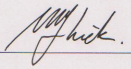


Sacramento Home Inspections Plus  
1701 Arvilla Drive  
Sacramento CA 95822]  
Michael Thick lic # 758731  
mthick2008@gmail.com

**Report:** M02061312 4123 Sierra Gold Drive **Address:** 4123 Sierra Gold Dr

**Inspection Lic # LMH46258999138**

SIGNED 



**Confidential Inspection Report**

**4123 Sierra Gold Dr  
Antelope, CA 95843**

**Prepared for: Arif Siddique**

**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.**



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## INTRODUCTION

### SUMMARY

SUMMARY, not a complete list. 105 debris in gutter, 106 paint jamb, 204 broken plank, 205 leaking sprinkler valve, needs replacement, 304 roof tile loose, 901 tile crack, 915 no anti tip, 1010 all tubs appear to leak at fiberglass sections, need to seal joint near wall to stop damage, 1608 all closets missing hanger rods, 1628 door off track,

<i>Inspection #</i>	M02061312.
<i>Inspection Date:</i>	06/13/2012.
<i>Inspector:</i>	Mike Thick
<i>Client:</i>	Arif Siddique.
<i>Property Address:</i>	4123 Sierra Gold Drive.
<i>Weather Conditions:</i>	Hot.

A non-invasive, limited visual inspection of the above-mentioned property was performed, at clients' request. Enclosed is our written report based on that inspection.

This report will give you information about the overall condition of this property. Our inspectors follow the Standards of Practice set forth by the California Real Estate Inspection Association (CREIA), a copy of which is available upon request. We will examine the readily accessible areas and systems of the home.

Cosmetic considerations are not within the scope of this report, since all properties have some degree of wear. There may be many items that even the most thorough inspection cannot reveal, which you may consider significant to ownership. Furthermore, owning any building involves some risk and while we can give an excellent overview of the property, we cannot inspect what we cannot see.

We do not move furniture, stored personal effects or dismantle any part of the home in the course of our inspection. We do not do an exhaustive technical evaluation of the property; such an inspection is available for an additional fee. Your attention is directed to the INSPECTION AGREEMENT, a copy of which was provided; this letter makes it a part of the inspection report. It more specifically delineates the scope of the inspection and the limit of liability of the inspector and inspection company in performing this inspection. Please be sure to read and understand the scope of our inspection.

We cannot make repairs nor refer contractors for repairs or maintenance on items which our report mentions, since we abide by the Standards of Practice, Code of Ethics of CREIA and the California Business & Professions Code.

**NOTE: The client is strongly advised to further investigate or contract with appropriate persons to further investigate any and/all conditions/items in the inspection report not listed as (S) Serviceable, or are Inoperable, Beyond the scope of a CREIA Inspection or which may have been disclosed by others or which you may be concerned before the close of escrow or sooner if your residential purchase agreement has a contingency time limit.**

Any statements made in the body of the inspection report pertaining to right, left, front or rear are referenced to viewing from the street and facing the dwelling.

We advise clients to obtain owners manuals and warranties for all equipment/appliances installed in the dwelling.

We advise clients to ask for any/all permits and inspection records with final signatures for any modifications or additions that may have been made to the dwelling, and/or any known conditions that may have been inadvertently left out of disclosure statements.

We advise having all exterior door locks rekeyed and the garage opener if present re programed after taking possession of the home for security reasons.

Photographs, when used, are simply a tool to convey our findings, they are not intended to enhance those findings or

diminish any findings not photographed. Client is advised to thoroughly read the complete report as not all conditions reported will be represented by photographs.

**NOTE:** This report contains technical information that may not be readily understandable to the lay person. Therefore, a verbal consultation with the inspector is a mandatory part of this inspection report. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of this report's contents. If you were not present during this inspection, please call the office to arrange for your verbal consultation.

**Important notice to third parties or other purchasers:** Receipt of this report by any purchasers of this property other than the above listed party(s) is not authorized by the inspector. This report prepared for the sole and exclusive use for the client listed above in accordance with our written agreement and is subject to the terms and conditions agreed upon, this report is a work product and is copyrighted by the company shown above as of the date of this report. Duplication by any means whatsoever is prohibited without prior written permission and authorization from the company shown above. Unauthorized duplication of, use of or reliance on this report has the effect of all parties agreeing to hold harmless, individually, jointly, and/or otherwise, the inspector, the Company, their successors and assigns. The inspector strongly advises against any reliance on this report by third parties. **This document is not to be used for the purpose of substitute disclosure.** We recommend that you retain a qualified professional inspector to provide you with your own inspection report on this property.

\*\*\*\*\*

**KEY TO THE INSPECTION REPORT**

In using your report, the following definitions may be helpful.

**S/Serviceable=** Items noted at time of inspection were accessible and found to be in working order/serviceable condition (excluding cosmetic consideration and normal wear.)

**N/A or None =** The item does not apply to this property or none present.

**Inoperable =** System did not respond to attempted testing at time of inspection.

Items not permanently affixed and/or hard wired to home, such as track lighting attached to ceiling using receptacle plug for power source, is considered personal or portable property, and are not included in this report.

We realize that you had a number of companies to choose from to perform this service, and you chose us! The inspector and staff thank you for selecting our company for your home inspection needs. If you have any questions, please call us.

## EXTERIOR-STRUCTURE

### 100 EXTERIOR - STRUCTURE

Type of structure: Single Family dwelling.  
 Number of stories: Two story.

Inspection of the exterior and immediate surrounding areas is limited to visible and readily accessible areas, areas hidden from view by vegetation, at or below grade level and/or behind walls or stored items can not be judged and are not part of this inspection, taking into account typical wear for properties of this age and type (excluding cosmetic considerations). Moisture intrusion through cracks or openings in the exterior siding, trim, windows and doors is a source of moisture damage and deterioration. We recommend sealing all cracks and openings in and between the exterior siding and trim materials, especially around doors and windows. Routine maintenance and painting may extend the service life and minimize deterioration of the exterior surfaces.

101 Siding: Stucco, Expansive cracking noted, above some windows and doors suggest sealing. Common in stucco, not a big problem.

102 Trim: Stucco.

103 Window Frames: Vinyl clad, /Dual Pane. *Double-paned windows reduce street noise and improve efficiency of heating/cooling systems. The space between the panes is factory sealed. If a seal is broken, air from the environment may enter the formerly sealed space. This condition may cause condensation or fogging in the window(s), depending on the climatic conditions. We cannot assure the seal on each and every window, but we will note in the report the presence of visible condensation at the time of inspection. Due to climatic conditions, nature of the components and cleanliness of the glass, it is not possible to determine all failures. Unless otherwise noted in the report, no condensation or fogging was present when inspected.*

104 Electric Fixtures: Ground Fault Circuit provided for safety.

105 Gutters/Downspouts: Debris noted in gutter should be removed to prevent clogging.



106 Exterior Doors: Garage access door jamb needs painting, shows some fungus top of frame, may have some water trapped there, appears not to be a serious issue at present, Entry door ok, Rear access door is a vinyl slider.



107 Bell/Chime: Did not hear it working, switch may be damaged.

108a Chimney #1: Direct vent through the exterior wall.



Viewed from: Ground.

Conditions: Gas appliance type vent.

109 Gas Meter:

Located at right side of dwelling. Underground, concealed or buried pipe not inspected.



110 Foundation:

Concrete, slab on grade construction.

Foundation bolting:

Unable to determine if framing is bolted or condition of anchor bolts. Walls are covered, unable to view.

111 Comments:

Minor cracks above windows and doors, not serious, common in stucco siding.

## EXTERIOR -GROUNDS

### 200 EXTERIOR GROUNDS

201 Driveway: Concrete.  
202 Walks: Concrete.  
203 Fence: Wood. appears to be firm , in fair conditon.



204 Gates: Wood. broken plank.



205 Sprinklers: Manually operated and auto timer system. System was not fully operated by inspector, but left side sprinklers were leaking, NEEDS to be replaced.



206 Lot Grade at Foundation: Building is built on a flat lot.  
Sill plate/weep screed: Lot grade is properly below weep screed at foundation.  
207 Comments: Generally the grounds are in good condition.



## ROOF COVERING

Our roof inspection is to report on the type and condition of roofing materials, missing and/or damaged material, and attachments (excluding antennas, solar systems, etc.) where visible. This does not constitute a warranty, guarantee, roof certification or life expectancy evaluation of any kind. Roofs are not water tested for leaks. Condition of the roofing underlayment material is not verified/inspected. For further evaluation and a roofing certification we recommend you consult a qualified licensed roofing contractor, a number lenders may require a roofing certification. Building's that have tile or wood shingle/shake materials and are going to be tented for termites should be re inspected for possible damage caused by the extermination process before the close of escrow.

301 *Type/material:* Sloped/ Concrete tile. bowing above garage.



*Roof access:* The inspector walked on the roof and viewed the accessible roofing components.

302 *Flashing:* S.

303 *Drains/Waste vents:* S.

304 *Comments:* Rear right edge tile loose. glue in position.



Bowing at garage, suggest reinforcing.



## PATIO/DECK

### 500 OTHER STRUCTURE

*Location/Type:*

concreted area only.

## GARAGE/PARKING STRUCTURE

### 600 GARAGE/CARPORT

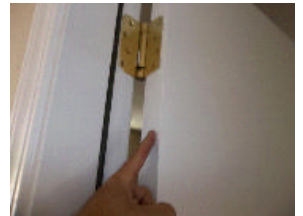
*Type of structure:* Attached, three car garage. in tandem.



601 *Exterior:* Stucco.  
 602 *Roof:* See roof comments.  
 603 *Slab:* Concrete.  
 604 *Window:* None.  
 605a *Screens:* S.  
 605b *Vent Screens:* S.



606 *Access Door:* S.  
 607 *Fire Door:* S. no tag but is a solid core door.

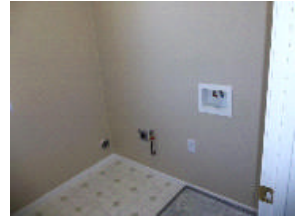


608 *Fire wall.* ok.  
 609 *Walls:* ok.  
 610 *Ceiling/rafters:* COVERED, unable to see rafters, but no sagging or damage noted.  
 611 *Electrical:* Ground fault circuit protected for safety. It is recommended that freezers and or refrigerators not be plugged into ground fault circuit plug outlets to prevent the accidental loss of contents.  
 612 *Overhead Door:* Metal.  
 613 *Door hardware:* S;  
 614 *Door Opener:* S;  
 615: *Comments:* Generally the garage is in good working order.

# LAUNDRY

## 705 LAUNDRY AREA

Location: Upper hallway.

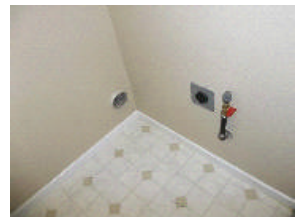


- 706 Floor: Vinyl.
- 707 Walls: S.
- 708 Ceiling: S.
- 709 Doors: S.
- 710 Windows: S.
- 711 Screens: S.
- 712 Cabinets: None.
- 713 Electrical: Grounded. and also GFI outlet noted.
- 714 Exhaust Fan: Push grate in position.



- 715 Laundry Sink/Tub: None.
- 716 Washer Service: Washing machine supply valves sit for long periods of time without being operated and are subject to leaking when turned off/on when the washing machine is removed/installed. We recommend checking these valves for evidence of leakage during your final walk-through before the close of escrow. Laundry supply lines servicing the laundry machines are not tested during the inspection.

717 Dryer Hookup: 220 v outlet noted. Gas hookup noted. -not tested.



- 718 Dryer Vent(s): Dryer vent was noted, not tested. The interior of dryer vents should be frequently examined for lint buildup and cleaned to prevent the possibility of fire.
- 719 Drain Stand: Drain lines servicing the laundry machines are not tested during the inspection.
- 720 Comments: Satisfactory conditions, has all utilities for working laundry.

## MAJOR SYSTEMS

Our visual inspection of major systems is limited to the normal operating functions of items listed. Independent evaluations including the adequacy/inadequacy of water flow (such as gallons per minute), buried/concealed piping or water quality, electrical amperage/voltage adequacy and the testing of photoelectric cell operated fixtures are not within the scope of this report. If such detailed information is required, we suggest contacting appropriate specialists. Areas concealed from view by any means are excluded from this report/inspection. Any electrical repairs, modifications, corrections, installations or periodic inspection and maintenance of systems or aluminum wiring should be provided by a licensed and qualified electrician per California law.

### MAIN ELECTRICAL SERVICE

801 Electrical:

S; The main electrical service is approximately, 200 amps/240 volts.



Location:

Service entrance is underground, with the main panel located at right side of dwelling.

Sub panel:

None.

Overload protection:

Overload protection is provided by breakers. The accuracy of labels when present are not verified.

Main shut off/disconnect:

Main disconnect noted as required.

Futures:

Futures provided for possible future expansion.

Conductors:

Predominate wiring material where visible is copper.

Grounding Method:

Grounding method not verified, not visible.

Conditions:

Normal wiring conditions, no doubled wiring, or corrosion noted.

*Ground fault circuit interrupter devices (GFCI) afford additional protection against electrical shock. GFCI protection is typically found in newer homes in areas where electrical receptacles are located near sources of water. For your information, we have indicated in the report those areas which may be appropriate for GFCI installation and whether or not a device is in place. Upgrading unprotected plug outlets noted in the report is recommended for additional safety.*

### PLUMBING SUPPLY AND DRAIN

802 Plumbing:

Piping where visible, is cross-linked polyethylene pipe "PEX" plastic piping.

Location:

Main shutoff valve is located at left side of home. HANDLE MISSING.



Water pressure:

Interior and exterior water pressure in psi is. 58.



Comments:

No back flow device(s) present on hose bib(s). We recommend correcting the condition(s) noted. Has extra piping for inline house water filter /softener.

803 Drain/Waste:

Underground, concealed and or buried piping is not inspected/tested, drain cleanouts and location not verified.

803A Sewage Ejector:

city sewer.

803B Septic Tank/Drain Field None.

The visible areas only of the main water line, shutoff valve, water supply and drain lines, gas meter and piping are examined to determine their current condition. Areas concealed from view by any means are excluded from this report/inspection. Leakage, blockage or corrosion in underground or concealed piping cannot be detected by a visual examination. A video inspection of drain/waste lines by an appropriate specialist is recommended if client is concerned by this possibility. Older fixtures or components should be budgeted for replacement. Shutoff valves are not operated by the inspector as they may be prone to leakage if they have not been frequently operated. Private waste disposal system's are not inspected, beyond the scope of this inspection.

**SMOKE DETECTORS**

804 Smoke Detectors: Installed in sleeping rooms and hallways. Check operation and batteries occasionally CO detector downstairs, NOT seen upstairs.

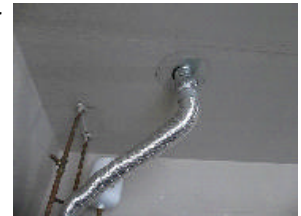
If the home were to be constructed today, standards would require installation of detectors in each sleeping room and in the hallway accessing each sleeping area. Multi story dwellings would require a detector on each level. Future installation of additional detectors at any unprotected location is suggested for increased fire safety. We have listed the present areas that a smoke detector is located. Units not tested by inspector. The built in test button when present only verifies proper battery and horn function, but does not test smoke sensor. We suggest that the units be tested with real or simulated smoke at move-in and that fresh batteries be installed as required and tested monthly as recommended by the Consumer Product Safety Commission.

**WATER HEATER**

805a Water Heater #1: S; 40 gallon Gas unit.  
 Brand Name(s) Rheem.  
 Aprox. Age(s) 2003.



Location: Located in garage.  
 Shutoff valve: Cold water shutoff valve intact.  
 TPR Valve: Temperature, pressure relief valve noted as required.  
 Drain line: Drain line installed.  
 Combustion Air: The combustion air supply appears adequate.  
 Earthquake safety: Earthquake safety straps installed.  
 Comments: Satisfactory condition, working normally.  
 805b Venting #1: S. Vent exits through the roof as required, has collar for spacing to combustibles.



The water temperature is not verified/tested. Water that is hotter than the manufacturers recommended setting is a scald/safety hazard. The water temperature should never be set higher than the manufacturers recommended setting. We recommend that the temperature setting be checked at move-in for safety.

## HEATING/AIR CONDITIONING

Our inspection of major HVAC systems is limited to the normal operating functions of the items listed. Independent evaluations including the adequacy/inadequacy of heating and cooling systems (such as cracked heat exchangers, air conditioning pressure tests, coolant charge, line integrity, air balance, evaporator cooling coils.etc.) are not within the scope of this report. Thermostats are not checked for calibration or timed functions. If such detailed information is required, we suggest contacting appropriate HVAC specialists. Normal service and maintenance by a licensed HVAC specialist is recommended by the HVAC equipment manufacturer on an annual basis.

**DISMANTLING AND/OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS OF ANY APPLIANCE, INCLUDING HEATERS AND HEAT EXCHANGERS, IS BEYOND THE SCOPE OF THIS REPORT. IN A NUMBER OF AREAS THE LOCAL UTILITY COMPANY MAY CONDUCT SUCH AN INSPECTION UPON REQUEST. MOST MANUFACTURERS ADVISE ANNUAL SERVICING BY A LICENSED QUALIFIED HVAC SPECIALIST.**

### HEATING SYSTEMS

810a Heating #1: S; Gas, forced air unit. cover was removed ,  
 Location: Located in attic.



Brand Names: Carrier.  
 Approx. Age(s): 2003.  
 Approx. BTU(s): 60-70,000 Btu's.  
 Filter: Located in ceiling.  
 Combustion Air: The combustion air supply appears adequate.  
 Shut off/disconnect: There is a gas shutoff valve and electrical receptacle noted near this appliance.  
 Condensate drain line(s): Air conditioning condensate drain line(s) are not completely visible.  
 Conditions: Normal operating temperatures, Suggest cleaning / replacing filter.  
 810b Venting #1: S.

### AIR CONDITIONING SYSTEMS

811a Air Conditioning #1: S; Electric split central air unit. The condensing unit and evaporator coils were at different locations.  
 Location: With compressor located at rear, of home.  
 Brand Names: Carrier.  
 Approx. Age(s): 2004.  
 Approx. Size(s): 3 ton.



Shut off/disconnect: Electrical disconnect as required at unit.  
 Air temperature Differential: Temperature drop/differential observed was less than recommended 15 degrees. A

Conditions:

licensed HVAC specialist should be called to make further evaluation .  
working ok but not reaching minimal difference intake to output, It was a hot day in 90's,  
Suggest a service to improve efficiency and life.

### THERMOSTAT CONTROLS

812a Thermostat #1:

Located at kitchen.

812b Thermostat #2:

Located at bedroom.

*As of October 1, 2005, when changes to the heating and air conditioning system are made, they will be subject to the 2005 energy protocols which include further testing to verify that the system is up to current standards. We recommend that you review your home warranty policy regarding replacement components of the heat/air system because you may be responsible for additional costs if a component is required to be upgraded due to the new 2005 energy protocols now in effect. It is beyond our ability to determine whether this system currently meets the 2005 energy protocols, therefore, we exclude this from our inspection and defer this to the appropriate trade specialists.*



## KITCHEN

Inspection of kitchen components is limited to built-in gas or electric appliances and plumbing systems, if power is supplied. These items are tested under normal operating conditions. Extensive evaluations, such as calibration/operation of timers, clocks, heat settings, thermostat accuracy, self cleaning and temperature probes on cooking appliances are not within the scope of this report. Stored personal effects will restrict viewing cabinet interiors and should be checked at your walk-through before the close of escrow.

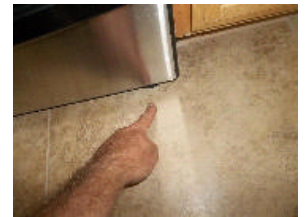
**Note: Due to the inaccessibility of the dishwasher components, we can do no more than operate under normal operating procedures, cleaning and drying adequacy not verified. Dishwashers can fail at any time due to their complexity.** Our review is to determine if the system is free of leaks and excessive corrosion.

Shutoff valves and angle stops under kitchen or bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of leaking. We suggest all shutoff valves or angle stops be turned regularly to ensure free movement in case of emergency.

900 Location: Located at rear center of home.



901 Floor: Tile. crack noted under cooker. not a big issue.



902 Walls: S.  
 903 Ceiling: S.  
 904 Doors: None.  
 905 Windows: S.  
 906 Screens: S.  
 907 Cabinets: New condition, working well.  
 908 Counter tops: Tile.  
 909 Electric Fixtures: Ground fault circuit protected for safety.  
 910 Sinks: S.  
 911 Faucet: Working normally, no leaking detected.  
 912 Traps/Drains/Supply lines: No leaks seen from supply or drains during inspection.  
 913 Disposal(s): S.  
 914 Dishwasher(s): S;  
 915 Stove/Cooktop(s): Gas unit. Has anti tip but not lining up with cooker.  
 916 Oven(s): Gas unit.  
 917 Hood/Fan Light: Microwave has vent and fan.  
 918 Microwave(s): Working well, normal operation.  
 919 Trash Compactor: None.  
 920 Comments: Kitchen was in good condition.

## BATHROOMS

Our inspection of bathrooms is to report on visible water damage and the operation of fixtures. Dry rot, toilet rings, inaccessible plumbing and shower pans are not within the scope of this inspection. Shower pans, surrounds, enclosures and doors are not water tested for water tightness, visual observation only. Supply valve(s) for sinks and toilets are not turned. The devices will frequently leak after being moved if they have not been used or regularly maintained. Tub and sink overflows are not filled and tested as part of our inspection. All areas under sinks may not be visible due to stored personal items at the time of inspection and should be checked at your walk-through before the close of escrow.

### BATHROOM #1

1000 Location:

UPPER, HALLWAY BATHROOM.



1001 Flooring:

Carpet. Vinyl.

1002 Walls:

S.

1003 Ceiling:

S.

1004 Doors:

S.

1005 Windows:

None.

1006 Screens:

None.

1007 Electrical:

Ground Fault Circuit provided for safety.

1008 Exhaust Fan:

NORMAL operation, works ok grate loose from painters.



1009 Heating:

Register.

1010 Tub & Surround:

Fiberglass tub and surround, appears to drip at joint and damages wall.



1011 Tub Enclosure:

Watertight seams, good condition.

1012 Tub Faucet:

Working well, normal operation.

1013 Shower & Surround:

In tub.

1014 Shower Door:

None.

1015 Shower Faucet:

S.

1016 Sink:

S.

1017 Sink Faucet:

S.

1018 Traps/Drains/Supply:

No leaking detected under sink.

1019 Toilet:

Normal flushing.

1020 Counter/Cabinets:

S.

1021 Comments:

Generally in good working order.

**BATHROOM #2**

1025 Location:

**MASTER BATHROOM.**



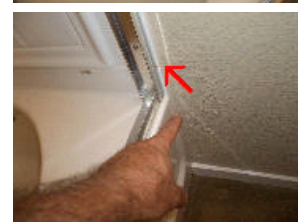
- 1026 Flooring: Carpet.
- 1027 Walls: S.
- 1028 Ceiling: S.
- 1029 Doors: S.
- 1030 Windows: S.
- 1031 Screens: S.
- 1032 Electrical: S; Ground fault circuit protected for safety.
- 1033 Exhaust Fan: Good operation. grille loose.



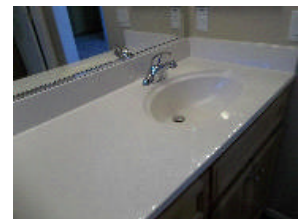
- 1034 Heating: Register.
- 1035 Tub & Surround: Fiberglass single unit, watertight.



- 1036 Tub Enclosure: S, but also shows signs the water drips from the surround joint, may need to caulk with silicon to stop wall damage.



- 1037 Tub Faucet: S.
- 1038 Shower & Surround: In tub.
- 1039 Shower Door: OK.
- 1040 Shower Faucet: S.
- 1041 Sink: Working well, no leaks.



- 1042 Sink Faucet: S.
- 1043 Traps/Drains/Supply: No leaks detected during inspection.
- 1044 Toilet: Flushed well.

1045 Counter/Cabinets: S.  
 1046 Comments: Generally in good condition.

**BATHROOM #3**

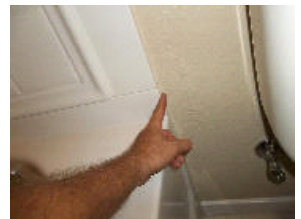
1050 Location: LOWER, GUEST BATHROOM.



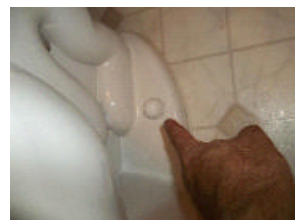
1051 Flooring: Vinyl.  
 1052 Walls: S.  
 1053 Ceiling: S.  
 1054 Doors: S.  
 1055 Windows: None.  
 1056 Screens: None.  
 1057 Electrical: Ground fault circuit protected for safety.  
 1058 Exhaust Fan: S. grille loose.



1059 Heating: Register.  
 1060 Tub & Surround: Wall damage at joint.



1061 Tub Enclosure: ok.  
 1062 Tub Faucet: ok.  
 1063 Shower & Surround: In tub.  
 1064 Shower Door: S.  
 1065 Shower Faucet: S.  
 1066 Sink: S.  
 1067 Sink Faucet: S.  
 1068 Traps/Drains/Supply: S.  
 1069 Toilet: Bowl rocks a little , needs bolts tightened,



1070 Counter/Cabinets: S.  
 1071 Comments: Generally in good condition.

## INTERIOR ROOMS

Our interior review is to determine functionality of accessible doors, windows and electrical outlets, visible water stains and other related conditions. Minor items, such as torn screens, cracked window panes and loose hardware can occur at any time. Furnishings and stored personal effects are not moved during the inspection. Closet and storage areas should be reviewed at your walk-through before the close of escrow after furnishings and stored personal effects have been removed for any hidden damage. New paint and flooring can remove or conceal evidence of any past conditions that may have been present prior to the work being done. We recommend inquiring about any past conditions that may no longer be visible.

**1200**

<p>1200                  1201 <i>Floor:</i>                  1202 <i>Walls:</i>                  1203 <i>Ceiling:</i>                  1204 <i>Doors:</i>                  1205 <i>Windows/Screens:</i>                  1206 <i>Electrical:</i>                  1207 <i>Wet Bar:</i>                  1208 <i>Comments:</i></p>	<p><b>ENTRY/LIVING ROOM.</b>                  Carpet.                  S.                  S.                  S.                  S.                  S, Grounded.                  None.                  No damage noted here, all ok.</p>
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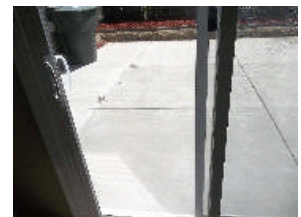
**1210**

<p>1210</p>	<p><b>LIVING ROOM.</b></p>
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<p>1211 <i>Floor:</i>                  1212 <i>Walls:</i>                  1213 <i>Ceiling:</i>                  1214 <i>Doors:</i></p>	<p>Carpet.                  S.                  S.                  S.</p>
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<p>1215 <i>Windows:</i>                  1216 <i>Screens:</i>                  1217 <i>Electrical:</i>                  1218 <i>Wet Bar:</i>                  1219 <i>Comments:</i></p>	<p>S.                  S. Fabric has holes or is torn.                  S, Grounded.                  None.                  No concerns here.</p>
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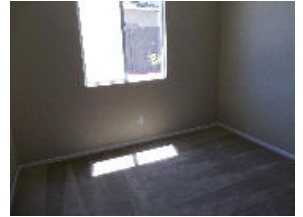


# BEDROOMS

## BEDROOM #1

1600 Location:

REAR, CENTER BEDROOM, GUEST BEDROOM.



1601 Floor:

Carpet.

1602 Walls:

S.

1603 Ceiling:

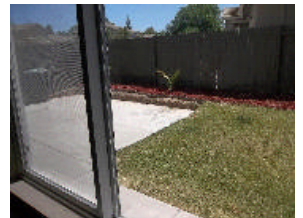
S.

1604 Doors:

S.

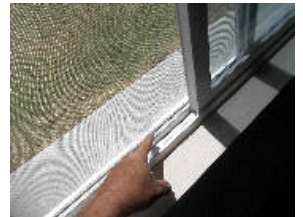
1605 Windows:

S.



1606 Screens:

Fabric has holes or is torn.



1607 Electrical:

Grounded.

1608 Closet/Wardrobe:

ROD missing for hanging clothes.



1609 Comments:

All ok, no problems noted, just hanger pole.

## BEDROOM #2

1610 Location:

UPPER, CENTER BEDROOM. MASTER BEDROOM.



1611 Floor:

Carpet.

1612 Walls:

S.

1613 Ceiling:

S.

1614 Doors:

S.

1615 Windows:

S.

1616 Screens:

S.

1617 Electrical:

S, Grounded.

1618 Closet/Wardrobe: S.Missing hangars.



1619 Comments: OK.

**BEDROOM #3**

1620 Location: LEFT, CENTER BEDROOM.



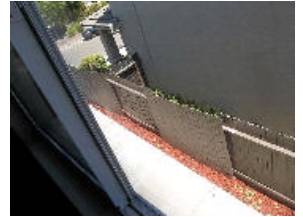
1621 Floor: Carpet.

1622 Walls: S.

1623 Ceiling: S.

1624 Doors: S.

1625 Windows: S.



1626 Screens: S.

1627 Electrical: S.

1628 Closet/Wardrobe: Door(s) off of track.



1629 Comments: Good general condition. No major issues.

**BEDROOM #4**

1630 Location: LEFT, FRONT.



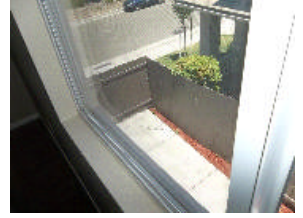
1631 Floor: Carpet.

1632 Walls: S.

1633 Ceiling: S.

1634 Doors: S.

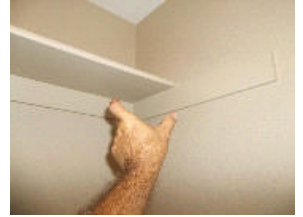
1635 Windows: S.



1636 Screens: S.

1637 Electrical: S.

1638 Closet/Wardrobe: S. missing rod.



1639 Comments: Generally in good condition.



## ATTIC AREA & ROOF FRAMING

The visible areas of the attic and roof framing were examined to determine their current condition and visible water stains. Areas concealed from view by any means are excluded from this report. Insulation is not moved during the inspection. Attic framing members/components and other multiple items are tested by examining a representative sampling as opposed to specific functionality of every single item. The accessible permanently installed equipment or components are checked for basic operation. Thermostatically operated attic vent fans are excluded from the inspection.

1751 *Hatch:* Located in master, bedroom, closet.  
 1752 *Accessible:* Yes accessible.  
 1753a *Sheathing:* Oriented strand board type material.  
 1753b *Framing:* Premanufactured truss construction.



1754 *Evidence of leaking:* No evidence of leaking where visible.  
 1755 *Insulation:* Where visible thickness of insulation material is approximately 6-8". Unable to view area beneath insulation.  
 1756 *Ventilation:* Appears to be adequate, vents located at, eaves, and, roof.  
 1757 *Exhaust Vents:* S; Exhaust vents where visible properly terminate out of attic as required.  
 1758 *Ducting:* Insulated.  
 1759 *Comments:* Generally in good condition, no leaks detected, and vents exit roof as required.

## BEYOND THE SCOPE

### 1900 WHEN IT'S BEYOND THE SCOPE

<b>CONCEALED AREAS:</b>	<i>If areas of the home are inaccessible or concealed from the inspectors view, then an inspection of that area did not take place. 1) Request that any information about any hidden problems be revealed to you about these inaccessible or hidden areas from the seller prior to the close of escrow 2)Return to the property prior to the close of escrow and perform a walk-through inspection of your own after the owner's belongings have been removed 3) If your inspection or information reveals hidden damage or concerns contact a qualified specialist or your inspector for a return visit.</i>
<b>PERMITS/BUILDING CODE VIOLATIONS:</b>	<i>If you are concerned about code violations or building permit information you should: 1) Contract with a company to research permit information available at the appropriate building and safety office. ) If you have additional concerns with regard to code violations you may contract for a code compliance survey of the property. A typical home inspection is not such a service.</i>
<b>GEOLOGICAL STABILITY:</b>	<i>Soil condition or stability is not determined during this home inspection. Should you decide to obtain a geological report of the site conditions you might contact a geological inspection firm through your real estate agent or a non profit association of geotechnical engineers for referral.</i>
<b>STRUCTURAL STABILITY OR ENGINEERING ANALYSIS:</b>	<i>Engineering analysis of a building's structure is performed only by a licensed structural engineer with the use of measurements, calculations, or other scientific evaluation. Engineering is beyond the scope of a typical home inspection. To receive an inspection and report on the structure by an engineer, ask your real estate agent or a non-profit association of structural engineers for referral.</i>
<b>SEWER BLOCKAGE:</b>	<i>Check with the seller for information about the history of the sewer or private waste disposal system. Having a drain service company video review and service the main drain line to be sure it is open and flowing before the close of escrow is recommended on all homes.</i>
<b>RADIO CONTROLLED DEVICES:</b>	<i>Numerous devices in homes that are operated with remote controls are not within the scope of this inspection. For information about these devices we first suggest that you obtain a list of all the remote controls from the seller. (The operation of the overhead garage door automatic opener will be tested using the permanent control button provided in the house or garage.) Many radio controlled devices have changeable codes which you may want to consider altering for your use or safety. You may wish to contact the installer or manufacturer for additional information and evaluation.</i>
<b>REINSPECTION AND REPAIRS:</b>	<i>Reinspection's are only performed on items not accessible at the time of original inspection or that were unable to be inspected due to utilities not turned on. Should repairs be necessary we suggest they be performed by appropriate persons and that work complies with applicable Law, including governmental permit, inspection, and approval requirements. Buyer should obtain from seller receipts for Repairs performed by others, a written statement indicating the date of Repairs performed by Seller and provide Copies of receipts and statements of seller prior to final verification of condition. (Ref: Residential Purchase Agreement Form RPA-CA, page 4 item 10.)</i>
<b>MOLD, MILDEW, FUNGUS AND MICROBIAL ORGANISMS:</b>	<i>Mold, mildew, fungus and other microbial organisms commonly occur in areas that show evidence of or have the potential for leaking, moisture intrusion and/or inadequate ventilation. The identification of the organisms is beyond the scope of the inspector. Any area or item exhibiting such conditions can be a health hazard to some people. If concerned about this possibility, we recommend further investigation be performed by a Certified Industrial Hygienist to determine if there exists an ongoing climate for incubation or microbial contamination and that steps be taken to eliminate this climate.</i>
<b>PRODUCT RECALLS AND SAFETY ALERTS:</b>	<i>Product recalls and consumer product safety alerts are added almost daily. If client is concerned about appliances or other items installed in the home that may be on such lists, client may wish to visit the U.S. Consumer Protection Safety Commission (CPSC) web site <a href="http://www.cpsc.gov">http://www.cpsc.gov</a> or <a href="http://www.recalls.com">www.recalls.com</a> for further information. A basic home inspection does not include the identification or research for appliances and other items installed in the home that may be on the CPSC lists.</i>
<b>ENVIRONMENTAL HAZARDS OR</b>	<i>Environmental hazards, materials or conditions, including, lead, asbestos and radon and</i>

**MATERIALS:**

*not limited to, toxic, reactive, combustible, corrosive contaminants, wildfire and flood. Homes built before 1979 may have products in them that contain some amounts of asbestos or lead. Determining the presence of these products is beyond the scope of this report. An environmental survey is not part of a home inspection, this service is available by contracting with an appropriate specialist.*