



HOME INSPECTION REPORT

Prepared For Exclusive Use By
John and Mary Smith



For The Property Located At
4766 Dovetail Drive, Oceanside, CA 92054

This inspection report is the narrative counterpart to the on-site checklist inspection report prepared at the time of the inspection, and is based upon the results of that on-site inspection report. It does not supersede the on-site inspection report but rather, complements it. Additional comments regarding deficiencies may be found in this report, including additional recommendations for further evaluation of a reported defect (which we urge you to follow up on). In the event of a conflict between the two reports as to findings and/or recommendations, or should you have any questions about the inspection results, please contact our office as soon as possible after the inspection - our inspector will be happy to explain or clarify the results of the inspection at your convenience.

NOTICE: The acceptance of this report by Client(s) acknowledge(s) the Client's consent to be bound by all terms and conditions of the Inspection Agreement, specifically but not limited to, the scope of the inspection and the consequences of failing to follow any recommendation for further evaluation.

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GENERAL INFORMATION

Property Address:	4766 Dovetail Drive
Property City:	Oceanside
Property State:	CA

Inspection Date:	07.05.2010
Inspection Start Time:	09:00:00 AM
Inspection End Time:	01:00:00 PM
Inspection Weather:	Clear
Inspection Temperature:	75 degrees

Inspector's Name:	John Hastey
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Client's Name:	John and Mary Smith
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Inspection Fee:	\$305.0
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Property Configuration:	Single Family
Property Furnished Status:	Furnished/Occupied
Property Lot Type:	Flat

Persons Present:	Buyer, Buyer's Agent, Seller, Seller's Agent
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DEFINITION OF KEY WORDS USED IN THIS REPORT

DEFICIENT: A system or component marked "DEFICIENT" means it failed to perform or function as intended or that it is in a sub-standard condition. "DEFICIENT" may also signify a safety concern or, in some cases, that something could not be fully inspected. A "DEFICIENT" finding constitutes our recommendation to have the system or component evaluated by a competent and qualified contractor or specialist prior to close of escrow to ascertain repair options and costs (a process that may lead to discovery of a material defect).

INFORMATIONAL: Provides information as to the configuration or composition of a system or component (e.g. type of roof, size of water heater, etc).

SATISFACTORY: Indicates component or system is functioning as intended (sometimes stated as "functional"). It does not necessarily mean that the item is in good condition, it only that no serious deficiency has been observed that prevents the system or component from performing as intended.

NOT INSPECTED: The system or component was not inspected (or only a partial or limited inspection was performed). Since your inspector is not responsible for deficiencies that may exist as to areas, systems or components that we did not inspect, additional inspection(s) of such areas by others is recommended.

GROUNDS & BUILDING EXTERIOR

Our inspection of the exterior includes the outside of the structure as well as improvements made to the grounds surrounding the structure. **The following are outside the scope of the inspection:** * surface drainage beyond 5 feet from the foundation * soil conditions, site drainage, geological stability * irrigation systems & landscape lighting systems * condition of detached buildings (e.g., sheds) * security alarm and intercom systems * propane tanks and related components * surface and underground drains * components subject to recalls * mechanically controlled gates * ponds, statues, fountains, and patio heaters * moving any personal item, equipment, plant life, soil, or debris that is obstructing access or visibility * reporting of cosmetic deficiencies

GROUNDS

Driveway

1.1 - INFORMATIONAL: The driveway appears to be in satisfactory condition.

Walkways / Steps / Porch

1.2 - INFORMATIONAL: The walkways are functional but have some minor hairline cracks that are more likely than not to be caused by benign conditions (e.g. normal shrinkage cracking - minor settlement).

1.3 - SATISFACTORY: The visible portions of the walkways appear to be functional.

Fencing and Gating

1.4 - INFORMATIONAL: Portions of the fencing on the property were covered with vegetation or otherwise obscured by vegetation (shrubs, trees, tall grasses, etc.). As with any system or component that is visually inaccessible, inspection of the fencing was limited. You may wish to have the fencing evaluated by a fencing contractor to rule out possible deficiencies that are obscured by this vegetation.

1.5 - SATISFACTORY: The visible fencing and gating appear functional.

1.6 - DEFICIENT: The gate is rubbing and has some damage in need of repair.

Retaining and Yard Walls

1.7 - SATISFACTORY: The visible portions of the retaining wall are in satisfactory condition.

Visual Grade

1.8 - INFORMATIONAL: In general terms, the grade of this property can best be described as follows: flat.

1.9 - DEFICIENT: There are one or more planters (either above grade or at grade level) that are located adjacent to the structure. These planters often trap and pond water which can cause moisture intrusion, mold growth, damage to the foundation and/or settlement. Note: your inspector is unable to inspect for possible water damage to any visually inaccessible areas of the structure in the vicinity of these planters.



Exterior Drains

1.10 - SATISFACTORY: The exterior drains were found to be in satisfactory condition. These drains are not filled or tested by your home inspector.

BUILDING EXTERIOR

Exterior Siding and Walls

1.11 - DEFICIENT: There are cracks in the stucco finish that are up to 1/8" in width . Although stucco cracking of this nature may be the result of benign conditions (poor construction, age, minor settlement), the limited scope of a home inspection precludes the inspector from being able to definitively rule other causes of a potentially serious nature (e.g., unstable or expansive soils adversely impacting the structure). Location: Right side.



1.12 - DEFICIENT: The stucco of one or more of the exterior walls of the structure has damage and needs repair. Location: Left side.



Gutters / Facia-Eaves

1.13 - INFORMATIONAL: The structure was found to have gutters at all drip edges.

1.14 - SATISFACTORY: The gutters of the main structure appeared to be in satisfactory condition. However, without water in the gutters it is virtually impossible to determine whether they are watertight and properly sloped towards the downspouts, so you may wish to have the system water tested for proper function at this time, or take your chances and wait for the next heavy rainfall to evaluate the system.

Chimney Exterior

1.15 - SATISFACTORY: The exterior of the fireplace/chimney system has no visible defects.

Exterior Electrical

1.16 - SATISFACTORY: The accessible exterior electrical components that were tested appear to be functional.

Patio

1.17 - INFORMATIONAL: The patio configuration is an open patio area. There is also a covered patio area. -

1.18 - SATISFACTORY: The visible portions of the patio(s) appear to be in satisfactory condition.

FOUNDATION

Inspection of the foundation includes identifying the type of foundation and flagging structural deficiencies with the foundation. Where applicable, this includes inspection of foundation area components (e.g., crawl space framing, plumbing, electrical, ducts). **The following are outside the scope of the inspection:** * removal of any floor coverings; change in floor elevation from one room to the next * termite or rodent infestation * entry of inaccessible crawl space areas * investigating for presence of mold, radon, asbestos, lead or any environmental hazard * evaluating sufficiency of existing crawl space ventilation * evaluating sump pumps * crawl space water/gas valves

CONCRETE SLAB FOUNDATION

Exterior Slab Foundation

2.1 - INFORMATIONAL: There were areas of the exterior perimeter slab foundation that were visually inaccessible. Inaccessible area: the left side of the garage. The inspector's view of the slab/stem wall edge was blocked or obscured by vegetation and stucco extending over slab edge. While the inspector will note slab deficiencies that are visually accessible to him, reporting of slab deficiencies that may be spotted in the inaccessible areas is beyond the scope of this inspection. We recommend reinspection of the perimeter slab foundation after removal of the obstruction.



2.2 - DEFICIENT: The inspector found that the poured concrete around the base of the exterior walls came within 2" of the weep screed. The weep screed is a built-in horizontal metal flashing along the base of the exterior stucco wall that impedes moisture from accumulating and reaching to the inside of the wall (needs to be a min. 2" clearance from weep screed to concrete/base of wall). Although inspectors routinely come across this deficiency, it can contribute to moisture buildup in and around the foundation.



Interior Slab Foundation

2.3 - SATISFACTORY: The visible portions of the interior slab appear to be in satisfactory condition.

2.4 - NOT INSPECTED: The floor coverings (e.g. carpeting, tile, wood) throughout the residence preclude the inspector from being able to evaluate the condition of the concrete slab. Floor coverings are not removed by the inspector. You may wish to contact the seller to see if floor coverings can be removed for further evaluation of the concrete slab.

ROOF

Our inspection of the roof identifies the roof type and materials, and any visually apparent defects with the roof components (e.g., flashings, drainage skylights, chimney(s), roof penetrations). **The following are outside the scope of the inspection:** * walking on a roof that is dangerous (too steep/high) or which will cause damage (tiles) * whether roof is free of leaks * testing of gutters and downspouts * probing for termite damage * solar heating & electrical systems * antennas and lightening arrestors. Note: a further roof evaluation by a licensed roofing contractor is recommended in the any of the following cases: (i) a roof deficiency is noted; (ii) the roof inspection is from the ground or from a ladder (consequently, a limited inspection) and/or (iii) if you wish to rule out any possibility of a roof leak (which our visual inspection is unable to accomplish)

PRIMARY STRUCTURE ROOF

General Comments

3.1 - INFORMATIONAL: The primary structure has a pitched (high sloped) roof.

3.2 - INFORMATIONAL: The sloped (aka "pitched") roof portion of the residence is comprised of tiles (clay).

3.3 - INFORMATIONAL: The roof covering was not walked upon in order to prevent damage to the tile, but was viewed from available vantage points from the ground. Note: The inability to walk the roof significantly limits our inspection which can result in hidden defects going undetected.

Pitched Roof Inspection Results

3.4 - DEFICIENT: The roof of the residence has a loose and slipped clay tile which is likely to increase the roof's susceptibility to leaks. The slipped tile replacement is recommended. Location: Front side, lower row.



Flashings

3.5 - DEFICIENT: Mastic repairs were found at the roof jacks (indicating a roof leak occurring at the place of repair). Roofing mastic should be considered only a temporary, unreliable repair since the mastic usually remains effective as a sealant only for about a year.

Skylights

3.6 - DEFICIENT: There is a broken hermetic seal at the dual-glazed skylight, as is evident from the condensation forming between the layers of glass.



ATTIC

Inspection of the attic includes identifying the type of attic framing, structural deficiencies with the roof and ceiling components and flagging deficiencies with the attic (including water stains), plumbing, insulation, electrical and plumbing. **The following are outside the scope of the inspection:** * operation of electric vent fans * electrical and plumbing deficiencies obscured by insulation, ducts and/or framing * inspection of areas where access is blocked or limited due to attic framing and/or the HVAC * evaluating sufficiency of existing attic space ventilation

ATTIC

Attic Framing

4.1 - DEFICIENT: There are moisture stains and/or sufficient evidence of prior roof leakage on the underside of the roof . Location: Lower left side of attic. This water stain appears to be in the location of the loose/slipped tile noted in the roof section.



Ventilation

4.2 - SATISFACTORY: Ventilation within the attic appears to be adequate and the accessible vents appear properly screened.

Insulation

4.3 - SATISFACTORY: The attic floor is insulated with approximately 6 inches of fiberglass batt insulation, which should be adequate.

Attic Wiring

4.4 - INFORMATIONAL: The inspector was precluded from performing a thorough visual inspection of the attic electrical wiring and components due to attic insulation. Visually apparent deficiencies will be noted; however, the inspector cannot report on any deficient wiring located in attic areas where these visual obstructions exist.

4.5 - SATISFACTORY: We observed no deficiencies with the visible and accessible attic branch circuit wiring at the time of the inspection (note: see above for any admonition made regarding conditions that have restricted the inspector's viewing of the attic wiring).

HVAC Ducts & Heat/Gas Venting

4.6 - SATISFACTORY: We observed no deficiencies with the visible and accessible attic HVAC ducts and the vent pipes at the time of the inspection (note: see above for any admonition made regarding conditions that have restricted the inspector's viewing of the attic plumbing).

Attic Plumbing

4.7 - SATISFACTORY: We observed no deficiencies with the visible and accessible attic plumbing at the time of the inspection (note: see above for any admonition made regarding conditions that have restricted the inspector's viewing of the attic plumbing).

GARAGE (OR PARKING STRUCTURE)

GARAGE INTERIOR

General Comments

5.1 - INFORMATIONAL: All of the garage's visible systems and components were inspected (the floor, walls, ceiling, doors, windows, electrical, garage door, and garage door opener) and found to be in satisfactory condition with the exception of the deficient items noted below.

Exposed Framing / Roof Underside

5.2 - SATISFACTORY: The observable wood framing components and the underside of the roof (and/or finished ceiling if applicable) of the garage interior were found to be in satisfactory condition.

Slab / Foundation

5.3 - SATISFACTORY: Where accessible and exposed to view, we noted no significant abnormalities with the garage concrete slab floor or the perimeter stem walls of the garage at the time of the inspection.

Fire Door

5.4 - SATISFACTORY: The interior door accessing the garage appears to be solid core, or fire-rated, and self-closes and latches as needed to maintain the fire separation barrier between the living areas of the home and garage.

Firewall

5.5 - SATISFACTORY: Where visible, the firewall in the garage appeared to be in satisfactory condition. The normally required rating, however, could not be verified.

Vehicle Garage Doors

5.6 - SATISFACTORY: The vehicle door was found to be in satisfactory condition.

Garage Door Opener

5.7 - SATISFACTORY: The automatic garage vehicle door opener and auto reversing feature functioned satisfactorily when tested.

Ventilation

5.8 - SATISFACTORY: The venting for the garage appeared to be satisfactory.

Garage Electrical

5.9 - DEFICIENT: There are one or more open electrical junction boxes in the garage that should be sealed so as to keep any arcing or sparking contained within the box.



LAUNDRY

Inspection of the laundry room or provisions include identifying deficiencies with the walls, ceiling, floor, doors, cabinets, sinks and the plumbing and electrical components. **The following are outside the scope of the inspection:** * moving or operating the washer or dryer * reporting the absence of 240v dryer outlets * plumbing section exclusions

LAUNDRY PROVISIONS

General Comments

6.1 - INFORMATIONAL: All of the visually accessible laundry areas and provisions were inspected (plumbing, floors, walls, electrical, doors, windows, etc.) and found to be in satisfactory condition except for the deficiencies noted below.

Laundry Plumbing

6.2 - DEFICIENT: The hot water supply valve under the sink is corroded and should be serviced.



Laundry Appliance Electrical (240v)

6.3 - SATISFACTORY: The laundry room's 240v outlet appears to be functional.

Dryer - Gas Line (if present) & Venting

6.4 - DEFICIENT: The clothes dryer vents incorrectly into a canister instead of venting to the exterior. We recommend that a solid metal vent be installed and routed to an appropriate exterior location and equipped with a backdraft damper.



Electrical

6.5 - SATISFACTORY: The switches and outlets in the laundry room are functional.

Cabinets / Closet

6.6 - SATISFACTORY: The laundry cabinets and/or closet is in satisfactory condition.

PLUMBING

Our evaluation of the plumbing components includes identifying deficiencies with the main shut off valve, the fuel supply, the water heater and the visible water and drain lines and valves. **The following are outside the scope of the inspection:** * operating water supply shut off valves * evaluation of water softener or purification systems * testing of solar water heater systems * lighting pilot lights * testing floor drains * testing for gas leaks * evaluating instant hot water systems * determining proper sizing of drain or water supply lines * evaluation of propane tanks * evaluation of waters wells, private water supply systems and private sewage systems (e.g. septic tanks) * testing shower pans for leaks

WATER & FUEL SUPPLY

General Comments

7.1 - INFORMATIONAL: Where exposed to view, the water main pipe material entering the home is copper. Note: reporting of copper as the material for the water supply lines is based upon the inspector observing copper pipe and/or connections in accessible areas of the structure. This does not rule out the possibility that galvanized or PB pipe is located in areas not visually accessible to the inspector.

Water Supply - Shut Off Valve - Regulator

7.2 - SATISFACTORY: The main shut off valve, pressure regulator and the visible portion(s) of the water supply line entering the residence were found to be satisfactory.

WATER HEATER

Water Heater Components

7.3 - INFORMATIONAL: There is an approximate 1 year old, 30 gallon natural gas water heater located in the garage.

7.4 - DEFICIENT: There is rust or corrosion at the water supply fittings of the water heater and/or the cold water valve itself.



WATER HEATER #2

Water Heater #2 Components

7.5 - INFORMATIONAL: The second of two water heaters is an approximate 1 year old, 30 gallon natural gas water heater located at the exterior.

7.6 - INFORMATIONAL: The water heater is anchored or strapped as a seismic protection measure.

7.7 - SATISFACTORY: The water heater was functioning satisfactorily at the time of the inspection, with no evidence of prior or active leakage observed.

Water Heater #2 Venting

7.8 - SATISFACTORY: Venting of the gas water heater appears to be functional.

ELECTRICAL

Examination of the electrical system includes identifying deficiencies with the visually accessible branch circuits and wiring, the main electrical service panel and any sub-panels. We also test light fixtures, ceiling fans and a representative sampling of accessible electrical outlets for basic operation. Location and operational status of smoke detectors and GFCI outlets will be noted on the report as well. **The following are outside the scope of the inspection:** * load bearing or voltage/amp capacity tests * evaluation of intercom, telephone, cable, security, video and low voltage systems * removal of switch and outlet cover plates * evaluation of heat detectors, carbon monoxide detectors, built in vacuum equipment, motion sensor devices * determining the adequacy / efficiency of the overall electrical system * troubleshooting any deficiency with the electrical system * evaluating electrical equipment found dismantled or disconnected

ELECTRICAL MAIN & SUB-PANEL COMPONENTS

Electrical Service

8.1 - INFORMATIONAL: Electrical service capacity to the residence is 120/240 volt (3 wire) and enters the structure via overhead wiring.

8.2 - SATISFACTORY: The service lines are in satisfactory condition.

Main Panel

8.3 - INFORMATIONAL: The residence is served by a circuit breaker style 100 amp panel. Location: the Right side of the residence.

8.4 - DEFICIENT: One or more of the circuit breakers in the main panel has doubled up wiring to it. This creates a potential fire hazard that should be corrected.



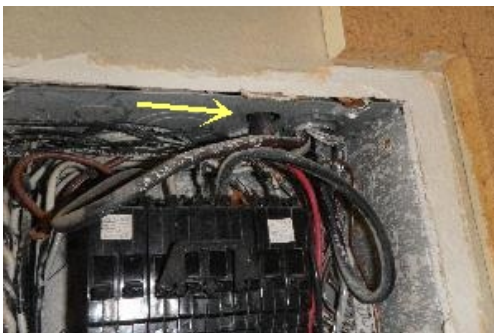
240 Volt Wiring Material

8.5 - INFORMATIONAL: The residence 240 volt wiring material is copper. This does not rule out aluminum wiring in inaccessible areas of the home.

Sub-Panel

8.6 - INFORMATIONAL: The residence sub-panel is a circuit breaker style panel located in the garage.

8.7 - DEFICIENT: There is a wire entering the sub-panel that is not properly protected; that is, the wire enters the panel through cut out holes instead of through the collar/sleeve like connectors placed in the cut out holes. Recommend this be corrected by a qualified electrician.



HEATING & COOLING

HEATING SYSTEM

General Information & Comments

9.1 - INFORMATIONAL: The residence is heated by a gas fired forced air unit (FAU) . Location: the attic .

9.2 - INFORMATIONAL: Using an infrared handheld thermometer, the following readings were taken while the heating system was in operation: Temperature at Return: 65 degrees. Temperature at Register: 87 degrees.

Heater Components

9.3 - DEFICIENT: The use of a flexible gas line is improper and will need to be replaced with rigid black pipe. Deficiency: Flexible line enters into unit.



COOLING SYSTEM

Air Conditioner Unit #1

9.4 - INFORMATIONAL: The first of two air conditioning units for the residence is a central air conditioner which is located at the exterior.

9.5 - INFORMATIONAL: Using an infrared handheld thermometer, the following readings were taken while the cooling system was in operation: Temperature at Return: 81 degrees. Temperature at Register: 60 degrees.

9.6 - SATISFACTORY: The cooling system responded to normal user controls at the time of the inspection.

Air Conditioner Unit #2

9.7 - INFORMATIONAL: The second of two air conditioning units for the residence is a central air conditioner which is located in the patio area.

9.8 - INFORMATIONAL: Using an infrared handheld thermometer, the following readings were taken while the cooling system was in operation: Temperature at Return: 79 degrees. Temperature at Register: 61 degrees.

9.9 - DEFICIENT: The refrigerant line insulation is either missing or damaged and you may wish to have it repaired or replaced to help guard against energy loss.

9.10 - DEFICIENT: The fins on the condensing unit have been compromised by physical damage which could shorten the life of the unit and/or result in premature failure.

FIREPLACE(S)

FIREPLACE - LIVING ROOM

General Comments

10.1 - INFORMATIONAL: For safety reasons, the inspector does not ignite gas fireplaces (or light F.P. pilot lights) nor turn on gas valves to see if gas is supplied to the fireplace. Should you wish to have these checked, we recommend further evaluation by a fireplace contractor. Further limitations may apply, as per C.R.E.I.A Standards of Practice (available on our website).

Gas Starter

10.2 - INFORMATIONAL: The fireplace has a gas starter.

Flue / Liner

10.3 - DEFICIENT: The flue and/or forebox of the chimney is dirty and in need of cleaning. Note: this condition inhibits a thorough visual inspection of the chimney interior components - recommend re-inspection of chimney interior after cleaning.

Hearth / Mantle

10.4 - DEFICIENT: The fireplace appears to have a drafting problem, as indicated by the dark staining above the fireplace opening. The exact cause of this condition is unknown but may be due to an undersized flue, defective construction and/or improper use of the damper.



FIREPLACE - FAMILY ROOM/DEN

General Comments

10.5 - SATISFACTORY: The family room/den fireplace has no visible defects.

Gas Starter

10.6 - INFORMATIONAL: The fireplace has a gas starter.

10.7 - SATISFACTORY: The fireplace's gas starter is functional.

Flue / Liner

10.8 - SATISFACTORY: The chimney flue and liner were in satisfactory condition.

Damper

10.9 - SATISFACTORY: The damper is functional.

Hearth / Mantle

10.10 - SATISFACTORY: The hearth extension is in satisfactory condition.

INTERIOR ROOMS

Our inspection of the interior includes identifying deficiencies with the walls, ceilings, floors, doors, steps, closets, countertops, stairs and a representative sample of the accessible windows and electrical receptacles. **The following are outside the scope of the inspection:** * moving furniture, blinds, window and floor coverings which may be obstructing visual access * reporting cosmetic deficiencies and normal wear & tear * determining condition of dual glazed/double pane windows (varying conditions such as weather, lighting, dirty surfaces, etc., inhibits our ability to accurately report the condition of these windows) * conducting a mold inspection * operating security bar release mechanisms

ENTRY

General Comments

11.1 - SATISFACTORY: All of the visible systems and components of the entry way (e.g., walls, ceiling, floor, windows, doors, electrical, closets) were inspected and found to be in satisfactory condition.

Ceiling

11.2 - INFORMATIONAL: There are hairline cracks in the ceiling of the main entry way that do not appear to be structurally significant.

LIVING ROOM

General Comments

11.3 - SATISFACTORY: All of the visible systems and components of the living room (e.g., walls, ceiling, floor, windows, doors, electrical, closets) were inspected and found to be in satisfactory condition.

FAMILY ROOM

General Comments

11.4 - SATISFACTORY: All of the visible systems and components of the family room (e.g., walls, ceiling, floor, windows, doors, electrical, closets) were inspected and found to be in satisfactory condition.

DINING ROOM

General Comments

11.5 - SATISFACTORY: All of the visible systems and components of the dining room (e.g., walls, ceiling, floor, windows, doors, electrical, closets) were inspected and found to be in satisfactory condition.

Walls

11.6 - INFORMATIONAL: There is hairline cracking in the wall(s) of the dining room that does not appear to be structurally significant.

Ceiling

11.7 - INFORMATIONAL: There are hairline cracks in the ceiling of the dining room that do not appear to be structurally significant.

Windows

11.8 - DEFICIENT: One or more of the dining room window screens are missing.

KITCHEN

General Comments

11.9 - INFORMATIONAL: The inspector will test the built-in kitchen appliances to determine that it is functioning, (but not how well it functions). The following are not inspected: free standing appliances, refrigerators, hot water dispensers, freezers, ice makers, water treatments systems, thermostats and portable dishwashers.

11.10 - INFORMATIONAL: All visible components and systems of the kitchen were inspected (floor, walls ceiling, electrical, appliances, cabinets, plumbing fixtures, windows, doors) and found to be in satisfactory condition with the exception of the **deficient** items listed below.

Garbage Disposal

11.11 - DEFICIENT: The garbage disposal under the kitchen sink shows rust and corrosion. This may indicate that the garbage disposal is at or near the end of its useful life.



1ST FLOOR HALLWAY

General Comments

11.12 - SATISFACTORY: All of the visible systems and components of the 1st floor hallway (e.g., walls, ceiling, floor, windows, doors, electrical, closets) were inspected and found to be in satisfactory condition.

STAIRS

1st - 2nd Floor Staircase

11.13 - SATISFACTORY: The inspection of the staircase did not reveal any deficiencies.

2ND FLOOR HALLWAY

General Comments

11.14 - SATISFACTORY: All of the visible systems and components of the 2nd floor hallway (e.g., walls, ceiling, floor, windows, doors, electrical, closets) were inspected and found to be in satisfactory condition.

BEDROOMS - 2ND FLOOR

MASTER BEDROOM

General Comments

12.1 - SATISFACTORY: All of the visible systems and components of the bedroom (e.g., walls, ceiling, floor, windows, doors, electrical, closets) were inspected and found to be in satisfactory condition.

RIGHT BEDROOM

General Comments

12.2 - SATISFACTORY: All of the visible systems and components of the bedroom (e.g., walls, ceiling, floor, windows, doors, electrical, closets) were inspected and found to be in satisfactory condition.

REAR BEDROOM

General Comments

12.3 - INFORMATIONAL: All visible components and systems of the bedroom were inspected (floor, walls ceiling, electrical, windows, doors, closet) and found to be in satisfactory condition with the exception of the **deficient** items listed below.

Doors

12.4 - DEFICIENT: There is damage to the bedroom door that you should be aware of and that you may wish to have repaired. Damage:



BATHROOMS - 1ST FLOOR

HALL BATHROOM

General Comments

13.1 - INFORMATIONAL: All visible components and systems of the hall bathroom were inspected (e.g., walls, ceiling, floor, windows, doors, electrical, closets, plumbing fixtures) and found to be in satisfactory condition with the exception of the **deficient** items listed below.

Floor

13.2 - DEFICIENT: There was damage found to the hall bathroom floor covering. Damage: Chipped tile.

Walls

13.3 - INFORMATIONAL: There is hairline cracking in the wall(s) of the hall bathroom that does not appear to be structurally significant.

Ceiling

13.4 - INFORMATIONAL: There are hairline cracks in the ceiling of the hall bathroom that do not appear to be structurally significant.

Windows

13.5 - INFORMATIONAL: Type of Window: The hall bathroom (and other rooms of the home) has a dual-glazed window - also referred to as double pane windows. Please refer to the advisory at the beginning of the Interior Rooms section as to the limited scope of the inspection of such windows

Toilet

13.6 - DEFICIENT: There are rust stains in the toilet bowl that suggest an internal leak. Recommend replacement of the internal plumbing components to address this situation.



Caulking

13.7 - DEFICIENT: Caulking is absent or in poor condition at the hall bathroom tub valves, spout and shower arm and will need attention to prevent potential (or further) water intrusion into the sub-floor and walls of the bathroom.

BATHROOMS - 2ND FLOOR

MASTER BATHROOM

General Comments

14.1 - INFORMATIONAL: All visible components and systems of the master bathroom were inspected (e.g., walls, ceiling, floor, windows, doors, electrical, closets, plumbing fixtures) and found to be in satisfactory condition with the exception of the **deficient** items listed below.

Tub-Shower Combo

14.2 - **DEFICIENT**: There is corrosion at the tub enclosure door (and/or door track).



MIDDLE BATHROOM

General Comments

14.3 - INFORMATIONAL: All visible components and systems of the middle bathroom were inspected (e.g., walls, ceiling, floor, windows, doors, electrical, closets, plumbing fixtures) and found to be in satisfactory condition with the exception of the **deficient** items listed below.

Shower Stall

14.4 - **DEFICIENT**: The metal frame for the glass shower stall enclosure is rusting or corroded.



BEDROOM BATH

General Comments

14.5 - INFORMATIONAL: All visible components and systems of the bedroom bathroom were inspected (e.g., walls, ceiling, floor, windows, doors, electrical, closets, plumbing fixtures) and found to be in satisfactory condition with the exception of the **deficient** items listed below.

Walls

14.6 - INFORMATIONAL: There is hairline cracking in the wall(s) of the bedroom bathroom that does not appear to be structurally significant.

Ceiling

14.7 - INFORMATIONAL: There are hairline cracks in the ceiling of the bedroom bathroom that do not appear to be structurally significant.

Windows

14.8 - DEFICIENT: The bedroom bathroom window screen is missing.

Bathtub

14.9 - DEFICIENT: There is a chip in the bathtub of the bedroom bath that will need to be repaired to help prevent moisture intrusion.



Caulking

14.10 - DEFICIENT: Caulking is absent or in poor condition at the bedroom bathroom tub spout and needs attention to prevent potential (or further) water intrusion into the sub-floor and walls of the bathroom.



14.11 - DEFICIENT: Caulking is absent or in poor condition at the base of the bedroom bathroom toilet to prevent potential (or further) water intrusion into the sub-floor and walls of the bathroom.

SUMMARY INSPECTION REPORT

This summary report is intended to provide the client and those individuals directly involved in this transaction a convenient and cursory preview of some of the conditions and components that we have identified within our report as being in need of further evaluation or service by an appropriately qualified specialist or that pose a potential health and safety risk. It is not intended to be comprehensive, and should not be used as a substitute for reading the entire home inspection report, or be viewed as a tacit endorsement of the condition of components or features that do not appear in this summary report.

Section 1.0 - Grounds & Building Exterior

Grounds

Fencing and Gating

1.6 -- DEFICIENT: Gate missing or is damaged / rubs

Visual Grade

1.9 -- DEFICIENT: Planters trap and pond water

Building Exterior

Exterior Siding and Walls

1.11 -- DEFICIENT: Cracks - 1/16" or greater

1.12 -- DEFICIENT: Flaking, damage or holes in stucco

Section 2.0 - Foundation

Concrete Slab Foundation

Exterior Slab Foundation

2.2 -- DEFICIENT: Concrete w/in 2" of stucco weep screed

Section 3.0 - Roof

Primary Structure Roof

Pitched Roof Inspection Results

3.4 -- DEFICIENT: Loose / slipped roof tile

Flashings

3.5 -- DEFICIENT: Mastic repairs (temporary repairs) found

Skylights

3.6 -- DEFICIENT: Dual glazed skylight has broken hermetic seal

Section 4.0 - Attic

Attic

Attic Framing

4.1 -- DEFICIENT: Moisture stains on underside of roof or wood framing

Section 5.0 - Garage (or Parking Structure)

Garage Interior

Garage Electrical

5.9 -- DEFICIENT: Open junction box(es)

Section 6.0 - Laundry

Laundry Provisions

Laundry Plumbing

6.2 -- DEFICIENT: Sink supply valve (C / H) corroded and/or leaks

Dryer - Gas Line (if present) & Venting

6.4 -- DEFICIENT: Dryer does not vent to the exterior (improper venting)

Section 7.0 - Plumbing

Water Heater

Water Heater Components

7.4 -- DEFICIENT: Corrosion at water supply fitting(s) or supply valve

Section 8.0 - Electrical

Electrical Main & Sub-Panel Components

Main Panel

8.4 -- DEFICIENT: Double wiring on circuit breaker(s)

Sub-Panel

8.7 -- DEFICIENT: Wires enter panel without proper protection

Section 9.0 - Heating & Cooling

Heating System

Heater Components

9.3 -- DEFICIENT: Improper use of flexible gas line

Cooling System

Air Conditioner Unit #2

9.9 -- DEFICIENT: Refrigerant lines are not insulated

9.10 -- DEFICIENT: Damaged fins on condensing unit

Section 10.0 - Fireplace(s)

Fireplace - Living Room

Flue / Liner

10.3 -- DEFICIENT: Flue / liner needs cleaning

Hearth / Mantle

10.4 -- DEFICIENT: Soot stains in facing

Section 11.0 - Interior Rooms

Dining Room

Windows

11.8 -- DEFICIENT: Window screen damaged or missing

Kitchen

Garbage Disposal

11.11 -- DEFICIENT: Rusting and corrosion at garbage disposal

Section 12.0 - Bedrooms - 2nd Floor

Rear Bedroom

Doors

12.4 -- DEFICIENT: Damage noted at bedroom door

Section 13.0 - Bathrooms - 1st Floor

Hall Bathroom

Floor

13.2 -- DEFICIENT: Damage to floor covering

Toilet

13.6 -- DEFICIENT: Stains in toilet bowl indicate leak

Caulking

13.7 -- DEFICIENT: Caulking needed at tub valves, spout and shower arm

Section 14.0 - Bathrooms - 2nd Floor

Master Bathroom

Tub-Shower Combo

14.2 -- DEFICIENT: Corrosion at tub enclosure door/track area

Middle Bathroom

Shower Stall

14.4 -- DEFICIENT: Rust corrosion around shower stall

Bedroom Bath

Windows

14.8 -- DEFICIENT: Window screen damaged or missing

Bathtub

14.9 -- DEFICIENT: Damage to bathtub surface

Caulking

14.10 -- DEFICIENT: Caulking needed at tub spout

14.11 -- DEFICIENT: Caulking needed at toilet base