This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

Priority Maintenance Items

Exterior

**General**
- Large bees nest located in the attic above the laundry room within the attic. Immediate attention is recommended.
  - **Location**: Attic above laundry room
  - **Task**: Further evaluation by a licensed professional / specialists
  - **Time**: Immediate

**ROOF DRAINAGE \ Gutters**
- **Condition**: • Leak
  - **Implication(s)**: Chance of water damage to contents, finishes and/or structure
  - **Location**: Various
  - **Task**: Seal with an approved water proof sealant
  - **Time**: Before the winter months

- **Condition**: • Clogged
  - **Implication(s)**: Chance of water damage to contents, finishes and/or structure
  - **Location**: Various
  - **Task**: Clean
  - **Time**: Before the winter months

**PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ General**
- **Condition**: • Surface damage to stamped concrete
  - **Location**: Behind pool
  - **Task**: Further evaluation by a licensed professional / specialists
  - **Time**: Immediate

**LANDSCAPING \ Walkway**
- **Condition**: • Bender boards loose could be trip hazard
  - **Location**: Flagstone walkways
  - **Task**: Repair / Replace
  - **Time**: Discretionary

**LANDSCAPING \ General**
- **Condition**: • Trees or shrubs too close to house
  - **Implication(s)**: Chance of water damage to contents, finishes and/or structure | Chance of pests entering house | Material deterioration
  - **Location**: Various
  - **Task**: Trim or remove
  - **Time**: Discretionary
Electrical

**DISTRIBUTION SYSTEM \ Outlets (receptacles)**

**Condition:** · Inoperative
Two master GFCI outlets did not respond

**Implication(s):** Equipment inoperative

**Location:** Left side yard

**Task:** Repair / Replace

**Time:** Discretionary

Heating

**GAS FURNACE \ Ducts, registers and grilles**

**Condition:** · Ceiling register loose

**Location:** Family room

**Task:** Secure

**Time:** Discretionary

**GAS FURNACE \ Mechanical air filter**

**Condition:** · Dirty
Filters are dirty and should be replaced

**Implication(s):** Increased heating costs | Reduced comfort

**Location:** All Returns

**Task:** Replace / Install Filter

**Time:** Upon occupancy of the residence

**FIREPLACE \ Fireplace gas igniter**

**Condition:** · Inadequate seal at firebox wall or floor
Gap where gas pipe enters wall should be sealed.

**Implication(s):** Increased fire hazard

**Location:** Family room

**Task:** Seal with refractory caulking

**Time:** Discretionary

Cooling & Heat Pump

**AIR CONDITIONING \ Condensate drain line**

**Condition:** · Improper discharge point
Drain does not exit crawlspace which is recommended. Advise that you consult a trade professional for recommendations.

**Implication(s):** Chance of water damage to contents, finishes and/or structure | Damage to equipment | Contaminants may enter house air

**Location:** Crawlspace

**Task:** Further evaluation by a licensed professional / specialists
Time: Immediate

Plumbing

WATER HEATER \ Hot/cold piping
Condition:  • Hot water shut-off valve is shut off below the sink
Implication(s): leak and moisture damage
Location: Upstairs hall bathroom
Task: Request disclosure
Time: Before the close of escrow

WASTE PLUMBING \ Sump pump
Condition:  • There is an alarm at the rear of the residence that looks like it could be for a sump pump. I did not locate a sump pump however and recommend that you ask the sellers for disclosure
Location: Rear wall next to patio
Task: Request disclosure
Time: Immediate

FIXTURES AND FAUCETS \ Faucet
Condition:  • Obstructed aerator
Aerator sprays water onto mirror and should be replaced
Implication(s): Reduced water pressure and volume
Location: Upstairs hall bathroom
Task: Replace
Time: Immediate

Interior

WINDOWS \ Glass (glazing)
Condition:  • Lost seal on double or triple glazing
Left side of fireplace
Implication(s): Cosmetic defects
Location: Living room
Task: Repair / Replace
Time: Discretionary

CARPENTRY \ Countertops
Condition:  • Grout loose or missing
Open grout joint between counter & back splash
Implication(s): Cosmetic defects | Hygiene issue
Location: Upstairs bathroom
Task: Repair / Replace
Time: Upon occupancy of the residence
SUMMARY
123 Test Court, Sacramento, CA     May 23, 2012

GARAGE \ Vehicle door operators
Condition:  • Fails to auto reverse
Both openers need to be adjusted so the doors will stop and reverse after touching something very lightly
Implication(s): Physical injury
Location: Garage
Task: Adjust Sensitivity
Time: Upon occupancy of the residence

Pools & Spas

General
• Leak at the pool filter cover ring
Location: Pool Filter
Task: Repair / Replace
Time: Discretionary
• The fountain sprayer is incomplete. Recommend asking the sellers for disclosure
Location: Pool Spillway
Task: Request disclosure
Time: Discretionary
• One of the spray nozzles is plugged and barely spraying
Location: Pool
Task: Further evaluation by a licensed professional / specialists
Time: Discretionary

PUMPS \ Circulation pump
Condition:  • Leaking pump
Seal leaks
Location: Pump strainer lid
Task: Repair / Replace
Time: Discretionary

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

Home Improvement - ballpark costs
Description

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

In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

**Sloped roofing material:** Concrete tile

Limitations

**Roof inspection limited/prevented by:** The portions of the roof that were visible were in acceptable condition. However, this inspection of the roof is limited and was inspected with binoculars at various vantage points and there may be reportable conditions that were not visible or easily seen with binoculars. Therefore, we recommend that the roof be further evaluated and certified by a licensed roofing contractor prior to close of escrow.

**Roof inspection limited/prevented by:** Lack of access (too slippery/fragile)
**Inspection performed:** From the ground

### Recommendations

**RECOMMENDATIONS Overview**

1. **Condition:** The roof is in acceptable condition, however this is not a guarantee against leaks. For a guarantee a licensed roofing contractor would need to inspect the roof and issue a roof certification. We recommend that you consult a roofing contractor before the close of escrow.

2. **Condition:** No roofing recommendations are offered as a result of this inspection.
Description

General: We do not have the expertise or the authority to establish property lines, which are determined by surveyor

General: Water can be destructive and create conditions that not only threaten homes but compromise building materials and facilitate the growth of potentially hazardous molds that jeopardize the health of occupants, for which reason we do not endorse any site that does not have ideal grading and drainage. Unfortunately, grading and drainage on most sites are rarely ideal and particularly on older properties. The ideal site will have surfaces that slope away from a residence at one half inch per foot for a minimum of six feet, and the interior floors will be higher than the exterior grade. Also, the residence will have gutters and downspouts that discharge into area drains that carry water through pipes to a street or storm drain. Unfortunately, we cannot guarantee the condition of pipes and area drains, because they are concealed and testing them could take hours of time and gallons of water. Therefore, if any portion of a home is below the exterior grade, you should consult with a grading and drainage contractor. This remains true even when there is no evidence of moisture intrusion inside. Our visit to the site is limited, and the sellers or occupants will have the most intimate knowledge of a property than we could possibly hope to have, and moisture intrusion remains a possibility with any structure, and particularly older structures with slab-on-grade foundations. However, unless we happen to be performing an inspection during or following a heavy downpour, or fortunate enough to discover moisture damage at the time of the inspection, we cannot predict the future performance of any residence or rule out the possibility of moisture intrusion.

General: We evaluate the following exterior features: driveways, walkways, fences, gates, handrails, guardrails, yard walls, carports, patio covers, decks, building walls, fascia and trim, balconies, doors, windows, lights, and outlets. However, we do not evaluate any detached structures, such as storage sheds and stables, and we do not water test or evaluate subterranean drainage systems or any mechanical or remotely controlled components, such as driveway gates. Also, we do not evaluate landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. In addition, we do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this could only be confirmed by a geological evaluation of the soil.

Gutter & downspout material: Galvanized steel

Gutter & downspout type: Eave mounted

Gutter & downspout discharge: Below grade

Lot slope: Hillside

Wall surfaces: Stucco
**EXTERIOR**

123 Test Court, Sacramento, CA     May 23, 2012

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**Soffit and fascia:**  • Wood

**Driveway:**  • Concrete

**Walkway:**  • Concrete  • Flagstone

**Porch:**  • Concrete

**Exterior steps:**  • Concrete

**Patio:**  • Stamped concrete

**Fence:**  • Wrought iron

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**Limitations**

**Inspection limited/prevented by:**  • Storage  • Vines/shrubs/trees against wall

**Upper floors inspected from:**  • Ground level

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**Recommendations**

**General**

3.  • Large bees nest located in the attic above the laundry room within the attic. Immediate attention is recommended.

**Location:** Attic above laundry room

**Task:** Further evaluation by a licensed professional / specialists

**Time:** Immediate
ROOF DRAINAGE \ Gutters

4. Condition: Leak

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Various

Task: Seal with an approved water proof sealant

Time: Before the winter months
5. **Condition:** Clogged

**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** Various

**Task:** Clean

**Time:** Before the winter months

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**Gutters - common reasons for leakage**

- Improper slope
- Changes in direction
- Downspout connections
- Rust perforations (galvanized gutters)
- Cloggers
- Loose
- Leaking seams

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Click on image to enlarge.
PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ General

6. Condition: • Surface damage to stamped concrete
   Location: Behind pool
   Task: Further evaluation by a licensed professional / specialists
   Time: Immediate

LANDSCAPING \ Walkway

7. Condition: • Bender boards loose could be trip hazard
   Location: Flagstone walkways
   Task: Repair / Replace
   Time: Discretionary
**LANDSCAPING \ General**

8. **Condition:** Trees or shrubs too close to house

**Implication(s):** Chance of water damage to contents, finishes and/or structure | Chance of pests entering house | Material deterioration

**Location:** Various

**Task:** Trim or remove

**Time:** Discretionary

Trees and shrubs too close to house

- Roots may clog pipes and move foundation or footings
- Falling branches
- May damage siding and reduce drying potential
- May damage gutters
- Roof abrasion
- Young tree growing close or too close to house

Image: Trees and shrubs too close to house.
Description

General: • All structures are dependent on the soil beneath them for support, but soils are not uniform. There are soils that can expand to twice their volume with the influx of water and move structures with relative ease, raising and lowering them and fracturing slabs and other hard surfaces. In fact, expansive soils have accounted for more structural damage than most natural disasters. Regardless, foundations are not uniform, and conform to the structural standard of the year in which they were built. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, cracks or deteriorated surfaces in foundations are quite common. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

Configuration: • Crawl space • Slab-on-grade

Foundation material: • Poured concrete

Floor construction: • Joists

Exterior wall construction: • Wood frame

Roof and ceiling framing: • Trusses

Limitations

Inspection limited/prevented by: • Wall, floor and ceiling coverings • Carpet/furnishings • Insulation

Attic/roof space:
• Inspected from access hatch
  Due to large bees nest and many bees

Recommendations

RECOMMENDATIONS \ Overview
9. Condition: • No structure recommendations are offered as a result of this inspection.
Description

**General:** There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. What is most significant about electrical systems however is that the national electrical code [NEC] is not retroactive, and therefore many residential systems do not comply with the latest safety standards. Regardless, we are not electricians and in compliance with our standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, in the interests of safety, we regard every electrical deficiency and recommended upgrade as a latent hazard that should be serviced as soon as possible, and that the entire system be evaluated and certified as safe by a licensed electrician. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend some upgrades for which we would disclaim any further responsibility. However, we typically recommend upgrading outlets to have ground fault protection, which is a relatively inexpensive but essential safety feature. These outlets are often referred to as GFCI's, or ground fault circuit interrupters and, generally speaking, have been required in specific locations for more than thirty years, beginning with swimming pools and exterior outlets in 1971, and the following locations since

- bathrooms in 1975
- garages in 1978
- spas and hot tubs in 1981
- hydro tubs, massage equipment, boat houses, kitchens, and unfinished basements in 1987
- crawlspaces in 1990
- wet bars in 1993,
- all kitchen countertop outlets with the exception of refrigerator and freezer outlets since 1996.

Similarly, AFCI's or arc fault circuit interrupters, represent the very latest in circuit breaker technology, and have been required in all bedroom circuits since 2002. However, inasmuch as arc faults cause thousands of electrical fires and hundreds of deaths each year, we categorically recommend installing them at every circuit as a prudent safety feature.

**Service entrance cable and location:** Underground copper

**Service size:** 200 Amps (240 Volts)

**System grounding material and type:** Not visible
Distribution panel rating: • 400 Amps
Distribution wire material and type: • Copper - non-metallic sheathed
Type and number of outlets (receptacles): • Grounded - typical
Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • GFCI - garage • GFCI - kitchen • GFCI - bathroom and exterior
Smoke detectors: • Present
Carbon monoxide (CO) detectors: • Present

Limitations

Inspection limited/prevented by: • Insulation
System ground: • Continuity not verified • Quality of ground not determined
Circuit labels: • The accuracy of the circuit index (labels) was not verified.

Recommendations

DISTRIBUTION SYSTEM \ Outlets (receptacles)
10. Condition: • Inoperative
Two master GFCI outlets did not respond
Implication(s): Equipment inoperative
Location: Left side yard
Task: Repair / Replace
Time: Discretionary
**General**: The components of most heating and air-conditioning systems have a design-life ranging from ten to twenty years, but can fail prematurely with poor maintenance, which is why we apprise you of their age whenever possible. We test and evaluate them in accordance with the standards of practice, which means that we do not dismantle and inspect the concealed portions of evaporator and condensing coils, the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, ducts and in-line duct-motors or dampers. We perform a conscientious evaluation of both systems, but we are not specialists. However, even the most modern heating systems can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. Therefore, in accordance with the terms of our contract, it is essential that any recommendations that we make for service or a second opinion be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

**Fuel/energy source**: Gas

**System type**: Furnace, Fireplace

**Heat distribution**: Ducts and registers

**Efficiency**: Conventional

**Approximate age**: 8 years

**Typical life expectancy**: Furnace (conventional or mid-efficiency) 18 to 25 years

**Main fuel shut off at**: The gas main shut off valve is located at the house side yard.

**Supply temperature**: 110°

**Return temperature**: 75°

**Temperature difference**: 35°

**Auxiliary heat**: Wood fireplace, Gas logs

**Fireplace**: Wood-burning fireplace, Gas logs

**Chimney/vent**: Stucco over metal

**Exhaust pipe (vent connector)**: Double wall

**Chimney liner**: Metal

**Combustion air source**: Outside
Limitations

Inspection prevented/limited by:  • Chimney interiors and flues are not inspected  • Top of chimney too high to see well

Safety devices:  • Not tested as part of a home inspection

Heat loss calculations:  • Not done as part of a home inspection

Fireplace/wood stove:  • Quality of chimney draw cannot be determined

Recommendations

GAS FURNACE \ Ducts, registers and grilles
11. Condition:  • Ceiling register loose
Location: Family room
Task: Secure
Time: Discretionary

GAS FURNACE \ Mechanical air filter
12. Condition:  • Dirty
Filters are dirty and should be replaced
Implication(s): Increased heating costs | Reduced comfort
Location: All Returns
Task: Replace / Install Filter
Time: Upon occupancy of the residence

FIREPLACE \ Fireplace gas igniter
13. Condition:  • Inadequate seal at firebox wall or floor
Gap where gas pipe enters wall should be sealed.
Implication(s): Increased fire hazard
Location: Family room
Task: Seal with refractory caulking
**Fireplace \ General**

14. **Condition**: Inspect chimney, and sweep, if needed before using

Recommend that the chimney be inspected and clean before use by a chimney professional.

**Implication(s)**: Fire hazard

**Location**: Family room

**Task**: Further evaluation by a licensed professional / specialists

**Time**: Upon occupancy of the residence
Description

**General:** • Two split systems

Air conditioning type: • Air cooled

Cooling capacity: • 4 Tons

Compressor type: • Electric

Compressor approximate age: • 8 years

Typical life expectancy: • 10 to 15 years

Supply temperature: • 60°

Return temperature: • 75°

Temperature difference: • 15° • Acceptable temperature difference: 14° to 22°

Limitations

Heat gain/loss calculations: • Not done as part of a home inspection

Recommendations

**AIR CONDITIONING \ Condensate drain line**

15. Condition: • Improper discharge point

Drain does not exit crawlspace which is recommended. Advise that you consult a trade professional for recommendations.

Implication(s): Chance of water damage to contents, finishes and/or structure | Damage to equipment | Contaminants may enter house air

Location: Crawlspace

Task: Further evaluation by a licensed professional / specialists

Time: Immediate
Description

Attic/roof insulation material:  • Glass fiber

Attic/roof insulation amount/value:  • There is more than 9 inches of insulation in the attic which usually is sufficient for modern standards but you may wish to add more or consult with an insulation contractor.

Attic/roof ventilation:  • Roof and soffit vents

Wall insulation material:  • Not visible

Floor above crawlspace insulation material:  • Glass fiber

Crawlspace ventilation:  • Wall Vents

Limitations

Attic inspection performed:
• From access hatch
Due to large bees nest the attic was not entered

Recommendations

RECOMMENDATIONS \ Overview
16. Condition:  • No insulation recommendations are offered as a result of this inspection.
**PLUMBING**

123 Test Court, Sacramento, CA  
May 23, 2012

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**Description**

**General:** • Plumbing systems have common components, but they are not uniform. In addition to fixtures, these components include gas pipes, potable water pipes, drain and vent pipes, shut-off valves, which we do not test if they are not in daily use, pressure regulators, pressure relief valves, and water-heating devices. The best and most dependable water pipes are copper, because they are not subject to the build-up of minerals that bond within galvanized pipes, and gradually restrict their inner diameter and reduce water volume.

Waste and drainpipes pipes are equally varied, and range from modern acrylonitrile butadiene styrene [ABS] ones to older ones made of cast-iron, galvanized steel, clay, and even a cardboard-like material that is coated with tar. The condition of these pipes is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains. Nonetheless, blockages will occur in the life of any system, but blockages in drainpipes, and particularly in main drainpipes.

**Water supply source:** • Public

**Service piping into building:** • Not visible

**Supply piping in building:** • The interior water distribution within this residence is Cross-linked polyethylene or PEX. It is a plastic form of piping usually clear, red or blue in color.

**Main water shut off valve at the:** • The main water shut off valve is at the front of the house.

**Water flow (pressure):**

• Functional  
58 psi

**Water heater fuel/energy source:** • Gas

**Water heater type:** • Conventional

**Tank capacity:** • 75 gallons

**Water heater approximate age:** • 8 years

**Typical life expectancy:** • 8 to 12 years

**Hot water circulating system:**

• Present
Waste disposal system: • Public

Waste piping in building: • ABS plastic

Pumps: • There is an alarm at the rear of the residence that looks like it could be for a sump pump. I did not locate a sump pump however and recommend that you ask the sellers for disclosure

Gas piping: • Steel

Limitations

Items excluded from a building inspection: • We do not evaluate sprinkler systems, because many of their components are buried or can be concealed, and recommend that they be demonstrated and confirmed to be functional before the close of escrow.

Items excluded from a building inspection: • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • Water heater relief valves are not tested

Recommendations

WATER HEATER \ Hot/cold piping

17. Condition: • Hot water shut-off valve is shut off below the sink

Implication(s): leak and moisture damage

Location: Upstairs hall bathroom

Task: Request disclosure

Time: Before the close of escrow
WASTE PLUMBING \ Sump pump
18. Condition: There is an alarm at the rear of the residence that looks like it could be for a sump pump. I did not locate a sump pump however and recommend that you ask the sellers for disclosure
Location: Rear wall next to patio
Task: Request disclosure
Time: Immediate

FIXTURES AND FAUCETS \ Faucet
19. Condition: Obstructed aerator
Aerator sprays water onto mirror and should be replaced
Implication(s): Reduced water pressure and volume
Location: Upstairs hall bathroom
Task: Replace
Time: Immediate
**General:** Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. We evaluate windows to ensure that they meet light and ventilation requirements and facilitate an emergency exit or egress. We do not comment on common cosmetic deficiencies. We do not evaluate:
- window treatments
- or move furniture
- lift carpets
- or rugs
- empty closets or cabinets
- steam showers
- steam saunas

We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage or common settling, and will often reappear if they are not correctly repaired.

Similarly, there are a number of environmental pollutants that we have already elaborated upon, the specific identification of which is beyond the scope of our service. In addition, there are a host of lesser contaminants, such as that from moisture penetrating carpet-covered cracks in floor slabs, as well as odors from household pets and cigarette smoke that can permeate porous surfaces, and which can be difficult to eradicate. However, inasmuch as the sense of smell adjusts rapidly, and the sensitivity to such odors is certainly not uniform, we recommend that you make this determination for yourself, and particularly if you or any member of your family suffers from allergies or asthma, and then schedule whatever remedial services may be deemed necessary before the close of escrow.

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

**Windows:** Single/double hung  Sliders  Casement  Vinyl

**Glazing:** Double

**Doors:** Inspected

**Oven fuel:** Electricity

**Laundry facilities:** Vented to outside  240-Volt outlet  Waste standpipe  Gas piping
Stairs and railings: • Inspected

Limitations

**Inspection limited/prevented by:** • Carpet • Storage/furnishings • Storage in closets/cupboards

**Restricted access to:** • Cupboards and cabinets

**Not tested/not in service:** • Central vacuum

**Not included as part of a building inspection:** • Security systems and intercoms

**Cosmetics:** • No comment offered on cosmetic finishes

**Appliances:** • Self-cleaning features on ovens not tested • Effectiveness of dishwasher drying cycle not tested • Appliances are not moved during an inspection

Recommendations

**WINDOWS \ Glass (glazing)**

20. **Condition:** • Lost seal on double or triple glazing

Left side of fireplace

**Implication(s):** Cosmetic defects

**Location:** Living room

**Task:** Repair / Replace

**Time:** Discretionary
Carpentry \ Countertops

21. Condition: • Grout loose or missing

Open grout joint between counter & back splash

Implication(s): Cosmetic defects | Hygiene issue

Location: Upstairs bathroom

Task: Repair / Replace

Time: Upon occupancy of the residence
22. **Condition:** Fails to auto reverse
Both openers need to be adjusted so the doors will stop and reverse after touching something very lightly

**Implication(s):** Physical injury

**Location:** Garage

**Task:** Adjust Sensitivity

**Time:** Upon occupancy of the residence
SITE DATA
123 Test Court, Sacramento, CA  May 23, 2012

Professional Inspections With Dependable Results

SITE DATA

Description

Weather: • Sunny

Approximate temperature: • 72°

Attendees: • Buyer • Buyer’s Agent • Seller’s Agent left before the inspection was complete.

Access to home provided by: • Buyer’s agent

Occupancy: • The home was occupied at the time of the inspection. • The home was furnished during the inspection.

Utilities: • All utilities were on during the inspection.

Approximate inspection Start time: • The inspection started at 10:30 a.m.

Approximate inspection End time: • The inspection ended at 1:30 p.m.

Approximate age of home: • 8 year

Approximate date of construction: • 2004

Approximate size of home: • 5000 ft.²

Building type: • Detached home

Number of dwelling units: • Single-family

Number of stories: • 3

Number of bathrooms: • 5

Number of kitchens: • 1

Below grade area: • Crawlspace • Slab-on-grade

Garage, carport and outbuildings: • Attached three-car garage
POOLS & SPAS
123 Test Court, Sacramento, CA     May 23, 2012

Description

Pool / Spa type:
- Below ground

- Plaster / Gunite

Heater:  • Gas

Water filter:  • Cartridge filter

Pumps:  • Circulation  • Pool sweep

General:  • Plaster is warn
General: • The plaster of pools is rarely perfect and never remains so, and particularly colored plasters, and certainly if the chemical balance of the water is not properly maintained. Also, calcium and other minerals do leech through the material and mar the finish. This is equally true of pool tiles, on which mineral scaling is not only common but difficult to remove. Even the harshest abrasives will not remove some scaling, which sometimes has to be removed by bead-blasting, which in turn reduces the luster of the tiles. However, such imperfections have only a cosmetic significance. Similarly, the decks around pools and spas tend to develop cracks that have only a cosmetic significance. The commonest are relatively small, and are often described as being curing fractures. Some of these will contour the outline of the pool, or the point at which the bond beam, or structural wall of the pool, meets the surrounding soil. These too have little structural significance, but some cracks are larger and result from seismic motion, or from settling due to poorly compacted soils beneath the deck, or confirm the presence of expansive soils, which can be equally destructive, but which could be confirmed by a geo-structural engineer. However, any crack in the shell of a pool or spa should be dye-tested or otherwise evaluated by a specialist.

Recommendations

**General**

23. • Leak at the pool filter cover ring
   **Location:** Pool Filter
   **Task:** Repair / Replace
   **Time:** Discretionary

24. • The fountain sprayer is incomplete. Recommend asking the sellers for disclosure
   **Location:** Pool Spillway
   **Task:** Request disclosure
   **Time:** Discretionary
25. One of the spray nozzles is plugged and barely spraying

**Location**: Pool

**Task**: Further evaluation by a licensed professional / specialists

**Time**: Discretionary

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**PUMPS**

**Circulation pump**

26. **Condition**: Leaking pump

Seal leaks

**Location**: Pump strainer lid

**Task**: Repair / Replace

**Time**: Discretionary
**ELECTRICAL \ Pool lights**
27. **Condition:** Operated when tested

**GENERAL \ Coping**
28. **Condition:** Appears serviceable
Description

Cooktop: • Gas with electronic ignition

Exhaust fan/range hood: • Discharge to exterior

Oven:
• Conventional and convection
Two ovens
• Self-cleaning

Dishwasher: • Built-in

Microwave oven: • Built-in

END OF REPORT
The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

1. Roofing, Flashings and Chimneys
2. Exterior
3. Structure
4. Electrical
5. Heating
6. Cooling/Heat Pumps
7. Insulation
8. Plumbing
9. Interior
10. Appliances
11. Life Cycles and Costs
12. Supplementary
   Asbestos
   Radon
   Urea Formaldehyde Foam Insulation (UFFI)
   Lead
   Carbon Monoxide
   Mold
   Household Pests
   Termites and Carpenter Ants
13. Home Set-up and Maintenance
14. More About Home Inspections
   ASHI Standards of Practice
   CAHPI Standards of Practice