

May 14, 2004

RE: Sample Summary

Dear : Mr & Mrs Homebuyer

At your request, and in your presence, a visual inspection of the above referenced property was conducted on 5/14/2004 . This inspection report reflects the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, expressed as a result of the inspection. Please take time to review limitations contained in the inspection agreement.

REPORT SUMMARY

Overall, the home was constructed in a workmanlike manner, consistent with the local building trades and codes in effect at the time of construction, and has average maintenance over the years. However in accordance with prevailing local real estate purchase agreements, the following items should be addressed:

INSPECTION INFORMATION

INTRODUCTORY NOTES

119 ENVIRONMENTAL CONCERNS

Environmental issues include, but are not limited to, asbestos, lead paint, lead contamination, mold, mildew, radon, toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, ground water contamination, and soil contamination. We are not trained or licensed to recognize or analyze any of these materials. We may make reference to one or more of these materials when/if noted during the inspection. Should further study or analysis seem prudent, then a full evaluation by a specialist in the appropriate trade is recommended. Information related to these products can be found in the "Homeowners Guide to Earthquake Safety & Environmental Hazards" pamphlet.

FOUNDATION/UNDER-FLOOR AREAS

SLAB ON GRADE CONDITIONS

205 COMMENTS

Moisture damage is noted on stem wall.

EXTERIORS

EXTERIOR CONDITIONS

307 STUCCO SIDING

The stucco siding appeared functional, with cracks noted. EXTERIOR WALLS: Where exterior walls of the house are stucco over plywood, the likelihood of expansion cracking is greater. These cracks are not structural in nature and are a result of minor shrinkage and/or settlement. They should be sealed with caulk however, to prevent any future water penetration. Areas which have already experienced water penetration will often have loose stucco adjacent to the cracks. Simple caulking will not cure these areas, and proper repair involves chipping all loose stucco off and having a contractor re-stucco as needed.

319 EXTERIOR TRIM

The visible exterior trim materials appeared functional. with signs of aging and wear.

320 DOOR(S)

The doors viewed from the exterior appeared functional, with exceptions noted.

- a. The exterior door leading from the bonus room shows signs of damage.

321 WINDOW(S)

The windows viewed from the exterior appeared functional, [CR] A number of the window and door screens were damaged. We recommend they be repaired or replaced as needed.

324 LIGHT(S)/FIXTURE(S)

The light(s) were functional. with exceptions noted.

- a. Rear patio lights and light outside bonus room did not function.

329 COMMENTS

[CR] There was vegetation was growing in the building. This condition limits the inspection, and is conducive to moisture intrusion/deterioration. We recommend correcting the condition(s) noted.

[FE] There was evidence of conditions that require further evaluation by a pest control operator.

GROUNDS CONDITIONS

341 DRIVEWAY(S)

The driveway appeared functional with staining noted.

343 WALKWAY(S)

The walkways appeared functional. with exceptions noted.

- a. The exterior walkway from the bonus room has uneven surfaces. This condition is a trip hazard. We recommend correcting the condition(s) noted.

349 PATIO COVER(S)

The patio cover appeared functional, with exceptions noted.

past repairs noted on the ceiling and caulking needed between ceiling and walls.

353 FENCING & GATE(S)

The yard fencing appeared functional, with exceptions noted.

- a. [FE] The walls were covered with vegetation and were not visible to examine. We recommend a full evaluation and/or corrections by a specialist in the appropriate trade. [CR] a. The gate(s) needed adjustment or repairs to restore proper closing and latching operation. We recommend correcting the condition(s) noted. b. [CR] The masonry fencing had loose tiles/blocks. We recommend correcting the condition(s) noted.

355 FOUNTAIN(S)

[FE] These system(s) are outside the scope of the inspection and are not inspected. We recommend consulting with a specialist regarding the operation and maintenance of this system.

358 KOI POND(S)

[FE] These system(s) are outside the scope of the inspection and are not inspected. We recommend consulting with a specialist regarding the operation and maintenance of this system.

359 COMMENTS

The outside gate is not equipped with a self closing device. This gate provides direct access to the fountain.

GRADING/DRAINAGE/LANDSCAPING CONDITIONS

365 SITE GRADING

[CR] There were raised planter(s) or enclosure(s) adjacent to the foundation. This condition raises the soil level at the foundation/siding and is conducive to moisture intrusion, damage and deterioration. We recommend correcting the condition(s) noted.

367 LANDSCAPING

[CR] There was vegetation was growing in the building. This condition limits the inspection, and is conducive to moisture intrusion/deterioration. We recommend correcting the condition(s) noted.

[CR] Tree(s) were planted too close to the building. We recommend considering removal, as trees continue to grow in size and damage may occur to the foundation, structure or roof. [CR] Trees were touching or over-hanging the roof. We recommend they be trimmed to prevent damage to the roofing surface, and allow free flow of roof runoff. [CR] Maintenance, trimming or removal of vegetation was needed at areas of the property to prevent overgrowth and encroachment onto the building.

368 SPRINKLER CONTROL(S)

[CR] The timer control box was loose on the wall. We recommend correcting the condition(s) noted.

369 SPRINKLER VALVE(S)

The valves appeared functional with moisture noted in enclosure.

ROOF COVERINGS

ROOF CONDITIONS

410 CONCRETE TILES

[CR] Trees and plants were touching/over-hanging the roof. In addition vines are noted under the concrete tile. The underlayment may or may not have been perforated by these plants. We recommend they be trimmed and removed to prevent damage and/or further damage to the roof.

416 FLASHING(S)

The visible flashings appeared functional with vegetation noted.

422 COMMENTS

[FE] Given the condition(s) noted above. We recommend a full evaluation and/or corrections by a specialist in the appropriate trade.

PLUMBING

PLUMBING CONDITIONS

619 COMMENTS

Clean out for laundry drain was cemented to wall.

WATER HEATERS

WATER HEATER CONDITIONS

717 COMMENTS

[FE] The water heater was not functioning due to the gas not being turned on. The proper configuration of "HOT on the LEFT" and "COLD on the RIGHT" at each of the faucets could not be confirmed.

ELECTRICAL SYSTEMS

ELECTRICAL SERVICE CONDITIONS

813 COMMENTS

A double lead was present. A double lead is the connection of two wires (circuits) to one circuit breaker. Because the amperage are minimal in this case, the problem is considered minor. Nevertheless, the next time the electrician is out for other work, have modifications made so each circuit has its own circuit breaker.

ELECTRICAL COMPONENT CONDITIONS

825 COMMENTS

An extension cord was secured to the stem wall with sealant this was connected to an outlet mounted outside in a no approved enclosure.

HEATING SYSTEMS

HEATING SYSTEM CONDITIONS

910 HEATING UNIT(S)

[FE] The furnaces were non-operational due to gas service being OFF in the house. We recommend a full evaluation and/or corrections by a specialist in the appropriate trade.

913 BURNER(S)

The burners could not be observed due to the gas being OFF in the house.

918 COMMENTS

[FE] Given the gas being off in the house. We recommend a full evaluation and/or corrections by a specialist in the appropriate trade.

CENTRAL COOLING SYSTEMS

AIR CONDITIONING SYSTEM CONDITIONS

1010 CONDENSATE DRAIN LINE(S)

The visible areas of the condensate drain line(s) appeared functional with exceptions noted.

a. Lines entering wall need sealed.

KITCHEN

KITCHEN CONDITIONS

1119 TILE FLOOR

The visible areas of the tile floor appeared functional, with exceptions noted.

a. [CR] The tile floor had loose or missing grout. We recommend correcting the condition(s) noted.

1129 CABINET(S)

The cabinet(s)/ counter(s) were functional, with exceptions noted.

a. [CR] The cabinet, located under the sink, appeared damp and showed signs of past moisture damage. We recommend locating and correcting the source as well as any damaged materials.

1130 SINK/PLUMBING

[CR] The sink drain was slow or blocked. We recommend correcting the condition(s) noted. [NOTE] Evidence of past leakage was noted at the waste pipes. We recommend monitoring this area for future leaks.

1131 DISPOSAL(S)

The garbage disposal(s) functioned, [CR] The disposal failed to function. We recommend correcting the condition(s) noted.

1135 COOKTOP(S)

Gas: [FE] The pilot light was off, shut down, the unit failed to function. Lighting pilot lights is outside the scope of the inspection. We recommend a full evaluation and/or corrections by a specialist in the appropriate trade.

1136 OVEN(S)

Gas: [FE] The pilot light was off, shut down, the unit failed to function. Lighting pilot lights is outside the scope of the inspection. We recommend a full evaluation and/or corrections by a specialist in the appropriate trade.

LAUNDRY

LAUNDRY CONDITIONS

1221 CABINET(S)

[CR] There was evidence of past moisture damage in the cabinet. We recommend correcting the condition(s) noted.

BATHROOMS

Master Bath.

1303 TILE FLOORING

[CR] The tile floor had loose or missing grout. We recommend correcting the condition(s) noted.

1314 CABINET(S)

[CR] The cabinet interior appeared wet. We recommend locating and correcting the source as well as any damaged materials.

1315 SINK/PLUMBING

[CR] Active leaks were noted at the waste pipes. We recommend correcting the condition(s) noted.

1321 SHOWER(S)

[CR] The faucet was deteriorated/damaged. We recommend correcting the condition(s) noted.

[CR] There was no water flow from the faucet. We recommend correcting the condition(s) noted.

1322 ENCLOSURE(S)

[CR] The shower enclosure was corroded/damaged. We recommend correcting the condition(s) noted.

Hall Bath.

1301 WALL(S)/CEILING(S)

The visible areas of the walls and ceiling appeared functional, with exceptions noted.

a. [CR] Damage was noted on the wall(s)/ceiling above the tub. We recommend correcting the condition(s) noted.

1314 CABINET(S)

[CR] There was evidence of past moisture damage in the cabinet. We recommend correcting the condition(s) noted.

1322 ENCLOSURE(S)

There was not a shower curtain present. Curtain rod was laying in tub. We recommend correcting this condition.

1326 MIRROR(S)

[CR] The mirror(s) were cracked/broken/deteriorated. We recommend correcting the condition(s) noted.

BUILDING INTERIOR

1410 TILE FLOORING

The visible areas of the tile floor appeared functional, with exceptions noted.

a. Cracked tile noted in bonus room b. [CR] The tile floor had loose or missing grout. We recommend correcting the condition(s) noted.

1415 EXTERIOR DOOR(S)

The door(s) were functional, with exceptions noted.

a. [CR] The screen door(s) had damaged mesh/frame/latch or were missing. We recommend correcting the condition(s) noted.

1418 LIGHTS/FIXTURE(S)

The light(s) and ceiling fan were functional. with exceptions noted.

a. Missing bulb in dining room fixture.

1427 FIREPLACE(S)

[CR] The fireplace and flue were unmaintained. We recommend the fireplace and flue be cleaned by a specialist in the appropriate trade.

Each of these items will likely require further evaluation and repair by licensed tradespeople. Obtain competitive estimates for these items. Other minor items are also noted in the following report and should receive eventual attention, but none of them affect the habitability of the house and their correction is typically considered the responsibility of the purchaser. The majority are the result of normal wear and tear.

Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.