

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 10, 2007
TIME OF INSPECTION: 2:00 PM
CLIENT: XX XXX XXXXX
REALTOR/BUYER'S AGENT: Mr. Bill Doran and Mr. Steve Devey
Weichman Associates Realtors
INSPECTION LOCATION: 1234 Main Street, Anywhere, USA
INSPECTED BY: Jeff Kirkpatrick

CLIMACTIC CONDITIONS:

WEATHER: Clear
SOIL CONDITIONS: Dry
TEMPERATURE: 84⁰

BUILDING CHARACTERISTICS:

The house is an occupied single-story, single-family residence. The front door of the house faces east.

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: 1955
AGE OF ROOF: Estimated 5 – 10 years old
PRESENT FOR INSPECTION: Buyer's Agent

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 concrete driveway appears to be in serviceable condition.



2. SIDEWALKS
TYPE & CONDITION:

Concrete. The sidewalks appear to be in serviceable condition.



3. RETAINING WALLS
TYPE & CONDITION:

Not applicable

4. PATIO
TYPE & CONDITION:

Concrete with a pebble/epoxy coating. There are cracks visible through the epoxy coating on the backyard patio. The epoxy/pebble coating has many loose pebbles. I recommend evaluation by a licensed concrete contractor.



**5. DECK/PATIO/PORCH COVER
TYPE & CONDITION:**

Wood. The patio cover appears to be in serviceable condition.



**6. DECKS/PORCH
TYPE & CONDITION:**


Not applicable

**7. FENCES & GATES
TYPE & CONDITION:**

Wood. The fences and gates appear to be in serviceable condition.

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: Vinyl siding
CONDITION: The exterior walls appear to be in serviceable condition.
10. **TRIM**
TYPE & CONDITION: Wood clad with sheet metal. The exterior trim appears to be in serviceable. The wood fascia was not visible as it was concealed behind the metal cladding.
11. **CHIMNEY**
LOCATION: Family room
TYPE & CONDITION: Masonry. The chimney appears to be in serviceable condition. There is a combination spark screen/rain cap present.
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12. **SPRINKLERS**
Testing and evaluation of the sprinklers and irrigation system is beyond the scope of this inspection.
13. **HOSE FAUCETS**
TYPE AND CONDITION: The hose faucets appear to be in serviceable condition. The hose faucets are not the anti-siphon type.
14. **GUTTERS AND DOWNSPOUTS**
TYPE & CONDITION: Complete rain gutters and downspouts. The rain gutters and downspouts appear to be in serviceable condition.

FOUNDATION

Sections of the foundation and structural components of the building are inaccessible because they are installed below grade or behind walls. Assessing the structural integrity of a building is beyond the scope of a typical home inspection. We make no representations as to the internal conditions or stabilities or soils, concrete footings and foundations. The inspector's evaluation takes into account the age of the building and the typical construction standards of that time, older structures lack many of the modern framing and seismic connections.

- 15. GRADING** The building site is a level location. The grading and drainage of the site appear to be serviceable based upon visual observation.
- 16. FOUNDATION**
TYPE: Raised concrete stem walls with concrete piers and wood posts
CONDITION: The foundation appears to be in serviceable condition. The house is bolted to the foundation.
- 17. CRAWL SPACE**
CONDITION:
- a. The crawl space access is located at the southwest corner of the house. The crawl space was entered and inspected.
 - b. The crawl space is dry.
 - c. The crawl space ventilation appears serviceable.
- 18. BASEMENT**
CONDITION: Not applicable

ROOF SYSTEM

The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is watertight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection. Testing of gutters, downspouts and sub surface drain piping is beyond the scope of our inspection.

ROOF STYLE: Gable Roof

HOW INSPECTED: Walked

19. ROOFING MATERIALS: Asphalt composition shingles **LOCATION:** All

CONDITION: The roofing appears to be in serviceable condition and within its useful lifespan.



20. SKYLIGHTS: Not applicable

21. ROOF NOTES: None

22. EXPOSED FLASHINGS: The exposed flashings appear to be in serviceable condition. The vent caps appear serviceable.

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 SUPPLY LINE

MATERIAL:

1" Copper piping.

LOCATION:

The main water shut off valve is located on the exterior to the left of the walkway leading to the front door.

CONDITION:

The main water line and shut off valve appear to be in serviceable condition.



24. WATER SUPPLY LINES

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

25. WASTE LINES

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

26. FUEL SYSTEM

TYPE:

Natural Gas

METER LOCATION AND CONDITION:

The natural gas valve and meter are located on the exterior west side of the house. The natural gas meter and valve appear to be in serviceable condition.



27. WATER HEATER

TYPE, SIZE & LOCATION: Tank type, 50 gallon, natural gas, located in an exterior closet at the rear patio. Reliance, Serial # J96655336

GENERAL COMMENT:

- a. The vent piping appears to be in serviceable condition.
- b. Combustion air is available.
- c. There is a water shutoff valve installed. The valve appears to be in serviceable condition.
- d. The burner flame appears typical.
- e. The water heater is not properly strapped to resist movement during seismic activity. I recommend evaluation by a licensed contractor.



27. WATER HEATER (Continued)

GENERAL COMMENT:

- f. The TPR valve does not have drain piping attached. Drain piping that terminates near the ground at the exterior of the building is required. I recommend evaluation by a licensed plumbing contractor.



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:	Utility Appliance Corp., Model #75FAF Serial # PA 05204
APPROXIMATE BTU's:	75,000
LOCATION:	Hallway closet
HEATING TYPE:	Vertical forced air
FUEL TYPE:	Natural Gas



29. **FURNACE CONDITION:** The furnace does not appear to have been recently serviced per the manufacturer's instructions. I recommend evaluation and service by the natural gas service provider prior to the close of escrow.
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. **AIR DISTRIBUTION:** Air distribution is achieved by ducts and registers. The air distribution system appears to be in serviceable condition.
34. **NORMAL CONTROLS:** The furnace responded properly to normal controls.
35. **FURNACE AIR FILTERS:** The air filter appears to be in serviceable condition.
36. **HEATING NOTES:** The furnace is drawing the return air directly from the crawl space under the home. Return air should be drawn from the house. I recommend evaluation by a licensed heating contractor.
37. **AIR CONDITIONING:** Not applicable/None installed.

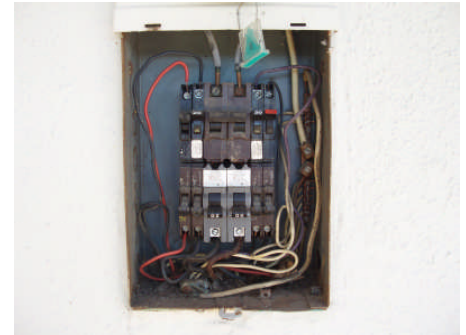
ELECTRICAL

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.

50. ELECTRICAL SERVICE
TYPE & CONDITION: Underground, 120/240 Volt, amperage was not determined. The electrical service appears to be in serviceable condition. There is a ground present.

51. MAIN ELECTRICAL PANEL:
MAIN PANEL LOCATION: Exterior, located on the north side of the house

MAIN PANEL: 100-amp service. There is a ground present.



52. CONDUCTORS:
ENTRANCE CABLES: Aluminum
BRANCH WIRING: Copper. Non-metallic sheathed cable

53. SUB-PANELS: Not applicable

54. ELECTRICAL PANEL NOTES: The main electrical panel is an older style Federal Pacific 'Stab-lok' panel. This type of electrical panel does not have a main disconnect switch. I recommend upgrading to a newer style electrical panel. I recommend evaluation by a licensed electrical contractor.

55. WIRING NOTES:

- The doorbell appears serviceable.
- The polarity and grounding of receptacles within six feet of plumbing fixtures, on the exterior, and in the garage appears to be in serviceable condition.
- The receptacles at the south kitchen wall are not properly wired. The receptacle at the east side of this wall has reverse polarity. The receptacle at the west side of the wall is not grounded. I recommend evaluation by a licensed electrical contractor.
- The 'GFCI' receptacles at the bathrooms and exterior responded to the test buttons and appear to be in serviceable condition.
- A 'GFCI', a safety device for receptacles near water, is recommended at the kitchen receptacles. This upgrade is recommended as a safety enhancement.

55. WIRING NOTES: (Continued)

- f. There is improper electrical wiring in the furnace closet. There is exposed non-metallic sheathed cable that is improperly connected to the receptacle. I recommend evaluation by a licensed electrical contractor.



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

- 56. MAIN ENTRY DOOR:** The main entry door appears to be in serviceable condition. The hardware and weather stripping are serviceable.
- 57. OTHER EXT. DOORS:**
- a. The bedroom sliding glass door appears to be in serviceable condition. The glass appears to be tempered safety glass. The locking devices appear functional.
 - b. The dining room sliding glass door appears to be in serviceable condition. The glass appears to be tempered safety glass. The locking devices appear functional.
- 58. INTERIOR DOORS:** The interior doors appear to be in serviceable condition.
- 59. WINDOWS**
- MATERIAL & TYPE:** Vinyl and wood, dual glazed
- CONDITION:** The windows and window screens appear to be in serviceable condition.
- 60. INTERIOR WALLS:**
- MATERIAL & CONDITION:** Plaster. The interior walls appear to be in serviceable condition.
- 61. CEILING:**
- MATERIAL & CONDITION:** Plaster. The interior ceilings appear to be in serviceable condition.
- 62. FLOORS, MATERIAL & CONDITION:** Wood, vinyl, and tile. The interior flooring appears to be in serviceable condition.
- 63. FIREPLACE:** Masonry. The family room fireplace appears to be in serviceable condition. The natural gas service appears operable. The damper appears to be in serviceable condition.
- 
- 64. INTERIOR FEATURES:**
- A. CEILING FANS:** The ceiling fans appear to be in serviceable condition.
 - B. INTERIOR STAIRS:** Not applicable
 - C. STAIR HANDRAILS:** Not applicable

65. SMOKE DETECTORS:
COMMENTS: The smoke detectors are placed in the appropriate locations. I recommend changing the batteries on a regular basis to ensure proper operation.

66. LAUNDRY
LOCATION: Garage

- COMMENTS:**
- a. The hot and cold-water valves appear serviceable.
 - b. The 120-volt outlet appears serviceable and properly grounded.
 - c. The 208/230-volt power is not provided.
 - d. The natural gas service appears operable. There is a shut off valve installed.
 - e. The dryer vent piping is not properly installed. Current flexible dryer vent ducting is installed the garage floor. The dryer vent ducting terminates in the exterior garage door. The dryer vent ducting should be hard piped and should not terminate in the door. I recommend evaluation and repair.



67. ATTIC:
ROOF FRAME: Rafter framing, 2 x 6 Conventional framing
CEILING FRAME: Ceiling framing, 2 x 6 Conventional framing
COMMENTS:

- a. The attic access is located in the hallway The attic was entered and inspected.
- b. There are no visible stains in the attic.
- c. The attic is insulated with loose fill & batt insulation.
- d. The attic ventilation appears serviceable.

KITCHEN – APPLIANCES

**68. KITCHEN SINK:
CONDITION:**

The kitchen sink appears to be in serviceable condition.

SINK PLUMBING:

- a. The dishwasher drains in to the garbage disposal without going through an air gap device. An air gap device prevents waste products from backing up into the dishwasher. I recommend evaluation by a licensed plumbing contractor.



- b. The faucet appears to be in serviceable condition.

69. 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.



70. GARBAGE DISPOSAL:

The garbage disposal appears to be in serviceable condition.

71. 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 ducting is not properly connected in the cabinet over the microwave oven. I recommend evaluation by a licensed contractor.



72. DISHWASHER:

The dishwasher did not respond to the controls. I recommend evaluation by a qualified technician.

73. 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.

74. BATHROOM A: Hallway

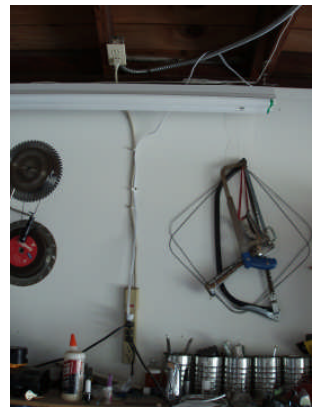
- a. **CONDITION OF SINK:** The sink appears to be in serviceable condition.
- b. **SINK PLUMBING:** The plumbing under the sink appears to be in serviceable condition.
The faucet appears to be in serviceable condition.
- c. **CONDITION OF TOILET:** The toilet appears to be in serviceable condition.
- d. **TUB/SHOWER FIXTURES:** The tub/shower fixtures appear 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:** Not applicable

75. BATHROOM B: Master Bathroom

- 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. **SHOWER FIXTURES:** The shower fixture appears to be in serviceable condition.
- e. **SHOWER WALLS:** The 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 safety glass.
- 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. There is a large crack in the middle of the garage floor. The crack is likely the result of expansion in the highly expansive soil in this area.
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 is not self-closing and latching. This door is part of a fire rated assembly and should be self-closing and latching. I recommend evaluation by a licensed contractor.
82. **EXTERIOR DOOR:** The exterior garage door appears to be in serviceable condition.
83. **VEHICLE DOOR:** The roll-up garage doors appear to be in serviceable condition.
84. **AUTOMATIC OPENER:** The automatic reverse safety sensors are installed approximately 24" above the floor. These sensors are required to be installed between four and six inches above the garage floor. I recommend evaluation and repair.
85. **GARAGE ELECTRICAL:** There are extension cords being used as permanent electrical wiring in the garage. Extension cords are not designed or constructed for use as permanent electrical wiring. I recommend evaluation by a licensed electrical contractor.
86. **GARAGE NOTES:** None



POOL/SPA



87. **BODY TYPE:** Below ground with a gunite and plaster shell.

88. **POOL HEATER:** None installed

89. **POOL FILTER:** There is a diatomaceous earth filter installed. There is a pressure gauge and bleeder valve installed. The filter, pressure gauge, and bleeder valve appear to be in serviceable condition.



90. **POOL PUMPS:** There is one pump installed. The pump appears to be in serviceable condition.



91. POOL BLOWERS: Not applicable/None installed

92. POOL ELECTRICAL:

a. The pool light is connected to a 'GFCI' receptacle attached to the exterior rear wall of the house. The operation of the light is controlled by the test and reset buttons on the 'GFCI' device. The pool light should be connected to a switch. Continuous use of the test and reset buttons will lead to premature failure of the 'GFCI' device. I recommend evaluation by a licensed electrical contractor.

b. The pool light junction box is mounted in the pool deck at the south end of the pool. This is an older style junction box. Current electrical standards require the junction box to be mounted above the pool deck. I recommend evaluation by a licensed electrical contractor.



93. POOL GENERAL:

a. The backyard fencing and gates appear to in serviceable condition.

b. The doors to the house are not protected by safety alarms. Modern building and safety standards require alarms on each door leading to the exterior pool area. Upgrades are recommended as a safety enhancement.

c. The coping and pool deck appear to be in serviceable condition. There are common cracks in the concrete.

d. The pool drain cover is an older style drain cover. This type of drain cover has been known to present a safety hazard as objects can be trapped against the drain. I recommend installing a newer style anti-vortex drain cover. I recommend evaluation by a licensed pool contractor.



94. POOL NOTES: None



COASTAL INSPECTION SERVICES

INSPECTION SUMMARY

May 10, 2007

Client: XX XXX XXXXX
Realtor: Mr. Bill Doran and Mr. Steve Devey, Weichman Associates Realtors
Inspection Address: 1234 Main Street, Anywhere, USA
Inspection Date: May 10, 2007; 2:00 PM
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, and its use by any unauthorized persons is prohibited.

Components and Conditions Needing Service

4. PATIO

TYPE & CONDITION:

Concrete with a pebble/epoxy coating. There are cracks visible through the epoxy coating on the backyard patio. The epoxy/pebble coating has many loose pebbles. I recommend evaluation by a licensed concrete contractor.

27. WATER HEATER

GENERAL COMMENT:

- e. The water heater is not properly strapped to resist movement during seismic activity. I recommend evaluation by a licensed contractor.
- f. The TPR valve does not have drain piping attached. Drain piping that terminates near the ground at the exterior of the building is required. I recommend evaluation by a licensed plumbing contractor.

29. FURNACE CONDITION:

The furnace does not appear to have been recently serviced per the manufacturer's instructions. I recommend evaluation and service by the natural gas service provider prior to the close of escrow.

- 36. HEATING NOTES:** The furnace is drawing the return air directly from the crawl space under the home. Return air should be drawn from the house. I recommend evaluation by a licensed heating contractor.
- 54. ELECTRICAL PANEL NOTES:** The main electrical panel is an older style Federal Pacific 'Stab-lok' panel. This type of electrical panel does not have a main disconnect switch. I recommend upgrading to a newer style electrical panel. I recommend evaluation by a licensed electrical contractor.
- 55. WIRING NOTES:**
- c. The receptacles at the south kitchen wall are not properly wired. The receptacle at the east side of this wall has reverse polarity. The receptacle at the west side of the wall is not grounded. I recommend evaluation by a licensed electrical contractor.
 - d. The 'GFCI' receptacles at the bathrooms and exterior responded to the test buttons and appear to be in serviceable condition.
 - e. A 'GFCI', a safety device for receptacles near water, is recommended at the kitchen receptacles. This upgrade is recommended as a safety enhancement.
 - f. There is improper electrical wiring in the furnace closet. There is exposed non-metallic sheathed cable that is improperly connected to the receptacle. I recommend evaluation by a licensed electrical contractor.
- 66. LAUNDRY COMMENTS:**
- e. The dryer vent piping is not properly installed. Current flexible dryer vent ducting is installed the garage floor. The dryer vent ducting terminates in the exterior garage door. The dryer vent ducting should be hard piped and should not terminate in the door. I recommend evaluation and repair.
- 68. KITCHEN SINK:
SINK PLUMBING:**
- a. The dishwasher drains in to the garbage disposal without going through an air gap device. An air gap device prevents waste products from backing up into the dishwasher. I recommend evaluation by a licensed plumbing contractor.
- 71. RANGE/COOKTOP:**
- b. The exhaust fan ducting is not properly connected in the cabinet over the microwave oven. I recommend evaluation by a licensed contractor.
- 72. DISHWASHER:** The dishwasher did not respond to the controls. I recommend evaluation by a qualified technician.
- 81. DOOR TO LIVING SPACE:** The door leading from the garage to the living space is not self-closing and latching. This door is part of a fire rated assembly and should be self-closing and latching. I recommend evaluation by a licensed contractor.

- 84. AUTOMATIC OPENER:** The automatic reverse safety sensors are installed approximately 24" above the floor. These sensors are required to be installed between four and six inches above the garage floor. I recommend evaluation and repair.
- 85. GARAGE ELECTRICAL:** There are extension cords being used as permanent electrical wiring in the garage. Extension cords are not designed or constructed for use as permanent electrical wiring. I recommend evaluation by a licensed electrical contractor.
- 92. POOL ELECTRICAL:**
- a. The pool light is connected to a 'GFCI' receptacle attached to the exterior rear wall of the house. The operation of the light is controlled by the test and reset buttons on the 'GFCI' device. The pool light should be connected to a switch. Continuous use of the test and reset buttons will lead to premature failure of the 'GFCI' device. I recommend evaluation by a licensed electrical contractor.
 - b. The pool light junction box is mounted in the pool deck at the south end of the pool. This is an older style junction box. Current electrical standards require the junction box to be mounted above the pool deck. I recommend evaluation by a licensed electrical contractor.
- 93. POOL GENERAL:**
- b. The doors to the house are not protected by safety alarms. Modern building and safety standards require alarms on each door leading to the exterior pool area. Upgrades are recommended as a safety enhancement.
 - d. The pool drain cover is an older style drain cover. This type of drain cover has been known to present a safety hazard as objects can be trapped against the drain. I recommend installing a newer style anti-vortex drain cover. I recommend evaluation by a licensed pool contractor.