

COASTAL

INSPECTION SERVICES

PROPERTY INSPECTION REPORT



Inspection Address:

1234 Main Street
Anywhere, USA

Property Inspection Report Prepared
Exclusively for:

XX XXX XXXXX

949-481-2501

28241 Crown Valley Parkway, Suite F432, Laguna Niguel, CA 92677



COASTAL INSPECTION SERVICES

CLIENT & SITE INFORMATION:

DATE OF INSPECTION: May 9, 2007
TIME OF INSPECTION: 10:00 AM
CLIENT: xx xxx xxxxx
BUYER'S AGENT: Mr. Rick Glass
Keller Williams Realty
INSPECTION LOCATION: 1234 Main Street, Anywhere, USA
INSPECTED BY: Jeff Kirkpatrick

CLIMACTIC CONDITIONS:

WEATHER: Clear
SOIL CONDITIONS: Dry
TEMPERATURE: 79⁰

BUILDING CHARACTERISTICS:

The house is an occupied three-story, townhome. The front of the building faces north.

UTILITY SERVICES:

WATER SOURCE: Public
SEWAGE DISPOSAL: Public
UTILITES STATUS: Power/Electrical Service is on at the main panel. The natural gas service is on.

OTHER INFORMATION:

AGE OF HOUSE: 2001
AGE OF ROOF: 2001
PRESENT FOR INSPECTION: Buyer, Buyer's Agent

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REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his/her own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly or equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions, which by the nature of the location are concealed, camouflaged or difficult to inspect, are excluded from the report.

ITEMS NOT INSPECTED: Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity); zoning ordinances; intercoms; security systems; lawn sprinkler systems; structural engineering; geological or soil conditions; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection or any governmental or non-governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts, but performed to the industry standards as set by the CALIFORNIA REAL ESTATE INSPECTION ASSOCIATION (CREIA). This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with trades people or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

DISPUTE RESOLUTION: Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration by an arbitrator who is familiar with the home inspection industry, and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association.

REINSPECTION RIGHT: In the event of a claim, the Client will allow the Inspection Company three (3) working days to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees no to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

REPORT TERMINOLOGY:

- | | |
|-----------------------------|--|
| APPEARS SERVICEABLE: | An item, system or area that based on our visual observation of the accessible areas looks like it was properly installed and is in a condition capable of being used without needed immediate repairs. There are often several steps involved in the proper installation of components or systems that cannot be determined by a visual inspection. |
| DAMAGED: | An item, system or area that is typically beyond repair and must be replaced. |
| DETERIORATED: | An item, system or area that reached the end of its useful life, or sometimes prematurely due to improper installation or care. It may be possible to repair the item at this stage to maximize its service life. |
| REPAIR OR REPLACE: | An item, system or area that is damaged or deteriorated. While some items can be repaired, it may be more cost effective to replace with a newer modern or safer item or system. |

GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

1. DRIVEWAY

TYPE & CONDITION:

Concrete. The driveway appears to be in serviceable condition.



2. SIDEWALKS

TYPE & CONDITION:

Not applicable

3. RETAINING WALLS

TYPE & CONDITION:

Not applicable

4. PATIO

TYPE & CONDITION:

Not applicable

5. DECK/PATIO/PORCH COVER

TYPE & CONDITION:

Not applicable

6. DECKS/PORCH

TYPE & CONDITION:

Wood framed with waterproof coating. The deck at the kitchen level appears to be in serviceable condition.



7. FENCES & GATES

TYPE & CONDITION:

Not applicable

EXTERIOR

Areas hidden from view by vegetation or stored items cannot be judged and are not a part of this inspection. Minor cracks are typical in all stucco surfaces. Foundations may have minor cracks and typically do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow surface and roof water to flow away from the foundation. All concrete experience some degree of cracking due to shrinkage in the drying process.

8. **EXTERIOR STAIRS**
 TYPE & CONDITION: Not applicable
9. **EXTERIOR WALLS**
 STRUCTURE: Wood frame
 WALL COVERING: Stucco
 CONDITION: The exterior walls are maintained by the homeowner's association. Any issues regarding the exterior walls should be brought to the attention of the homeowner's association.
10. **TRIM**
 TYPE & CONDITION: Wood. The exterior of the building is maintained by the homeowner's association. Any issues regarding the exterior of the building should be brought to the attention of the homeowner's association.
11. **CHIMNEY**
 LOCATION: Family room
 TYPE & CONDITION: Metal vent system. The chimney system appears to be in serviceable condition.
12. **SPRINKLERS** Not applicable
13. **HOSE FAUCETS**
 TYPE AND CONDITION: The hose faucets are the anti siphon type. The hose faucets appear to be in serviceable condition.
14. **GUTTERS AND DOWNSPOUTS**
 TYPE & CONDITION: Not applicable

PLUMBING

Water quality of hazardous materials (lead) testing is available from local testing labs. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. Private waste disposal systems (septic) are not part of our inspection. Review of these systems requires a qualified specialist. Older fixtures should be budgeted for replacement.

23. MAIN WATER LINE

- MATERIAL:** 1" Copper
- LOCATION:** The main water shut off valve is located on the interior southwest corner of the garage.
- CONDITION:** The main water supply piping and shut off valve appear to be in serviceable condition.



24. WATER SUPPLY LINES

MATERIAL & CONDITION: Copper piping. The water supply lines appear to be in serviceable condition.

25. WASTE LINES

MATERIAL & CONDITION: Plastic. The waste lines and vent lines appear to be in serviceable condition.

26. FUEL SYSTEM

- TYPE:** Natural gas
- METER LOCATION AND CONDITION:** West end of building. The gas meter appears to be in serviceable condition. (Left)



27. WATER HEATER

TYPE, SIZE, & LOCATION: Tank type, Natural gas, 40 Gallon, located in the garage, Rheem, Serial # RHLN 0101184249

- GENERAL COMMENT:**
- The vent piping appears to be in serviceable condition.
 - Combustion air is available.
 - There is a TPR valve installed with the proper drain piping.
 - There is a water shutoff valve installed. The valve appears to be in serviceable condition.
 - The burner flame is typical.
 - The water heater is properly strapped to resist movement during seismic activity.



HEATING AND COOLING

The inspector is not equipped to fully inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector cannot light pilot lights. Safety devices are not tested by the inspector.

NOTE: Asbestos materials have been commonly used in heating systems.

Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. We do not perform pressure tests on A/C systems; therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis.

28. FURNACE DESCRIPTION

MANUFACTURER AND MODEL NUMBER:	International Comfort Products Model # NBF050B12A2 Serial # L003077878
APPROXIMATE BTU's:	50,000
LOCATION:	Attic
HEATING TYPE:	Vertical forced air
FUEL TYPE:	Natural gas



- | | |
|--------------------------------|---|
| 29. FURNACE CONDITION: | The furnace system appears to be in serviceable condition. |
| 30. FURNACE VENTING: | The vent system appears to be in serviceable condition. |
| 31. COMBUSTION AIR: | Combustion air is available |
| 32. BURNERS: | The burner flame appears typical. |
| 33. DISTRIBUTION: | Distribution is achieved through ducts and registers. Air distribution appears serviceable. |
| 34. NORMAL CONTROLS: | The unit responded to normal controls. |
| 35. AIR FILTERS: | There are air filters in the upper level hallway and main level hallway. Both air filters are very dirty. I recommend changing or cleaning the air filters. |
| 36. HEATING NOTES: | None |
| 37. EVAPORATIVE COOLER: | Not applicable |

- 38. AIR CONDITIONING:** International Comfort Products, Model # WAC030AKA1, Ser. # L003636591
- a. LOCATION:** Rear patio
- b. TYPE OF SYSTEM:** Split system
- c. ELECTRICAL:** 208/230-volt. There is an electrical disconnect present.
- d. CONDITION:** The air conditioning condenser appears to be in serviceable condition. There is insulation on the refrigerant lines.



ELECTRICAL

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection. Smoke alarms should be installed in accordance with the manufacturer's instructions, and tested regularly.

39. ELECTRICAL SERVICE TYPE & CONDITION: Underground, amperage was not determined. The main electrical service appears to be in serviceable condition.

40. MAIN ELECTRICAL PANEL: MAIN PANEL LOCATION: Located in an exterior closet at the east end of the building. (Left side, second from top)

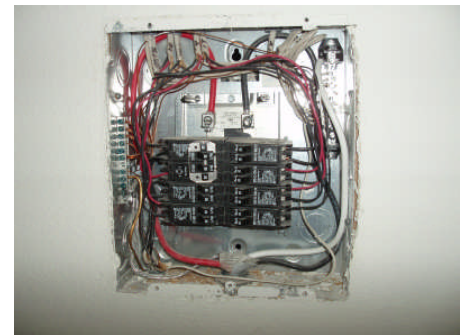
MAIN PANEL: 100 amp, there is a ground present.



41. CONDUCTORS: ENTRANCE CABLES: Aluminum

BRANCH WIRING: Copper. Non-metallic cable, Metallic conduit

42. SUB-PANELS: Located at the top of the stairway leading from the main entry to the garage.



43. ELECTRICAL PANEL NOTES: The main electrical panel and sub-panel appear to be in serviceable condition.

44. WIRING NOTES:

- A representative sample of switches and receptacles were tested and appear to be in serviceable condition with any exceptions noted below:
- The polarity and grounding of receptacles within six feet of plumbing fixtures and on the exterior of the house appears to be in serviceable condition.
- The 'GFCI' devices at the kitchen, bathrooms, garage, and exterior responded to the test buttons and appear to be in serviceable condition.
- The doorbell appears serviceable.
- The recessed ceiling light fixture did not respond to the switch in the main level half bath. I recommend evaluation and repair.

INTERIOR

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected

45. MAIN ENTRY DOOR: The main entry door appears to be in serviceable condition. The hardware and weather stripping are serviceable.

46. OTHER EXT. DOORS: The French door in the kitchen appears to be in serviceable condition. The glass appears to be tempered safety glass. The locking device is functional.

47. INTERIOR DOORS: The interior doors appear to be in serviceable condition.

48. WINDOWS

MATERIAL & TYPE: Metal, dual glazed

CONDITION:

- a. The seal is damaged between the glass panes at the middle window on the west wall of the upper level southwest bedroom. I recommend evaluation by a licensed window contractor.



- b. The remainder of the windows appear to be in serviceable condition.

49. INTERIOR WALLS:

MATERIAL & CONDITION: Drywall. The interior walls appear to be in serviceable condition.

50. CEILING:

MATERIAL & CONDITION: Drywall. The interior ceilings appear to be in serviceable condition.

**51. FLOORS, MATERIAL
& CONDITION:**

Tile, vinyl, and carpeting. The interior flooring appears to be in serviceable condition.


52. FIREPLACE:

Pre-fabricated unit. The family room fireplace appears to be in serviceable condition. This is a natural gas burning appliance only. No other type of combustible material should be burned in this fireplace.



- 53. INTERIOR FEATURES:**
- A. CEILING FANS:** Not applicable
 - B. INTERIOR STAIRS:** The interior stairs appear to be in serviceable condition.
 - C. STAIR HANDRAILS:** The interior handrails appear to be in serviceable condition.
- 54. SMOKE DETECTORS:**
- COMMENTS:** The smoke detectors are placed in the appropriate locations. I recommend replacing the batteries on a regular basis in order to ensure proper operation of the smoke detectors.
- 55. LAUNDRY**
- LOCATION:** Garage level service room
- COMMENTS:**
- a. The hot and cold water supply valves appear to be in serviceable condition.
 - b. The 120-volt outlet appears properly grounded and in serviceable condition.
 - c. The 208/230-volt power is not provided.
 - d. Natural gas service is provided. There is a shut off valve installed.
 - e. Dryer venting is provided.
- 56. ATTIC:**
- ROOF FRAME:** 2 x 4 Truss System
- CEILING FRAME:** 2 x 4 Truss System
- COMMENTS:**
- a. The attic access is located in the upper level hallway. The attic was entered and inspected.
 - b. The attic appears to be in serviceable condition. There are no visible stains in the attic.
 - c. The attic is insulated with batt insulation.

KITCHEN – APPLIANCES

- 57. KITCHEN SINK:**
CONDITION: The sink appears to be in serviceable condition.
- SINK PLUMBING:**
- a. The kitchen faucet appears to be in serviceable condition.
 - b. The plumbing in the cabinet under the sink appears to be in serviceable condition.
- 58. KITCHEN GENERAL:**
- a. The kitchen cabinets appear to be in serviceable condition.
 - b. The kitchen flooring appears to be in serviceable condition.
 - c. The kitchen counter tops appear to be in serviceable condition.
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- 59. GARBAGE DISPOSAL:** The garbage disposal appears to be in serviceable condition.
- 60. RANGE/COOKTOP:**
- a. The natural gas range and oven appear to be in serviceable condition. The oven door gaskets appear serviceable.
 - b. The exhaust fan and light appear to be in serviceable condition.
- 61. DISHWASHER:** The dishwasher appears to be in serviceable condition. The top and bottom racks of the dishwasher appear serviceable.
- 62. SPECIAL FEATURES:**
- A. MICROWAVE OVEN:** The microwave oven appears to be in serviceable condition.
 - B. TRASH COMPACTOR:** Not applicable

BATHROOMS

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

63. BATHROOM A: Lower level half bath

- a. **CONDITION OF SINK:** The sink appears to be in serviceable condition.
- b. **SINK PLUMBING:** The plumbing under the sink appears to be in serviceable condition.
The faucet appears to be in serviceable condition.
- c. **CONDITION OF TOILET:** The toilet appears to be in serviceable condition.
- d. **TUB/SHOWER FIXTURES:** Not applicable
- e. **TUB/SHOWER WALLS:** Not applicable
- f. **SHOWER ENCLOSURE:** Not applicable
- g. **BATH VENTILATION:** The bathroom ventilation appears to be in serviceable condition.
- h. **COUNTER AND CABINET:** Not applicable

63. BATHROOM B: Upper Level hallway

- a. **CONDITION OF SINK:** The sink appears to be in serviceable condition.
- b. **SINK PLUMBING:** The plumbing under the sink appears to be in serviceable condition.
The faucet appears to be in serviceable condition.
- c. **CONDITION OF TOILET:** The toilet appears to be in serviceable condition.
- d. **TUB/SHOWER FIXTURES:** The tub/shower fixture appears to be in serviceable condition.
- e. **TUB/SHOWER WALLS:** The tub/shower walls appear to be in serviceable condition.
- f. **SHOWER ENCLOSURE:** Not applicable
- g. **BATH VENTILATION:** The bathroom ventilation appears to be in serviceable condition.
- h. **COUNTER AND CABINET:** The counter top and cabinet appear to be in serviceable condition.

64. BATHROOM C: Master bedroom

- a. **CONDITION OF SINKS:** The sinks appear to be in serviceable condition.
- b. **SINK PLUMBING:** The plumbing under the sinks appears to be in serviceable condition.
The faucets appear to be in serviceable condition.
- c. **CONDITION OF TOILET:** The toilet appears to be in serviceable condition.
- d. **TUB/SHOWER FIXTURES:** The tub/shower fixture appears to be in serviceable condition.
- e. **TUB/SHOWER WALLS:** The tub/shower walls appear to be in serviceable condition.
- f. **SHOWER ENCLOSURE:** The shower enclosure appears to be in serviceable condition. The glass appears to be tempered.
- g. **BATH VENTILATION:** The bathroom ventilation appears to be in serviceable condition.
- H. **COUNTER AND CABINET:** The counter top and cabinet appear to be in serviceable condition.

GARAGE

77. **MAIN HOUSE GARAGE:** Attached, two-car.

78. **GARAGE FLOOR:** Concrete. The garage floor appears to be in serviceable condition. The garage floor was covered with carpeting and was not fully visible.



79. **GARAGE WALLS/CEILING:** The garage walls and ceiling appear to be in serviceable condition.

80. **GARAGE VENTILATION:** The garage ventilation appears to be in serviceable condition.

81. **DOOR TO LIVING SPACE:** The door leading from the garage to the living space appears to be in serviceable condition. The door is self-closing and latching.

82. **EXTERIOR DOOR:** Not applicable

83. **VEHICLE DOOR:** The roll up garage door appears to be in serviceable condition.

84. **AUTOMATIC OPENER:** The automatic garage door opener appears to be in serviceable condition. The automatic reverse safety features functioned properly.

85. **GARAGE ELECTRICAL:** The garage electrical appears to be in serviceable condition.

86. **GARAGE NOTES:** None



COASTAL INSPECTION SERVICES

INSPECTION SUMMARY

May 9, 2007

Client: xx xxx xxxxx
Realtor: Mr. Rick Glass, Keller Williams Realty
Inspection Address: 1234 Main Street, Anywhere, USA
Inspection Date: May 9, 2007; 10:00 AM
Inspected by: Jeff Kirkpatrick

This Inspection Summary Report is intended to provide a convenient and cursory preview of the conditions and components that we have identified within our report as needing service. It is obviously not comprehensive, and should not be used as a substitute for reading the entire report, nor is it a tacit endorsement of the condition of components or features that may not appear in this summary. Also, the service recommendations that we make in this summary and throughout the report should be completed well before the close of escrow by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

This report is the exclusive property of the Inspection Company and the client whose name appears herewith. Use by any unauthorized persons is prohibited.

Components and Conditions Needing Service

35. **AIR FILTERS:** There are air filters in the upper level hallway and main level hallway. Both air filters are very dirty. I recommend changing or cleaning the air filters.
44. **WIRING NOTES:**
- e. The recessed ceiling light fixture did not respond to the switch in the main level half bath. I recommend evaluation and repair.
48. **WINDOWS
CONDITION:**
- a. The seal is damaged between the glass panes at the middle window on the west wall of the upper level southwest bedroom. I recommend evaluation by a licensed window contractor.