

The Uniform Building Inspection Report™



Single Family Residence:

7619 Sunfaire Lane, Sacramento, CA. 95823

Prepared Exclusively for:

Sara Doe

Inspection Date:

7/30/2013, 12:30:00 PM

Report Number:

Sample Report

Inspection Company:

The House Detective
8652 Bangor Ct.,
Elk Grove, CA 95624
(916) 835-7635

HouseDetectives@aol.com



Commercial and Residential Building Analysis

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Phone: (916) 835-7635

Commercial and Residential Building Analysis

Address of inspection: 7619 Sunfaire Lane, Sacramento, CA. 95823

Client: Sara Doe

Date: 7/30/2013

Address:

Phone:

City:

State/Prov.:

Zip:

GENERAL INFORMATION

Selling Agent: Mary Smith
Company: Coldwell Banker
Phone / Cell: (916) 247-1920 /
E-Mail:
Present at Inspection: 100%

Listing Agent: Robert Jones
Company: Vista Group Realty
Phone / Cell: (916) 737-5606 /
E-Mail: Robertjones@vistagrouprealty.c
Present at Inspection: Agent did not attend

Client E-Mail:
Client Present: 100%

Structure Type: Single Family Residence
Occupancy Status: Furnished/Occupied
Approx. Sq. Ft.: 1200
Approx. Year Built: 1989
Weather Conditions: Clear
Approx. Temp.: Outside temp. = 77
Time Insp. Began: 12:30:00 PM

Inspector: Dan Sherrets

INVOICE

Report Number: Sample Report
Inspection Type: Visual

Inspection Base Fee: \$345.00
\$25. ea 500 sq ft over 1500 :

Re-inspection :

Pool:

Spa:

Pool/Spa Combo:

Underfloor Crawl:

Escrow billing \$55.00:

Return trip charge:

Travel charge:

Built prior to 1960:

Discount:

Total: \$345.00

Paid by: Check

NOTICE: The written report, and all information gathered during the inspection, is not considered transferable to third parties. The inspection results are intended for the exclusive use of the client.

NOTICE: Client is responsible for payment at the time services are rendered. Any account 30 DAYS or more PAST DUE is subject to finance charges and/or collection proceedings. Escrow/attorney billing is available for an additional fee but does not relieve the client's responsibility for payment should the property fail to close.

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Letter Code Definitions:

The letter code definitions provide the inspector's professional opinion regarding the finding significance, severity, ramifications, course of action, or path of resolution recommended. If further clarification is desired please contact your inspector.

- (+) The plus sign indicates a plus for the property.
- (A) APPEARANCE Repair or alteration usually improves component appearance and should decrease deterioration.
- (B) BUILDING STANDARDS The finding does not conform to building standards and practices in effect at the time of construction or installation. Further study and corrections as needed are advised.
- (C) CAUTION Caution advised. The situation or problem could be, or could become, hazardous under certain circumstances.
- (D) DAMAGED and/or DAMAGING Significant component damage and/or ongoing damage apparent. Corrections advised.
- (E) EFFICIENCY Repair, alteration or replacement usually improves the efficiency of the component or system.
- (F) FAILURE Failure of a system or component. The system or component fails to operate or to operate properly.
- (H) HAZARD The situation, problem or defect should be considered hazardous. Correction by a qualified licensed contractor is advised.
- (M) MONITOR Monitor the situation on a regular basis. Corrections by a qualified licensed contractor, if and when necessary, are recommended.
- (N) NOTICE Discretion advised. The significance of the situation, problem or defect is uncertain. Further study is advised.
- (P) PREVENTIVE MAINTENANCE Correction or modification decreases the probability of excessive deterioration.
- (R) REVIEW BY SPECIALIST It is recommended that the finding and all associated components be reviewed and corrected as needed, by a qualified licensed contractor.
- (T) TYPICAL/COMMON Although typical or common for the age of the structure or component, modifications may be in order.
- (U) UPGRADE RECOMMENDED Modification or addition is generally considered an upgrade which may improve safety or efficiency.

IMPORTANT: Findings, Components & Applications Listings:

Each section includes a list of Findings, if any, and a list of Components and applications noted during the inspection. Please note that some components and some applications require additional maintenance and consideration and that the survey of some components is limited. Some component information contains disclosures. Some Findings information may be far-reaching. **To obtain this information you are advised to read all narratives in the Uniform Building Inspection Report™ Reference Manual, referenced by item number, before purchasing the property.**

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Grounds Survey Findings:

If present, vegetation, grading, drainage, driveways, patio ground surfaces, walkways and retaining walls, stoops, steps, non-abutting decks, visible components of grounds electrical systems and watering systems, and other general conditions were observed. The inspector is not required to test grounds lighting systems or watering systems. Significant visible deficiencies or potential concerns, if any, are reported below.

Grounds systems or components are indicated by type or described in the components section. The condition of exterior faucets is addressed in this section, though any observed leaks may be reported in the Plumbing Section.

[P] 0210.01: Concrete cracks noted. Concrete cracks are typically noted on driveways, walkways, patios and garage floors. Most cracks are due to settlement or expansive soils.

RECOMMENDATION: Seal cracks that are big enough to support a toothpick with a

flexible masonry sealant made for this purpose.
See Photo(s) 0210.01.

Grounds Components & Applications:

The following is a list of components, systems, and applications noted during the inspection. This is a very important part of the inspection report. Some components and some applications require additional maintenance and consideration. The survey of some components is limited. Some component information contains disclosures.

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IRRIGATION:

The irrigation and/or sprinkler system(s) were not inspected
00a(1) All or part of the irrigation or sprinkler

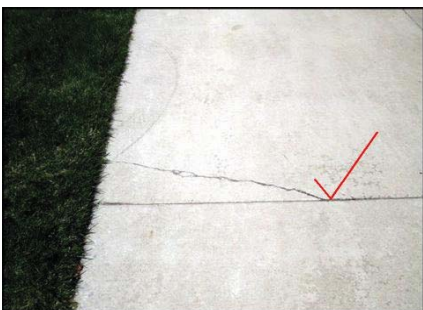


Photo: 0210.01 (1)



Photo: 0210.01 (2)

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system is automatically activated. Be aware that the inspector does not inspect or review the operational characteristics of irrigation or sprinkler systems.

SITE ELEMENTS, GRADING, DRAINAGE:

- 01c Yard drains (if visible and discovered)
- 01d(2) Below grade (with respect to roadway)
- 01f Flat pad/site
- 01k Expansive/clay type soil

FENCES & GATES:

- 04a(1) Masonry
- 04d Metal, chain-link, or wire

WALKS, DRIVES, & PARKING:

- 05b(1) Cement concrete walks/drives

ATTACHED AND DETACHED UNCOVERED EXTERIOR DECKS / BALCONIES / PATIOS:

- 05b(4) Cement concrete deck / patio

GROUNDS/PARKING LIGHTING:

- 06c 110/120 volt lighting/outlets
- 06c(1) GFCI protected outlet(s) (The inspector indicates GFCI protection is provided at exterior outlets even though all exterior outlets may not be so equipped.)

MISC. GROUNDS DEVICES & OUTBUILDINGS:

- No misc. grounds devices noted
- No outbuildings noted

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Exterior / Roof Survey Findings:

The roof, roof drainage systems, jacks, flashings, skylights, chimneys, other roof penetrations were observed within the limits of accessibility. The method of observation, which is suggestive of the extent to which the roof and related components were observed, is set forth in the components section. Wall cladding, flashing, trim, eaves and rake fascias (barge rafters), all doors, a representative number of windows, and all garage doors were observed if present. Any garage door operators were tested for the ability to stop or reverse when meeting normal hand resistance.

If bedroom windows have security bars, they may be required to have release mechanisms. The release mechanisms are not tested by the inspection company. It is strongly recommended that you have the owner or agent demonstrate the release mechanism on each window.

Significant visible deficiencies or potential concerns, if any, are reported below.

Any visible deficiencies in abutting or attached decks may be reported in the STRUCTURE section rather than here.

Visible signs of leaks or abnormal condensation (if

any) on surfaces are reported in this, and/or other pertinent, sections.

Exterior systems or components are indicated by type or described in the components section.

[P] 1290: Gutters need cleaning. Gutter cleaning is considered routine homeowner maintenance. RECOMMENDATION: Clean & review all gutters. See Photo(s) 1290.

[P] [M] 1420: Stucco weep screed blocked with dirt or concrete. Noted in the rear yard. 4" of clearance is the building standard for the area under the stucco walls except for doorways where 1" is allowed. Newer stucco walls are designed to drain moisture from inside the wall through the weep screed at the bottom. The 4" recommended clearance helps to keep debris from collecting in this area preventing the wall from draining. RECOMMENDATION: Monitor this area frequently and clear any obstruction found. If a



Photo: 1290 (1)



Photo: 1290 (2)



Photo: 1420 (1)



Photo: 1510.01 (1)



Photo: 1700.04 (1)

Questions or concerns? Please call (916) 835-7635

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blockage is present moisture may enter the building along adjacent base boards.

See Photo(s) 1420.

[A] 1510.01: Insulated window (I.G.) appears to have lost seal.

There are condensation stains between the glazing of the dual pane windows. This condition indicates seal failure. RECOMMENDATION: Repair or replacement is recommended.

Note:

Visible evidence of seal failure may not be apparent on some failed windows at the time of inspection. Conditions must be right for condensation to form.

See Photo(s) 1510.01.

[E] 1700.04: Vehicle door faulty or otherwise amiss.

Weather seal is loose.

RECOMMENDATION: Secure seal as needed.

See Photo(s) 1700.04.

Exterior Components & Applications:

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ROOF REVIEW METHOD:

17b The roof was partially viewed due the various reasons. Roof penetrations were not fully observed.

17d Viewed from eaves

17f Viewed from ground

17g Partially traversed

ROOF / DECK STYLES:

13a Gable

13t 4 to 6/12 pitch

ROOF/DECK/FLOOR WATERPROOFING MATERIALS:

15b Comp shingles

ROOF FLASHING AND PENETRATIONS:

15p Metal flashing

GUTTERS / ROOF DRAINS:

11a Metal gutters

WALL CLADDING MATERIALS (Siding), FLASHING & TRIM:

16c Pressed wood (all types)

16h(1) Stucco (all applications)

16q(2) Wall flashing partially visible

16r Exterior trims (all types)

EAVES, SOFFITS, FASCIA, PORCHES & RAILINGS

16s(2) Eaves with open soffit(s)

16s(3) Porch(es) with covered soffit(s)

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WINDOWS AS VIEWED FROM EXTERIOR

(see Interior Section also):

- 10a Multi-glaze (I.G.)
- 10c(2) Vinyl sash
- 10h Sliding sash

ENTRY DOORS:

- 12b Solid core
- 12d(2) Security door

VEHICLE DOORS and SAFETY REVERSE DEVICES:

14a(1) Automatic opener

14a(2) Obstruction sensor

One or more garage door operators is/are equipped with an obstruction sensor safety reverse device(s). Test the operation on a regular basis.

14a(3) Pressure sensitive reverse mechanism

One or more garage door operators is/are equipped with pressure sensitive safety reverse device(s). Test the operation on a regular basis and keep the reverse pressure properly adjusted.

The safety reverse mechanism(s), including the pressure sensitive and the obstruction sensor type, was/were tested by the Inspector and it/they did reverse.

14g Metal (frame/skin)

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HVAC Survey Findings:

(Includes Air Conditioning / Fireplace(s) / Stove(s) and Chimney(s), if present)

Within the limits of visibility, heating equipment, normal operating controls, automatic safety controls, related chimneys, flues, & vents were observed. If present and visible, fans, pumps, piping, supports, dampers, related insulation, registers, radiators, fan coil units or convectors were observed. The inspector looked for the presence of installed heat and cooling sources for each room.

If installed, the fireplace(s) and parts of any chimney(s) were observed.

Significant visible deficiencies or potential concerns, if any, are reported below.

Heating/air conditioning/fireplace systems or components, if present, are indicated by type or described in the components section.

[+] 2000.01: Service may be needed. Equipment manufactures recommend yearly service of HVAC equipment to keep it working efficiently and prolong the its useful life. If the

seller cannot document service during the past twelve months it is recommended that the equipment be serviced during the escrow inspection window.

[+] 2002: [NOTE] : The heating system was noted to be operating during the inspection.

[+] 2003: [NOTE] : The cooling system was noted to be operating during the inspection

[D] 2210.04: Ducting vapor retarder wrap damaged.

If the ducting is used for cooling, this condition may cause condensation to form in the insulation surrounding the ducting possibly leading to moisture damage to the ceiling below.

See Photo(s) 2210.04.

[E] 2250.01: Filter dirty.

RECOMMENDATIONS: Clean or replace air filters on a regular basis to maintain system



Photo: 2210.04 (1)



Photo: 2250.01 (1)

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performance. Replacing filters once a year may be enough. Check filters frequently during the first year to determine best replacement intervals.

See Photo(s) 2250.01.

HVAC / Fireplace / Stove Components:

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HEATING EQUIPMENT LOCATION(S):

Heating equipment #1 is located in the garage.

HEATING SYSTEM(S):

21a(1) Natural gas heating: If not presently installed, the installation of a carbon monoxide (CO) detector in each sleeping room is highly recommended.

21e Forced air heat

21m(3) Automatic safety controls. This includes pilot lights, thermocouples, limit switches, safety disconnects, panel switches, etc.

21n Visually restricted heat exchanger

HEATING EQUIPMENT THERMOSTATS / OPERATING CONTROLS / ZONING

22a Set-back thermostat(s)

24b Disposable or washable filters

25a Heat Distribution Methods

25a(2) Ducting (forced air)

APPROXIMATE AMBIENT TEMPERATURE AND TEMPERATURE DIFFERENTIAL TEST RESULTS, IF TAKEN:

Outside temp. = 77

Unit 1 Temperature Differential = 18 degrees
AC mode

Unit 2 Temperature Differential = 30+ degrees
Heat mode

COOLING / VENTILATION SYSTEM(S):

20a(1) Electric cooling system

20h Cooling Distribution Methods

20h(2) Blower into ducting

FIREPLACE(S), STOVE(S):

No fireplace or stove noted

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Plumbing Survey Findings:

The hot water systems, visible sections of interior water supply and distribution systems, including pipes, supports, and insulation, and functional flow (if water was on) were observed. I attempt to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a video-scan of the main line would confirm its actual condition. However, you can be sure that blockages will occur, usually relative in severity to the age of the system, and will range from minor clogs in the branch lines, or at the traps beneath sinks, tubs and showers to major blockages in the main line. The minor clogs are easily cleared, either by chemical means or by removing and cleaning out the traps. However, if tree roots grow into the main drain that connects the house to the public sewer, repairs could become expensive and might include replacing the entire main line. For these reasons, I recommend that you ask the sellers if they have ever experienced any drainage problems, or you may wish to have the main waste line video-scanned before the close of escrow. Failing this, you should obtain an insurance policy that covers blockages and damage to the main line. However, most policies only cover plumbing repairs within the house or the cost of roofer service, which are usually relatively inexpensive. No attempt was made to locate drainage cleanout caps.

All water handling fixtures, faucets & valves, interior drain systems including waste & vent systems, functional drainage (if water was on) and sump pumps (if installed) were observed.

(Drains to clothes washers, roofs, floors, and decks were not tested.)

If present, interior and exterior fuel storage & distribution systems were observed.

The inspector did inspect for visible evidence of leaks and cross connections.

The clothes dryer venting system was also visibly examined, if accessible, though not tested (unless so stated).

Significant visible deficiencies or potential concerns, if any, are reported below.

Visible plumbing systems or components are indicated by type or described in the components section.

[+] 4950: Gas service is turned off.

The gas service for the house has been turned off by the gas utility company. The inspector restored gas service for the purpose of inspecting the gas appliances. The gas service was then turned off. Contact your gas utility service company to restore gas service.

Plumbing Components & Applications:

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MAIN WATER SOURCE, SHUTOFF LOCATION, VACUUM BREAKERS AND ANTI-SIPHON DEVICES:

- 45a Main water valve located at the front of the building.
- 45f Water supply approximate size: 1"
- 42a Municipal water supply indicated
- 45d Handle type main water valve installed

FUNCTIONAL FLOW AND FUNCTIONAL DRAINAGE:

- 47a Functional water flow tested
- 47b Functional drainage tested

PRIMARY INTERIOR HEATING ENERGY SOURCE AND SHUTOFF LOCATION:

- 44a Natural gas
- Gas shutoff valve located at the right side of the garage.

WATER HEATER(S):

- 43a(1) Natural gas water heater(s)

WATER HEATER AUTOMATIC SAFETY CONTROL DEVICE(S) OBSERVED:

- 43k Temperature, pressure relief valve

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43m "Watts 210" gas shutoff valve

**WATER HEATER LOCATION(S),
APPROXIMATE AGE(S) AND SIZE(S):**
Water Heater #1 is located in the garage.
The approximate age of this water heater is 20
to 25 years.
Its approximate size is 40 gals.

**APPLIANCE VENT TYPES AND
CONDITION:**
41a(1) Sheet-metal appliance vents
41a(2) Plastic pipe appliance vents

LAUNDRY FACILITIES AND VENTING:
40a Washer connections
40b Electric dryer connections
40k Dryer vent terminates at vertical exterior
wall

**INTERIOR WATER SUPPLY AND
DISTRIBUTION PIPING:**
41c Copper/brass water lines visible
41d Galvanized water lines visible
41e(2) Plastic flex fixture supply connector(s)
visible

**FUEL DISTRIBUTION PIPING AND
SUPPORTS:**
41g Steel gas/oil lines visible
41j Flex gas/oil connectors visible

WASTE AND VENT PIPING SYSTEM:
41q Plastic drain lines visible
41q(1) Acrylonitrilebutadiene-styrene
(ABS)

SEWAGE DISPOSAL:
46a It is believed the sewer is connected to
municipal lines. This is not verified by the
inspector. You are advised to verify the
connection with the proper authorities.

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Electrical Survey Findings:

Where visible and if installed, the service entrance conductors, service equipment, main over-current device, main & distribution panels, grounding equipment, amperage and voltage ratings, branch circuit conductors, including the presence of aluminum conductors, their overcurrent devices, and the compatibility of the ampacities and voltages were observed.

A representative number of lighting fixtures, switches, and receptacles (if power was on) were observed with respect to their operation, polarity and grounding, on the interior, within 6 feet of plumbing fixtures, in attached garages, carports, and on the exterior.

All accessible ground fault circuit interrupters and arc fault circuit interrupters (if power was on) were tested with the installed test button.

Significant visible deficiencies or potential concerns, if any, are reported below.

Visible electrical systems or components are indicated by type, or described, in the Components Section.

switch / bulb, tube / ballast failure / no fixture)

Noted in the hall bath. One or more lights failed to turn on. This may be due to a missing or faulty bulb. Sometimes a loose wire or faulty, switch or weak ballast is the cause.

Noted at one or more locations.

RECOMMENDATION: Replace missing or damaged bulbs. Make additional repairs if needed.

See Photo(s) 5500.

Electrical Components & Applications:

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Read all narratives in the Uniform Building

[E] [E] 5500: Lighting inoperative. (possible



Photo: 5500 (1)

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**Inspection Report™ Reference Manual,
referenced by item number, before purchasing the
property.**

MAIN / SUB-PANEL LOCATION(S):

Main service panel located at the right side of
the building.

**SERVICE DROP/SERVICE LATERAL &
SERVICE PANEL:**

- 51a Underground service lateral
- 51j Aluminum entrance conductors
- 51e Exterior main service panel
- 51g Single disconnect
- 51h Multiple disconnects

SERVICE AMPERAGE / VOLTAGE, ETC:

- 52b 110/120 volt service
- 52c 220/240 volt service
- 52d Single phase
- 52g 100 to 200 amp service

DISTRIBUTION SYSTEMS:

- 53b Circuit breakers
- 53f Nonmetallic sheathed cable ("Romex")
- 53j Copper wires
- 53n Armored cable (commonly called "BX")
- 53k(1) Stranded aluminum wire noted in single
branch circuit(s).
Stranded aluminum wire is acceptable in
single branch circuits. This would include
circuits for dryers, ovens, ranges, AC units,
etc.
- 53g Metal conduit
- 53h Plastic conduit

A Representative Number of Lights and
Switches were Tested.

A Representative Number of Receptacles
were Tested.

GROUNDING METHOD, ETC.:

- 54b Grounded to water pipe
- 54c Grounded to wire/rebar in footing

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Bathroom Survey Findings:

Bathroom electrical systems, including any venting systems (if present) were observed (and tested if power was on). If any deficiencies or concerns were observed, they may be reported under the ELECTRICAL section.

Unless access was impaired, all water handling fixtures were observed (and tested if water was on). Bathroom walls, ceilings, floors, counters, a representative number of cabinets, and windows were observed.

Significant visible deficiencies or potential concerns, if any, are reported below (window deficiencies may also be reported under the EXTERIOR or INTERIOR sections). (Some bathroom plumbing or fixture deficiencies, if any, might be reported under the PLUMBING section.)

Visible bathroom specific systems or components are indicated by type or described in the components section.

[A] 6300.03: Lavatory checked.
I observed stains and checking in master and hall bath vanity sinks.

RECOMMENDATION: Consider repair or replacement.
See Photo(s) 6300.03.

Bath Components & Applications:

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BATHTUB TYPE(S):
60e(2) Acrylic bathtub(s)

SHOWER FLOOR TYPE(S):

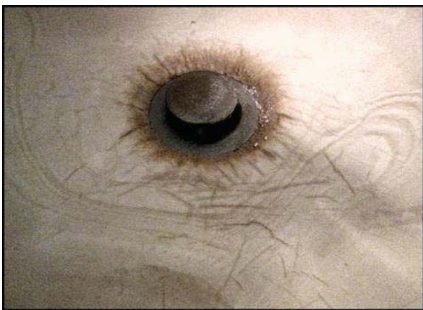


Photo: 6300.03 (1)

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60a(2) Tub/shower combination
60e(4) Acrylic shower floor(s)

TUB/SHOWER WALLS:

62f (2) Acrylic walls
62j The tub and/or shower was/were enclosed with a curtain

WASH BASIN(S):

64e(1) Cultured marble wash basin(s)
64g(1) The wash basin(s) and the countertop(s) are molded as a single unit

COUNTERTOP MATERIALS:

65d Cultured marble countertop(s)

WATER CLOSET(S):

63a(1) Down-flush toilet

PLUMBING AND ACCESSORIES:

61a "Washerless" faucet(s)
61b Washer type faucet(s)
61c Diverter valve(s)
61d Pop-up stopper(s)
61e Drain access available
64n Under-sink valves

VENTILATION, SUPPLEMENTAL HEATING AND ELECTRICAL:

No supplemental bathroom heating noted
66a(1) Openable window(s)
66b Exhaust fan(s)
66g GFCI Receptacle(s)

FLOOR(S):

67c Vinyl floor(s)

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Interior Survey Findings:

Wall, ceiling, and floor surfaces were observed. If present, interior steps, stairways, balconies, railings, counters, and a representative number of cabinets & doors were observed.

A representative number of windows (in terms of opening & locking mechanisms, and operation) were observed.

If present, fire separation walls, ceilings, & doors between the attached garage and living space or other dwellings were observed.

Smoke alarms (if present) were examined for visible condition and location placement (in most cases there is no requirement for the inspector to test these).

Ceiling fans and central vacuuming (if present) were observed (and tested if electricity was on, and non-remote control switches were present).

Laundry room venting system, if installed, was observed (and tested if electricity was on). For limits of inspection of central vacuuming (if present), see inspection agreement.

Intruder alarms and internal communication systems (if present) were not checked by the inspector.

Significant visible deficiencies or potential concerns, if any, are reported below (however, any deficiencies in

bathroom walls, ceilings, floors, or cabinets may be addressed under the BATHROOM section, and kitchen cabinets may be addressed under the KITCHEN section).

Visible interior systems or components are indicated by type or described in the components section.

The following is a message regarding mold from the United States Environmental Protection Agency. Molds produce tiny spores to reproduce. Mold spores waft through the indoor and outdoor air continually. When mold spores land on a damp spot indoors, they may begin growing and digesting whatever they are growing on in order to survive. There are molds that can grow on wood, paper, carpet, and foods. When excessive moisture or water accumulates indoors, mold growth will often occur, particularly if the moisture problem remains undiscovered or un-addressed. There is no practical way to eliminate all mold and mold spores in the indoor environment; the way to control indoor mold growth is to control moisture.

<http://www.epa.gov/mold/>

The client is advised to consider all findings associated with moisture, such as, but not limited to,



Photo: 7040.12 (1)



Photo: 7150.01 (1)



Photo: 7410.02 (1)



Photo: 7490.02 (1)



Photo: 7640.04 (1)

Questions or concerns? Please call (916) 835-7635

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stains, leaks, vapor barrier defects, exhaust fan failures, etc., as conditions conducive to the growth of molds and other fungi, whether direct information regarding mold is provided by the inspector or not.

[E] [C] 7040.12: Electric eye sensors for vehicle door not properly installed. Standard safety installation guidelines recommend sensor height from floor not to exceed six inches. RECOMMENDATION: Adjust sensors as needed. See Photo(s) 7040.12.

[C] 7150.01: Fire resistant wall or ceiling holed. Attic access cover for garage ceiling is missing. RECOMMENDATION: Provide a cover made of 1/2" sheetrock or other fire rated material to keep a garage fire from quickly spreading to the interior of the building. See Photo(s) 7150.01.

[E] 7410.02: Door striker or striker plate missing. Noted in the guest bedroom at door to hall bath. RECOMMENDATION: Replace missing striker plates. See Photo(s) 7410.02.

[C] 7490.02: Fire resistant door self-close mechanism needs adjustment. Noted on the garage to house door. RECOMMENDATION: Adjust or replace self closing hinge as needed. See Photo(s) 7490.02.

[E] 7640.04: Closet rod missing. Noted at several closets. RECOMMENDATION: Replace missing rods where needed. See Photo(s) 7640.04.

Interior Components & Applications:

The following is a list of components, systems, and applications noted during the inspection. This is a very important part of the inspection report. Some components and some applications require additional maintenance and consideration. The survey of some components is limited. Some component information contains disclosures.

Where the general condition of a component or system is indicated, reference is to the visible and/or active components only.

Read all narratives in the Uniform Building Inspection Report™ Reference Manual, referenced by item number, before purchasing the property.

WALLS AND CEILINGS:

70b Drywall

FIRE SEPARATION WALLS AND CEILINGS

70q Fire separation walls and ceilings were observed

FIRE SEPARATION DOOR(S)

71n Fire separation/fire resistant door(s) was/were observed

EXTERIOR AND INTERIOR DOOR SYSTEMS:

71e Hinged door(s)

71f Sliding glass door(s)

71g(1) Metal door(s)

71g(3) Wood product door(s) (may be solid wood, pressed wood or simulated wood)

71h Dead bolt(s)

71m Weather stripped

71p(1) Self-closing door(s)

71p(2) Automatic door(s)

WINDOWS

INTERIOR STYLES, STAIRS, ETC.:

72a Volume, vaulted or high ceilings

72c Nominal 8' ceilings

FINISH FLOORING:

73a Carpet

73c Vinyl and baseboard

73e(1) Tile (All types)

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MISC. SYSTEMS:

- 74a(1) Smoke alarm
- 74a(2) Carbon Monoxide alarm
- 74e(3) Interior cabinetry
- 74h Ceiling fan(s)

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Kitchen Survey Findings:

Kitchen/break area specific water supply and distribution systems, including visible piping, supports, and insulation were observed where visible (and tested if water was on). Kitchen specific electrical and venting systems were observed (and tested if power was on).

Counters and a representative number of cabinets were observed. Appliances have been examined within the scope of the inspection agreement (see Inspection Agreement).

Significant visible deficiencies or potential concerns, if any, are reported below (however, any deficiencies in electrical receptacles and lighting may be addressed under the ELECTRICAL section; and any wall, ceiling, and/or floor deficiencies may be addressed under INTERIOR section).

Visible kitchen/break area specific systems or components are indicated by type or described in the components section.

No Kitchen Findings Noted.

Kitchen Components & Applications:

The following is a list of components, systems, and applications noted during the inspection. This is a very important part of the inspection report. Some components and some applications require additional maintenance and consideration. The survey of some components is limited. Some component information contains disclosures.

Where the general condition of a component or system is indicated, reference is to the visible and/or active components only.

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RANGE(S) / COOKTOP(S):

80a(2) Electric range or cooktop
80b Free-standing range

OVEN(S):

83a(2) Electric oven
83b Free-standing oven
83e Self-cleaning oven

VENTILATION:

81a Mechanical exhaust
81e Openable window

CABINETS:

84a Modular wood cabinets

COUNTERTOP(S) AND BACKSPLASH:

86c(2) Granite (may be simulated)

SINK(S):

82b Stainless steel sink
82f Let-in
82g Washerless faucet

REFRIGERATOR(S):

No refrigerator noted
85a Ice maker connection

LIGHTING AND ELECTRIC:

87a Counter outlets
87a(1) GFCI Protection
87b Fluorescent lighting
87c Incandescent lighting

OTHER APPLIANCES:

88d Disposal
88e Dishwasher

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Structure Survey Findings:

Visible portions of the following were observed: foundations; structure to walls, columns, floors, roofs, overhang posts, and columns; attached or firmly abutting decks, balconies, and railings; ventilation techniques and applications of attic and foundation; visible insulation and vapor retarders in unfinished spaces; termination locations of kitchen, bathroom, and laundry venting systems; and visible appliance flue and vent clearances and related visible fire blocking.

The inspector did look for evidence of past or present leaks.

Significant visible deficiencies or potential concerns, if any, are reported below.

Visible structure specific systems or components are indicated by type or described in the components section.

[A] 9840: Wood deterioration noted on building member. Some wood deterioration was noted at the bottoms of door frames. **RECOMMENDATION:** Refer to your structural pest inspection report (if obtained) for all

locations and repair costs before purchasing the property.
See Photo(s) 9840.

Structure Components & Applications:

The following is a list of components, systems, and applications noted during the inspection. This is a very important part of the inspection report. Some components and some applications require additional maintenance and consideration. The survey of some components is limited. Some component information contains disclosures.

Where the general condition of a component or system is indicated, reference is to the visible and/or active components only.

Read all narratives in the Uniform Building Inspection Report™ Reference Manual, referenced by item number, before purchasing the property.

INSPECTED STRUCTURES BUILDING TYPE:

94a Single family residence



Photo: 9. View of attic insulation. (1)



Photo: 9. View of sub-roof. (1)



Photo: 9840 (1)

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APPROXIMATE ERA OF CONSTRUCTION:

91a 1984 to 1995

ROOF/CEILINGS STRUCTURAL COMPONENTS:

90a(1) Truss roof system
90c Plywood/OSB roof sheathing
90d(2) Butted roof sheathing

FLOOR STRUCTURAL COMPONENTS:

90j(1) Concrete slab floor

EXTERIOR WALLS STRUCTURAL COMPONENTS:

90t Wood framing
90v Singlewall construction

FOUNDATION AND/OR BASEMENT STRUCTURES WHERE VISIBLE (if basement present):

93m Bolted sill plate
93a Concrete pier and/or perimeter foundation
93k Grade beams

SUB-AREA OBSERVATION EXTENT AND METHOD:

This type of construction has no sub-area

ATTIC OBSERVATION EXTENT AND METHOD:

96b Partially viewed
96c(1) From access opening

ATTIC ACCESS LOCATION:

An attic access is located in the guest bedroom closet and garage. There may be other attic access locations not listed here.

ATTIC VENTILATION:

92a Attic ventilation

APPROXIMATE ATTIC INSULATION THICKNESS:

(In many cases, such as with flat or vaulted roof structures without attics, the inspector cannot ascertain the thickness of the insulation or whether any is installed. An

indication of insulation thickness does not guarantee complete coverage. The presence of wall insulation generally cannot be ascertained at all)

95e 9 to 12 inches (attic)

95e Thickness varies (attic)

APPROXIMATE FLOOR INSULATION THICKNESS:

INSTALLED ATTIC AND FLOOR INSULATION TYPES:

Insulation presence and type not fully ascertainable

95a(1) Fiberglass (batt or loose)

VAPOR RETARDERS/BARRIERS:

Vapor retarder presence and type not fully ascertainable

Moisture barrier presence and type not fully ascertainable

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Additional Information:

Note: Read the first page of the Uniform Building Inspection Report Reference Manual for an insight into the scope of the inspection. The inspection represents the condition of the visually inspected areas of the property on the date of the inspection. Component conditions may change between the date of the inspection and the title transfer date. A thorough walk-through prior to title transfer helps protect against unexpected surprises, and is recommended. The purchase of a home warranty is recommended.

Sprinkler Systems, low and high voltage exterior lighting and fencing are not required items on the inspection. The systems were operated as a courtesy at no charge as time permits. Most of the systems components are not visible and no warranty is expressed or implied. Sprinklers, lighting and fence systems require ongoing maintenance and are subject to damage at any time from a variety of sources, i.e.: pets, gardening equipment, weather, etc. It is recommended that the proper operation and condition of these systems and components be demonstrated by the seller at the final walk thru.

If this home is equipped with an attic mounted furnace, please note: Attic mount furnaces require periodic inspections to insure condensation drains are fully operational. Condensation drains may clog at any time and cause damage to the ceiling below. Inspect these devices as often as necessary to verify they are functioning properly.

If a tile tub and /or shower was noted in a second floor bath, please note: Note: Neither the inspection company or the pest control company flood test the shower pan and/or tubs, If this is of concern, recommend obtaining a release from the seller and requesting the pest company perform this test.

Note: Tree roots may invade sewer lines at any time. The inspection can not ascertain if this condition exists or to what, if any, degree. It is strongly advised that you have your agent ask the sellers about any and all plumbing problems. Inspection of sewer lines is possible with cameras. The inspection company or your agent can refer you to a company that performs this service upon request. Photographs are used in this report to help identify conditions that exist at the time of the inspection. Photographs are added as supplemental items and may not disclose all conditions that exist at the time of the property inspection.

Re-Inspections: Re-inspections are only performed on items not accessible at the time of the original inspection or that were unable to be inspected due to utilities not turned on.

Note: This inspection and report was prepared exclusively for the client/clients listed on the report and is not transferable to third parties. This report was not prepared as a substitute for any and all disclosure required and shall not be used as such. Unauthorized duplication or use of this report, or reliance on this report has the effect of all parties agreeing to hold harmless individually, jointly and/or otherwise the inspector, the company their successors and assigns.

This report will give you information about the overall condition of this property. Our inspectors follow the standards set forth by the California Real Estate Inspection Association (CREIA), a copy of which is in the "Uniform Building Inspection Report Reference Manual" We examined the readily accessible areas and systems of the home.

In the state of California Home Inspectors are prohibited by law from performing a pest inspection and therefore terms associated with the pest industry can not and will not be discussed and/or used.

Photographs are used in this report to help identify conditions that exist at the time of the inspection. Photographs are added as supplemental items and may not disclose all conditions that exist at the time of the property inspection.

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. Cosmetic considerations are not within the scope of this report, since all properties have some degree of wear. There may be many items that even the most thorough inspection cannot reveal, which you may consider significant to ownership. Furthermore, owning any building involves some risk and while we can give an excellent overview of the property, we cannot inspect what we cannot see.

We do not move furniture, stored personal effects or dismantle any part of the home in the course of our inspection, such an inspection is available for an additional fee. Your attention is directed to the INSPECTION AGREEMENT, a copy of which is attached; this letter makes it a part of the inspection report. It more specifically delineates the scope of the inspection and the limit of liability of the House Detective in performing this inspection. Please be sure to read and understand the scope of our inspection. We cannot make repairs nor refer contractors for repairs or maintenance on items which our report mentions, since we abide by the Standards of Practice and Code of Ethics of CREIA.

NOTE: The client is strongly advised to further investigate or contract with appropriate persons to further investigate any and/all conditions/items in the inspection report, even those items listed as Beyond the scope of a CREIA Inspection or which may have been disclosed by others or which you may be concerned before the close of escrow or sooner if your residential purchase agreement has a time limit.

We advise clients to obtain owners manuals and warranties for all equipment/appliances installed in the dwelling.

We advise clients to ask for any/all permits and inspection records with final signatures for any modifications or additions that may have been made to the dwelling, and/or any known conditions that may have inadvertently left out of disclosure statements.

We advise having all exterior door locks re-keyed and the garage opener if present re-programmed after taking possession of the home for security reasons.

THE SCOPE (WHEN IT'S BEYOND THE SCOPE)

CONCEALED AREAS: If areas of the home are inaccessible or concealed from the inspectors view, then an inspection of that area did not take place.

- 1) Request that any information about any hidden problems be revealed to you about these inaccessible or hidden areas from the seller prior to the close of escrow.
- 2) Return to the property prior to the close of escrow and perform a walk-through inspection of your own after the owner's belongings have been removed
- 3) If your inspection or information reveals hidden damage or concerns contact a qualified specialist or your inspector for a return visit.

PERMITS/BUILDING CODE VIOLATIONS:

If you are concerned about code violations or building permit information you should:

- 1) Contract with a company to research permit information available at the appropriate building and safety office.
- 2) If you have additional concerns with regard to code violations you may contract for a code compliance survey of the property. A typical home inspection is not such a service.

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GEOLOGICAL STABILITY: Soil condition or stability is not determined during this home inspection. Should you decide to obtain a geological report of the site conditions you might contact a geological inspection firm through your real estate agent or a non profit association of geotechnical engineers for referral.

STRUCTURAL STABILITY OR ENGINEERING ANALYSIS: Engineering analysis of a building's structure is performed only by a licensed structural engineer with the use of measurements, calculations, or other scientific evaluation. Engineering is beyond the scope of a typical home inspection. To receive an inspection and report on the structure by an engineer, ask your real estate agent or a non-profit association of structural engineers for referral.

SEWER BLOCKAGE: Check with the seller for information about the history of the sewer or septic system. Having a drain service company video review and service the main line to be sure it is open and flowing is good advice also.

RADIO CONTROLLED DEVICES: Numerous dev ices in homes that are operated with remote controls are not within the scope of this inspection. For information about these devices we first suggest that you obtain a list of all the remote controls from the seller. (The operation of the overhead garage door automatic opener will be tested using the permanent control button provided in the house or garage.) Many radio controlled devices have changeable codes which you may want to consider altering for your use safety. You may wish to contact the installer or manufacturer for additional information and evaluation.

REPAIRS: Should repairs be necessary we suggest they be performed by appropriate persons and that work complies with applicable Law, including governmental permit, inspection, and approval requirements. Buyer should obtain from seller receipts for Repairs performed by others, a written statement indicating the date of Repairs performed by Seller and provide Copies of receipts and statements of seller prior to final verification of condition. (Ref: Residential Purchase Agreement Form RPA-11 & Form RPA-CA, page 4 item 10.)

MOLD, MILDEW, FUNGUS AND MICROBIAL ORGANISMS
Mold, mildew, fungus and other microbial organisms commonly occur in areas that show evidence of or have the potential for leaking, moisture intrusion and/or inadequate ventilation. The identification of the organisms is beyond the scope of the inspector. Any area or item exhibiting such conditions can be a health hazard to some people. If concerned about this possibility, we recommend further investigation be performed by a Certified Industrial Hygienist to determine if there exists an ongoing climate for incubation or microbial contamination and that steps be taken to eliminate this climate.

PRODUCT RECALLS AND SAFETY ALERTS
Product recalls and consumer product safety alerts are added almost daily. If client is concerned about appliances or other items installed in the home that may be on such lists, client may wish to visit the U.S. Consumer Protection Safety Commission (CPSC) web site <http://www.cpsc.gov> or www.recalls.com for further information. A basic home inspection does not include the identification or research for appliances and other items installed in the home that may be on the CPSC lists.

ENVIRONMENTAL HAZARDS OR MATERIALS
Environmental hazards, materials or conditions, including, lead, asbestos and radon and not limited to, toxic, reactive, combustible, corrosive contaminates, wildfire and flood. An environmental survey is not part of a home inspection, this service is available by contracting with

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an appropriate service.

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Summary of Findings:

Grounds Findings:

[P] 0210.01: Concrete cracks noted. Concrete cracks are typically noted on driveways, walkways, patios and garage floors. Most cracks are due to settlement or expansive soils.

RECOMMENDATION: Seal cracks that are big enough to support a toothpick with a flexible masonry sealant made for this purpose.

See Photo(s) 0210.01.

Exterior/Roof Findings:

[P] 1290: Gutters need cleaning. Gutter cleaning is considered routine homeowner maintenance.

RECOMMENDATION: Clean & review all gutters.

[P] [M] 1420: Stucco weep screed blocked with dirt or concrete. Noted in the rear yard.

4" of clearance is the building standard for the area under the stucco walls except for doorways where 1" is allowed.

Newer stucco walls are designed to drain moisture from inside the wall through the weep screed at the bottom. The 4" recommended clearance helps to keep debris from collecting in this area preventing the wall from draining.

RECOMMENDATION: Monitor this area frequently and clear any obstruction found. If a blockage is present moisture may enter the building along adjacent base boards.

See Photo(s) 1420.

[A] 1510.01: Insulated window (I.G.) appears to have lost seal.

There are condensation stains between the glazing of the dual pane windows. This condition indicates seal failure. RECOMMENDATION: Repair or replacement is recommended.

Note:

Visible evidence of seal failure may not be apparent on some failed windows at the time of inspection. Conditions must be right for condensation to form.

See Photo(s) 1510.01.

[E] 1700.04: Vehicle door faulty or otherwise amiss.

Weather seal is loose.

RECOMMENDATION: Secure seal as needed.

See Photo(s) 1700.04.

HVAC & Fireplace Findings:

[+] 2000.01: Service may be needed. Equipment manufactures recommend yearly service of HVAC equipment to keep it working efficiently and prolong the its useful life. If the seller cannot document service during the past twelve months it is recommended that the equipment be serviced during the escrow inspection window.

[+] 2002: [NOTE] : The heating system was noted to be operating during the inspection.

[+] 2003: [NOTE] : The cooling system was noted to be operating during the inspection

[D] 2210.04: Ducting vapor retarder wrap damaged.

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If the ducting is used for cooling, this condition may cause condensation to form in the insulation surrounding the ducting possibly leading to moisture damage to the ceiling below.

See Photo(s) 2210.04.

[E] 2250.01: Filter dirty.

RECOMMENDATIONS: Clean or replace air filters on a regular basis to maintain system performance. Replacing filters once a year may be enough. Check filters frequently during the first year to determine best replacement intervals.

See Photo(s) 2250.01.

Plumbing Findings:

[+] 4950: Gas service is turned off.

The gas service for the house has been turned off by the gas utility company. The inspector restored gas service for the purpose of inspecting the gas appliances. The gas service was then turned off. Contact your gas utility service company to restore gas service.

Electrical Findings:

[E] [E] 5500: Lighting inoperative. (possible switch / bulb, tube / ballast failure / no fixture)

Noted in the hall bath. One or more lights failed to turn on. This may be due to a missing or faulty bulb. Sometimes a loose wire or faulty, switch or weak ballast is the cause. Noted at one or more locations.

RECOMMENDATION: Replace missing or damaged bulbs. Make additional repairs if needed.

See Photo(s) 5500.

Bathroom(s) Findings:

[A] 6300.03: Lavatory checked.

I observed stains and checking in master and hall bath vanity sinks.

RECOMMENDATION: Consider repair or replacement.

See Photo(s) 6300.03.

Interior Findings:

[E] [C] 7040.12: Electric eye sensors for vehicle door not properly installed.

Standard safety installation guidelines recommend sensor height from floor not to exceed six inches. RECOMMENDATION: Adjust sensors as needed.

See Photo(s) 7040.12.

[C] 7150.01: Fire resistant wall or ceiling holed. Attic access cover for garage ceiling is missing.

RECOMMENDATION: Provide a cover made of 1/2" sheetrock or other fire rated material to keep a garage fire from quickly spreading to the interior of the building.

See Photo(s) 7150.01.

[E] 7410.02: Door striker or striker plate missing.

Noted in the guest bedroom at door to hall bath. RECOMMENDATION: Replace missing striker plates.

See Photo(s) 7410.02.

[C] 7490.02: Fire resistant door self-close mechanism needs adjustment.

Noted on the garage to house door. RECOMMENDATION: Adjust or replace self closing hinge as needed.

See Photo(s) 7490.02.

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[E] 7640.04: Closet rod missing. Noted at several closets.

RECOMMENDATION: Replace missing rods where needed.
See Photo(s) 7640.04.

Kitchen/Appliance Findings:

Structure Findings:

[A] 9840: Wood deterioration noted on building member. Some wood deterioration was noted at the bottoms of door frames.

RECOMMENDATION: Refer to your structural pest inspection report (if obtained) for all locations and repair costs before purchasing the property.
See Photo(s) 9840.