

# Searchlight Home Inspections

P.O. Box 231671, Encinitas, CA. 92023-1671  
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## SUMMARY REPORT

**Client:**

**Inspection Address:** 1 New Home Avenue, Anywhere, CA 00000

**Inspection Date:** 1/30/2008

**Inspected by:** Bjorn Nichols

This summary report will provide you with a preview of the components or conditions that need service or a second opinion, but it is not definitive. Therefore, it is essential that you read the full report. Regardless, in recommending service we have fulfilled our contractual obligation as generalists, and therefore disclaim any further responsibility. However, service is essential, because a specialist could identify further defects or recommend some upgrades that could affect your evaluation of the property.

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

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*Components and Conditions Needing Service*

### Exterior

#### Grading & Drainage

##### Interior-Exterior Elevations

- The rear yard has an inclined slope facing the house which lacks area drains in the yard area

##### Drainage Swales

- The drainage swales on the slope need to be cleaned and kept clean

### Plumbing

#### Gas Water Heaters

##### Drain Pan & Discharge Pipe

- The water heater is not equipped with a mandated drain pan

### Electrical

#### Main Panel

##### Main Panel Observations

- The panel is a Federal Pacific that has been alleged to be defective and should be evaluated
- Several circuit breaker wire connections were loose and need service from a qualified electrician

##### Grounding

- The panel-ground may have been lost with a re-pipe and should be traced or re-established

## Heat

### Forced-Air Furnaces

#### Furnace

- The base of the furnace should be sealed

#### Circulating Fan

- The blades on the circulating fan are dirty which is indicative of poor maintenance

#### Gas Valve & Connector

- The gas feed line that passes through the furnace sidewall is flexible and should be rigid

#### Return-Air Compartment

- The filter is dirty and should be changed

## Kitchen

### Kitchen

#### Garbage Disposal

- Garbage Disposal is missing a cover plate on the outlet its plugged into and needs replacement

#### Exhaust Fan or Downdraft

- Exhaust Fan is missing a cover plate for the outlet its plugged into and needs replacement

## Stairs

### Main Stairs

#### Handrails & Guardrails

- The handrail is loose and should be secured for safety reasons

## Attic

### Primary Attic

#### Electrical

- The attic insulation is closer to the recessed light components than is commonly recommended

## Bedrooms

### Main Bedroom

#### Smoke Detector

- The smoke detector did not respond and should be serviced

### 1st Guest Bedroom

#### Closets

- Closet Doors are missing but the track is installed and need replacement

#### Smoke Detector

- The smoke detector did not respond and should be serviced

### 2nd Guest Bedroom

#### Smoke Detector

- The smoke detector did not respond and should be serviced

Inspection Address: 1 New Home Avenue, Anywhere, CA 00000  
Inspection Date/Time: 1/30/2008

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## Bathrooms

### Main Bathroom

#### Tub

- The tub drains too slowly and should be serviced

## Garage

### Double-Car Garage

#### Firewall Separation

- The voids in the ceiling firewall must be repaired

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## CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

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### INSPECTION ADDRESS

1 New Home Avenue, Anywhere, CA 00000

### INSPECTION DATE

1/30/2008



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## GENERAL INFORMATION

**Inspection Address:** 1 New Home Avenue, Anywhere, CA 00000  
**Inspection Date:** 1/30/2008  
**Weather:** Clear and Dry - Temperature at time of inspection: 75 Degrees  
Humidity at time of inspection: 5%

**Inspected by:** Bjorn Nichols  
**Foundation Type:** Slab  
**Furnished:** Yes  
**Number of Stories:** Two

**Structure Style:** Contemporary

**Structure Orientation:** South

**Estimated Year Built:** 1985  
**Unofficial Sq.Ft.:** 2000

**People on Site At Time of Inspection:**

### PLEASE NOTE:

**This report is the exclusive property of Searchlight Home Inspections and the client whose name appears herewith, and its use by any unauthorized persons is strictly prohibited.**

**The observations and opinions expressed within this report are those of Searchlight Home Inspections and supercede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the standards of California Real Estate Inspection Association , and those that we do not inspect are clearly disclaimed in the contract and/or in the aforementioned standards. However, some components that are inspected and found to be functional may not necessarily appear in the report, simply because we do not wish to waste our client's time by having them read an unnecessarily lengthy report about components that do not need to be serviced.**

**In accordance with the terms of the contract, the service recommendations that we make in this report should be completed well before the close of escrow by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.**

Report File: SampleReport1

## SCOPE OF WORK

You have contracted with Searchlight Home Inspections to perform a generalist inspection in accordance with the standards of practice established by California Real Estate Inspection Association, a copy of which is available upon request. Generalist inspections are essentially visual, and distinct from those of specialists, inasmuch as they do not include the use of specialized instruments, the dismantling of equipment, or the sampling of air and inert materials. Consequently, a generalist inspection and the subsequent report will not be as comprehensive, nor as technically exhaustive, as that generated by specialists, and it is not intended to be. The purpose of a generalist inspection is to identify significant defects or adverse conditions that would warrant a specialist evaluation. Therefore, you should be aware of the limitations of this type of inspection, which are clearly indicated in the standards. However, the inspection is not intended to document the type of cosmetic deficiencies that would be apparent to the average person, and certainly not intended to identify insignificant deficiencies. Similarly, we do not inspect for vermin infestation, which is the responsibility of a licensed exterminator.

Most homes built after 1978, are generally assumed to be free of asbestos and many other common environmental contaminants. However, as a courtesy to our clients, we are including some well documented, and therefore public, information about several environmental contaminants that could be of concern to you and your family, all of which we do not have the expertise or the authority to evaluate, such as asbestos, radon, methane, formaldehyde, termites and other wood-destroying organisms, pests and rodents, molds, microbes, bacterial organisms, and electromagnetic radiation, to name some of the more commonplace ones. Nevertheless, we will attempt to alert you to any suspicious substances that would warrant evaluation by a specialist. However, health and safety, and environmental hygiene are deeply personal responsibilities, and you should make sure that you are familiar with any contaminant that could affect your home environment. You can learn more about contaminants that can affect your home from a booklet published by The environmental Protection Agency, which you can read online at [www.epa.gov/iaq/pubs/insidest.htm](http://www.epa.gov/iaq/pubs/insidest.htm).

Mold is one such contaminant. It is a microorganism that has tiny seeds, or spores, that are spread on the air, land, and feed on organic matter. It has been in existence throughout human history, and actually contributes to the life process. It takes many different forms, many of them benign, like mildew. Some characterized as allergens are relatively benign but can provoke allergic reactions among sensitive people, and others characterized as pathogens can have adverse health effects on large segments of the population, such as the very young, the elderly, and people with suppressed immune systems. However, there are less common molds that are called toxigens that represent a serious health threat. All molds flourish in the presence of moisture, and we make a concerted effort to look for any evidence of it wherever there could be a water source, including that from condensation. Interestingly, the molds that commonly appear on ceramic tiles in bathrooms do not usually constitute a health threat, but they should be removed. However, some visibly similar molds that form on cellulose materials, such as on drywall, plaster, and wood, are potentially toxigenic. If mold is to be found anywhere within a home, it will likely be in the area of tubs, showers, toilets, sinks, water heaters, evaporator coils, inside attics with unvented bathroom exhaust fans, and return-air compartments that draw outside air, all of which are areas that we inspect very conscientiously. Nevertheless, mold can appear as though spontaneously at any time, so you should be prepared to monitor your home, and particularly those areas that we identified. Naturally, it is equally important to maintain clean air-supply ducts and to change filters as soon as they become soiled, because contaminated ducts are a common breeding ground for dust mites, rust, and other contaminants. Regardless, although some mold-like substances may be visually identified, the specific identification of molds can only be determined by specialists and laboratory analysis, and is absolutely beyond the scope of our inspection. Nonetheless, as a prudent investment in environmental hygiene, we categorically recommend that you have your home tested for the presence of any such contaminants, and particularly if you or any member of your family suffers from allergies or asthma. Also, you can learn more about mold from an Environmental Protection Agency document entitled "A Brief Guide to Mold, Moisture and Your Home," by visiting their web site at: <http://www.epa.gov/iaq/molds/moldguide.html/>, from which it can be downloaded.

Asbestos is a notorious contaminant that could be present in any home built before 1978. It is a naturally occurring mineral fiber that was first used by the Greek and Romans in the first century, and it has been widely used throughout the modern world in a variety of thermal insulators, including those in the form of paper wraps, bats, blocks, and blankets. However, it can also be found in a wide variety of other products too numerous to mention, including duct insulation and acoustical materials, plasters, siding, floor tiles, heat vents, and roofing

products. Although perhaps recognized as being present in some documented forms, asbestos can only be specifically identified by laboratory analysis. The most common asbestos fiber that exists in residential products is chrysotile, which belongs to the serpentine or white-asbestos group, and was used in the clutches and brake shoes of automobiles for many years. However, a single asbestos fiber is said to be able to cause cancer, and is therefore a potential health threat and a litigious issue. Significantly, asbestos fibers are only dangerous when they are released into the air and inhaled, and for this reason authorities such as the Environmental Protection Agency [EPA] and the Consumer Product Safety Commission [CPSC] distinguish between asbestos that is in good condition, or non-friable, and that which is in poor condition, or friable, which means that its fibers could be easily crumbled and become airborne. However, we are not specialists and, regardless of the condition of any real or suspected asbestos-containing material [ACM], we would not endorse it and recommend having it evaluated by a specialist.

Radon is a gas that results from the natural decay of radioactive materials within the soil, and is purported to be the second leading cause of lung cancer in the United States. The gas is able to enter homes through the voids around pipes in concrete floors or through the floorboards of poorly ventilated crawlspaces, and particularly when the ground is wet and the gas cannot easily escape through the soil and be dispersed into the atmosphere. However, it cannot be detected by the senses, and its existence can only be determined by sophisticated instruments and laboratory analysis, which is completely beyond the scope of our service. However, you can learn more about radon and other environmental contaminants and their affects on health, by contacting the Environmental Protection Agency (EPA), at [www.epa.gov/radon/images/hmbuygud.pdf](http://www.epa.gov/radon/images/hmbuygud.pdf), and it would be prudent for you to enquire about any high radon readings that might be prevalent in the general area surrounding your home.

Lead poses an equally serious health threat. In the 1920's, it was commonly found in many plumbing systems. In fact, the word "plumbing" is derived from the Latin word "plumbum," which means lead. When in use as a component of a waste system, it does not constitute a viable health threat, but as a component of potable water pipes it would certainly be a health-hazard. Although rarely found in use, lead could be present in any home build as recently as the nineteen forties. For instance, lead was an active ingredient in many household paints, which can be released in the process of sanding, and even be ingested by small children and animals chewing on painted surfaces. Fortunately, the lead in painted surfaces can be detected by industrial hygienists using sophisticated instruments, but testing for it is not cheap. There are other environmental contaminants, some of which we have already mentioned, and others that may be relatively benign. However, we are not environmental hygienists, and as we stated earlier we disclaim any responsibility for testing or establishing the presence of any environmental contaminant, and recommend that you schedule whatever specialist inspections that may deem prudent before the close of escrow.

## Exterior

With the exception of townhomes, condominiums, and residences that are part of a planned urban development, or PUD, we evaluate the following exterior features: driveways, walkways, fences, gates, handrails, guardrails, yard walls, carports, patio covers, decks, building walls, fascia and trim, balconies, doors, windows, lights, and outlets. However, we do not evaluate any detached structures, such as storage sheds and stables, and we do not water test or evaluate subterranean drainage systems or any mechanical or remotely controlled components, such as driveway gates. Also, we do not evaluate landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. In addition, we do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this could only be confirmed by a geological evaluation of the soil.

### Grading & Drainage

#### Interior-Exterior Elevations

##### *Components and Conditions Needing Service*

The rear yard area lacks drains to handle any excess water. We recommend a plumbing contractor fix the drainage in this area to correct any problems.



#### Drainage Mode

##### *Informational Conditions*

Drainage is facilitated by hard surfaces, and area drains that carry water away from the residence, but no catch basins or roof gutters. Such conditions may be acceptable but are not ideal, and you may wish to have a specialist evaluate, but we did not see any evidence of moisture contaminating the living space. However, the area drains must be kept clean or moisture intrusion could result.

#### Drainage Swales

##### *Components and Conditions Needing Service*

The drainage swales on the slope need to be cleaned and kept clean, which may be the responsibility of a homeowners' association. Regardless, clean drainage swales are essential to the general maintenance of the property.

#### Area Drains

##### *Informational Conditions*

The property is served by area drains that appear to be in acceptable condition. However, because it is impossible to see inside them, the seller should guarantee that the drains are functional, or they should be flushed through to the street before the close of escrow. Surface water carries minerals and silt that is deposited inside the pipes and hardens in the summer months to the consistency of wet concrete, which can impede drainage and require the pipes to be cleared by a roter service.

## House Wall Finish

### House Wall Finish Type

#### *Informational Conditions*

The house walls are finished with a combination of stucco and siding.

### House Wall Finish Observations

#### *Informational Conditions*

The house wall finish is in acceptable condition.

## Exterior Components

### Driveways

#### *Informational Conditions*

The driveway is in acceptable condition.

### Walkways

#### *Informational Conditions*

The walkways are in acceptable condition.

### Fascia & Trim

#### *Informational Conditions*

The fascia board and trim are in acceptable condition.

### Sliding Glass Doors

#### *Informational Conditions*

The sliding glass door is tempered and in acceptable condition.

### Exterior Wooden Doors

#### *Informational Conditions*

The exterior doors are in acceptable condition.

## Structural

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that might appear to be firm and solid can liquefy and become unstable during seismic activity. Also, there are soils that can expand to twice their volume with the influx of water and move structures with relative ease, raising and lowering them and fracturing slabs and other hard surfaces. In fact, expansive soils have accounted for more structural damage than most natural disasters. Regardless, foundations are not uniform, and conform to the structural standard of the year in which they were built. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, cracks or deteriorated surfaces in foundations are quite common. In fact, it would be rare to find a raised foundation wall that was not cracked or deteriorated in some way, or a slab foundation that did not include some cracks concealed beneath the carpeting and padding. Fortunately, most of these cracks are related to the curing process or to common settling, including some wide ones called cold-joint separations that typically contour the footings, but others can be more structurally significant and reveal the presence of expansive soils that can predicate more or less continual movement. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

## Various Hard Surfaces

### Common Observations

#### *Informational Conditions*

There are common settling, or curing, cracks in the hard surfaces. This is somewhat predictable, and is typically not regarded as being structurally significant, but we are not specialists and you may wish to have this confirmed by one.

## Structural Elements

### Identification of Wall Structure

#### *Informational Conditions*

The walls are conventionally framed with wooden studs.

### Identification of Floor Structure

#### *Informational Conditions*

The floor structure consists of a poured slab that could include reinforcing steel.

### Identification of Ceiling Structure

#### *Informational Conditions*

The ceiling structure consists of standard joists.

### Identification of Roof Structure

#### *Informational Conditions*

The roof structure consists of a prefabricated truss system.



## Slab Foundation

### General Comments

#### *Informational Conditions*

This residence has a slab foundation. Such foundations vary considerably from older ones that have no moisture barrier under them and no reinforcing steel within them to newer ones that have both. Our inspection of slab foundations conforms to industry standards, which is that of a generalist and not a specialist. We check the visible portion of the stem walls on the outside for any evidence of significant cracks or structural deformation, but we do not move furniture or lift carpeting and padding to look for cracks or moisture penetration, and we do not use any of the specialized devices that are used to establish relative elevations and confirm differential movement. Significantly, many slabs are built or move out of level, but the average person may not become aware of this until there is a difference of more than one inch in twenty feet, which most authorities regard as being tolerable.

Many slabs are found to contain cracks when the carpet and padding are removed, including some that contour the edge and can be quite wide. They typically result from shrinkage and usually have little structural significance. However, there is no absolute standard for evaluating cracks, and those that are less than 1/4" and which exhibit no significant vertical or horizontal displacement are generally not regarded as being significant. Although they typically do result from common shrinkage, they can also be caused by a deficient mixture of concrete, deterioration through time, seismic activity, adverse soil conditions, and poor drainage, and if they are not sealed they can allow moisture to enter a residence, and particularly if the residence is surcharged by a hill or even a slope, or if downspouts discharge adjacent to the slab. However, in the absence

of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert, and we would be happy to refer one.

#### **Method of Evaluation**

##### *Informational Conditions*

We evaluated the slab foundation on the exterior, by examining the stem walls that project above the footing at the base of the house walls. The interior portions of the slab, which is also known as the slab floor, have little structural significance and, inasmuch as they are covered and not visually accessible, it is beyond the scope of our inspection.

#### **Common Observations**

##### *Informational Conditions*

The slab foundation has no visible structural abnormalities. However, because we do not have the authority of a geologist or structural engineer, we recommend a geo-technical evaluation.

## **Roof**

There are many different roof types, which we evaluate by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method that was used to evaluate them. Every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or other prevalent weather conditions, and the regularity of its maintenance. Regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material, and this is equally true of almost all roofs. In fact, the material on the majority of pitched roofs is not designed to be waterproof only water-resistant. However, what remains true of all roofs is that, whereas their condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings, or on the framing within attics, could be old and will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only the installers can credibly guarantee that a roof will not leak, and they do. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company.

## **Composition Shingle Roof**

#### **General Comments**

##### *Informational Conditions*

There are a wide variety of composition shingle roofs, which are comprised of asphalt or fiberglass materials impregnated with mineral granules that are designed to deflect the deteriorating ultra-violet rays of the sun. The commonest of these roofs are warranted by manufacturers to last from twenty to twenty-five years, and are typically guaranteed against leaks by the installer for three to five years. The actual life of the roof will vary, depending on a number of interrelated factors besides the quality of the material and the method of installation. However, the first indication of significant wear is apparent when the granules begin to separate and leave pockmarks or dark spots. This is referred to as primary decomposition, which means that the roof is in decline, and therefore susceptible to leakage. This typically begins with the hip and ridge shingles and to the field shingles on the south facing side. This does not mean that the roof needs to be replaced, but that it should be monitored more regularly and serviced when necessary. Regular maintenance will certainly extend the life of any roof, and will usually avert most leaks that only become evident after they have caused other damage.

#### **Method of Evaluation**

##### *Informational Conditions*

We were unable to access the second-story roof due to its height, and evaluated it with the use of binoculars from various vantage points.

### **Estimated Age**

#### *Informational Conditions*

The roof appears to be the same age as the residence, or 22 years old.

### **Roofing Material**

#### *Informational Conditions*

The roof is in acceptable condition, but this is not a guarantee against leaks. For a guarantee, you would need to have a roofing company perform a water-test and issue a roof certification.

### **Flashings**

#### *Informational Conditions*

The roof flashings are in acceptable condition.

### **Gutters & Drainage**

#### *Informational Conditions*

There are no gutters on the residence, which are recommended for the general welfare of the residence and its foundation, inasmuch as moisture is a perennial problem.

## **Chimney**

The Chimney Safety Institute of America has published industry standards for the inspection of chimneys, and on January 13, 2000, the National Fire Protection Association adopted these standards as code, known as NFPA 211. Our inspection of masonry and factory-built chimneys to what is known as a Level-One inspection, which is purely visual and not to be confused with Level-Two, and Level-Three inspections, which are performed by qualified specialists with a knowledge of codes and standards, and typically involves dismantling components and/or investigations with video-scan equipment and other means to evaluate chimneys.

### **Living Room Chimney**

#### **General Prefabricated**

##### *Informational Conditions*

There are a wide variety of pre-fabricated chimneys, which are constructed on site with approved components. We perform a competent inspection of them, but we are not specialists, and our inspection of them is limited to those areas that can be viewed without dismantling any portion of them, and we cannot guarantee that any particular component is the one stipulated for use by the manufacturer. For instance, experience has taught us that many prefabricated chimneys have been fitted with architectural shrouds that are not approved by the manufacturer, and which can inhibit drafting and convectional cooling. However, we recommend a level-two inspection by a qualified specialist within the contingency period or before the close of escrow, as recommended by NAPA standards "upon the sale or transfer of a property."

#### **Common Observations**

##### *Informational Conditions*

The chimney walls appear to be in acceptable condition.

#### **Weather Cap-Spark Arrestor**

##### *Informational Conditions*

The chimney has a functional weather cap/spark arrestor.

#### **Crown or Termination Cap**

##### *Informational Conditions*

The crown, which is designed to seal the chimney wall and to shed rainwater and thereby prevent moisture from deteriorating the chimney, is in acceptable condition.

#### **Chimney Flashings**

##### *Informational Conditions*

The vertical chimney flashings are in acceptable condition.

# Plumbing

Plumbing systems have common components, but they are not uniform. In addition to fixtures, these components include gas pipes, water pipes, pressure regulators, pressure relief valves, shut-off valves, drain and vent pipes, and water-heating devices, some of which we do not test if they are not in daily use. The best and most dependable water pipes are copper, because they are not subject to the build-up of minerals that bond within galvanized pipes, and gradually restrict their inner diameter and reduce water volume. Water softeners can remove most of these minerals, but not once they are bonded within the pipes, for which there would be no remedy other than a re-pipe. The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. In fact, whenever the street pressure exceeds eighty pounds per square inch a regulator is recommended, which typically comes factory preset between forty-five and sixty-five pounds per square inch. However, regardless of the pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress the washers and diaphragms within the various components.

Waste and drainpipes pipes are equally varied, and range from modern ABS ones [acrylonitrile butadiene styrene] to older ones made of cast-iron, galvanized steel, clay, and even a cardboard-like material that is coated with tar. The condition of these pipes is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains. Nonetheless, blockages will occur in the life of any system, but blockages in drainpipes, and particularly in main drainpipes, can be expensive to repair, and for this reason we recommend having them video-scanned. This could also confirm that the house is connected to the public sewer system, which is important because all private systems must be evaluated by specialists.

## Potable Water Supply Pipes

### Water Main Shut-off Location

#### *Informational Conditions*

The main water shut-off valve is located inside the garage.

### Pressure Regulators

#### *Informational Conditions*

A functional pressure regulator is in place on the plumbing system.

### Pressure Relief Valves

#### *Informational Conditions*

There is a pressure relief valve on the plumbing system, as required.

### Recirculating Systems

#### *Informational Conditions*

The system does not include a recirculating pump, which means that there will be a delay in hot water service relative to the distance of the fixture from the hot water heater.

### Copper Water Pipes

#### *Informational Conditions*

The residence was originally plumbed with galvanized water pipes, but most if not all of them appear to have been replaced with copper ones. You should request documentation from the sellers, and any warranty or guarantee that might be applicable, which will confirm that the work was done to code and by a specialist, and may include a warranty or guarantee.

## **General Gas Components**

### **Gas Main Shut-Off Location**

#### *Informational Conditions*

The gas main shut-off is located in the side yard. You should be aware that gas leaks are not uncommon, particularly underground ones, and that they can be difficult to detect without the use of sophisticated instruments, which is why natural gas is odorized in the manufacturing process. Therefore, we recommend that you request a recent gas bill from the sellers, so that you can establish a norm and thereby be alerted to any potential leak.

### **Gas Main Observations**

#### *Informational Conditions*

There is no wrench at the gas shut-off valve to facilitate an emergency shut-off, and inasmuch as such tools are relatively inexpensive we recommend that you buy one and leave it in-place on the valve.

### **Gas Seismic Shut-Off Valve**

#### *Informational Conditions*

The gas main is equipped with a seismic shut-off valve, which is designed to automatically shut off gas in the event of a seismic activity.

### **Gas Supply Pipes**

#### *Informational Conditions*

The visible portions of the gas pipes appear to be in acceptable condition.

## **Gas Water Heaters**

### **Age Capacity & Location**

#### *Informational Conditions*

Hot water is provided by the original, 40 gallon water heater that is located in the garage.

### **Common Observations**

#### *Informational Conditions*

The water heater is functional but beyond its warranty period.

### **Water Shut-Off Valve & Connectors**

#### *Informational Conditions*

The shut-off valve and water connectors are functional.

### **Gas Shut-Off Valve & Connector**

#### *Informational Conditions*

The gas control valve and its connector at the water heater are functional.

### **Vent Pipe & Cap**

#### *Informational Conditions*

The vent pipe is functional.

### **Relief Valve & Discharge Pipe**

#### *Functional Components and Conditions*

The water heater is equipped with a mandated pressure-temperature relief valve.

### **Drain Valve**

#### *Informational Conditions*

The drain valve is in place and presumed to be functional.

### **Drain Pan & Discharge Pipe**

#### *Components and Conditions Needing Service*

The water heater is not equipped with a drain pan and overflow pipe, which is mandated in locations where water could cause structural damage, and should be installed as soon as conveniently possible.

## Irrigation or Sprinklers

### Automatic Sprinklers

#### *Informational Conditions*

We do not evaluate sprinkler systems, which should be demonstrated by the sellers.

## Waste & Drainage Systems

### General Comments

#### *Informational Conditions*

We attempt to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a video-scan of the main line would confirm its actual condition. However, you can be sure that blockages will occur, usually relative in severity to the age of the system, and will range from minor ones in the branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main line. The minor ones are easily cleared, either by chemical means or by removing and cleaning the traps. However, if tree roots grow into the main drain that connects the house to the public sewer, repairs could become expensive and might include replacing the entire main line. For these reasons, we recommend that you ask the sellers if they have ever experienced any drainage problems, or you may wish to have the main waste line video-scanned before the close of escrow. Failing this, you should obtain an insurance policy that covers blockages and damage to the main line. However, most policies only cover plumbing repairs within the house, or the cost of roofer service, most of which are relatively inexpensive.

### Type of Material

#### *Informational Conditions*

The visible portions of the drainpipes are a modern acrylonitrile butadiene styrene type, or ABS.

### Drain Waste & Vent Pipes

#### *Informational Conditions*

Based on industry recommended water tests, the drainpipes are functional at this time. However, only a video-scan of the main drainpipe could confirm its actual condition.

## Electrical

There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. What is most significant about electrical systems however is that the national electrical code [NEC] is not retroactive, and therefore many residential systems do not comply with the latest safety standards. Regardless, we are not electricians and in compliance with our standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, in the interests of safety, we regard every electrical deficiency and recommended upgrade as a latent hazard that should be serviced as soon as possible, and that the entire system be evaluated and certified as safe by an electrician. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend some upgrades for which we would disclaim any further responsibility. However, we typically recommend upgrading outlets to have ground fault protection, which is a relatively inexpensive but essential safety feature. These outlets are often referred to as GFCI's, or ground fault circuit interrupters and, generally speaking, have been required in specific locations for more than thirty years, beginning with swimming pools and exterior outlets in 1971, and the list has been added to ever since: bathrooms in 1975, garages in 1978, spas and hot tubs in 1981, hydro tubs, massage equipment, boat houses, kitchens, and unfinished basements in 1987, crawlspaces in 1990, wet bars in 1993, and all kitchen countertop outlets with the exception of refrigerator and freezer outlets since 1996. Similarly, AFCI's or arc fault circuit interrupters, represent the very latest in circuit breaker technology, and have been required in all bedroom circuits since 2002. However, inasmuch as arc faults cause thousands of electrical fires and hundreds of deaths each year, we categorically recommend installing them at every circuit as a prudent safety feature.

## Main Panel

### Service Entrance

#### *Informational Conditions*

The main conductor lines are underground, or part of a lateral service entrance. This is characteristic of modern electrical services but, inasmuch as the service lines are underground and cannot be seen, they are not evaluated as part of our service.

### Panel Size & Location

#### *Informational Conditions*

The residence is served by a 100 amp, 220 volt panel, located adjacent to the driveway.

### Main Panel Observations

#### *Components and Conditions Needing Service*

The panel was manufactured by Federal Pacific Electric Company and employs Stablok breakers and other components that have been alleged to be defective. However, the panel is old and the company is now out of business, and although field reports of defects and dangers were never apparently substantiated by laboratory tests they have been numerous and serious enough for us to recommend either upgrading the panel or seeking a second opinion. Also, you can learn more about this issue from Dan Friedman at [www.inspect-ny.com/fpe/fpepanel.htm](http://www.inspect-ny.com/fpe/fpepanel.htm).

Several circuit breaker wire connections were loose and need service from a qualified electrician

### Panel Cover Observations

#### *Informational Conditions*

The exterior panel cover is in acceptable condition.

### Wiring Observations

#### *Informational Conditions*

The residence is wired predominantly with a modern vinyl conduit known as Romex.

### Circuit Breakers

#### *Informational Conditions*

Various circuits are not labeled, which is recommended.

The system does not include arc-fault circuit interrupters, which effective January 1st, 2002, are mandated by the national electrical code to protect 15 and 20 amp branch circuits serving bedrooms.

The system does not include ground fault circuit interrupt breakers, which commonly protect exterior branch circuits, such as those serving pool and spa components, as well as those in kitchens, bathrooms, garages, etc.

### Grounding

#### *Components and Conditions Needing Service*

We could not determine the point at which the panel is grounded. Typically, this ground would be to a water pipe located at the main, at a water heater, or at a hose bib, but we could not find it at any of these locations. However, a water pipe ground may have been lost when the house was re-plumbed in copper. Therefore, it should be traced or the panel should be regrounded.

## Heat

The components of most heating systems have a design-life ranging from ten to twenty years, but can fail prematurely with poor maintenance, which is why we attempt to apprise you of their age. We test and evaluate them in accordance with the standards of practice, which means that we do not dismantle any of the following concealed components: the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, and in-line duct motors or dampers. However, even the most modern heating systems can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. We perform a conscientious evaluation of all such systems, but we are not specialists. Therefore, in accordance with the terms of our contract, it is essential that any recommendation that we make for service or a second opinion be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

## Forced-Air Furnaces

### Age & Location

#### *Informational Conditions*

Central heat is provided by a 25 year-old forced-air furnace that is located in the garage.

### Furnace

#### *Components and Conditions Needing Service*

The base of the gas furnace is not adequately sealed, which could allow the bi-products of combustion to contaminate the circulating air. This potentially hazardous condition should be corrected by a specialist as soon as possible.



### Vent Pipe

#### *Informational Conditions*

The vent pipe is functional.

### Circulating Fan

#### *Components and Conditions Needing Service*

The blades on the circulating fan are dirty, which is indicative of poor maintenance. They should be cleaned, and the filters changed regularly, as part of a scheduled maintenance service.

### Gas Valve & Connector

#### *Components and Conditions Needing Service*

You should be aware that the gas feed line that passes through the furnace sidewall is flexible, and is required by current codes to be rigid until it passes beyond the furnace, and then flexible to the point where it connects to the gas valve. This condition should be corrected by an HVAC contractor.



### Combustion-Air Vents

#### *Informational Conditions*

The combustion-air vents for the gas furnace are functional.

### Return-Air Compartment

#### *Components and Conditions Needing Service*

The filter is dirty and should be changed soon and every two or three months. If filters are not changed regularly, the evaporator coil and the ducts can become contaminated, and can be expensive to clean.



### **Thermostats**

#### *Informational Conditions*

The thermostat is functional.

### **Registers**

#### *Informational Conditions*

The registers are reasonably clean and functional.

## **Living**

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. However, we do not evaluate window treatments, or move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Similarly, there are a number of environmental pollutants that we have already elaborated upon, the specific identification of which is beyond the scope of our service but which can become equally contentious. In addition, there are a host of lesser contaminants, such as that from moisture penetrating carpet-covered cracks in floor slabs, as well as odors from household pets and cigarette smoke that can permeate walls, carpets, heating and air conditioning ducts, and other porous surfaces, and which can be difficult to eradicate. However, inasmuch as the sense of smell adjusts rapidly, and the sensitivity to such odors is certainly not uniform, we recommend that you make this determination for yourself, and particularly if you or any member of your family suffers from allergies or asthma, and then schedule whatever remedial services may be deemed necessary before the close of escrow.

## **Main Entry**

### **No Recommended Service**

#### *Informational Conditions*

We have evaluated the entry, and found it to be in acceptable condition.

### **Doors**

#### *Functional Components and Conditions*

The door is functional.

### **Flooring**

#### *Informational Conditions*

The floor has no significant defects.

### **Walls & Ceiling**

#### *Informational Conditions*

The walls and ceiling are in acceptable condition.

### **Dual-Glazed Windows**

#### *Functional Components and Conditions*

The windows are functional.

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## **Lights**

### *Functional Components and Conditions*

The lights are functional.

## **Outlets**

### *Functional Components and Conditions*

The outlets that were tested are functional.

## **Living Room**

### **No Recommended Service**

#### *Informational Conditions*

We have evaluated the living room, and found it to be in acceptable condition.

### **Flooring**

#### *Informational Conditions*

The floor has no significant defects.

### **Walls & Ceiling**

#### *Informational Conditions*

The walls and ceiling are in acceptable condition.

### **Single-Glazed Windows**

#### *Informational Conditions*

A window screen is damaged, which you may wish to have repaired.

### **Closets**

#### *Informational Conditions*

The closet is in acceptable condition.

### **Lights**

#### *Functional Components and Conditions*

The lights are functional.

## **Dining Room**

### **No Recommended Service**

#### *Informational Conditions*

We have evaluated the dining room, and found it to be in acceptable condition.

### **Flooring**

#### *Informational Conditions*

The floor has no significant defects.

### **Walls & Ceiling**

#### *Informational Conditions*

The walls and ceiling are in acceptable condition.

### **Single-Glazed Windows**

#### *Informational Conditions*

The windows are functional.

### **Lights**

#### *Functional Components and Conditions*

The lights are functional.

# Kitchen

We test kitchen appliances for their functionality, and cannot evaluate them for their performance nor for the variety of their settings or cycles. However, if they are older than ten years, they may well exhibit decreased efficiency. Also, many older gas and electric ranges are not secured and can be easily tipped, particularly when any weight is applied to an open range door, and all such appliances should be confirmed to be secure. Regardless, we do not inspect the following items: free-standing appliances, refrigerators, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills or rotisseries, timers, clocks, thermostats, the self-cleaning capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards.

## Kitchen

### A Renovation or Addition

#### *Informational Conditions*

The kitchen appears to have been remodeled, and we recommend that you obtain documentation for your records, which will confirm that the work was done by professionals. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit, and latent defects may exist.

### Flooring

#### *Informational Conditions*

The floor has no significant defects.

### Walls & Ceiling

#### *Functional Components and Conditions*

The walls and ceiling are in acceptable condition.

### Single-Glazed Windows

#### *Informational Conditions*

The windows are functional.

### Sink & Countertop

#### *Informational Conditions*

The sink and countertop are functional.

### Cabinets

#### *Functional Components and Conditions*

The cabinets are functional, and do not have any significant damage.

### Valves & Connectors

#### *Functional Components and Conditions*

The valves and connectors below the sink are functional. However, they are not in daily use and will inevitably become stiff or frozen.

### Faucet

#### *Functional Components and Conditions*

The sink faucet is functional.

### Trap and Drain

#### *Functional Components and Conditions*

The trap and drain are functional.

### Garbage Disposal

#### *Components and Conditions Needing Service*

**Garbage Disposal is missing a cover plate on the outlet its plugged into and needs replacement**

### Electric Range

#### *Functional Components and Conditions*

The electric range is functional, but was neither calibrated nor tested for its performance.

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### **Gas Cooktop**

#### *Functional Components and Conditions*

The gas cook top is functional.

### **Built-in Electric Oven**

#### *Functional Components and Conditions*

The electrical oven is functional, but was neither calibrated nor tested for its performance.

### **Dishwasher**

#### *Functional Components and Conditions*

The dishwasher is functional.

### **Exhaust Fan or Downdraft**

#### *Components and Conditions Needing Service*

Exhaust Fan is missing a cover plate for the outlet its plugged into and needs replacement



### **Built-in Microwave**

#### *Functional Components and Conditions*

The built-in microwave is functional but we did not test it for leakage, which would require a specialized instrument.

## **Hallway**

Our evaluation of hallways is identical to that of living space, except that we pay particular attention to safety issues, such as those involving handrails, guardrails, and smoke detectors.

### **Primary Hallway**

#### **No Recommended Service**

##### *Informational Conditions*

We have evaluated the hallway, and found it to be in acceptable condition.

#### **Flooring**

##### *Informational Conditions*

The floor has no significant defects.

#### **Walls & Ceiling**

##### *Informational Conditions*

The walls and ceiling are in acceptable condition.

#### **Lights**

##### *Functional Components and Conditions*

The lights are functional.

#### **Outlets**

##### *Functional Components and Conditions*

The outlets that were tested are functional.

## Stairs

Our evaluation of staircases is identical to that of living space, except that we pay particular attention to safety issues, such as those involving handrails, guardrails, and smoke detectors.

### Main Stairs

#### Walls & Ceiling

##### *Informational Conditions*

The walls and ceiling have no significant defects.

#### Handrails & Guardrails

##### *Components and Conditions Needing Service*

The handrail is loose and should be secured for safety reasons.

#### Lights

##### *Functional Components and Conditions*

The lights are functional.

## Attic

In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

### Primary Attic

#### Attic Access Location

##### *Informational Conditions*

The attic can be accessed through a hatch in a guest bedroom closet.

#### Method of Evaluation

##### *Informational Conditions*

We evaluated the attic by direct access.

#### No Recommended Service

##### *Informational Conditions*

We have evaluated the attic in compliance with industry standards, and found it to be in acceptable condition.

#### Framing

##### *Informational Conditions*

The roof framing consists of a factor-built truss system, comprised of components called chords, webs, and struts that are connected by wood or metal gussets nailed or glued in place. Each component of the truss is designed for a specific purpose, and cannot be removed or modified without compromising the integrity of the entire truss. The lowest component, which is called the chord and to which the ceiling is attached, can move by thermal expansion and contraction and cause creaking sounds, which are more pronounced in the mornings and evenings along with temperature changes. Such movement has no structural significance, but can result in small cracks or divots in the drywall or plaster.

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## **Ventilation**

### *Informational Conditions*

Ventilation is provided by a combination of eave, dormer, turbine, or gable vents, and should be adequate.

## **Electrical**

### *Components and Conditions Needing Service*

The attic insulation is closer to the recessed light components than is commonly recommended. Some recessed lights are designed to cool by convection, and insulation is typically recommended to be a minimum of three inches away.

## **Heat Vents**

### *Informational Conditions*

The heat vents appear to be functional.

## **Plumbing Vents**

### *Informational Conditions*

The drainpipe vents that are fully visible are in acceptable condition.

## **Batt Insulation**

### *Functional Components and Conditions*

The attic floor is well insulated with approximately nine-inches of fiberglass, batt insulation.

# **Bedrooms**

In accordance with the standards of practice, our inspection of bedrooms includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. We evaluate windows to ensure that they meet light and ventilation requirements and facilitate an emergency exit or egress, but we do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

## **Main Bedroom**

### **Location**

#### *Informational Conditions*

The main bedroom is located upstairs.

### **Doors**

#### *Informational Conditions*

The doors are functional.

### **Flooring**

#### *Informational Conditions*

The floor has no significant defects.

### **Walls & Ceiling**

#### *Informational Conditions*

The walls and ceiling are in acceptable condition.

### **Dual-Glazed Windows**

#### *Informational Conditions*

The windows that were unobstructed were checked, and found to be functional.

## **Closets**

### *Functional Components and Conditions*

The closet and its components are functional.

## **Lights**

### *Functional Components and Conditions*

The lights are functional.

## **Outlets**

### *Functional Components and Conditions*

The outlets that were unobstructed and able to be tested are functional.

## **Smoke Detector**

### *Components and Conditions Needing Service*

The smoke detector did not respond, and should be serviced.

## **1st Guest Bedroom**

### **Location**

#### *Informational Conditions*

The first guest bedroom is located on the East Wall

### **Doors**

#### *Functional Components and Conditions*

The door is functional.

### **Flooring**

#### *Informational Conditions*

The floor has no significant defects.

### **Walls & Ceiling**

#### *Informational Conditions*

The walls and ceiling are in acceptable condition.

### **Dual-Glazed Windows**

#### *Informational Conditions*

The windows that were unobstructed were checked, and found to be functional.

### **Closets**

#### *Components and Conditions Needing Service*

Closet Doors are missing but the track is installed and need replacement

### **Lights**

#### *Functional Components and Conditions*

The lights in the bedroom are functional.

### **Outlets**

#### *Functional Components and Conditions*

The outlets that were unobstructed and able to be tested are functional.

### **Smoke Detector**

#### *Components and Conditions Needing Service*

The smoke detector did not respond, and should be serviced.

## **2nd Guest Bedroom**

### **Location**

#### *Informational Conditions*

The second guest bedroom is located on the west wall.

### **Doors**

#### *Functional Components and Conditions*

The door is functional.

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## **Flooring**

### *Informational Conditions*

The floor has no significant defects.

## **Walls & Ceiling**

### *Informational Conditions*

The walls and ceiling are in acceptable condition.

## **Dual-Glazed Windows**

### *Informational Conditions*

The windows that were unobstructed were checked, and found to be functional.

## **Closets**

### *Functional Components and Conditions*

The closet and its components are functional.

## **Lights**

### *Functional Components and Conditions*

The lights are functional.

## **Outlets**

### *Functional Components and Conditions*

The outlets that were unobstructed and able to be tested are functional.

## **Smoke Detector**

### *Components and Conditions Needing Service*

The smoke detector did not respond, and should be serviced.

# **Bathrooms**

In accordance with industry standards, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans, which is usually the responsibility of a termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants.

## **Powder Room**

### **Size and Location**

#### *Informational Conditions*

The powder room is located downstairs.

## **Main Bathroom**

### **Size and Location**

#### *Informational Conditions*

The main bathroom is a full, and is located adjacent to the master bedroom.

### **Doors**

#### *Functional Components and Conditions*

The door is functional.

### **Flooring**

#### *Informational Conditions*

The floor has no significant defects.

### **Walls & Ceiling**

#### *Informational Conditions*

The walls and ceiling are in acceptable condition.

### **Dual-Glazed Windows**

#### *Functional Components and Conditions*

The windows are functional.

### **Sink Countertop**

#### *Functional Components and Conditions*

The sink countertop is functional.

### **Sink Faucet Valves & Connectors Trap & Drain**

#### *Functional Components and Conditions*

The sink and its components are functional.

### **Tub**

#### *Components and Conditions Needing Service*

The tub drains too slowly and should be serviced, to ensure that the blockage does not involve the main sewer pipe. .

## **Laundry**

In accordance with industry standards, we do not test clothes dryers, nor washing machines and their water connections and drainpipes. However, there are two things that you should be aware of. The water supply to washing machines is usually left on, and their hoses can leak or burst under pressure and continue to flow. Therefore, we recommend replacing the rubber hose type with newer braided stainless steel ones that are much more dependable. You should also be aware that the newer washing machines discharge a greater volume of water than many of the older drainpipes can handle, which causes the water to back up and overflow, and the only remedy would be to replace the standpipe and trap with one that is a size larger.

## **Laundry Room**

### **Flooring**

#### *Informational Conditions*

The floor has no significant defects.

### **Walls & Ceiling**

#### *Informational Conditions*

The walls have typical cosmetic damage.

### **Valves & Connectors**

#### *Informational Conditions*

The water supply to washing machines is commonly left on, and the rubber hoses that are commonly used to supply water can become stressed and burst. For this reason we recommend replacing all rubber supply hoses with metal-braided ones that are more resilient.

### **Gas Valve & Connector**

#### *Informational Conditions*

The gas valve and connector are functional.

### **220 Volt Receptacle**

#### *Functional Components and Conditions*

A 220 volt receptacle for the dryer is not in use and was not tested.

### **Lights**

#### *Functional Components and Conditions*

The lights are functional.

### **Outlets**

#### *Informational Conditions*

The outlets should be upgraded to have ground fault protection, which is mandated by current standards and is an important safety feature.

## Garage

It is not uncommon for moisture to penetrate garages, because their slabs are on-grade. Evidence of this is typically apparent in the form of efflorescence, or salt crystal formations, that result when moisture penetrates the concrete slab or sidewalls. This is a common with garages that are below grade, and some sidewalls are even cored to relieve the pressure that can build up behind them, and which actually promotes drainage through the garage. Also, if there is living space above the garage, that space will be seismically vulnerable. Ideally, the columns and beams around the garage door will be made of structural steel, but in many residences these components are made of wood but could include some structural accessories, such as post-straps and hold-downs, and plywood shear paneling. However, we are not an authority in such matters, and you may wish to discuss this further with a structural engineer. In addition, and inasmuch as garage door openings are not standard, you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles.

### Double-Car Garage

#### Slab Floor

##### *Functional Components and Conditions*

The slab floor is in acceptable condition. Small cracks are common and result as a consequence of the curing process, seismic activity, common settling, or the presence expansive soils, but are not structurally threatening. Also, you may notice some salt crystal formations that are activated by moisture penetrating the slab.

#### Walls & Ceiling

##### *Informational Conditions*

The walls are sheathed and in acceptable condition.

#### Ventilation Ports

##### *Functional Components and Conditions*

The ventilation ports are functional.

#### Firewall Separation

##### *Components and Conditions Needing Service*

The voids in the ceiling firewall must be repaired, in order to maintain the necessary firewall separation between the garage and the residence.

## AFFILIATIONS AND CERTIFICATIONS



ICBO Certified Building Inspector # \_\_\_\_\_  
ICBO Certified Mechanical Inspector # \_\_\_\_\_  
ICBO Certified Combination Dwelling Inspector # \_\_\_\_\_  
IAPMO Certified Mechanical Inspector # \_\_\_\_\_  
California Real Estate Inspection Association "C.C.I." (OCT 2008)  
Structural Pest Inspector License # \_\_\_\_\_  
AHERA Certified Building Inspector # \_\_\_\_\_

Inspector Bjorn Nichols CCI CREIA (Certified CREIA Inspector)

## REPORT CONCLUSION

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Congratulations on the purchase of your new home. Inasmuch as we never know who will be occupying or visiting a property, whether it be children or the elderly, we ask you to consider following these general safety recommendations: install smoke and carbon monoxide detectors; identify all escape and rescue ports; rehearse an emergency evacuation of the home; upgrade older electrical systems by at least adding ground-fault outlets; never service any electrical equipment without first disconnecting its power source; safety-film all non-tempered glass; ensure that every elevated window and the railings of stairs, landings, balconies, and decks are child-safe, meaning that barriers are in place or that the distance between the rails is not wider than three inches; regulate the temperature of water heaters to prevent scalding; make sure that goods that contain caustic or poisonous compounds, such as bleach, drain cleaners, and nail polish removers be stored where small children cannot reach them; ensure that all garage doors are well balanced and have a safety device, particularly if they are the heavy wooden type; remove any double-cylinder deadbolts from exterior doors; and consider installing child-safe locks and alarms on the exterior doors of all pool and spa properties.

We are proud of our service, and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, and opened every window and door, or identified every minor defect. Also because we are not specialists or because our inspection is essentially visual, latent defects could exist. Therefore, you should not regard our inspection as conferring a guarantee or warranty. It does not. It is simply a report on the general condition of a particular property at a given point in time. Furthermore, as a homeowner, you should expect problems to occur. Roofs will leak, drain lines will become blocked, and components and systems will fail without warning. For these reasons, you should take into consideration the age of the house and its components and keep a comprehensive insurance policy current. If you have been provided with a home protection policy, read it carefully. Such policies usually only cover insignificant costs, such as that of roofer service, and the representatives of some insurance companies can be expected to deny coverage on the grounds that a given condition was preexisting or not covered because of what they claim to be a code violation or a manufacture's defect. Therefore, you should read such policies very carefully, and depend upon our company for any consultation that you may need.

Thank you for taking the time to read this report, and call us if you have any questions or observations whatsoever. We are always attempting to improve the quality of our service and our report, and we will continue to adhere to the highest standards of the real estate industry and to treat everyone with kindness, courtesy, and respect.

Bjorn Nichols

Searchlight Home Inspections

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