

Home Inspection Report

123 Sample Street

Anytown, CA

July 01, 2014

Prepared for: Mr. & Mrs. John & Susan Buyer



Performed by
Complete Home Inspections Inc.
(760) 641-1374
(949) 427-1374

bkirstein@completehomeinspections.net
www.completehomeinspections.net



Table of Contents

- I. INSPECTION INFORMATION
- II. CALIFORNIA REAL ESTATE INSPECTION ASSOCIATION STANDARDS OF PRACTICE
- III. INSPECTION SECTIONS
 - 1. Foundation, Basement and Under-floor Areas
 - 2. Exterior
 - 3. Roof Covering
 - 4. Attic and Roof Framing
 - 5. Plumbing
 - 6. Electrical
 - 7. Heating and Cooling
 - 8. Fireplaces and Chimneys
 - 9. Building Interior
 - 10. Pool & Spa
- IV. SUMMARY
- V. PHOTOGRAPHS



I. Inspection Information

SCOPE OF THE INSPECTION: The real estate inspection to be performed for Client is a cursory survey and basic operation of the systems and components of a building which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may result in damage to the property or personal injury to the Inspector. The purpose of the inspection is to provide the Client with information regarding the general condition of the building.

Inspector will prepare and provide Client a written report for the sole use and benefit of Client. The written report shall document any material defects discovered in the building's systems and components which, in the opinion of the Inspector, are safety hazards, are not functioning properly, or appear to be at the ends of their service lives.

The inspection shall be performed in accordance with the Standards of Practice of the California Real Estate Inspection Association (CREIA), attached hereto and incorporated herein by reference, and is limited to those items specified herein.

CLIENT'S DUTY: Client agrees to read the entire written report when it is received and promptly call Inspector with any questions or concerns regarding the inspection or the written report. The written report shall be the final and exclusive findings of Inspector.

Client acknowledges that Inspector is a generalist and that further investigation of a reported condition by an appropriate specialist may provide additional information which can affect Client's purchase decision. Client agrees to obtain further evaluation of reported conditions before removing any investigation contingency and prior to the close of the transaction.

In the event Client becomes aware of a reportable condition which was not reported by Inspector, Client agrees to promptly notify Inspector and allow Inspector and/or Inspector's designated representative to inspect said condition prior to making any repair, alteration, or replacement. Client agrees that any failure to so notify Inspector and allow inspection is a material breach of this Agreement.

ENVIRONMENTAL CONDITIONS: Client agrees what is being contracted for is a building inspection and not an environmental evaluation. The inspection is not intended to detect, identify, or disclose any health or environmental conditions regarding this building or property, including, but not limited to: the presence of asbestos, radon, lead, urea-formaldehyde, fungi, molds, mildew, PCBs, or other toxic, reactive, combustible, or corrosive contaminants, materials, or substances in the water, air, soil, or building materials. The Inspector is not liable for injury, health risks, or damage caused or contributed to by these conditions.

GENERAL PROVISIONS: The written report is not a substitute for any transferor's or agent's disclosure that may be required by law, or a substitute for Client's independent duty to reasonably evaluate the property prior to the close of the transaction. The Inspection Agreement, the real estate inspection, and the written report do not constitute a home warranty, guarantee, or insurance policy of any kind whatsoever. This is a cursory, general inspection performed in accordance with industry standards. It is distinct from a specialist inspection, which can be costly, take several days to complete, involve the use of specialized instruments, the dismantling of equipment, video-scanning, destructive testing, and



Complete Home Inspections Inc.
Property Inspection Service

laboratory analysis. By contrast, the general inspection is completed on-site, at a fraction of the cost and within a few hours. This inspector is not qualified to detect the presence of Chinese Drywall. Accordingly the issue of Chinese Drywall (and its potential problems) is beyond the scope of the inspection report. The general inspection and its report will not be as comprehensive as that generated by specialists and it is not intended to be. This should not deter you from seeking the opinion of any such expert.

NOTICE TO THIRD PARTIES: The inspection report is for the sole benefit and reliance of Client named in the original report and is non-transferable. The report is a summary of the inspection and all consultation between inspection and client is issued subject to the terms, conditions and limitations under which the inspection was performed. The terms, conditions and limitations are a part of this report and are attached hereto and incorporated by reference herein. Inspector assumes no liability for third party interpretation or use of the report. Third parties are encouraged to obtain a home inspection from a qualified inspector of their choice.

PROPERTY CONDITIONS: The residence was considered to be furnished and occupied during the inspection. Furniture, wall coverings, carpeting, storage and other circumstances limits visibility of components during the inspection. It is recommended that you conduct a re-inspection of the residence with your realtor prior to the close of escrow when the residence has been vacated.

Any alterations, additions or renovations made to the property should be verified as being done in compliance by contacting the building inspection department having jurisdiction.

GENERAL INFORMATION:

Date and Time: The home inspection took place on July 01, 2014 at 10:00am

Weather: The weather was sunny and dry with temperatures in the 70s

Inspected by: Brad Kirstein

Buyer Attendance: Yes

Structure Type: Wood frame, slab on grade

Orientation: Front door facing north

Approx. Yr. Built: 2001 (From MLS)

General Condition: Very good



Complete Home Inspections Inc. **Property Inspection Service**

II. RESIDENTIAL STANDARDS OF PRACTICE – FOUR OR FEWER UNITS

Part I. Definitions and Scope

These Standards of Practice provide guidelines for a *real estate inspection* and define certain terms relating to these *inspections*. ***Italicized*** words in these Standards are defined in VI, Glossary of Terms.

A. A *real estate inspection* is a survey and basic operation of the *systems* and *components* of a *building* which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may result in damage to the property or personal injury to the *Inspector*. The purpose of the *inspection* is to provide the Client with information regarding the general *condition* of the *building(s)*. Cosmetic and aesthetic *conditions* shall not be considered.

B. A *real estate inspection* report provides written documentation of material defects discovered in the *inspected building's systems* and *components* which, in the opinion of the *Inspector*, are *safety hazards*, are not *functioning* properly, or appear to be at the ends of their service lives. The report may include the *Inspector's* recommendations for correction or further evaluation.

C. *Inspections* performed in accordance with these Standards of Practice are not *technically exhaustive* and shall apply to the *primary building* and its associated *primary parking structure*.

Part II. Standards of Practice

A *real estate inspection* includes the *readily accessible systems* and *components* or a *representative number* of multiple similar *components* listed in SECTIONS 1 through 9 subject to the limitations, exceptions, and exclusions in Part III.

SECTION 1 – Foundation, Basement, and Under-floor Areas

- A. Items to be *inspected*:
1. Foundation *system*
 2. Floor framing *system*
 3. Under-floor ventilation
 4. Foundation anchoring and cripple wall bracing
 5. Wood separation from soil
 6. Insulation
- B. The *Inspector* is not required to:
1. *Determine* size, spacing, location, or adequacy of foundation bolting/bracing *components* or reinforcing *systems*
 2. *Determine* the composition or energy rating of insulation materials

SECTION 2 – Exterior

- A. Items to be *inspected*:
1. Surface grade directly adjacent to the *buildings*
 2. Doors and windows
 3. Attached decks, porches, patios, balconies, stairways, and their enclosures
 4. Wall cladding and trim

5. Portions of walkways and driveways that are adjacent to the *buildings*

- B. The *Inspector* is not required to:
1. *Inspect* door or window screens, shutters, awnings, or security bars
 2. *Inspect* fences or gates or *operate* automated door or gate openers or their safety *devices*
 3. Use a ladder to *inspect systems* or *components*

SECTION 3 – Roof Covering

- A. Items to be *inspected*:
1. Covering
 2. Drainage
 3. Flashings
 4. Penetrations
 5. Skylights
- B. The *Inspector* is not required to:
1. Walk on the roof surface if in the opinion of the *Inspector* there is risk of damage or a *hazard* to the *Inspector*
 2. Warrant or certify that roof *systems*, coverings, or *components* are free from leakage

SECTION 4 – Attic Areas and Roof Framing

- A. Items to be *inspected*:
1. Framing
 2. Ventilation
 3. Insulation
- B. The *Inspector* is not required to:
1. *Inspect* mechanical attic ventilation *systems* or *components*
 2. *Determine* the composition or energy rating of insulation materials

SECTION 5 – Plumbing

- A. Items to be *inspected*:
1. Water supply piping
 2. Drain, waste, and vent piping
 3. Faucets and *fixtures*
 4. Fuel gas piping
 5. Water heaters
 6. *Functional flow* and *functional drainage*
- B. The *Inspector* is not required to:
1. Fill any fixture with water or *inspect* overflow drains or drain-stops, or evaluate backflow *devices*, waste ejectors, sump pumps, or drain line cleanouts
 2. *Inspect* or evaluate water temperature balancing *devices*, temperature fluctuation, time to obtain hot water, water circulation, or solar heating *systems* or *components*
 3. *Inspect* whirlpool baths, steam showers, or sauna *systems* or *components*
 4. *Inspect* fuel tanks or *determine* if the fuel gas *system* is free of leaks
 5. *Inspect* wells or water treatment *systems*

SECTION 6 – Electrical

- A. Items to be *inspected*:
1. Service equipment
 2. Electrical panels
 3. Circuit wiring



Complete Home Inspections Inc. **Property Inspection Service**

4. Switches, receptacles, outlets, and lighting fixtures

B. The *Inspector* is not required to:

1. *Operate* circuit breakers or circuit interrupters
2. Remove cover plates
3. *Inspect* de-icing systems or components
4. *Inspect* private or emergency electrical supply systems or components

SECTION 7 – Heating and Cooling

A. Items to be *inspected*:

1. Heating equipment
2. Central cooling equipment
3. Energy source and connections
4. Combustion air and exhaust vent systems
5. Condensate drainage
6. Conditioned air distribution systems

B. The *Inspector* is not required to:

1. *Inspect* heat exchangers or electric heating elements
2. *Inspect* non-central air conditioning units or evaporative coolers
3. *Inspect* radiant, solar, hydronic, or geothermal systems or components
4. *Determine* volume, uniformity, temperature, airflow, balance, or leakage of any air distribution system
5. *Inspect* electronic air filtering or humidity control systems or components
6. *Inspect* under slab or underground duct systems

SECTION 8 – Fireplaces and Chimneys

A. Items to be *inspected*:

1. Chimney exterior
2. Spark arrestor
3. Firebox
4. Damper
5. Hearth extension

B. The *Inspector* is not required to:

1. *Inspect* chimney interiors
2. *Inspect* fireplace inserts, seals, or gaskets
3. *Operate* any fireplace or *determine* if a fireplace can be safely used

SECTION 9 – Building Interior

A. Items to be *inspected*:

1. Walls, ceilings, and floors
2. Doors and windows
3. Stairways, handrails, and guardrails
4. *Permanently installed* cabinets
5. *Permanently installed* cook-tops, mechanical range vents, ovens, dishwashers, and food waste disposers
6. Vehicle doors and openers

B. The *Inspector* is not required to:

1. *Inspect* window, door, or floor coverings
2. *Determine* whether a building is secure from unauthorized entry
3. *Operate* or test smoke alarms or vehicle door safety devices
4. Use a ladder to *inspect* systems or components

SECTION 10 – Pool and Spa

A. Items to be *inspected*:

1. Location and type of pool or spa *inspected*
2. *Conditions* limiting or otherwise inhibiting *inspection*
3. Hardscaping related to the *inspected* pool or spa
4. *Condition* of visible portions of systems, structures or components
5. *Condition* of lights, pumps, heaters, filters and related mechanical and electrical connections

B. The *Inspector* is not required to:

1. Evaluate child access barrier adequacy or safety systems, fences, gates, alarms or devices
2. Examine any above-ground, movable, free-standing or otherwise non-permanently installed pool or spa or self-contained equipment
3. *Inspect* any below grade components or underground systems or portion thereof or pressure testing of any kind
4. *Inspect* drainage systems or storm water drainage.
5. Come into contact with pool or spa water to examine the system, structure or components
6. *Determine* adequacy of spa jet water force or bubble effect
7. *Determine* structural integrity or leakage of any kind
8. Evaluate thermostats or their calibration, heating elements, chemical dispensers, water chemistry or conditioning devices, salt systems, low voltage or computer controls, timers, in spa controls, alarms, radio controls, or other such non-primary electric devices, sweeps or cleaners, pool or spa covers and related components
9. *Operate* or evaluate filter backwash systems
10. Examine accessories such as, but not limited to, waterfalls, fountains, aerators or air blowers, diving or jump boards, ladders, skimmers, slides or steps

Part III. Limitations, Exceptions, and Exclusions

A. The following are excluded from a *real estate inspection*:

1. Systems or components of a building, or portions thereof, which are not readily accessible, or not permanently installed, or not inspected due to circumstances beyond the control of the *Inspector* or which the Client has agreed or specified are not to be inspected
2. Site improvements or amenities, including, but not limited to; accessory buildings, fences, planters, landscaping, irrigation, swimming pools, spas, ponds, waterfalls, fountains or their components or accessories
3. Auxiliary features of appliances beyond the appliance's basic function
4. Systems or components, or portions thereof, which are under ground, under water, or where the *Inspector* must come into contact with water
5. Common areas as defined in California Civil Code section 1351, et seq., and any dwelling unit systems or components located in common areas
6. *Determining* compliance with manufacturers' installation guidelines or specifications, building codes, accessibility standards, conservation or energy standards, regulations, ordinances, covenants, or other restrictions



Complete Home Inspections Inc. Property Inspection Service

7. *Determining* adequacy, efficiency, suitability, quality, age, or remaining life of any *building, system, or component*, or marketability or advisability of purchase
8. Structural, architectural, geological, environmental, hydrological, land surveying, or soils-related examinations
9. Acoustical or other nuisance characteristics of any *system or component* of a *building*, complex, adjoining property, or neighborhood
10. *Conditions* related to animals, insects, or other organisms, including fungus and mold, and any *hazardous*, illegal, or controlled substance, or the damage or health risks arising there from
11. Risks associated with events or *conditions* of nature including, but not limited to; geological, seismic, wildfire, and flood
12. Water testing any *building, system, or component* or *determine* leakage in shower pans, pools, spas, or any body of water
13. *Determining* the integrity of hermetic seals at multi-pane glazing
14. Differentiating between original construction or subsequent additions or modifications
15. Reviewing information from any third-party, including but not limited to; product defects, recalls, or similar notices
16. Specifying repairs/replacement procedures or estimating cost to correct
17. Communication, computer, security, or low-voltage *systems* and remote, timer, sensor, or similarly controlled *systems or components*

18. Fire extinguishing and suppression *systems* and *components* or *determining* fire resistive qualities of materials or assemblies
19. Elevators, lifts, and dumbwaiters
20. Lighting pilot lights or activating or *operating* any *system, component, or appliance* that is *shut down*, unsafe to *operate*, or does not respond to *normal user controls*
21. *Operating* shutoff valves or *shutting down* any *system or component*
22. Dismantling any *system, structure, or component* or removing access panels other than those provided for homeowner maintenance
23. This inspector is not qualified to detect the presence of Chinese Drywall. Accordingly the issue of Chinese Drywall (and its potential problems) is beyond the scope of the inspection report.

B. The *Inspector* may, at his or her discretion:

1. *Inspect* any *building, system, component or appliance*, or improvement not included or otherwise excluded by these Standards of Practice. Any such *inspection* shall comply with all other provisions of these Standards.
2. Include photographs in the written report or take photographs for *Inspector's* reference without inclusion in the written report. Photographs may not be used in lieu of written documentation.

Part IV. Glossary of Terms

Appliance: An item such as an oven, dishwasher, heater, etc. which performs a specific *function*

Building: The subject of the *inspection* and its *primary parking structure*

Component: A part of a *system, appliance, fixture, or device*

Condition: Conspicuous state of being

Determine: Arrive at an opinion or conclusion pursuant to a *real estate inspection*

Device: A *component* designed to perform a particular task or *function*

Fixture: A plumbing or electrical *component* with a fixed position and *function*

Function: The normal and characteristic purpose or action of a *system, component, or device*

Functional Drainage: The ability to empty a plumbing *fixture* in a reasonable time

Functional Flow: The flow of the water supply at the highest and

farthest *fixture* from the *building* supply shutoff valve when another *fixture* is used simultaneously

Inspect: Refer to Part I, "Definition and Scope", Paragraph A

Inspector: One who performs a *real estate inspection*

Normal User Control: Switch or other *device* that activates a *system or component* and is provided for use by an occupant of a *building*

Operate: Cause a *system, appliance, fixture, or device* to *function* using *normal user controls*

Permanently Installed: Fixed in place, e.g. screwed, bolted, nailed, or glued

Primary Building: A *building* that an *Inspector* has agreed to *inspect*

Primary Parking structure: A *building* for the purpose of vehicle storage associated with the *primary building*

Readily Accessible: Can be reached, entered, or viewed without difficulty, moving

obstructions, or requiring any action which may harm persons or property

Real Estate Inspection: Refer to Part I, "Definitions and Scope", Paragraph A

Representative Number: Example, an average of one *component* per area for multiple similar *components* such as windows, doors, and electrical outlets

Safety Hazard: A *condition* that could result in significant physical injury

Shut Down: Disconnected or turned off in a way so as not to respond to *normal user controls*

System: An assemblage of various *components* designed to *function* as a whole

Technically Exhaustive: Examination beyond the scope of a *real estate inspection*, which may require disassembly, specialized knowledge, special equipment, measuring, calculating, quantifying, testing, exploratory probing, research, or analysis



III. Inspection Sections

INTRODUCTION: We have inspected the residence in compliance with industry standards. We do take into consideration when a house was built and allow for the predictable deterioration that would occur through time, such as the cracks that appear in concrete and in the plaster around windows and doors, scuffed walls or woodwork, worn or squeaky floors, stiff or stuck windows, and cabinetry that does not function as it did when new. Therefore, we tend to ignore similar type insignificant and predictable defects, and do not annotate them; particularly those that would be apparent to the average person or to someone without any construction experience.

The report is not intended to be a listing of repairs to be made. Its purpose is to provide the Client with information regarding the general condition of the building. Please understand that there are limitations to this inspection. This report is not a code compliance inspection. Many components of the property are not visible during the inspection and very little historical information is provided in advance. We evaluate conditions, systems or components, and report on their condition, which does not mean that they are ideal, but that they appear to be functional or met a reasonable standard at a given point in time in the opinion of the inspector. While we can reduce your risk of purchasing a property, we cannot eliminate it, nor can we assume it. Even the most comprehensive inspection cannot be expected to reveal every condition you may consider significant to ownership. You should conduct your own evaluation and inspection of the property, just as you would with any major purchase. This inspection should not deter you from seeking the opinion of other specialists or experts for areas of concern.

We offer unlimited consultation and encourage you to ask questions. It is essential that you read all of the report, and that any recommendations that we make for service or evaluation by specialists should be completed and documented well before the close of escrow because additional defects could be revealed by specialists, or some upgrades recommended that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

The residential dwelling unit appeared to be part of a complex that is managed and maintained by a Home Owners Association. Inspection and reporting of any items and common property that are the responsibility of the Association are excluded from this inspection. Any comments made regarding same have been made as a courtesy only, and should be addressed to the Home Owners Association or their representative. Contact and confer with your Realtor and the Condominium Association regarding the condition and maintenance of these components and any HOA related matters.

SECTION 1 – Foundation, Basement, and Under-floor Areas

The building is a wood frame, slab on grade structure. This is the most common construction method in this region. The foundation is an underground concrete spread footing type and is not visible. Framing and sheathing is inspected by representative sampling where accessible. The interior floors are concrete slab on grade and are covered by floor coverings, except for the garage. We typically enter any accessible areas to inspect but we may not comment on minor deficiencies such as commonplace cracks in the stem walls and slight deviations from plumb and level which would have little significance in our opinion. Systems and items in this section appear to be in good condition with no material defects noted.

SECTION 2 – Exterior

The **Exterior** wall cladding and trim is inspected. The house is clad in a stucco type finish. We inspect for unusually heavy or problematic looking exterior finish cracking. Some cracking in the stucco is not uncommon but any cracks may allow moisture to enter. We recommend keeping all cracks sealed and painted. Cracks greater than 1/8" may indicate a more severe condition but none were noted today. Representative sampling inspections of the exteriors of the doors and windows are taken. Portions of walkways and



Complete Home Inspections Inc.
Property Inspection Service

driveways that are adjacent to the building are inspected. Some amount of cracking and unevenness at walkways and driveways is not uncommon. Effectiveness and verification of correct surface and underground storm drainage systems is excluded and is not endorsed as a part of this inspection. We recommend keeping planter beds adjacent to the home well drained and as free from excessive moisture as possible. The exteriors also appear to be in good condition. No material defects were noted.

SECTION 3 – Roof Covering

The **Roof** inspection is to report on the type and overall general condition of roofing materials, drainage, flashings, penetrations, skylights, obviously missing and/or damaged material, and obvious defects where visible. We access every roof in order to examine it unless it is unsafe or impossible to do so. The roof type/material is a tile system. The roof drains directly onto the ground. There are no gutters which is very common in this region. Like any roof covered with a clay or cement tile, care must be taken with walking on or near the roof tile. We suggest that foot traffic on the tiled roofs be kept to an absolute minimum to prevent unnecessary damage to the roof tiles and paper underneath. The roof appears to be in good condition with no material defects noted.

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. We do not warrant or certify that roof systems, coverings, or components are free from leakage. Even water stains on ceilings, or on the framing within the attics, will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only installers can credibly guarantee that a roof will not leak, and they do. We cannot and do not give such guarantees. We will examine every roof, evaluate it, but we will not predict its remaining life expectancy, nor 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 include comprehensive roof coverage in your home insurance policy.

SECTION 4 – Attic Areas and Roof Framing

We evaluate **Attic** spaces by direct access. The visual portions of the framing and insulation are inspected in general keeping to the standards in the time they were constructed. Attic mounted HVAC duct work is inspected when present and where accessible for good overall condition and installation workmanship. See HVAC section for more information on attic mounted equipment as applicable. In accordance with industry standards we will inspect the attic as best as we can but we cannot inspect portions that are obscured by insulation, duct work and height restrictions. We did not attempt to climb through the framing beyond the HVAC work platforms or openings inside of the attic access door, but we could see large portions of the attic from the HVAC work platforms and everything we could see looks normal. We could see the systems were well constructed and neat and tidy.

SECTION 5 – Plumbing

The **Plumbing Systems** of the house were inspected. Functional flow of water supply is checked. Plumbing system supply, waste, drain and vent piping is inspected where visible. Faucets and fixtures are inspected for overall condition and functionality. Wear and tear consistent with age and type was noted, but all systems were functional. Fuel gas lines are inspected where visible. Good maintenance includes keeping all plumbing fixtures and tile effectively caulked or grouted. Water heaters are inspected.

The water heater is a good quality 50 gallon unit fired by natural gas. We inspect for strapping/bracing, overflow drainage, temperature pressure relief valve and proper discharge piping, presence of proper gas shut off valves, cold water shut off valves, freedom from corrosion, exhaust venting and support. The drain valve is



in place and is presumed to be functional. The plumbing systems appear to be in good condition and are functional with no material defects noted unless noted otherwise.

SECTION 6 – Electrical

The **Electrical** service equipment, electrical panels and circuit wiring of the home were inspected. An underground electrical service is routed to the main panel on the exterior side of the building. The service is 200 amps. The main panel appears to be appropriate for outdoor use. No unusual corrosion or rust was observed and the panel was dry inside. No evidence of water intrusion was observed. Common national safety standards require electrical panels to be weatherproof. Also they should have a main disconnect, and each circuit in the panel should be clearly labeled. Panels should be effectively grounded. These conditions appear to have been met. The deadfront cover of the panel was not removed. Industry standards require us to test a representative number of accessible switches, receptacles and light fixtures. The HVAC equipment is checked for proper service disconnects. Other ordinary points of use such as appliances and garage door opener(s) were operational electrically unless noted otherwise. A representative sampling of Ground Fault Circuit Interrupters (GFCI) was taken and checked. All we checked reset properly unless noted otherwise. This does appear to be a good quality and functional electrical system as one would expect for a home of this age and type.

SECTION 7 – Heating and Cooling

The **HVAC** heating equipment, central cooling equipment, energy source and connections, combustion air and exhaust vent systems and conditioned air distribution systems are inspected for general condition and functionality. The energy source for heating is natural gas. The air distribution systems are inspected by means of a visual representative sampling inspection of ducting, duct insulation, outlets and piping systems. The air conditioning responded and seems to be cooling. We recommend servicing and checking of coolant levels professionally at this time. It is very difficult for us to determine the airflow evenness in each room. The thermostat is serviceable and responded properly. Condensate drainage systems are present. Most systems are designed with a life span of twenty years, but if any system is more than ten years old, or if poor maintenance is suspected, or when a home is purchased and changes ownership, it would be wise to schedule a comprehensive service and inspection prior to close of escrow that includes cleaning motors, fans, ducts and coils. Keep the filters changed often, at least 3 or 4 times a year and the systems will provide longer service life and will run more efficiently. Have new filters installed. This will insure that filters are present and are in good condition. Also having once or twice annual servicing by a licensed and properly qualified HVAC specialist is recommended. As part of the inspections and annual maintenance, ask your contractor to service the condensate drain line and clean the fan coils condensing units. Having an experienced contractor perform yearly maintenance on the air conditioner has many benefits.

SECTION 8 – Fireplaces and Chimneys

The visual portions of the fireplace and chimneys that are readily visible are inspected. Inspection of fireplace and chimney systems is very limited. The interior of the flue and chimney was not visible. The chimney on the outside of the home is in good condition. There is a rain cap and spark arrestor. The refractory panels on the inside of the fireplace are free from heavy or obviously open cracking and deterioration. There is a damper present. There are a wide variety of pre-fabricated fireplaces and chimneys like in this home, which are constructed on site with approved components. We perform an inspection on them but we are limited by the areas which cannot be viewed and without dismantling any portion of them. These fireplaces have very specific installation requirements by the manufacturer and are often improperly installed, even when permits are issued and finalized. The attic portions of the fireplace system were not inspected. Industry standards recommend a National Fire Protection Association (NFPA) 211 Standard, Level II inspection by a properly qualified fireplace professional at the time a home is purchased. A properly qualified fireplace professional



will clean the interior if necessary; use specialized tools, testing procedures, mirrors and video cameras as needed to evaluate the fireplace system.

SECTION 9 – Building Interior

The **Interior** of the house was inspected and was found to be in overall very good condition. Items inspected are walls, ceilings, and floors, doors and windows, stairways, handrails, and guardrails, permanently installed cabinets, permanently installed cook-tops, mechanical range vents, ovens, dishwashers and food waste disposers. We inspect for unusually heavy or problematic looking cracking. Some amount of cracking is not unusual and may not be reported. Normal wear and tear consistent with age and type may not be reported. Clothes machines, dryers and refrigerators when present may be run at the option of the inspector but only to check the plumbing and electrical connections. The machines themselves are not inspected or endorsed by our services. You should check any of these items on your own, ask for seller disclosure and have them covered under a home warranty if included in the purchase. Dryer vents are always recommended to be professionally checked and cleaned at the time a home is purchased. Inspection of vehicle doors is limited to operation of the doors only. Although the garage door(s) may open and close and appear to be functional we recommend for all vehicle door systems to be professionally checked and endorsed at the time a home is purchased for safety. Regularly scheduled maintenance and inspection of vehicle doors is also recommended for functionality, longevity and safety. A general inspection of other interior components is taken for outward visible signs of material defects. The home is in good condition, and has obviously been well cared for.

Smoke detectors are not tested under the CREIA standards of practice. Since it is not unusual for a period of time to pass between when the inspection occurred and when a buyer takes possession of the property, it is unwise and unsafe for us to report on the working status of smoke detectors present. Although the seller is required to transfer the home with proper working smoke detectors, it is in the best interest of the client to change the batteries, test the smoke alarms, maintain smoke alarms per manufacturers requirements, add additional alarms if necessary and add carbon monoxide alarms. Most manufactures recommend that smoke alarms be replaced every 10 years. For optimum safety, we recommend all smoke alarms be replaced and tested by a properly qualified person prior to occupancy.

OPTIONAL SECTION 10 – Pool and Spa

Our inspection of the pool and spa is a cursory inspection to report on the general condition and functionality of the system and includes the circulation, filtration and heating equipment and the above-water portion of the pool and spa bodies. The inspection using normal user controls, attempts to discover and report any items, which in the opinion of the Inspector are not functioning properly, or appear to be at the ends of their service lives. The pool is located in the back yard and is a conventional built in ground type of pool installation. There is concrete hardscaping around the pool perimeter which appears to be in good condition. The tile coping and stone work appears to be in good condition. No obvious defects or missing pieces were noted. Normally necessary equipment such as lights, pumps, heaters, filters and related mechanical and electrical connections are present. The equipment is good name brand product. The electrical installation provided appears to be in good condition. The breaker sub-panel and conduit work looks good. The panel is fed off the main panel for the house. National electrical standards require that the metal filter in the equipment area to be attached to a common bonding wire that conveys errant electricity harmlessly to ground, which is present and appears to be properly connected. The control panel mounted inside the house is a good quality controller which we found to be user friendly and easy to understand. The systems responded to our normal user commands as expected. The heater came on. The spa bubbles worked and we detected a temperature rise in the spa after allowing the heat to run for about 20 minutes. The pool and spa lights came on. There is a GFCI breaker that protects the lights. We tested it and it works. See Summary section for a corrective item noted; leak that is dripping on the motor and pump.



Complete Home Inspections Inc.
Property Inspection Service

Evaluation of child access barrier adequacy and other child safety systems such as fences, gates, alarms, drain covers, suction systems and other safety devices is beyond the scope of this report and is excluded. Inspection for compliance with the Virginia Graeme Baker Pool and Spa Safety Act is beyond the scope of our expertise, and is also excluded from this inspection. There are no child barrier safety systems at this home. If there is any potential for children to be in the vicinity of the pool, we recommend further evaluation and corrections as deemed necessary by properly qualified specialists. The United States Consumer Product Safety Commission has a lot of information available on line. There are many other resources available by typing "pool safety" into the internet. We strongly encourage you to use this resource to educate yourself on pool and spa safety and to act accordingly and in keeping with the latest industry standards; particularly with respect to child safety.

Pools and Spas do leak. This may become apparent from secondary evidence during our inspection, but the owner or the occupant of a property would be aware that the water level drops regularly and must be topped off, or the fill valve runs constantly, and this should be disclosed. Unusually high water bills could reveal this, but only a pressure test of the pipes, a dye test of cracks, or a geo-phone test of specific areas would confirm it, and any specialized test is beyond the scope of our service. Therefore, you should ask the sellers about it, request to review the water bills for a twelve month period, or obtain comprehensive insurance to cover such an eventuality.

Electrical components and equipment bonding connections are visually inspected; however, life/safety defects can exist that are not visually evident, particularly with older pools. For optimum safety, we recommend further evaluation and testing by a licensed electrician to verify that the electrical and bonding system is performing safely.

Photographs are included for items that may be hard to explain or for items difficult to access, like things in the attic. As you read through the report, please do not hesitate to call if we may be of further assistance.

Respectfully,

Complete Home Inspections Inc.
Mr. Brad Kirstein, President

End of Section



IV. Summary

This section attempts to consolidate the reported conditions which in the opinion of the inspector were safety hazards, are not functioning properly, or appear to be at the ends of their service lives. We recommend further evaluation of these conditions by properly qualified and licensed tradesmen, and repairs or recommendations for repairs as necessary. The Summary is not a substitute for reading the entire report and agreement. We suggest that any repairs or evaluations be made by properly qualified and licensed contractors. Ask for and keep copies of all receipts from these tradesmen.

We found this home to be well constructed and in overall good condition. Please do not hesitate to call if there are any questions, or if we may be of further assistance in any way.

SECTION 1 – Foundation, Basement, and Under-floor Areas

- 1) No issues taken.

SECTION 2 – Exterior

- 2) No issues taken.

SECTION 3 – Roof Covering

- 3) No issues taken.

SECTION 4 – Attic Areas and Roof Framing

- 4) No issues taken.

SECTION 5 – Plumbing

- 5) The garage mounted water heater flue needs to be properly attached to the flue collar at the ceiling. See photo.

SECTION 6 – Electrical

- 6) Carbon Monoxide detector is not present. Recommend installation of carbon monoxide detector.

SECTION 7 – Heating and Cooling

- 7) The condensate drain line at the second unit in the attic is leaking. This should be an easy repair as it can be seen where the plastic pipe fitting is not properly connected. See photo. Units are located in attic accessible through master bedroom walk in closet.

SECTION 8 – Fireplaces and Chimneys

- 8) No issues taken.



SECTION 9 – Building Interior

- 9) No issues taken.

SECTION 10 – Pool and Spa

- 10) The electrical bonding (grounding) systems do not appear to be properly connected to all of the equipment as required for safety. See photo below showing copper wire is disconnected from the pool pump.
- 11) Recommend for the breakers in the pool electrical subpanel to be labeled for safety and convenience.

IMPORTANT NOTE- PLEASE READ: The Summary page is provided to allow the reader a brief overview of the report. This page is not encompassing and is not intended to be a listing of repairs to be made. Reading this page alone is not a substitute for reading the report in entirety. The entire inspection report must be carefully read to fully assess the findings of the inspection. The report is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding to the contract should be clarified by consulting with a properly qualified specialist. Nothing should deter you from seeking the opinion of experts for areas of concern whether a part of the scope of this inspection report or not.

Client agrees to read the entire written report when it is received and promptly call Inspector with any questions or concerns regarding the inspection or the written report. The written report shall be the final and exclusive findings of Inspector. Client acknowledges that Inspector is a generalist and that further investigation of a reported condition by an appropriate specialist may provide additional information which can affect Client's purchase decision. Client agrees to obtain further evaluation of reported conditions before removing any investigation contingency and prior to the close of the transaction. Further evaluation prior to the close of escrow is recommended so a specialist can further evaluate and inspect the remainder of the system or component for additional concerns that may be outside our area of expertise or the scope of our inspection.

End of Section



V. Photographs



Typical roof view. The roof appears to be well constructed and is in good condition.



Another roof view also showing properly installed chimney, spark arrestor and rain cap. No roof leaks or defects were evident.



Exteriors of the home are also in good condition. The stucco, trim, window systems, drainage and other exterior systems were all found to be in conformance with industry standards.



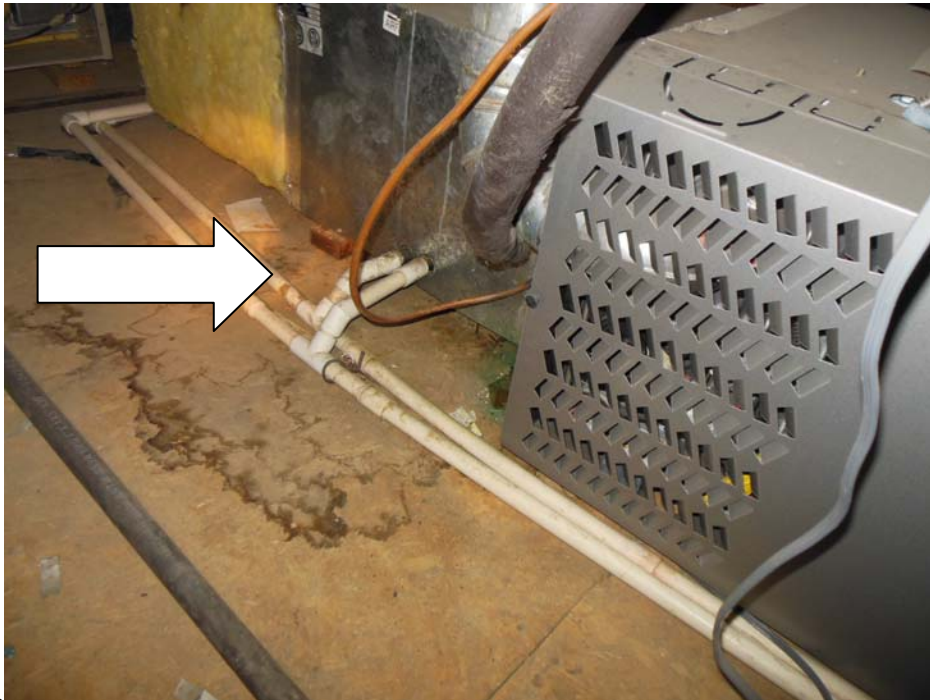
Roof framing and attic related systems also appear to be in good condition.



Another attic view. Note neatly and good quality heating and cooling duct systems installation.



View of good quality and neatly installed Carrier brand HVAC units in attic space. Both units came on in heat mode and were also cooling properly in cooling mode. The installations are neat and tidy.



This is where the condensate drain line is recommended for repair. We could see where water was dripping from the disconnected fitting indicated by the arrow.



Electrical meter section and breaker panel is good quality and is neatly installed. No electrical defects were noted.



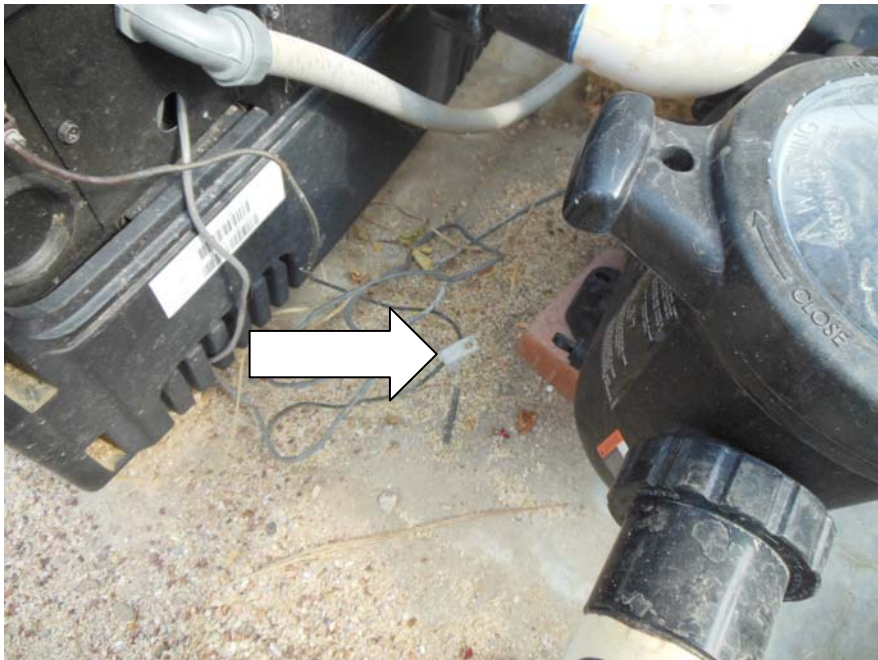
Water heating and plumbing systems are also good quality and in good condition.



Water heater flue needs to be properly connected at collar at ceiling above. A minimum of two mechanical fasteners (sheet metal screws) are required to hold it safely fast.



Pool equipment is good quality and all functions were operational; pumps, spa, heater, pool and spa lights etc. all functioned normally.



Electrical bonding (grounding) wire needs to be re-connected to the motor. Arrow indicates ready-made lug. Fastener is missing. This is an easy but important repair for safety.



Interiors of the home are also in good condition and appear to be well maintained.



Another interior view.

End of Report