Fireplaces, Vents and Solid Fuel Burning Appliances (code 11-5.1.1) states that a Level II inspection should be performed: “Upon sale or transfer of the property or after a major event such as an earthquake.” Copies of

this booklet may be obtained at www.nfpa.org.

Chimney

General Prefabricated

4.1 - There are a wide variety of pre-fabricated chimneys, which are constructed on site with approved components. We perform a competent inspection of them, but we are not specialists, and our inspection of them is limited to those areas that can be viewed without dismantling any portion of them, and we cannot guarantee that any particular component is the one stipulated for use by the manufacturer.

Type

4.2 - The fireplace type is gas logs. Visual inspection revealed no obvious defects

Fireplace

4.3 - The fireplace is in acceptable condition.

4.4 - This fireplace is vented.

Hearth

4.5 - The hearth is in acceptable condition.

Mantle

4.6 - The fireplace mantle is in acceptable condition.

Section 5.0 - Plumbing

The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good, high water pressure is not. In fact, whenever the street pressure exceeds eighty pounds per square inch a regulator is recommended, which typically comes factory preset between forty-five and sixty-five pounds per square inch. However, regardless of the pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress the washers and diaphragms within the various components. Inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains.

General Observations

General Comments

5.1 - The water flow is functional.

5.2 - The water pressure was measured at 60 psi at the time of the inspection and is at an acceptable pressure at the rear hose bibs. Water pressure at the hose bib by the garage measured at 110 psi. This faucet is in line with the street water supply before it reaches the water reducing valve.

Public Water Service

5.3 - The potable water is supplied by public or municipal utilities services to this property. The water in most public/municipal water systems is treated and balanced to be non corrosive. This extends the life expectancy of pipes and reduces the leaching of lead from any lead bearing pipes and joints in the system.

Water Main Shut-off Location

5.4 - The house main water shut-off valve is located in the hall closet between the laundry room and half bathroom.

5.5 - The main water shut-off valve and meter is located at the front of the residence between the sidewalk and roadside.

Service Pipe Material

5.6 - The service pipe material found on this property is made of Polyethylene (PEX).

Water Pressure Regulator

5.7 - A water pressure regulator is in place on the plumbing system, although not tested, is presumed to be functional .

Back Flow Prevention Device

5.8 - A back flow prevention device is located at the right front side of the house.

5.9 - Anti-siphon devices are located on all exterior hose bibs.

Potable Water Supply Pipes

Polyethylene Water Pipes

5.10 - The water supply pipe material found on this property is served by Polyethylene (PEX) that are in acceptable condition.

Waste & Drainage Systems

Drain Waste & Vent Pipes

5.11 - The plumbing drain and or waste pipe material found on this property is PVC and is functional.
5.12 - The waste drains were tested and have functional drainage.

General Gas Components

Gas Main Shut-Off Location

5.13 - The gas main shut-off is located on the left side of the house. You should be aware that gas leaks are not uncommon, particularly underground ones, and that they can be difficult to detect without the use of sophisticated instruments, which is why natural gas is odorized in the manufacturing process. Therefore, we recommend that you request a recent gas bill from the sellers, so that you can establish a norm and thereby be alerted to any potential leak.

Gas Main Observations

5.14 - The gas meter is in acceptable condition.

Gas SupplyPipes

5.15 - The visible portions of the gas pipes appear to be in acceptable condition.

Tankless Water Heaters

General Comments

5.16 - Residential tankless water heaters are a relatively new invention. They provide virtually endless but not unlimited hot water, and require little maintenance beyond periodic monitoring for leaks, which is to be anticipated with any type of water heater.

Age & Location

5.17 - Hot water is provided by a tankless water heater that is wall-mounted on the left exterior side of the house. The heater is manufactured by Rinnai, model # REU-2532W(-C). The manufacturers label with the BTU rating and serial number is not visible. The age could not be verified, but is assumed to be the same age of the house or 5 years old.

Shut-Off Valve & Connectors

5.18 - The shut-off valve and water connectors are functional.

Pressure Relief Valve and Discharge Pipe

5.19 - The water heater is equipped with a mandated pressure-temperature relief valve and the discharge pipe that extends downward within six inches of the floor.

Drain Valve

5.20 - The drain valve is in place and presumed to be functional.

Irrigation or Sprinklers

General Comments

5.21 - There are a wide variety of irrigation components, such as pipes that could include old galvanized ones, more dependable copper ones, and modern polyvinyl ones that are commonly referred to as PVC. However, among the latter, the quality can range from a dependable thick-walled type to a less dependable thin-walled type, and it is not uncommon to find a mixture of them. To complicate matters, significant portions of these pipes cannot be examined because they are buried. Therefore, we identify a system based on what type of pipe that can be seen. However, our inspection only includes the visible portions of the system, and we do not test each component, nor search below vegetation for any concealed hose bibs, actuators, risers, or heads. We test every visually accessible manual sprinkler actuator and evaluate its coverage, but due to the variety and complexity of many automatic control panels we do not test them. However, inasmuch as the actuators are under pressure, we look for any evidence of damage or leakage, but recommend that you have the sellers demonstrate an automatic sprinkler system before the close of escrow and indicate any seasonal changes that they may make to the program.

Automatic Sprinklers

5.22 - We did not evaluate the sprinkler system, which should be demonstrated by the sellers to be functional.

Section 6.0 - Electrical

There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. What is most significant about electrical systems however is that the national electrical code [NEC] is not retroactive, and therefore many residential systems do not comply with the latest safety standards. Regardless, we are not electricians and in compliance with our standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, in the interests of safety, we regard every electrical deficiency and recommended upgrade as a latent hazard that should be serviced as soon as possible, and that the entire system be evaluated and certified as safe by an electrician. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend some upgrades for which we would disclaim any further responsibility. However, we typically recommend upgrading outlets to have ground fault protection, which is a relatively inexpensive but essential safety feature. These outlets

are often referred to as GFCI's, or ground fault circuit interrupters and, generally speaking, have been required in specific locations for more than thirty years, beginning with swimming pools and exterior outlets in 1971, and the list has been added to ever since: bathrooms in 1975, garages in 1978, spas and hot tubs in 1981, hydro tubs, massage equipment, boat houses, kitchens, and unfinished basements in 1987, crawlspaces in 1990, wet bars in 1993, and all kitchen countertop outlets with the exception of refrigerator and freezer outlets since 1996. Similarly, AFCI's or arc fault circuit interrupters, represent the very latest in circuit breaker technology, and have been required in all bedroom circuits since 2002. However, inasmuch as arc faults cause thousands of electrical fires and hundreds of deaths each year, we categorically recommend installing them at every circuit as a prudent safety feature.

Main Panel

General Comments

6.1 - Furnishings and occupant's belongings prevent a full inspection of the electrical outlets and switches in the household. Recommend performing a careful walk-through of the property prior to close of escrow or purchase of the property.

Service Entrance

6.2 - The main conductor lines are underground, or part of a lateral service entrance located at the left side of the house. This is characteristic of modern electrical services but, inasmuch as the service lines are underground and cannot be seen, they are not evaluated as part of our service.

Service Panel Observations

6.3 - The residence is served by a 200 amp 240 volt electrical service that is in acceptable condition.

6.4 - There are three aluminum conductors (cables) that service the property.

Grounding

6.5 - A grounding wire is present and in acceptable condition.

Panel Location & Size

6.6 - The main panel is located inside the garage.

6.7 - The property is served by a 200 amp electrical panel, manufactured by Cutler-Hammer.

Panel Cover Observations

6.8 - The interior panel cover is in acceptable condition

6.9 - The exterior panel cover is in acceptable condition.

Main Panel Observations

6.10 - The main disconnect is located at the main panel.

6.11 - Circuit breakers have been installed on the property as the type of electrical protective safety device for over current protection of the branch wiring.

Wiring Observations

6.12 - The type of branch wiring found installed on this property is copper. Copper is an excellent material form wiring. The metal has a high current carrying ability making relatively small wires possible. Copper is also ductile and malleable.
6.13 - The residence is wired predominantly with a non metallic sheathed cabling such as a vinyl conduit known as Romex.
6.14 - A sample of switches and outlets tested are in acceptable condition.
6.15 - Grounding and polarity of receptacles within six feet of plumbing fixtures are in acceptable condition.
6.16 - The visible portions of the wiring has no visible deficiencies.
6.17 - The GFCI outlets that were tested functioned and operated properly.

Circuit Breakers

6.18 - There are no visible deficiencies with the circuit breakers.

Section 8.0 - Heat-A/C

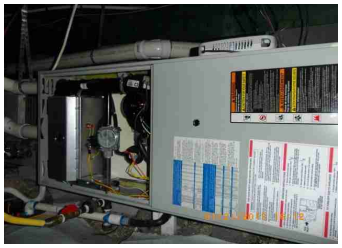
The components of most heating and air-conditioning systems have a design-life ranging from ten to twenty years, but can fail prematurely with poor maintenance, which is why we apprise you of their age whenever possible. We test and evaluate them in accordance with the standards of practice, which means that we do not dismantle and inspect the concealed portions of evaporator and condensing coils, the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, ducts and in-line duct-motors or dampers. We perform a conscientious evaluation of both systems, but we are not specialists. However, even the most modern heating systems can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. Therefore, in accordance with the terms of our contract, it is essential that any recommendations that we make for service or a second opinion be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

HVAC Split Systems

Age & Location

8.1 - Central heat and air-conditioning are provided by dual systems, consisting of two 5 year-old furnaces with evaporator coils that are located in the attic and crawlspace and two 5 year-old condensing coils that are located at the rear of the house.

The residence is served by dual systems with the types and locations indicated within the report - *Continued*


Common Observations

8.2 - The condensing coil(s) or compressor(s) are manufactured by Trane, Model # 2TTB3030A1000AA with Serial # 8064LMS3F and Model # 2TTB3042A1000AA with Serial # 7374L8H3F.
8.3 - The cooling system energy source is electricity.
8.4 - The evaporator coil(s), furnace(s) or air handler(s) is manufactured by Trane, Model # TUE1B060A9361AB with Serial # 8142KLD1G and Model # TUC1B080A9421AC with Serial # 80923637G.
8.5 - The heating system energy source is natural gas.
8.6 - The furnaces are rated at 60,000 and 80,000 input BTU's.
8.7 - Heat was located in each room with a register or vent installed.
8.8 - We did not test the air-conditioning system because the ambient temperature is too low (below 65 degrees), and testing it could damage the coil. Recommend contacting a licensed HVAC contractor to evaluate.

Furnace

8.9 - The furnaces are functional.

Condensing Coil - Compressor

8.10 - We did not test the air-conditioning system because the ambient temperature is below 65 degrees. We did examine the condition of the fans, fins, electrical connections and thermostat wires and found them to be in acceptable condition.

Thermostats

8.11 - The thermostats are functional.

Registers and Return-Air Compartment

8.12 - The return-air compartment and air filters are in acceptable condition.
8.13 - The registers are reasonably clean and functional.

Condensate Drainpipe

8.14 - The drip pan is functional.
8.15 - The condensate drainpipes discharge correctly outside the residence.

Electrical Disconnect

8.16 - The electrical disconnect at the condensing coil is functional.

Refrigerant Lines

8.17 - The refrigerant lines are in acceptable condition.

Differential Temperature Readings

8.18 - The heating system responded and achieved an acceptable differential temperature split between the air being drawn through the return-air registers and the air blowing out of the distribution registers between a range of 15-20 degrees or more.

Ducting

8.19 - The ducts and registers have no visible deficiencies, unless otherwise noted in this report.
8.20 - The ducts include thermostatically controlled dampers, which are concealed and therefore cannot be evaluated as part of our service.

The ducts include thermostatically controlled dampers - *Continued*

Vent Pipe

8.21 - The vent pipes have no visible deficiencies.

Section 9.0 - Living

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. However, we do not evaluate window treatments, or move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. Determining the condition of all insulated windows and doors is not possible due to temperature, weather and lighting variations, including glass panes that have not been recently or routinely cleaned. The inspector will not be liable for windows and doors that were not specifically listed and later found to have broken seals. Every effort is extended by the inspector to determine the condition of the windows and doors. For positive identification of all windows and doors with broken hermetic seals, a glass professional should be consulted and windows determined to have their hermetic seals broken should be replaced. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Similarly, there are a number of environmental pollutants that we have already elaborated upon, the specific identification of which is beyond the scope of our service but which can become equally contentious. In addition, there are a host of lesser contaminants, such as that from moisture penetrating carpet-covered cracks in floor slabs, as well as odors from household pets and cigarette smoke that can permeate walls, carpets, heating and air conditioning ducts, and other porous surfaces, and which can be difficult to eradicate. However, inasmuch as the sense of smell adjusts rapidly, and the sensitivity to such odors is certainly not uniform, we recommend that you make this determination for yourself, and particularly if you or any member of your family suffers from allergies or asthma, and then schedule whatever remedial services may be deemed necessary before the close of escrow.

Main House

Furnished Residence Comment

9.1 - The residence is furnished, and in accordance with industry standards we only inspect those surfaces that are exposed and readily accessible. We do not move furniture, lift carpets, nor remove or rearrange items within closets and cabinets to gain access to windows, walls, etc..

Doors

9.2 - The front door is functional and in acceptable condition.
9.3 - The interior doors are functional and in acceptable condition.
9.4 - The doorbell operates properly.

Flooring

9.5 - The flooring is covered with carpet, tile and wood and is in acceptable condition.

9.6 - The floor has no significant defects.

Walls & Ceiling

9.7 - The walls and ceilings are in acceptable condition.
9.8 - Furnishings and occupant's belongings prevent a full inspection of the floor and wall areas. Recommend performing a careful walk-through prior to close of escrow or purchase of the property.
9.9 - The walls and ceilings consist of sheet rock or drywall material and in acceptable condition.
9.10 - The interior paint is in acceptable condition.

Windows

9.11 - The windows are functional, unless otherwise noted.
9.12 - The type of window material present on this property is wood.
9.13 - Double hung, dual pane type windows are installed on this property.
9.14 - The right side of the rear left lower master bedroom window is detached from the sash guide and should be repaired.


Lights

9.15 - The lights are functional.

Ceiling Fans

9.16 - The ceiling fans in the house are operational.

Electrical

9.17 - The outlets that were tested are functional.

Smoke Detectors

9.18 - Smoke detectors are located in the first and second floor hallways and all of the bedrooms. Unless you know that the smoke alarms are new, replacing them when moving into a new residence is recommended by NFPA (National Fire Prevention Association). All smoke detectors over the age of seven years, should be replaced. As the detectors get older, dust, lint, etc accumulates on the sensors and makes the detectors less reliable.
9.19 - The smoke detectors were not tested due to the presence of an alarm system. Testing of the system could cause a false alarm and summon the police and/or fire departments. Recommend having the seller demonstrate that the smoke detectors are functional.

Carbon Monoxide Detector(s)

9.20 - We do not test carbon monoxide detectors.
9.21 - Carbon monoxide detector(s) have been installed in the house hold.

Security System

Testing

9.22 - The security system was excluded from this home inspection.

Section 10.0 - Kitchen

We test kitchen appliances for their functionality, and cannot evaluate them for their performance nor for the variety of their settings or cycles. However, if they are older than ten years, they may well exhibit decreased efficiency. Also, many older gas and electric ranges are not secured and can be easily tipped, particularly when any weight is applied to an open range door, and all such appliances should be confirmed to be secure. Regardless, we do not inspect the following items: free-standing appliances, refrigerators, built-in toasters, coffee-makers, can-openers, blenders, water-purifiers, barbecues, grills or rotisseries, timers, clocks, thermostats, the self-cleaning capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards.

Kitchen

Sink & Countertop

10.1 - The sink and granite countertops are functional, unless otherwise noted in this report.
10.2 - The under counter sink is partially detached from the counter top. This can not only allow water to splash inside the cabinet, but the loose sink can loosen water connections which could lead to leaks. Recommend having a qualified professional repair and seal the sink to the counter.




Cabinets

10.3 - The cabinets are functional, and do not have any significant damage.

Valves & Connectors

10.4 - The valves and connectors below the sink are functional. However, they are not in daily use and will inevitably become stiff or frozen if not periodically operated and lubricated.

Faucet

10.5 - The kitchen sink faucet is functional.
10.6 - The hand sprayer/wand is functional.

Trap and Drain

10.7 - The trap and drain are functional.

Garbage Disposal

10.8 - The garbage disposal is functional.

Electric Oven

10.9 - The electrical ovens operated and functioned properly when operated.


Gas Cooktop

10.10 - The gas cook top is functional.

Gas Valve(s)

10.11 - A gas valve shut-off has been installed, although not tested, appears in acceptable condition.

Dishwasher

10.12 - The dishwasher is functional and drained properly.

10.13 - The dishwasher drain line is properly installed. The dishwasher drain line has a properly installed high loop in the drain line.

Exhaust Fan or Downdraft

10.14 - The exhaust fan or downdraft is functional.

Built-in Microwave

10.15 - The built-in microwave is functional but we did not test it for leakage, which would require a specialized instrument.

Lights

10.16 - The lights are functional.

Electrical

10.17 - The outlets that were tested are functional and include ground-fault protection.

Section 11.0 - Attic

In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do

not disturb or move any portion of it, and it may well obscure damage to roof rafters and trusses, water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

Attic Areas

Attic Access Location

11.1 - The attic can be accessed through a pull-down ladder in the right rear bedroom and through a door in the second floor hallway.

Method of Evaluation

11.2 - We evaluated the attic by direct access. Due to the occupants belongings and configuration of the framing and absence of a catwalk(s) in some areas of the attic space(s), which limited full access, it was not possible to inspect all areas of the attic space.

Framing

11.3 - The roof framing consists of a factory-built, engineered truss system, comprised of components called chords, webs, and struts that are connected by wood or metal gussets nailed or glued in place. Each component of the truss is designed for a specific purpose, and cannot be removed or modified without compromising the integrity of the entire truss. The lowest component, which is called the chord and to which the ceiling is attached, can move by thermal expansion and contraction and cause creaking sounds, which are more pronounced in the mornings and evenings along with temperature changes. Such movement has no structural significance, but can result in small cracks or divots in the drywall or plaster.



Ventilation

11.4 - Ventilation appears to be adequate.

11.5 - Ventilation includes the use of a powered attic ventilator.

Electrical

11.6 - The electrical components that are fully visible appear to be in acceptable condition.

Blown-In Fiberglass Insulation

11.7 - The attic is insulated with approximately twelve inches of blown-in fiberglass insulation.

Plumbing Vents

11.8 - The drainpipe vents that are fully visible are in acceptable condition.

Section 12.0 - Decks-Patios-Porches

We cannot guarantee that deck surfaces will not leak, because their waterproof membrane is concealed and cannot be examined. Therefore, you may wish to ask the sellers if the deck surface has ever leaked or obtain insurance to cover such an eventuality.

Decks

General Observations

12.1 - The wood deck is in acceptable condition.
12.2 - The deck is located at the rear of the house.
12.3 - The railings are in acceptable condition
12.4 - The rear deck has been screened to allow the users to enjoy the outside without being bothered or "pestered" by insects. The bottom of the deck however has not been screened. This will allow insects inside the screened area. Recommend having the bottom of the deck fully screened.

Patios

General Observations

12.5 - The patio is in acceptable condition.
12.6 - The patio is located at the rear of the house.

Porches

General Observations

12.7 - The first and second floor porches are located at the front of the house and are in acceptable condition.

12.8 - The railings are in acceptable condition

Section 13.0 - Stairs

Our evaluation of staircases is identical to that of living space, except that we pay particular attention to safety issues, such as those involving handrails, guardrails, and smoke detectors.

Main Stairs

Stairs and Railings

13.1 - The stairs and railings are in acceptable condition.

Section 15.0 - Bathrooms

In accordance with industry standards, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans, which is usually the responsibility of a termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants.

Master Bathroom

Size and Location

15.1 - The bathroom is a full bathroom with a bathtub and shower.

Doors

15.2 - The doors are functional.

Flooring

15.3 - The floor has no significant defects.

Walls & Ceiling

15.4 - The walls and ceiling are in acceptable condition.

Cabinets

15.5 - The cabinets are in acceptable condition.

Exhaust Fan

15.6 - The exhaust fan is functional.

Sink Countertop

15.7 - The sink countertops are functional.

Sink Faucet Valves & Connectors Trap & Drain

15.8 - The sinks and their components are functional, unless otherwise noted in this report.

Toilet & Bidet

15.9 - The toilet is functional.

Tub

15.10 - The tub is functional.

Shower Stall

15.11 - The shower stall is functional.

Lights

15.12 - The lights are functional.

Outlets

15.13 - The master bathroom outlets are functional and include ground-fault protection.

Main Bathroom - 2nd Floor

Size and Location

15.14 - The bathroom is a full bathroom with a bathtub and shower.

Doors

15.15 - The doors are functional.

Flooring

15.16 - The floor has no significant defects.

Walls & Ceiling

15.17 - The walls and ceiling are in acceptable condition.

Cabinets

15.18 - The cabinets are in acceptable condition.

Exhaust Fan

15.19 - The exhaust fan is functional.

Sink Countertop

15.20 - The sink countertop is functional.

Sink Faucet Valves & Connectors Trap & Drain

15.21 - The sinks and their components are functional.

Toilet & Bidet

15.22 - The toilet is functional.

Tub-Shower

15.23 - The tub/shower is functional.

Lights

15.24 - The lights are functional.

Outlets

15.25 - The outlet in the second floor hallway bathroom is functional and includes ground fault protection.

Guest Bathroom

Size and Location

15.26 - The bathroom is a full bathroom with a shower.

Doors

15.27 - The doors are functional

Flooring

15.28 - The floor has no significant defects

Walls & Ceiling

15.29 - The walls and ceiling are in acceptable condition.

Cabinets

15.30 - The cabinets are in acceptable condition.

Exhaust Fan

15.31 - The exhaust fan is functional.

Sink Countertop

15.32 - The sink countertop is functional.

Sink Faucet Valves & Connectors Trap & Drain

15.33 - The sink and its components are functional.

Toilet & Bidet

15.34 - The toilet is functional.

Shower Stall

15.35 - The shower stall is functional.

Lights

15.36 - The lights are functional.

Outlets

15.37 - The outlet is functional and includes ground-fault protection.

Half Bathroom

Size and Location

15.38 - The half bathroom has a toilet and a cabinet sink.

Doors

15.39 - The door is functional.

Flooring

15.40 - The floor has no significant defects.

Walls & Ceiling

15.41 - The walls and ceiling are in acceptable condition.

Cabinets

15.42 - The cabinets are in acceptable condition.

Sink Countertop

15.43 - The sink countertop is functional.

Sink Faucet Valves & Connectors Trap & Drain

15.44 - The sink and its components are functional, unless otherwise noted in this report.

Toilet & Bidet

15.45 - The toilet is functional.

Exhaust Fan

15.46 - The exhaust fan is functional.

Lights

15.47 - The lights are functional.

Outlets

15.48 - The outlet in the half bathroom is functional and includes ground fault protection.

Section 16.0 - Laundry

In accordance with industry standards, we do not test clothes dryers, nor washing machines and their water connections and drainpipes. However, there are two things that you should be aware of. The water supply to washing machines is usually left on, and their hoses can leak or burst under pressure and continue to flow. Therefore, we recommend replacing the rubber hose type with newer braided stainless steel ones that are much more dependable. You should also be aware that the newer washing machines discharge a greater volume of water than many of the older drainpipes can handle, which causes the water to back up and overflow, and the only remedy would be to replace the standpipe and trap with one that is a size larger.

Laundry Room or Area

Valves & Connectors

16.1 - The valves and connectors were visibly inspected and found the be in acceptable condition. We do not turn on or operate the valves because they are not in daily use they typically become stiff or frozen.
16.2 - The water supply to washing machines is commonly left on, and the rubber hoses that are commonly used to supply water can become stressed and burst. For this reason we recommend replacing all rubber supply hoses with metal-braided ones that are more resilient.

We recommend replacing the rubber supply hoses with metal-braided ones - *Continued*

Outlets

16.3 - The outlet that was tested is functional.

220 Volt Receptacle

16.4 - The 220 volt receptacle for the dryer is in use by the dryer. We tested/operated the dryer and the dryer was functional.

Lights

16.5 - The lights are functional.

Cabinets

16.6 - The cabinets are functional.

Dryer Vent

16.7 - The visible areas of the interior dryer vent are in acceptable condition.

Sink

16.8 - The laundry sink is functional, and does not need service at this time.

Faucet

16.9 - The laundry sink faucet is functional.

Trap & Drain

16.10 - The trap and drain are functional.

Walls & Ceiling

16.11 - The walls and ceiling are in acceptable condition.

Doors

16.12 - The door is functional.

Flooring

16.13 - The floor has no significant defects.

Section 17.0 - Garage

It is not uncommon for moisture to penetrate garages, because their slabs are on-grade. Evidence of this is typically apparent in the form of efflorescence, or salt crystal formations, that result when moisture penetrates the concrete slab or sidewalls. This is a common with garages that are below grade, and some sidewalls are even cored to relieve the pressure that can build up behind them, and which actually promotes drainage through the garage. Also, if there is living space above the garage, that space will be seismically vulnerable. Ideally, the columns and beams around the garage door will be made of structural steel, but in many residences these components are made of wood but could include some structural accessories, such as post-straps and hold-downs, and plywood shear paneling. However, we are not an authority in such matters, and you may wish to discuss this further with a structural engineer. In addition, and inasmuch as garage door openings are not standard, you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles.

Single and Multi-Car Garage

Garage Style

17.1 - The garage is attached to the house.

Slab Floor

17.2 - The visible portions of the slab floor is in acceptable condition. Small cracks are common and result as a consequence of the curing process, seismic activity, common settling, or the presence expansive soils, but are not structurally threatening. Also, you may notice some salt crystal formations that are activated by moisture penetrating the slab.

Walls & Ceiling

17.3 - The walls and ceiling are sheathed and in acceptable condition.

Entry Door Into the House

17.4 - The house entry door is solid core or fire-rated.

Vehicle Door & Hardware

17.5 - The garage vehicle doors and hardware are functional.

Automatic Opener

17.6 - The left garage door opener is functional.

17.7 - The right garage door opener (front porch side) has been disconnected from the door. A note has been placed below the control button indicating the door is being fixed. The bottom panels of the door are damaged. Recommend having the seller's demonstrate that the door and both safety devices are functioning property once the door has been repaired.

Lights

17.8 - The lights are functional, unless otherwise noted in this report.

Outlets

17.9 - The outlets that were tested are functional and include ground-fault protection.

Vehicle Door Weather-Stripping

17.10 - The weather stripping the garage door(s) is in acceptable condition.

Automatic Reversal Mechanism

17.11 - The automatic reversal mechanism on the left garage door operated properly.

Section 19.0 - Crawl Space

This residence has a raised foundation. Such foundations permit access, and provide a convenient area for the distribution of water pipes, drain pipes, vent pipes, electrical conduits, and ducts. However, although raised foundations are far from uniform, most include concrete footings and walls that extend above the ground with anchor bolts that hold the house onto the foundation, but the size and spacing of the bolts vary. In the absence of major defects, most structural engineers agree that the one critical issue with raised foundations is that they should be bolted. Our inspection of these foundations conforms to industry standards, which is that of a generalist and not a specialist, and we do not use any specialized instruments to establish that the structure is level. We typically enter all accessible areas, to confirm that foundations are bolted and to look for any evidence of structural deformation or damage, but we may not comment on minor deficiencies, such as on commonplace settling cracks in the stem walls and slight deviations from plumb and level in the intermediate floor framing, which would have little structural significance. Interestingly, there is no absolute standard for evaluating cracks, but those that are less than ¼" and which do not exhibit any vertical or horizontal displacement are generally not regarded as being

structurally relevant. Nevertheless, all others should be evaluated by a specialist. However, in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

Raised Foundation

Raised Foundation Type

19.1 - The style of foundation type of this property consists of a crawl space which has an open space between the underside of the floor joists/trusses and the ground.

Foundation or Stem Walls

19.2 - The pier, column, post support material type found at this property is concrete block. Due to insulation from the conditioned crawlspace, the majority of the walls and columns were not visible for inspection.

Crawl Space Door

19.3 - The crawl space door is in acceptable condition

Crawl Space Floor Area

General Observations

19.4 - The floor area of the crawl space is in acceptable condition.




Floor construction

Method of Evaluation

19.5 - We evaluated the raised foundation by accessing and evaluating the components within the crawl space.

Intermediate Floor Framing

19.6 - The intermediate floor framing is in acceptable condition. There may be some deviations from plumb, level, etc, but none that would have any serious structural significance.

Electrical

19.7 - The electrical components that are visible within the crawlspace appear to be in acceptable condition.

Vapor Retarder

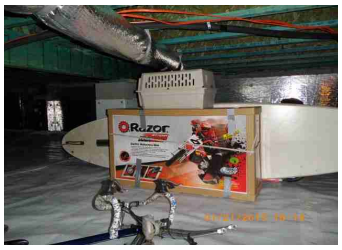
Common Observations

19.8 - The vapor retarder is properly installed.

Debris under house

Common Observations

19.9 - Cellulose-based debris such as cardboard and/or paper from boxes were found in the crawl space. Recommend removing all cellulose-based debris to avoid attracting wood destroying organisms and accumulations of moisture.



Insulation

Floor Insulation

19.10 - There is no floor insulation installed. Conditioned crawlspaces do not have insulation or vent ports.

AFFILIATIONS AND CERTIFICATIONS

North Carolina Home Inspector Licensure Board License # 2158
South Carolina Residential Builders Commission License # RBI 1941
National Association of Certified Home Inspectors Member Number 04101999
Member: North Carolina Licensed Home Inspector Association
Environmental Solutions Association (ESA)
Certified Mold Inspector (Pro-Labs)

Tim Jenkins

REPORT CONCLUSION

123 Orange Street, Sunshine, North Carolina 12345

Congratulations on the purchase of your new home. Inasmuch as we never know who will be occupying or visiting a property, whether it be children or the elderly, we ask you to consider following these general safety recommendations: install smoke and carbon monoxide detectors; identify all escape and rescue ports; rehearse an emergency evacuation of the home; upgrade older electrical systems by at least adding ground-fault outlets; never service any electrical equipment without first disconnecting its power source; safety-film all non-tempered glass; ensure that every elevated window and the railings of stairs, landings, balconies, and decks are child-safe, meaning that barriers are in place or that the distance between the rails is not wider than three inches; regulate the temperature of water heaters to prevent scalding; make sure that goods that contain caustic or poisonous compounds, such as bleach, drain cleaners, and nail polish removers be stored where small children cannot reach them; ensure that all garage doors are well balanced and have a safety device, particularly if they are the heavy wooden type; remove any double-cylinder deadbolts from exterior doors; and consider installing child-safe locks and alarms on the exterior doors of all pool and spa properties.

We are proud of our service, and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, and opened every window and door, or identified every minor defect. Also because we are not specialists or because our inspection is essentially visual, latent defects could exist. Therefore, you should not regard our inspection as conferring a guarantee or warranty. It does not. It is simply a report on the general condition of a particular property at a given point in time. Furthermore, as a homeowner, you should expect problems to occur. Roofs will leak, drain lines will become blocked, and components and systems will fail without warning. For these reasons, you should take into consideration the age of the house and its components and keep a comprehensive insurance policy current. If you have been provided with a home protection policy, read it carefully. Such policies usually only cover insignificant costs, such as that of rooter service, and the representatives of some insurance companies can be expected to deny coverage on the grounds that a given condition was preexisting or not covered because of what they claim to be a code violation or a manufacture's defect. Therefore, you should read such policies very carefully, and depend upon our company for any consultation that you may need.

Thank you for taking the time to read this report, and call us if you have any questions or observations whatsoever. We are always attempting to improve the quality of our service and our report, and we will continue to adhere to the highest standards of the real estate industry and to treat everyone with kindness, courtesy, and respect.

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