

Building Inspection Report

129 North A St Lompoc, CA , 93436



Inspection Date:

05/10/2011

Prepared For:

John Doe

Prepared By:

Home Diagnostics Real Estate Inspections

(805) 315-2596

jimmy@hd-inspections.com



Report Number:

1105101000

Inspector: Jimmy Martinez



© 2011 Home Diagnostics Real Estate Inspections

Table Of Contents

REPORT INTRODUCTION	3
STRUCTURE	4
ROOFING	6
EXTERIOR	9
ELECTRICAL	12
HEATING	15
INSULATION / VENTILATION	16
PLUMBING	18
INTERIOR	21
APPLIANCES	23
FIREPLACES / WOOD STOVES	24
DETACHED GARAGE	26
INSPECTION AGREEMENT	28



Report Introduction

The subject property is a single story home with a detached two car garage. The building is approximately 80 years old and was built on a raised foundation and the garage is slab on grade. The entrance to the property is facing east. The house was occupied by tenant at the time of inspection. Weather conditions were sunny, breezy and approximately 63 degrees with no rainfall. The property inspection started at 11:00pm and finished at 4:00pm. Findings were presented to tenants via telephone after inspection.

Real Estate inspections cover a wide variety of information and can seem overwhelming depending on how acquainted you are with the process. We encourage our client(s) to reach out to us so we can answer any questions regarding the inspection. Information and communication delivered in a professional manner is what we sell at HD-Inspections. Our goal is to achieve a standard above and beyond your expectations. That being said we wish you all the best on your endeavour whether it's a first time experience or just another transaction.

Sincerely

HOME DIAGNOSTICS REAL ESTATE INSPECTIONS

CONVENTIONS USED IN THIS REPORT

For your convenience, the following conventions have been used in this report.

Major Concern: *a system or component which is considered significantly deficient or is unsafe. Significant deficiencies need to be corrected and, except for some safety items, are likely to involve significant expense.*

Safety Issue: *denotes a condition that is unsafe and in need of prompt attention.*

Repair: *denotes a system or component which is missing or which needs corrective action to assure proper and reliable function.*

Improve: *denotes improvements which are recommended but not required.*

Monitor: *denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary.*

Deferred Cost: *denotes items that have reached or are reaching their normal life expectancy or show indications that they may require repair or replacement anytime during the next five (5) years.*

Please note that those observations listed under "Discretionary Improvements" are not essential repairs, but represent logical long term improvements.

THE SCOPE OF THE INSPECTION

All components designated for inspection in the CREIA® Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

Please refer to the pre-inspection contract at the end of this report for a full explanation of the scope of the inspection.



Structure

DESCRIPTION OF STRUCTURE

Foundation:	•Crawl Space Configuration
Columns:	•Wood •Concrete Pier
Floor Structure:	•Wood Joist
Wall Structure:	•Typically Wood Framed W/ A Stucco Assembly
Ceiling Structure:	•Joist
Roof Structure:	•Rafters •Spaced Plank Sheathing

STRUCTURE OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Foundation

- **Monitor:** Minor vertical cracks were observed in the stem walls in crawl space. This type and pattern of cracking is usually the result of concrete shrinkage as it cures. Cracks should be monitored for activity.

Floors

- **Repair:** Notching was observed in girder and floor joist in crawl space. It is beyond the scope of this inspection to speculate the load capabilities of damaged girder. This condition risks structural movement and damage. Recommend further evaluation by a qualified building contractor and repair as needed.
- **Repair:** The floor structure shows evidence of rot under kitchen and bathroom. Rot weakens the structure and causes distress to the building. Damaged wood should be repaired or replaced and the conditions that have promoted the rot (such as wet conditions and/or poor ventilation) should be remedied. Recommend further evaluation by a qualified plumber and general contractor.

Exterior Walls

- **Monitor:** Common minor cracks were observed on the exterior walls of the house. This implies that structural movement has occurred. The location, size, shape of these cracks is common. The inspection did not find evidence of significant movement requiring immediate major repairs.

LIMITATIONS OF STRUCTURE INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components were inspected.
- Furniture and/or storage restricted access to some structural components.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.

Please refer to the pre-inspection contract at the end of this report for a detailed explanation of the scope of this inspection.





Notching in Girder



Notch in Floor Joist



Roofing

DESCRIPTION OF ROOFING

Roof Covering:	•Asphalt Shingle
Roof Flashings:	•Metal
Chimneys:	•Masonry
Roof Drainage System:	•None
Method of Inspection:	•Walked on roof

ROOFING OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Sloped Roofing

- **Monitor:** Prior repairs to the roofing are evident around chimney. This would suggest that problems have been experienced in the past. This area should be monitored.

Flashings

- **Repair:** The roof to wall flashing's are missing on the east side of house. Recommend further evaluation of all flashing by a qualified roofing contractor.
- **Monitor:** The flashing around chimney is improper, vulnerable and should be carefully monitored for leaks.
- **Repair:** The abandoned kitchen hood vent flashing is rusting. It should be painted or removed.
- **Repair:** The installation of the wall heater exhaust pipe flashing is incorrect. This flashing was installed in a fashion that requires maintenance of the seal around the edge.
- **Repair:** Multiple flashings on roof need storm collars or sealant between pipe and flashing material. This area should be maintained and sealed to prevent water intrusion.
- **Repair:** Improper installation of flashing was observed at both shed roof location on west side of house. Counter flashing should be installed in this location. Although no active leaks were observed we recommend keeping flashing sealed and maintained with an approved material. Recommend further evaluation by a qualified roofing contractor if moisture intrusion is observed at a later date.

Chimneys

- **Repair, Safety Issue:** The masonry chimney should have a Level 2 inspection performed by a FIRE certified inspector prior to operating.
- **Repair:** The chimney crown or wash is cracked and should be sealed to avoid moisture intrusion to the chimney assembly. Water intrusion can lead to property damage and failure of chimney. Recommend sealing and maintaining cracks in this area. Cracked flue liner was observed at top of chimney Refer to above (Inspect) comment
- **Repair:** A rain cap and vermin screen should be installed on the masonry chimney and the chimney flue should be checked for damage. Damaged flues can be unsafe.
- **Monitor:** The masonry chimney shows evidence of spalling, and moderate cracking (surface deterioration of the masonry). Refer to above (Inspect) comment.
- **Monitor, Safety Issue:** The masonry chimney is out of plumb and separation from the house was observed. The chimney flue should be checked for damage since damaged flues can be unsafe. This condition should be carefully monitored. If it worsens, the chimney should be rebuilt, a step involving significant cost. Refer to above (Inspect) comment.



Gutters & Downspouts

- **Repair:** It is recommended that gutters and downspouts be installed to avoid spilling roof runoff around the building – a potential source of water entry or water damage.

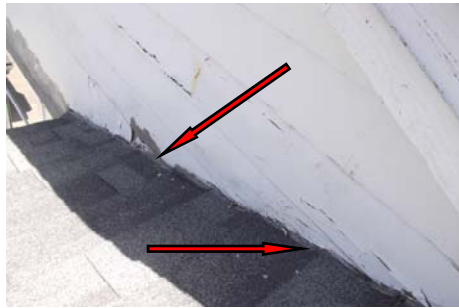
LIMITATIONS OF ROOFING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Not all of the underside of the roof sheathing is inspected for evidence of leaks.
- Evidence of prior leaks may be disguised by interior finishes.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors.
- Antennae, chimney/flue interiors which are not readily accessible are not inspected and could require repair.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.

Please refer to the pre-inspection contract at the end of this report for a detailed explanation of the scope of this inspection.





Missing Flashing



Missing Flashing



Rusted Abandoned Exhaust Vent



Improper Flashing



Improper Flashing



**Cracked Crown and Flue Liner,
Missing Spark Arrester and Cap**



Exterior

DESCRIPTION OF EXTERIOR

Wall Covering:	•Stucco •Wood Siding
Eaves, Soffits, And Fascias:	•Wood
Exterior Doors:	•Solid Wood
Window/Door Frames and Trim:	•Wood
Entry Driveways:	•Concrete
Entry Walkways And Patios:	•Concrete
Porches, Decks, Steps, Railings:	•Concrete
Surface Drainage:	•Level Grade •Graded Towards Garage
Fencing:	•Wood

EXTERIOR OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Exterior Walls

- **Repair:** Localized damage of the stucco exterior walls (staining and or cracks) should be repaired. There is extra risk of hidden damage in such areas caused by previous or present leaks that should be sealed.
- **Repair:** The exterior stucco surfaces should be painted at window repair south east corner around the house.
- **Repair:** The wood siding material is deteriorating on house and garage. Localized repairs, replacement and/or painting may extend the life of the siding. Wholesale replacement may eventually be necessary – a significant expense which can be deferred when only limited areas of damage are found.

Exterior Eaves

- **Repair:** The eaves and fascia should be painted.

Windows

- **Monitor:** Repair's evident on the south east corner window. Recommend finish paint and monitoring for leaks.

Lot Drainage

- **Possible Major Concern, Monitor:** The driveway appears to slope towards the garage. This condition can cause water entry in the building. Unfortunately, it is difficult to improve this situation without resurfacing the driveway adjacent to the foundation or by adding a special intercept drain system at the garage entry.

Porch / Deck Cover

- **Repair:** The concrete under front porch cover is deteriorated underneath support post. It should be repaired or replaced by a qualified building contractor as necessary.

Porch

- **Repair, Safety Issue:** The back porch stair risers are different heights and represent a trip hazard. This is a safety concern that should be addressed promptly. Recommend engaging a qualified building contractor to repair condition(s) noted.

Walkway

- **Repair, Safety Issue:** The concrete steps near street are deteriorated and present a trip hazard. Hand rail should also be provided for added safety. This condition should be altered by a qualified concrete and general contractor.

Fencing

- **Improve:** Possible hand injury situation observed at entrance to back unit gate handle. Recommend repair of condition(s) noted by qualified contractor.



LIMITATIONS OF EXTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.

Please refer to the pre-inspection contract at the end of this report for a detailed explanation of the scope of this inspection.

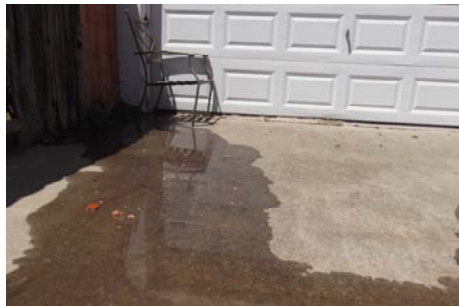




Repair Evident, Monitor For Leaks



Cracks In Stucco



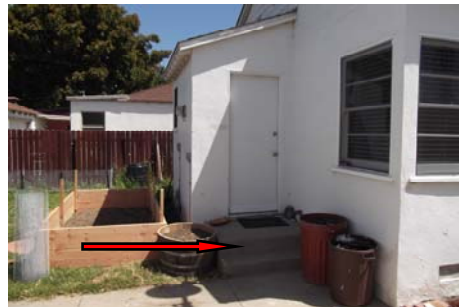
Drainage Toward Garage



Deteriorated Concrete Under Support



Trip Hazard



Step Risers Different Size, Trip Hazard



Electrical

DESCRIPTION OF ELECTRICAL

Size of Electrical Service:	•Unable To Determine
Service Drop:	•Overhead
Service Entrance Conductors:	•Conductors Not Visible
Service Equipment & Main Disconnects:	•Main Service Rating 30 Amps •Fuses •Located: Interior Behind Backdoor
Service Grounding:	•Ground Connection Not Visible
Distribution Wiring:	•Copper
Wiring Method:	•Armored Cable "BX"
Switches & Receptacles:	•Ungrounded
Ground Fault Circuit Interrupters:	•Exterior Only
Smoke Detectors:	•None Found
CO Detectors:	•None Found

ELECTRICAL OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Service / Entrance

- **Major Concern, Repair:** The electrical service is outdated and undersized. It should be upgraded by a qualified electrician to at least 100 amps.
- **Repair:** Damaged or frayed service wires at weather head should be repaired or replaced as needed.

Main Panel

- **FYI:** Main Panel cover could not be removed without moving main disconnect to the off position. Main Panel was not inspected. Recommend a full evaluation of the electrical system by a qualified electrical contractor.
- **Repair:** Oversized fuses within the main distribution panel should be replaced. All fuses serving household branch circuits were observed to be 30 amps. This presents a possible overload of branch circuits and should be corrected by a qualified electrical contractor.

Distribution Wiring

- **Safety Issue:** All junction boxes should be fitted with cover plates, in order to protect the wire connections. (Laundry Room)
- **Repair:** Wiring entering garage is suspect and should be evaluated by a qualified electrical contractor.

Outlets

- **Safety Issue:** Multiple outlets around house have reversed polarity (i.e. it is wired backwards). These outlets and the circuit should be investigated and repaired as necessary by a qualified electrician.
- **Safety Issue:** The installation of a ground fault circuit interrupter (GFCI) is recommended in kitchen, bathroom and any location recommended by manufacture's instruction. A GFCI offers increased protection from shock or electrocution.
- **FYI:** Bathroom is missing a source of power. A GFCI device should be installed in bathroom if outlets are installed. Recommend engaging a qualified electrical contractor to repair condition(s) noted.

Smoke Detectors

- **Safety Issue:** We recommend installing smoke detectors in each of the bedrooms, adjacent hallways and any other locations recommended by the smoke detector manufacturer's installation instructions.



CO Detectors

- **Safety Issue:** We recommend installing CO detectors in any location suggested by the manufacture's installation instructions.

LIMITATIONS OF ELECTRICAL INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces are not inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components which may not be inspected.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.

Please refer to the pre-inspection contract at the end of this report for a detailed explanation of the scope of this inspection.





Frayed Service Wires



Unable To Remove Cover



30 Amp Main Fuses



Oversized Fuses



Heating

DESCRIPTION OF HEATING

Energy Source:	•Gas
Heating System Type:	•Wall Heater
Vents, Flues, Chimneys:	•Metal-Multi Wall

HEATING OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Wall Heater

Note: Wall heater unit did not fire using normal operating controls. Recommend further evaluation by a licensed HVAC contractor.

- **Repair:** Combustible items should be kept clear of unit.

Supply Air Ductwork

- **Repair:** No heat supply was found in either bed room or kitchen. If these areas prove to be cool, a heat supply or some form of supplemental heat should be provided.

LIMITATIONS OF HEATING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The adequacy of heat supply or distribution balance is not inspected.
- The interior of flues or chimneys which are not readily accessible are not inspected.
- The furnace heat exchanger, humidifier, or dehumidifier, and electronic air filters are not inspected.
- Solar space heating equipment/systems are not inspected.

Please refer to the pre-inspection contract at the end of this report for a detailed explanation of the scope of this inspection.



Insulation / Ventilation

DESCRIPTION OF INSULATION / VENTILATION

Attic Insulation:	•None Visible
Exterior Wall Insulation:	•Not Visible
Crawl Space Insulation:	•None
Roof Ventilation:	•One Small Gable Vent
Crawl Space Ventilation:	•Exterior Wall Vents

INSULATION / VENTILATION OBSERVATIONS

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

Attic / Roof

- **Monitor:** Attic area was not inspected due to occupant's belongings blocking access.
- **Repair:** The level of ventilation should be improved over house. It is generally recommended that one (1) square foot of free vent area be provided for every one hundred and fifty (150) square feet of ceiling area. Proper ventilation will help to keep the house cooler during warm weather and extend the life of roofing materials. In cold climates, it will help reduce the potential for condensation within the attic. Recommend engaging a qualified roofing or general contractor to repair condition(s) noted.

Crawl Space

- Insulation improvements to the floor above the crawl space may be desirable, depending on the anticipated term of ownership.
- **Improve:** Damaged crawl space wall vent screens should be repaired to keep vermin out.
- **Repair:** All trash should be removed from the crawl space. Old pipe and miscellaneous material create obstacles for tradesman and is a nuisance.
- **Improve:** Old floor furnace flue pipe exiting crawl space on south side should be removed. Asbestos like material was also observed in this pipe. *The Environmental Protection Agency (E.P.A.) reports that asbestos represents a health hazard if "friable" (damaged, crumbling, or in any state that allows the release of fibers).* An asbestos removal specialist should be engaged for removal of this pipe. Further guidance is available from the Environmental Protection Agency (E.P.A.). There may be other materials within the home that contain asbestos but are not identified by this

LIMITATIONS OF INSULATION / VENTILATION INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is not part of our inspection unless explicitly contracted-for and discussed in this or a separate report.
- Any estimates of insulation R values or depths are rough average values.

Please refer to the pre-inspection contract at the end of this report for a detailed explanation of the scope of this inspection.





Only Attic Vent



“Asbestos” Like Material, Unused Flue Pipe



Unused Material



No Insulation Under Floor, Water Damage Observed



Damaged Vent Screen



Plumbing

DESCRIPTION OF PLUMBING

Water Supply Source:	•Public Water Supply
Service Pipe to House:	•Copper
Main Water Valve Location:	•Unable To Locate
Interior Supply Piping:	•Copper
Waste System:	•Public Sewer System
Drain, Waste, & Vent Piping:	•Cast Iron
Water Heater:	•Gas •Approximate Capacity (in gallons): 40 •Manufacturer: General Electric•Serial Number: GELN 0404V09495 •Approx. Age: 7-9Yrs.
Fuel Shut-Off Valves:	•Natural Gas Main Valve At North West Exterior Corner

PLUMBING OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Water Heater

- **Deferred Cost Item:** Water heaters have a typical life expectancy of 7 to 12 years. The existing unit is approaching this age range. One cannot predict with certainty when replacement will become necessary.
- **Repair:** The discharge piping serving the Temperature and Pressure Relief (TPR) Valve for the water heater should terminate not less than 6 inches or more than 24 inches above the floor.
- **Repair, Safety Issue:** The water heater venting system shows evidence of exhaust “spillage”. *This is a serious condition that could be a health threat to the occupants of the home.* This condition should be addressed promptly.
- **Repair, Safety Issue:** The “draft diverter” of the water heater venting system is configured in such a way that it could allow spillage of exhaust products. *This is a potential safety concern that should be addressed promptly.*
- **Repair, Safety Issue:** The vent pipe serving the water heater does not have safe clearance from combustible materials. *This condition should be improved for safety reasons.*
- **Repair:** Water heaters in seismic zones should be anchored or strapped to resist movement during earthquake conditions. Recommend installing two straps, one in the top 1/3 of unit and one at least 4 inches above controls. Unit should be unable to move.
- **Repair:** Door to water heater closet does not open properly. Recommend repair of condition(s) noted.

Gas Piping

- **Repair:** The “union” in the gas piping is not suitably located (in crawl space NW corner). Unions in gas piping should only be found at meters and at appliances after the shut off valve.
- **Repair:** A “drip leg” or sediment trap is normally required for water heater connections. Recommend consulting a licensed plumber.
- **Monitor:** It is questionable whether the underground gas piping is suitably protected from corrosion at exterior detached garage location. The gas utility should be consulted.

Supply Plumbing

- **Repair:** As the static water pressure of the supply plumbing system exceeds 80 pounds per square inch (psi), it would be wise to replace or recondition the pressure regulator. Otherwise, the plumbing system may be prone to leaks in piping, fittings or other equipment. Recommend repair by licensed plumber.
- **Monitor:** Water shut off, and pressure regulator was not located. Recommend engaging a qualified plumbing contractor to further evaluate condition(s) noted.



Waste / Vent

- **Major Concern, Monitor:** For the most part, the waste piping is old. It may be prone to unexpected problems. Recommend further evaluation of entire drain waste and vent system by a qualified plumbing contractor.
- **Repair:** The waste piping is leaking in multiple locations in crawl space. See above evaluation.
- **Repair:** Unsealed openings in the waste piping should be corrected by a qualified plumber.
- **Repair:** The vent stack that penetrates the roof over bathroom should extend at least 6 inches above the roof and should be at least 2 inches in diameter. Recommend repair of condition(s) noted by qualified plumbing contractor.

LIMITATIONS OF PLUMBING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.
- Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report.
- Clothes washing machine connections are not inspected.
- Interiors of flues or chimneys which are not readily accessible are not inspected.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.

Please refer to the pre-inspection contract at the end of this report for a detailed explanation of the scope of this inspection.





Seismic Straps Needed, Missing TPRV Extension



Improper Position Draft Diverter, Exhaust Spill Observed



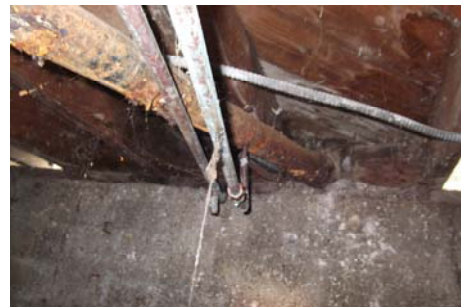
Un-insulated Gas Pipe In Concrete



Waste System Deterioration



Un-sealed Flashing. Vent Pipe Insufficient Height



Old Pipe, Substantial Corrosion, Water Damage To Sub-Floor



Interior

DESCRIPTION OF INTERIOR

Wall And Ceiling Materials:	•Plaster
Floor Surfaces:	•Carpet •Tile •Wood
Window Type(s) & Glazing:	•Casement •Double/Single Hung
Doors:	•Wood-Solid Core •Wood-Hollow Core

INTERIOR OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Wall / Ceiling Finishes

- **Monitor:** The plaster shows evidence of bulging in living room south east corner where repairs are evident on outside. Recommend engaging a qualified general contractor to further evaluate the window assembly.
- **Monitor, Repair:** Abandoned kitchen exhaust hood assembly should be removed or repaired. Recommend engaging a general contractor for removal or repair of condition(s) noted.

Floors

- **Repair:** The transition piece is missing at door thresholds in kitchen and bathroom. Recommend repair of condition(s) noted by a qualified flooring contractor.

Windows

- **Safety Issue:** The window(s) are painted shut at kitchen south west window. The windows should be operable in case of an emergency. If windows do not move freely once paint seal has been broken we recommend engaging a qualified building contractor to repair condition(s) noted.
- **Repair:** Single hung windows are missing hardware to keep windows in open position at multiple locations around the house. Recommend repair of condition(s) noted by a qualified window contractor.

Cabinets

- **Monitor:** The cabinets in house are old and some do not shut properly. Improvement may ultimately be desirable.

Environmental Issues

- **Monitor:** It would be wise to install of carbon monoxide detectors within the home. Carbon monoxide is a colorless, odorless gas that can result from a faulty fuel burning furnace, range, water heater, space heater or wood stove. Proper maintenance of these appliances is the best way to reduce the risk of carbon monoxide poisoning. For more information, consult the Consumer Product Safety Commission at 1-800-638-2772 (C.P.S.C.) or <http://www.cpsc.gov/cpscpub/pubs/5010.html> for further guidance.
- **Monitor:** Lead based paint was in use until approximately 1978. According to the Federal Department of Housing and Urban Development, a lead hazard can be present in a house of this age. This can only be confirmed by laboratory analysis. An evaluation of lead in paint is beyond the scope of this inspection. For more information, consult the Environmental Protection Agency (E.P.A.) for further guidance and a list of testing labs in your area.

LIMITATIONS OF INTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.
- Recent renovations and/or interior painting concealed historical evidence.

Please refer to the pre-inspection contract at the end of this report for a detailed explanation of the scope of this inspection.





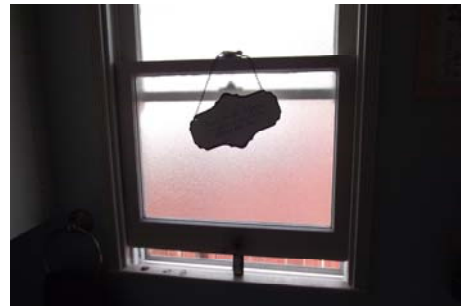
Bulging Plaster



Abandoned Exhaust Vent



Missing Threshold Piece



Damaged or Missing Window Weights or Hardware



Some Cabinet Doors Won't Shut



Appliances

DESCRIPTION OF APPLIANCES

Appliances Tested:

•Gas Range •Microwave Oven •Refrigerator

Laundry Facility:

•Gas Piping for Dryer •Dryer Vented to Building Exterior •120 Volt Circuit for Washer •Hot and Cold Water Supply for Washer •Waste Standpipe for Washer

Other Components Tested:

•Door Bell

APPLIANCES OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Gas Range

- **Repair, Safety Issue:** Anti –tip clips were not present on gas range unit. This device will help keep children from spilling scalding material on themselves. Recommend repair of condition(s) noted.

Door Bell

- **Repair:** The door bell is inoperative.

LIMITATIONS OF APPLIANCES INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Thermostats, timers and other specialized features and controls are not tested.
- The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.

Please refer to the pre-inspection contract at the end of this report for a detailed explanation of the scope of this inspection.



Fireplaces / Wood Stoves

DESCRIPTION OF FIREPLACES / WOOD STOVES

- | | |
|-------------------------|------------------------|
| Fireplaces: | •Masonry Firebox |
| Vents, Flues, Chimneys: | •Masonry Chimney-Lined |

FIREPLACES / WOOD STOVES OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Fireplaces

- **Repair, Safety Issue:** A level 2 inspection of this fireplace should be performed by a FIRE certified Inspector prior to operating.
- **Monitor:** The fireplace shows evidence of having a poor draft. There are a number of improvements that can be undertaken to alter this condition (if it proves to be a problem). Recommend engaging a FIRE certified technician to further evaluate the system.
- **Monitor:** The fireplace firebox mortar should be improved.
- **Repair, Safety Issue:** The rear wall of the fireplace firebox should be repaired by a FIRE certified technician for improved safety.
- **Repair:** The fireplace damper is missing. See above (Inspect) comment.

LIMITATIONS OF FIREPLACES / WOOD STOVES INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- The interiors of flues or chimneys are not inspected.
- Firescreens, fireplace doors, appliance gaskets and seals, automatic fuel feed devices, mantles and fireplace surrounds, combustion make-up air devices, and heat distribution assists (gravity or fan-assisted) are not inspected.
- The inspection does not involve igniting or extinguishing fires nor the determination of draft.
- Fireplace inserts, stoves, or firebox contents are not moved.

Please refer to the pre-inspection contract at the end of this report for a detailed explanation of the scope of this inspection.





Crack In Left Corner Of Firebox



Evidence of Poor Draft



Deteriorating Mortar In Firebox



Unsealed Pipe In Firebox



Creosote Buildup



Detached Garage

DESCRIPTION OF DETACHED GARAGE

Gas:	• Present
Electrical:	• Present
Foundation:	• Slab on Grade
Floor Structure:	• Concrete
Wall Structure:	• Wood Framed W/ A Stucco Assembly
Ceiling Structure:	• Joist
Roof Structure:	• Rafters • Spaced Plank
Wall Covering:	• Stucco • Wood Siding
Eaves, Soffits, And Fascias:	• Wood
Exterior Doors:	• Wood
Entry Driveways:	• Concrete
Entry Walkways And Patios:	• Concrete
Overhead Garage Door(s):	• Aluminum
Surface Drainage:	• Graded Towards Garage
Roof Covering:	• Asphalt Shingle W / Wood Shake Underneath • Viewed from Ground
Roof Drainage System:	• None

DETACHED GARAGE OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Exterior Walls

- **Repair:** Localized damage of the stucco exterior walls (staining and or cracks) should be repaired. There is extra risk of hidden damage in such areas caused by previous or present leaks that should be sealed.

Exterior Eaves

- **Repair:** The eaves show evidence of rot at multiple locations around garage. Repair or replacement is needed.

Lot Drainage

- **Possible Major Concern, Monitor:** The driveway appears to slope towards the garage. This condition can cause water entry in the building. Unfortunately, it is difficult to improve this situation without resurfacing the driveway adjacent to the foundation or by adding a special intercept drain system at the garage entry.

Windows

- **Repair:** The window on west wall on garage is cover with wood. Recommend proper repair of window to eliminate moisture intrusion to the structure. Qualified building contractor should be engaged.

Doors

- **Repair:** Garage service door is old, deteriorated and should be replaced.

Distribution Wiring

- **Repair:** Distribution wiring in garage is suspect and should be evaluated by a qualified electrical contractor.

Gas Piping

- **Monitor:** It is questionable whether the underground gas piping is suitably protected from corrosion. The gas utility should be consulted.

LIMITATIONS OF DETACHED GARAGE INSPECTION

As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection was limited by (but not restricted to) the following conditions:

- Components concealed behind finished surfaces could not be inspected.

Please refer to the pre-inspection contract at the end of this report for a detailed explanation of the scope of this inspection.





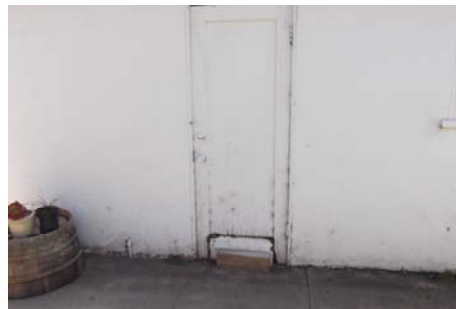
Detached Garage Eave Rot



Trim Deterioration



Boarded Up Window



Deteriorated Service Door



Suspect Garage Electrical



**Deteriorated Garage Stucco and Paper,
Moisture Damage On Sill**



Inspection Agreement

STANDARD RESIDENTIAL INSPECTION AGREEMENT

THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT. PLEASE READ IT CAREFULLY

Home Diagnostics Real Estate Inspections

Client: John Doe

Report #: 1105101000

Address: 129 North A St. Lompoc, CA

SCOPE OF THE INSPECTION: The real estate inspection to be performed for Client 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).

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 (CREIASM), 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(s) to inspect said condition(s) 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, Chinese drywall 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. This inspection Agreement, the real estate inspection, and the written report do not constitute a home warranty, guarantee, or insurance policy of any kind whatsoever.

No legal action or proceeding of any kind, including those sounding in tort or contract, can be commenced against Inspector/Inspection Company or its officers, agents, or employees more than one year from the date Client discovers, or

through the exercise of reasonable diligence should have discovered, the cause of action. In no event shall the time for commencement of a legal action or proceeding exceed two years from the date of the subject inspection. **THIS TIME PERIOD IS SHORTER THAN OTHERWISE PROVIDED BY LAW.**

This Agreement shall be binding upon and inure to the benefit of the parties hereto and their heirs, successors, and assigns.

This Agreement constitutes the entire integrated agreement between the parties hereto pertaining to the subject matter hereof and may be modified only by a written agreement signed by all of the parties hereto. No oral agreements, understandings, or representations shall change, modify, or amend any part of this Agreement.

Each party signing this Agreement warrants and represents that he/she has the full capacity and authority to execute this Agreement on behalf of the named party. If this Agreement is executed on behalf of Client by any third party, the person executing this Agreement expressly represents to Inspector that he/she has the full and complete authority to execute this Agreement on Client's behalf and to fully and completely bind Client to all of the terms, conditions, limitations, exceptions, and exclusions of this Agreement.

SEVERABILITY: Should any provision of this Agreement be held by a court of competent jurisdiction to be either invalid or unenforceable, the remaining provisions of this Agreement shall remain in full force and effect, unimpaired by the court's holding.

MEDIATION: The parties to this Agreement agree to attend, in good faith, mediation with a retired judge or lawyer with at least 5 years of mediation experience before any lawsuit is filed. All notices of mediation must be served in writing by return receipt requested allowing 30 days for response. If no response is forthcoming the moving party may then demand binding arbitration under the terms and provisions set forth below.

ARBITRATION: Any dispute concerning the interpretation or enforcement of this Agreement, the inspection, the inspection report, or any other dispute arising out of this relationship, shall be resolved between the parties by binding arbitration conducted in accordance with California Law, except that the parties shall select an arbitrator who is familiar with the real estate profession. The parties agree that they shall be entitled to discovery procedures within the discretion of the arbitrator. The arbitrator shall manage and hear the case applying the laws of the State of California to all issues submitted in the arbitration proceeding. The award of the arbitrator shall be final, and a judgment may be entered on it by any court having jurisdiction. Any disputes are to be arbitrated by:

Construction Dispute Resolution Services, LLC

Client acknowledges having read and understood all the terms, conditions, and limitations of this Agreement and voluntarily agrees to be bound thereby and to pay the fee(s) listed here.

Form of Payment:	INSPECTION FEE: \$350.00
Check: # _____	FEE: \$ _____
Credit: _____	TOTAL FEE: \$ 350.00
Debit: _____	

Client: JOHN DOE

Date: 05/10/2011

Client: _____

Date: _____

Inspector: JIMMY MARTINEZ

Date: 05/10/2011

CONTRACT INCLUDES 3 PAGES - PAGE 1 OF 3

rev:08/10



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 Part IV, 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
 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*

SECTION 8 – Fireplaces and Chimneys

- A. Items to be *inspected*:
1. Chimney exterior
 2. Spark arrester
 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. Absence of smoke alarms
 7. 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*

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, 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
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

CONTRACT INCLUDES 3 PAGES — PAGE 3 OF 3

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

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

1. *Inspect* any *building*, *system*, *component*, *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

***NOTE:** All definitions apply to derivatives of these terms when *italicized* in the text.

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



THIS FORM HAS BEEN APPROVED BY THE CALIFORNIA REAL ESTATE INSPECTION ASSOCIATION (CREIA)™. NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR ADEQUACY OF ANY PROVISION IN ANY SPECIFIC TRANSACTION. IF YOU DESIRE LEGAL ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL. USE OF THIS FORM DOES NOT GUARANTEE THAT THE USER IS A QUALIFIED INSPECTOR MEMBER OF CREIA™. TO LOCATE A QUALIFIED CREIA™ INSPECTOR CALL 800.688-8443 OR VISIT WWW.CREIA.ORG © 2006 CREIA™ All Rights Reserved. CREIA™ IS A PUBLIC-BENEFIT, NONPROFIT ORGANIZATION. rev08110

