GCS Home Inspections
Property Inspection Report

REO CA Home, Our Town CA, 95961
Inspection prepared for: My Client
Agent: Greg Scheer - GCS Home Inspections

Inspection Date: 6/3/2009 Time: 8:30 AM
Age: 2005 Size: 2791 Sq Ft
Weather: Clear, light winds, temperature 80 degrees
Inspection duration 3.5 hours excluding reporting

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SCOPE OF WORK You have contracted with GCS Home Inspections to perform a generalist inspection in accordance with the standards of practice established by the National Association of Certified Home Inspectors (NACHI) a copy of which is available upon request, and which can be read or downloaded by visiting http://www.nachi.org/sop.htm. 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, we are specifically prohibited by state law from commenting on damage caused by termites and other wood-destroying organisms, which is the sole responsibility of a state-licensed pest control expert. Such inspections are commonly mandated as a condition of sale, and typically scheduled and paid for by the seller. Similarly, we do not inspect for vermin infestation, which is the responsibility of a licensed exterminator. Most homes built after 1978, are generally assumed to be free of many widely publicized environmental contaminants. However, as a courtesy to our clients, we are including some well-documented, and therefore public, information about several of the better known 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, molds, 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 the contaminants that can affect your home in 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, but which 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 infants, the elderly, and people with suppressed immune systems. However, there are less common molds that are called toxigens that represent a threat to health. All molds flourish in the presence of moisture and can appear suddenly. However, we look for it wherever there might be a water source, including that from condensation. If mold is to be found anywhere in a home, it will likely be in the area of tubs, showers, toilets, sinks, water heaters, evaporator coils, inside attics with bathroom exhaust fans that do not vent to the exterior, and return-air compartments that draw outside air, all of which are areas that we inspect very carefully. Nevertheless, mold can appear as though spontaneously at any time, so you should be prepared to monitor your home, and particularly the areas that we have mentioned. 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 a document entitled "A Brief Guide to Mold, Moisture and Your Home" at the Environmental Protection Agency web site: 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 Environmental protection Agency (EPA), at www.epa.gov/radon/images/hmbuygud.pdf, 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 is only a minimal 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 built 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 within the contingency period. Few items marked in "red" which is the inspector's personal opinion on what should be repaired first. These red items are not necessarily in order.

Report Summary

Bedrooms		
Page 12 Item: 10	Window Condition	• Small hole in outer pane glass (two at master bedroom)--recommend repair
Interior Areas		
Page 16 Item: 13	Stairs & Handrail	• Loose railings--recommend repair
Kitchen		
Page 21 Item: 18	Window Condition	• Small hole in outer pane glass--recommend repair

Bathroom

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring.

1. Locations

Locations:
- Master BR #1
- Upstairs Hall #2
- Downstairs #3

2. Cabinets

Good	Fair	Poor	N/A	None
X				

3. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials:
- Drywall

4. Counters

Good	Fair	Poor	N/A	None
X				

Master bathroom

5. Doors

Good	Fair	Poor	N/A	None
X				

6. Electrical

Good	Fair	Poor	N/A	None
X				

7. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:
• Test operated

8. Exhaust Fan

Good	Fair	Poor	N/A	None
	X			

Observations:
• Dirty

Dirty

9. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials:
• Vinyl
Observations:
• Stained

Stained

10. Mirrors

Good	Fair	Poor	N/A	None
X				

Observations:
• Chipped mirror at downstairs bathroom

Chipped

11. Plumbing

Good	Fair	Poor	N/A	None
X				

12. Showers

Good	Fair	Poor	N/A	None
X				

Stained floor

13. Shower Walls

Good	Fair	Poor	N/A	None
X				

14. Bath Tubs

Good	Fair	Poor	N/A	None
X				

Observations:
• Stained

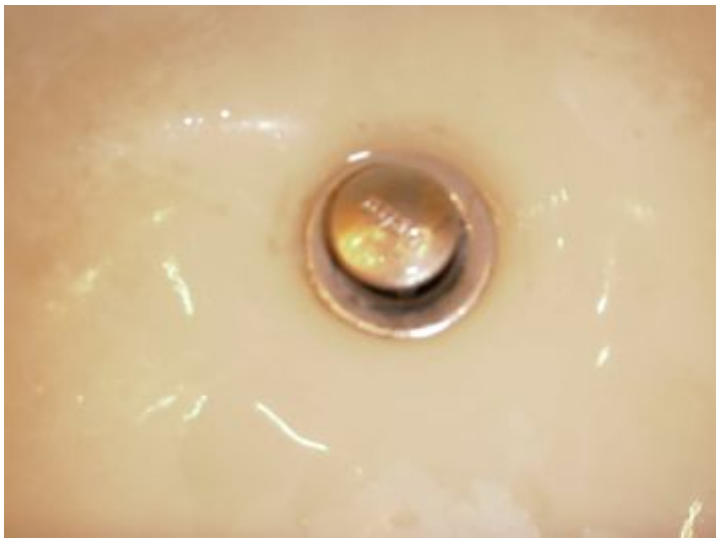
Stained

15. Enclosure

Good	Fair	Poor	N/A	None
X				

16. Sinks

Good	Fair	Poor	N/A	None
X				



Hard water buildup on drains

17. Toilets

Good	Fair	Poor	N/A	None
X				

Observations:
• Stained

Stained

18. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials:
• Drywall
Observations:
• Small amount of growth at upstairs hall bathroom--recommend testing

Small amount of growth on wall

19. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials:
• Vinyl
Observations:
• Master bathroom is missing screen

Bedrooms

The threat of fire and carbon monoxide poisoning (the silent killer) is greatest when people are asleep. Unfortunately however, several proven methods of combating these threats are not mandated. For instance, arc-fault interrupters and hardwired smoke detectors have only recently been mandated for new construction, and carbon monoxide detectors are still not required in most jurisdictions. And although CalNACHI standards do not supersede local, regional, and national standards, consumers are urged to take whatever means necessary to safeguard themselves, including having these important devices installed and practicing an emergency evacuation of sleeping quarters, and particularly with children and the elderly.

1. Locations

Locations:
- Master #1
- Upstairs Northwest #2
- Upstairs Northeast #3
- Upstairs East #4
- Downstairs #5

2. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials:
- Drywall

3. Ceiling Fans

Good	Fair	Poor	N/A	None
X				

Observations:
- Operated
- Bulbs out

Bulbs out

4. Closets

Good	Fair	Poor	N/A	None
X				

Observations:
- Downstairs floor guides missing, doors swing

Guides missing

5. Doors

Good	Fair	Poor	N/A	None
X				

Small holes

6. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:
• Amateur TV cable installation

Amateur TV cable installation

7. Floor Condition

Good	Fair	Poor	N/A	None
	X			

Materials:
• Carpet
Observations:
• Stained

8. Smoke Detectors

Good	Fair	Poor	N/A	None
X				

Observations:
• Operated
• Recommend replacing backup batteries

9. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials:
• Drywall
Observations:
• Small fastener holes, scuffs, dents and scratches

10. Window Condition

Good	Fair	Poor	N/A	None
		X		

Materials:
• Vinyl
Observations:
• Small hole in outer pane glass (two at master bedroom)--recommend repair

Small holes

Interior Areas

Cracks around windows and doors confirm movement, commonly due to wood shrinkage, settling, or seismic activity, and can reappear, and particularly if they are not repaired well. Such cracks may only have a cosmetic significance but can become the subject of disputes, and are best evaluated by specialists. Similarly, there are a number of environmental pollutants that could be present but not identified during an inspection, and particularly if a residence was built prior to 1978, but which could be revealed by a specialist. In addition, there are a host of 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 not uniform, consumers are advised to make this determination for themselves, and particularly if they or a family member suffers from allergies or asthma.

1. Cabinets

Good	Fair	Poor	N/A	None
X				

2. Ceiling Fans

Good	Fair	Poor	N/A	None
X				

Observations:
- Operated
- Downstairs living room fan wobbles

Wobbles

3. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials:
- Drywall

4. Closets

Good	Fair	Poor	N/A	None
X				

5. Door Bell

Good	Fair	Poor	N/A	None
X				

Observations:
- Operated

6. Doors

Good	Fair	Poor	N/A	None
X				

7. Electrical

Good	Fair	Poor	N/A	None
X				

Bulb out

8. Fireplace

Good	Fair	Poor	N/A	None
X				

Materials:
• Living Room
Materials: Prefabricated
Observations:
• Gas only; do not operate without glass installed. Take extreme care during operation as glass becomes hot
• Recommend cleaning bird nests from vent

Gas only

9. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials:
• Carpet
• Vinyl
Observations:
• Stained

10. Sliding Doors

Good	Fair	Poor	N/A	None
X				

11. Screen Doors

Good	Fair	Poor	N/A	None
X				

Screen pulled from handle

12. Smoke Detectors

Good	Fair	Poor	N/A	None
X				

Observations:
• Operated
• Recommend replacing backup batteries

13. Stairs & Handrail

Good	Fair	Poor	N/A	None
	X			

Observations:
• Loose railings--recommend repair

Loose railings

Loose railings

14. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials:
• Drywall

15. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials:
• Vinyl

Kitchen

Kitchen appliances are tested for their functionality, and not for their performance or the variety of their settings and cycles, and only built-in appliances are tested, which does not include refrigerators. However, any appliance older than ten years is likely to exhibit decreased efficiency. Also, many older gas and electric ranges are not anchored and can be tipped, by a child climbing on an open oven door, for instance, and should therefore be confirmed to be secure and otherwise child-safe. Plumbing systems have common components, but they are not uniform. In addition to fixtures, these components include gas pipes, water pipes, pressure regulators, pressure relief valves, shut-off valves, drain pipes, vent pipes, and water-heating devices. The water pressure in pipes is commonly confused with water volume, or functional flow, but whereas high volume may be desirable high pressure is not. In fact, whenever street pressure exceeds eighty pounds per square inch (PSI) a regulator is required, which typically comes factory preset between forty-five and sixty-five PSI. Regardless, consumers need to understand that leaks will occur in any system and particularly a system with older pipes or one in which a regulator fails and high pressure is able to stress the washers and diaphragms of components.
Waste and drainpipes are also not uniform, and range from a modern ABS type [acrylonitrile butadiene styrene] to older types made of cast-iron, galvanized steel, clay, and even a cellulose material that has been coated with tar (Orangeburg pipe). The condition of drainpipes is usually directly related to their age. Older ones are subject to damage through decay and root or seismic activity, whereas ABS ones are virtually impervious to damage. However, inasmuch as significant portions of drainpipes are concealed, inspectors can only infer their condition by observing the draw at drains. Nonetheless, blockages and leaks will occur in the life of any system. Shower pans leak and must be flood-tested, but this is the responsibility of licensed specialist and beyond the scope of the inspection. Regardless, blockages and leaks in main sewer pipes are common and are costly to repair or replace, and for this reason we sensibly disclaim responsibility for evaluating the concealed portions and strongly recommend that buyers arrange to have the main sewer pipe video-scanned, or accept the risk of any damage that might occur.

1. Cabinets

Good	Fair	Poor	N/A	None
X				

Small stain under sink--no moisture noted

2. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials:
• Drywall

3. Counters

Good	Fair	Poor	N/A	None
X				

4. Dishwasher

Good	Fair	Poor	N/A	None
X				

Observations:
• Operated through all cycles

Operated through all cycles

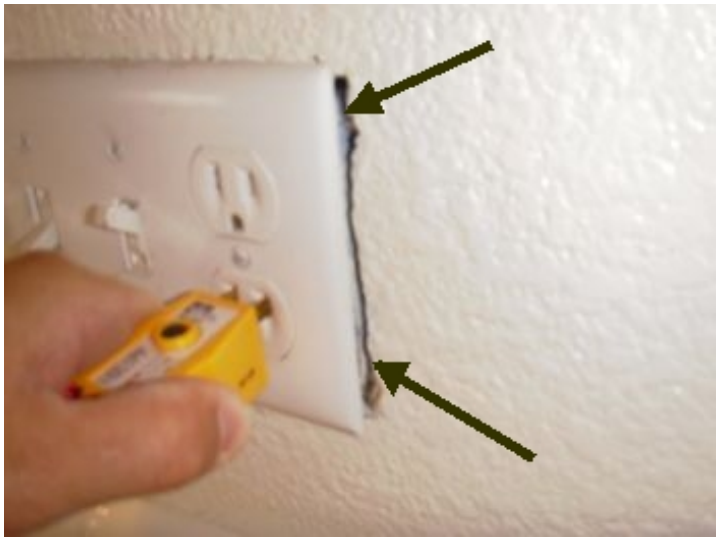
5. Doors

Good	Fair	Poor	N/A	None
X				

6. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:
• Outlet/switch right side of sink area is loose



Loose outlet

7. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:
• Test operated

8. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials:
• Vinyl

9. Garbage Disposal

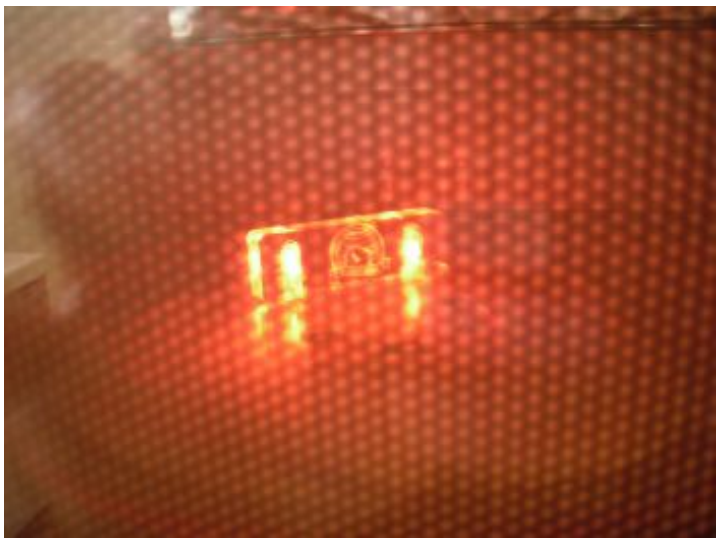
Good	Fair	Poor	N/A	None
X				

Observations:
• Operated

10. Microwave

Good	Fair	Poor	N/A	None
X				

Observations:
• Operated



Operated

11. Cook top condition

Good	Fair	Poor	N/A	None
X				

Observations:
- Operated
- Gas

12. Oven & Range

Good	Fair	Poor	N/A	None
X				

Observations:
- Operated
- Electric
- Dirty

Operated

13. Plumbing

Good	Fair	Poor	N/A	None
X				

14. Sinks

Good	Fair	Poor	N/A	None
X				

15. Spray Wand

Good	Fair	Poor	N/A	None
X				

Observations:
- Operated

16. Vent Condition

Good	Fair	Poor	N/A	None
X				

Materials:
- Fan above cook top

Observations:
- Operated

Operated

17. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials:
• Drywall

18. Window Condition

Good	Fair	Poor	N/A	None
		X		

Materials:
• Vinyl
Observations:
• Small hole in outer pane glass--recommend repair

Small hole

Laundry

Dryer vents have been responsible for many house fires, injuries, and even deaths. The best dryer vents are smooth-walled and rigid and extend no more than six feet to an exterior location. Water poses less of a threat, but washing machines should be installed over drain-pans plumbed to the exterior, and washing machine hoses should be a resilient braided stainless steel, as opposed to the older rubber type, and this is particularly important in locations where a leak or overflow could cause damage.

1. Locations

Locations:
• Upstairs

2. Cabinets

Good	Fair	Poor	N/A	None
X				

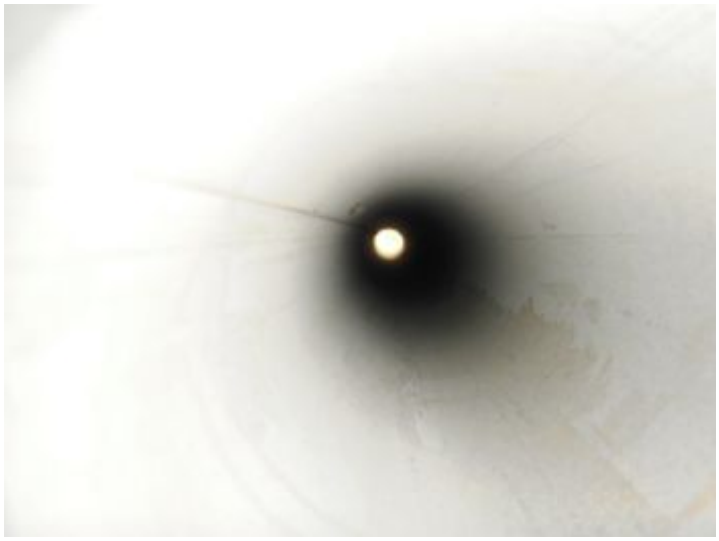
3. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials:
• Drywall

4. Dryer Vent

Good	Fair	Poor	N/A	None
X				



Appears clear to top

5. Electrical

Good	Fair	Poor	N/A	None
X				

6. Exhaust Fan

Good	Fair	Poor	N/A	None
X				

Observations:
• Operated

7. Doors

Good	Fair	Poor	N/A	None
X				

8. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials:
• Vinyl
Observations:
• Washer drain pan has been removed but is located in garage

Washer pan

9. Plumbing

Good	Fair	Poor	N/A	None
X				

10. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials:
• Drywall

Electric clothes dryer only

Heat/AC

The components of most heating and air-conditioning systems in California have a design-life ranging from ten to twenty years, depending on the climate zone and the extent of their use, but can fail prematurely with poor maintenance. Inspectors test and evaluate them in accordance with the standards of practice, which means that they do not dismantle any of the following concealed components: heat exchangers, also known as the fireboxes or combustion chambers, electronic air-cleaners, humidifiers, and in-line duct motors or dampers. Similarly, they do not pressure-test components, and will not reverse the cycle on a heat pump if doing so might damage a coil. However, from the point of view of safety, you need to be aware that even the most modern fossil-fuel-burning systems can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. Therefore, it is essential that any recommendation that is made for service or a second opinion be performed by a specialist, who might reveal additional defects or recommend some upgrades that could affect your evaluation of the system(s). The inspection of masonry chimneys, factory-built chimneys, and free-standing, wood-burning fireplaces is purely visual, and referred to by industry specialists as a level-one inspection. Level-one inspections should not to be confused with level-two and level-three inspections, which are conducted by licensed specialists who have knowledge of fire-codes and chimney specifications, and involve dismantling components and/or investigations with specialized equipment, such as video-cameras.

1. Heater Condition

Good	Fair	Poor	N/A	None
X				

Materials:
• Location:
• Attic
Materials:
• Gas
• Forced air
• Split system
Observations:
• Operated

2. Heater Base

Good	Fair	Poor	N/A	None
X				

3. Enclosure

Good	Fair	Poor	N/A	None
X				

4. Gas Valves

Good	Fair	Poor	N/A	None
X				

5. Thermostats

Good	Fair	Poor	N/A	None
X				

Observations:
• Two installed (zoned-controlled)

Two installed (zoned-controlled)

6. Venting

Good	Fair	Poor	N/A	None
X				

7. Filters

Good	Fair	Poor	N/A	None
	X			

Materials:
- Hall ceiling
- Downstairs ceiling
- Bedroom ceiling

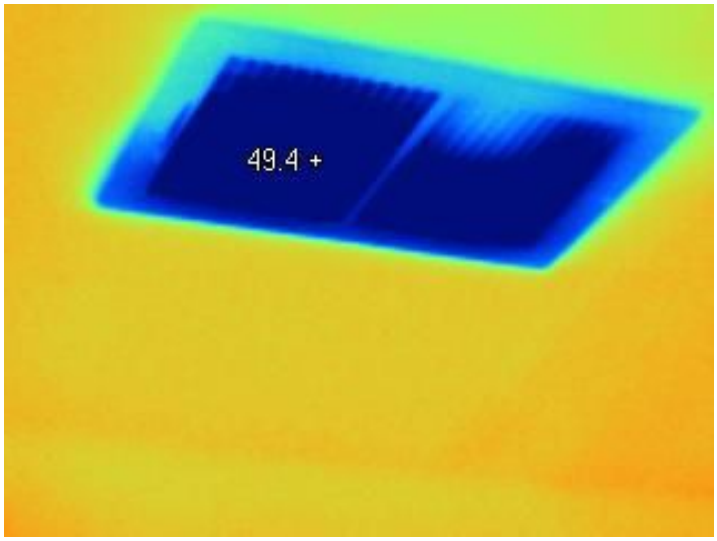
Observations:
- Dirty--recommend replacing

8. Air Supply

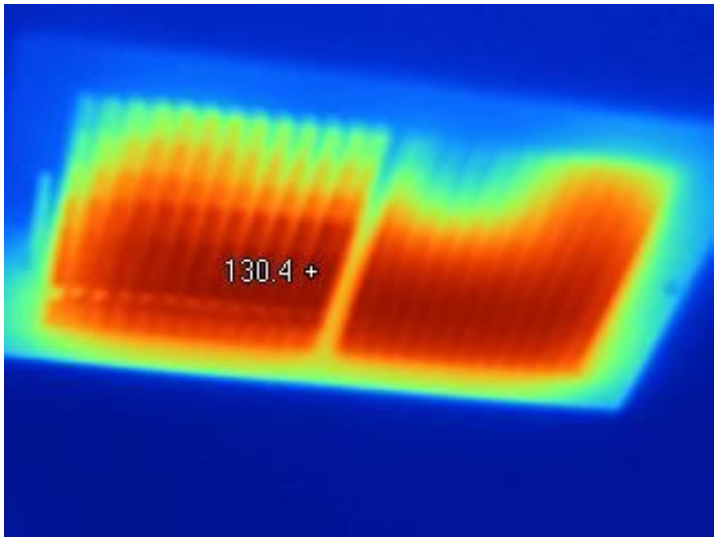
Good	Fair	Poor	N/A	None
X				

9. Registers

Good	Fair	Poor	N/A	None
X				



IR--During AC operations



IR--During heater operations

10. Refrigerant Lines

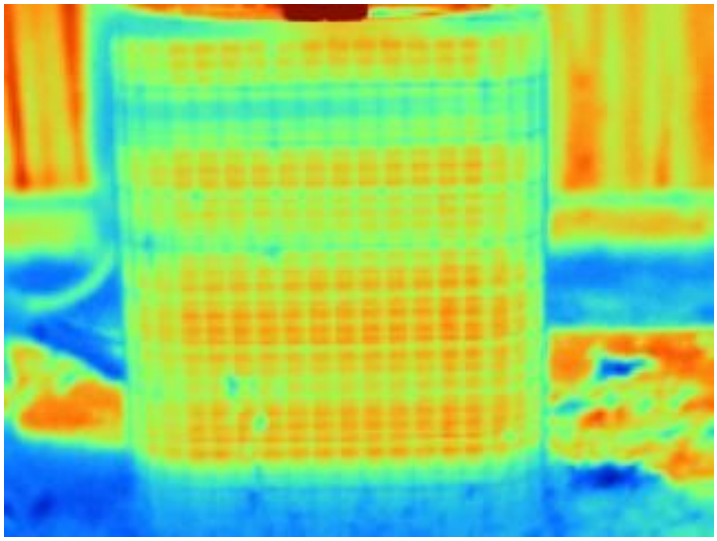
Good	Fair	Poor	N/A	None
X				

11. AC Compress Condition

Good	Fair	Poor	N/A	None
	X			

Materials:
• Electric
Materials:
• Exterior (rear of home)
Observations:
• Unit not level

Bent fins



IR--consistent with normal operations

Water Heater

1. Base

Good	Fair	Poor	N/A	None
X				

2. Combusion

Good	Fair	Poor	N/A	None
X				

3. Water Heater Condition

Good	Fair	Poor	N/A	None
X				

Materials:
• Gas
Location:
• Garage
Observations:
• There are a wide variety of residential water heaters that range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak. So it is always wise to have them installed over a drain pan plumbed to the exterior. Also, it is prudent to flush them annually to remove minerals that include the calcium chloride bi-product of many water softening systems. The water temperature should be set at a minimum of 110 degrees fahrenheit to kill microbes and a maximum of 140 degrees to prevent scalding. Also, water heaters can be dangerous if they are not seismically secured and equipped with either a pressure/temperature relief valve and discharge pipe plumbed to the exterior, or a Watts 210 gas shut-off valve.

50 gallon capacity

4. Number Of Gallons

Good	Fair	Poor	N/A	None
X				

Observations:
• 50 gallons

5. Heater Enclosure

Good	Fair	Poor	N/A	None
X				

6. Gas Valve

Good	Fair	Poor	N/A	None
X				

7. Plumbing

Good	Fair	Poor	N/A	None
X				

Materials:
• Copper

8. Strapping

Good	Fair	Poor	N/A	None
X				

9. TPRV

Good	Fair	Poor	N/A	None
X				

10. Venting

Good	Fair	Poor	N/A	None
X				

Observations:
• Direct-vented outside exterior wall

Garage

Many fires begin in attached garages and spread inside residences, due in large measure to the presence of volatile fluids and the flash-ignition of vapors. For these reasons, attached garages should have ventilation ports, firewalls, self-closing and fire-rated house entry doors, and ground fault protected outlets. On a different subject, moisture intrusion is common in garages. This typically appears as efflorescence (salt crystal formations) on slabs and the short stem walls surrounding slabs, which is activated by moisture. However, inasmuch as the majority of residential garages are built on-grade and are subject to moisture intrusion, this can be anticipated. It is essential, therefore, to monitor a garage during the rainy season and to keep storage items raised above the slab floor.

1. Electrical

Good	Fair	Poor	N/A	None
X				

2. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:
• Test operated

3. Flooring Condition

Good	Fair	Poor	N/A	None
X				

Materials:
• Concrete

4. Garage Door Condition

Good	Fair	Poor	N/A	None
X				

Materials:
• Sectional door

5. Garage Door Parts

Good	Fair	Poor	N/A	None
X				

Cable is disconnected from handle

6. Garage Opener Status

Good	Fair	Poor	N/A	None
X				

Observations:
• Operated
• Garage door opener attach bolt (one of two) is missing nut and may fall out during door operation--recommend repair

Missing hardware

7. Garage Door's Reverse Status

Good	Fair	Poor	N/A	None
X				

Observations:
• Operated
• Eye beam system present

8. Roof Condition

Good	Fair	Poor	N/A	None
X				

Materials: Tile

Recommend trimming back tree

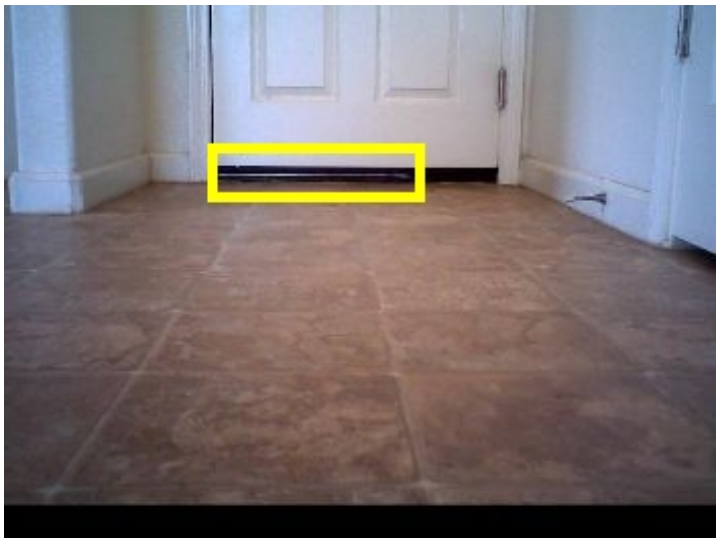
9. Exterior Door

Good	Fair	Poor	N/A	None
X				

10. Fire Door

Good	Fair	Poor	N/A	None
X				

Observations:
• Small air gap under kitchen-to-garage door--recommend repair



Air gap

11. Rafters & Ceiling

Good	Fair	Poor	N/A	None
X				

12. Walls

Good	Fair	Poor	N/A	None
X				

13. Vent Screens

Good	Fair	Poor	N/A	None
X				

Observations:
• Loose screen

14. Windows

Good	Fair	Poor	N/A	None
X				

Electrical

There are a wide variety of electrical systems with an even wider 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 is not retroactive, and therefore many electrical systems do not comply with the latest safety standards. It is important to remember that electricity is dangerous, and is best evaluated by a specialist and not a generalist. Inspectors are generalists, and do not perform load-calculations to see if the supply equals the demand, nor remove circuit breakers or cover plates to inspect concealed components. Therefore, in the interests of safety, every electrical deficiency and recommended upgrade should be regarded as a potential safety-hazard that should be serviced as soon as conveniently possible by a licensed specialist.

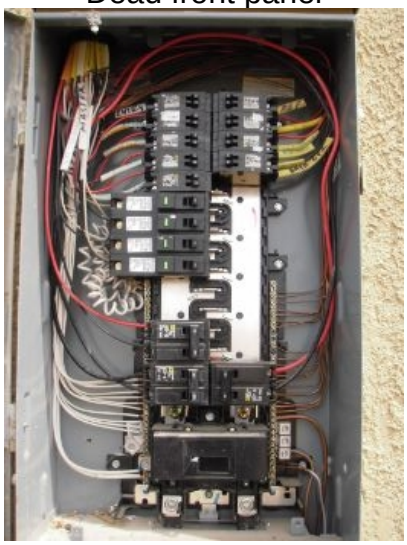
1. Electrical Panel

Good	Fair	Poor	N/A	None
X				

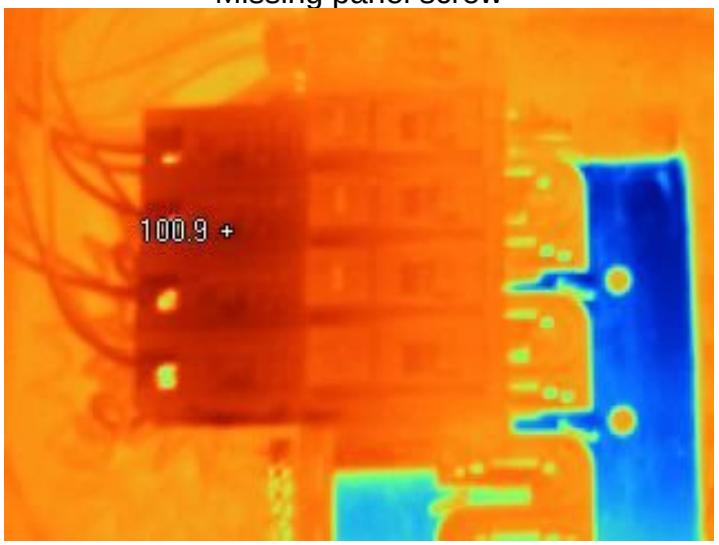
Materials:
- Main Location:
- South side

Dead front panel

Missing panel screw



Behind dead front panel

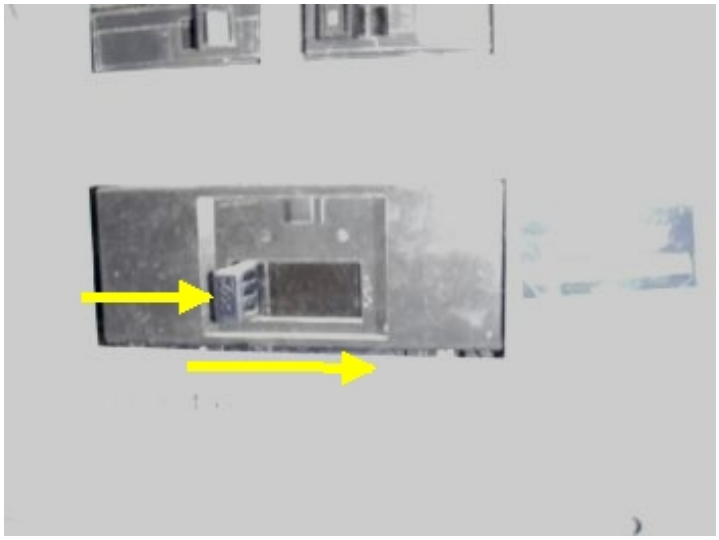


IR--Consistent with normal AFCI temperatures

2. Main Amp Breaker

Good	Fair	Poor	N/A	None
X				

Observations:
• 200 amp



Shutoff here

3. Breakers

Good	Fair	Poor	N/A	None
X				

Materials:
• Copper

4. Cable Feeds

Good	Fair	Poor	N/A	None
X				

Observations:
• Underground

5. Main Gas Valve Condition

Good	Fair	Poor	N/A	None
X				

Materials:
• South side
Observations:
• Natural gas

Shutoff here

Roof

There are many roof types, and 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 quality and 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 roofing material, and this is equally true of most 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 the inspection and disclaimed. The inspector may walk the surface of a roof in order to inspect it and its components, but may inspect it by other means if the roof cannot be safely accessed, due to its height, weather conditions, or if the roofing material could be damaged by foot traffic.

1. Roof Condition

Good	Fair	Poor	N/A	None
X				

Materials:
• Tile
Observations:
• Lower roof areas walked by inspector, main structure roof inspected from the ground through field glasses

No problems noted

2. Flashing

Good	Fair	Poor	N/A	None
X				

3. Gutter

Good	Fair	Poor	N/A	None
X				

4. Vents

Good	Fair	Poor	N/A	None
X				

Observations:
• Functional as seen from roof edge

Functional as seen from roof edge

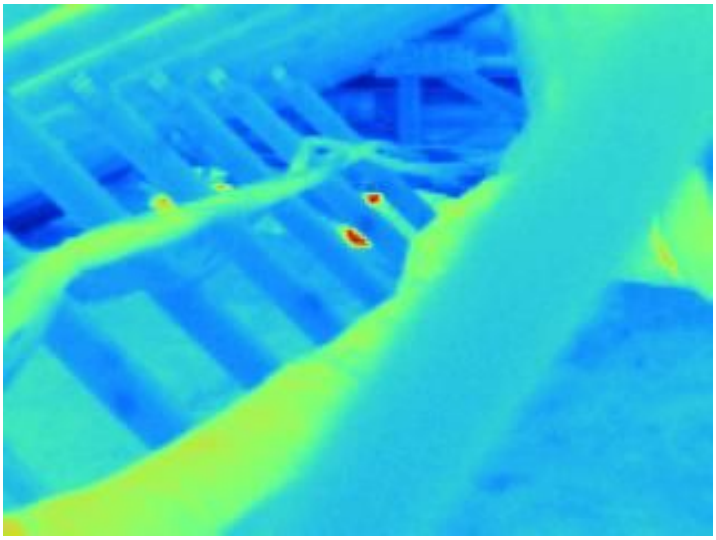
Attic

1. Access

Good	Fair	Poor	N/A	None
X				

2. Duct Work

Good	Fair	Poor	N/A	None
X				



IR--no problems noted

3. Electrical

Good	Fair	Poor	N/A	None
X				

4. Exhaust Vent

Good	Fair	Poor	N/A	None
X				

5. Insulation Condition

Good	Fair	Poor	N/A	None
X				

Materials:
• Loose fill

6. Attic Plumbing

Good	Fair	Poor	N/A	None
X				

7. Structure

Good	Fair	Poor	N/A	None
X				

8. Ventilation

Good	Fair	Poor	N/A	None
X				

Exterior Areas

It is important to maintain a property, including painting or sealing walls, walkways, decks, and other hard surfaces, because the cost of renovating a property will always exceed that of having maintained it. Regardless, it is particularly important for homeowners to keep building walls sealed, because they provide the primary barrier against the elements. Unsealed cracks at sill-plates and around windows, doors, and thresholds can permit moisture intrusion. Unfortunately, the evidence of such intrusion can be concealed by a coat of fresh paint and may only become obvious during rains or when water ponds, which is the primary reasons why a CalNACHI inspection should not be misinterpreted as a form of warranty or guarantee.

1. Doors

Good	Fair	Poor	N/A	None
X				

2. Eaves & Facia

Good	Fair	Poor	N/A	None
X				

3. Exterior Paint

Good	Fair	Poor	N/A	None
X				

4. Stucco

Good	Fair	Poor	N/A	None
X				

Observations:
• Small cracks--seal
• Wooden side boards at garage entrance has large gaps between board and stucco--recommend sealing to prevent moisture intrusion

5. Window Condition

Good	Fair	Poor	N/A	None
X				

Foundation

All foundations are dependent on the soil beneath them for support, but soils are not uniform. Some that might appear to be firm and stable can liquefy and become unstable during seismic activity. Also, expansive soils can expand to twice their volume with the influx of water and move structures with relative ease, raising and lowering them and cracking slabs and other hard surfaces. Regardless, foundations are not uniform, and conform to the structural standard of the year in which they were built. Therefore, the inspector will identify the foundation type and report on any evidence of significant deformation. However, cracks or deteriorated surfaces in foundations are common. In fact, it would be rare to find a raised foundation wall that is not cracked or deteriorated in some way, or a slab foundation that did not include some cracks concealed beneath the carpeting and padding. Regardless, home inspectors cannot predict the future performance of any structure or its foundation, regardless of its age or type.

1. Slab Foundation

Good	Fair	Poor	N/A	None
X				

Observations:
• The slab not is not visible due to floor coverings but does not exhibit any concerns

2. Foundation Perimeter

Good	Fair	Poor	N/A	None
X				

Grounds

Positive grading and drainage are essential to the welfare of a property, and are usually the primary concern of architects and builders. Moisture can deteriorate most surfaces, and the ideal site will be graded to conduct water away from a building. In fact, the ideal building will be surrounded by hard surfaces that slope way from the exterior walls, the interior floors will be several inches higher than the exterior grade, and the building will have gutters and downspouts and a system of drainage designed to prevent any moisture from threatening the foundation or the living space. Unfortunately, many properties do not meet this ideal, conditions on most can generally be improved, and all need to be monitored and maintained to prevent damage. Also, inspectors cannot see inside area drains and do not water-test them, but they can become blocked by debris, occluded by silt, and damaged by movement. Therefore, buyers should question sellers about the functionality of any such system, have it serviced by a specialist, or assume the risk of having a system that does not function well and the damage that might result.

1. Driveway and Walkway Condition

Good	Fair	Poor	N/A	None
X				

Materials:
• Concrete
Observations:
• Small cracking--seal

Small cracking--seal

2. Patio and Porch Condition

Good	Fair	Poor	N/A	None
X				

3. Grounds Electrical

Good	Fair	Poor	N/A	None
X				

4. GFCI

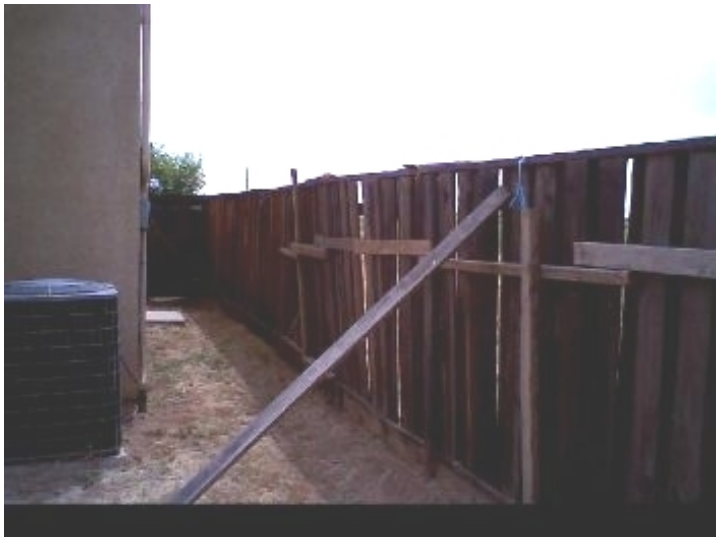
Good	Fair	Poor	N/A	None
X				

Observations:
• Test operated

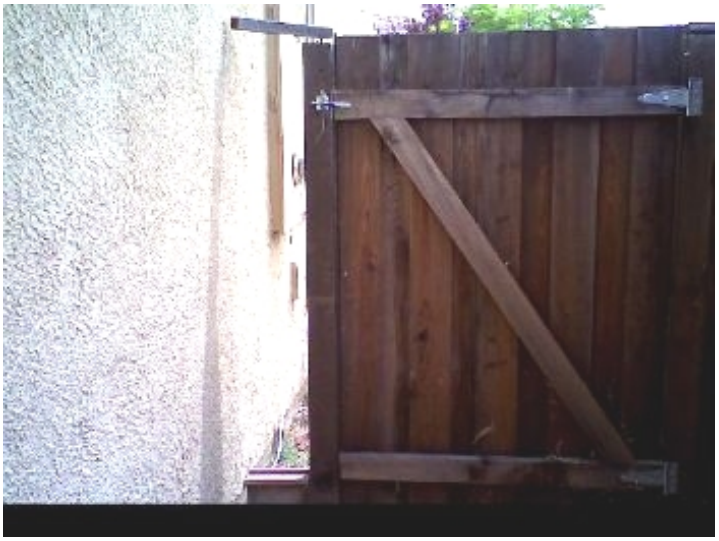
5. Fence Condition

Good	Fair	Poor	N/A	None
	X			

Materials:
• Wood
Observations:
• Leaning at south side, boards missing near gate--recommend repairs



Leaning fence



Missing boards

6. Gate Condition

Good	Fair	Poor	N/A	None
X				

Materials:
• Wood

7. Grading

Good	Fair	Poor	N/A	None
X				

8. Plumbing

Good	Fair	Poor	N/A	None
X				

Materials:
• PVC
• Aquapex

Sprays when on

9. Water Pressure

Good	Fair	Poor	N/A	None
X				

Observations:
• Approximately 58 psi

Approximately 58 psi

10. Water Shut-off Valve Condition

Good	Fair	Poor	N/A	None
X				

Materials:
• Main shut off located in the front of the home.

Shutoff here

Photos

Residential Earthquake Hazards Report

Yes	No	N/A	Don't Know	
X				1. Is the water heater braced, strapped, or anchored to resist falling during an earthquake?
			X	2. Is the house anchored or bolted to the foundation?
		X		3. If the house has cripple walls: a. Are the exterior cripple walls braced?
		X		b. If the exterior foundation consists of unconnected concrete piers and posts, have they been strengthened?
			X	4. If the exterior foundation, or part of it, is made of unreinforced masonry, has it been strengthened?
		X		5. If the house is built on a hillside: a. Are the exterior tall foundation walls braced?
		X		b. Were the tall posts or columns either built to resist earthquakes or have they been strengthened?
			X	6. If the exterior walls of the house, or part of them, are made of unreinforced masonry, have they been strengthened?
			X	7. If the house has a living area over the garage, was the wall around the garage dooropening either built to resist earthquakes or has it been strengthened?

Yes	No	Don't Know	
X			8. Is the house outside an Alquist-Priolo Earthquake Fault Zone (zones immediately surrounding known earthquake faults)?
X			9. Is the house outside a Seismic Hazard Zone (zone identified as susceptible to liquefication or landsliding)?

EXECUTED BY:

_____ _____ _____

(Seller) (Seller) Date

I acknowledge receipt of this form, completed and signed by the seller. I understand that if the seller has answered "No" to one or more questions, or if seller has indicated a lack of knowledge, there may be one or more earthquake weaknesses in this house.

_____ _____ _____

(Buyer) (Buyer) Date