



A Professional Inspection for your Protection!

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CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

Your Name

INSPECTION ADDRESS

2 Dobbin Lane Rolling Hills Estates, CA.

INSPECTION DATE

06/16/2004 11:30 am to 1:30 pm



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.

GENERAL INFORMATION

Inspection Address:
Inspection Date: 06/16/2004 Time: 11:30 am to 1:30 pm
Weather: Overcast - Temperature at time of inspection: 70 Degrees

Inspected by: Randy Pierson

Client Information:
Furnished: Yes
Number of Stories: One

Structure Style: Craftsman

Structure Orientation: South

People on Site At Time of Inspection: Buyer(s)
Buyer's Agent
Seller's Agent

PLEASE NOTE:

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: 6-16-04 26912

SCOPE OF WORK

You have contracted with South Bay Home Inspections to perform a generalist inspection in accordance with the standards of practice established by ASHI, a copy of which is available upon request, and which can be read or downloaded by visiting ASHI.Org. 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 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 indicated in the standards. However, as a courtesy, we are including some commonplace information about several of the environmental contaminants that could be of concern to you and your family.

There are many environmental contaminants that we do not have the expertise or the authority to test for, 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 better known ones. Nevertheless, we will attempt to alert you to any suspicious substances that would warrant evaluation by a specialist. However, you should also be aware that our use of terminology like "mold," and "asbestos," is intentionally generic, and should not be construed as a statement of fact. Regardless, health and safety, and environmental hygiene is a deeply personal responsibility, and you should make sure that you are familiar with any contaminant that could affect your home environment.

Mold is one known contaminant. It is a microorganism that has been in existence throughout human history, and actually contributes to the life process. It takes many different forms. 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 do represent a 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 look at very closely. Nevertheless, mold can appear as though spontaneously at any time, so you should be prepared to monitor your home, and particularly the areas that we have alluded to. 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, 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.

Asbestos is another notorious contaminant that could be present in any home built before 1978. It is a naturally occurring mineral fiber that was first used by 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

Inspection Address: 26912 Grayslake , Rancho Palos Verdes CA.
Inspection Date/Time: 06/16/2004 11:30 am to 1:30 pm

any real or suspect 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 disperse 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 EPA or a similar state agency, and it would be prudent for you to enquire about any high radon readings that might be prevalent in the region 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 might be deemed to be prudent before the close of escrow.

Structural

Structures are not uniform, and meet the standards of the year in which they were built. We describe and identify the various foundation types, and the floor, wall, ceiling, and roof structures in accordance with state and industry standards. If the foundation is a slab type, we examine the stem walls that extend beyond the footings. If it is a raised foundation, we either enter the crawlspace to inspect its structural components, or indicate in what manner it was evaluated. Similarly, we identify the structure of walls and the roof framing. However, we are generalists and not specialists. Therefore, in the absence of any major defects, we may not recommend that you consult with a geo- technical engineer, but this should not deter you from seeking the opinion of any such expert.

Structural Elements

Wall Structure

Informational Components

The walls are conventionally framed with wooden studs.

Floor Structure

Informational Components

The floor structure consists of posts piers girders and joists sheathed with plywood or diagonal boards.

Ceiling Structure

Informational Components

The ceiling structure consists of standard joists.

Roof Structure

Informational Components

The roof structure is conventionally framed with rafters, purlins, collar-ties, et cetera.

Raised Foundation or Basement

General Comments

This residence has a raised foundation. Such foundations permit access, and provide a convenient area for the distribution of water pipes, drain pipes, vent pipes, electrical conduits, and ducts. However, although raised foundations are far from uniform, most include concrete footings and walls that extend above the ground with anchor bolts that hold the house onto the foundation, but the size and spacing of the bolts vary. In the absence of major defects, most structural engineers agree that the one critical issue with raised foundations is that they should be bolted. Our inspection of these foundations conforms to industry standards, which is that of a generalist and not a specialist, and we do not use any specialized instruments to establish that the structure is level. We typically enter all accessible areas, to confirm that foundations are bolted and to look for any evidence of structural deformation or damage, but we may not comment on minor deficiencies, such as on commonplace settling cracks in the stem walls and slight deviations from plumb and level in the intermediate floor framing, which would have little structural significance. Interestingly, there is no absolute standard for evaluating cracks, but those that are less than ¼" and which do not exhibit any vertical or horizontal displacement are generally not regarded as being structurally relevant. Nevertheless, all others should be evaluated by a specialist. 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.

Description of Foundation Type

Informational Components

The foundation is raised and bolted.

Method of Evaluation

Informational Components

We evaluated the raised foundation by accessing and evaluating the components within the crawlspace.

We cannot access all areas of the foundation crawlspace, due to the obstruction of ducts pipes or conduits.

Exterior

Our evaluation of the exterior of a property conforms to state or industry standards, and includes the identification of wall cladding, and an evaluation of common components, such as driveways, walkways, fences, gates, handrails, guardrails, yard walls, carports, patio covers, decks, 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 any landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and ornamental or decorative lighting. Similarly, we do not comment on surface coatings or cosmetic deficiencies and the wear and tear associated with usage or the passage of time that would be readily apparent to the average person.

Wall Covering

Type of Material

Informational Components

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

Wall Covering Observations

Informational Components

The exterior wall cladding is in acceptable condition.

The stucco extends down to the soil without the benefit of a weep-screed, which allows the house walls to move independent of the foundation, and not only prevent the plate-line cracks that are commonly seen at the base of many stuccoed walls but isolates the stucco from the soil and inhibits the wicking effect of moisture being drawn up into the stucco that, in turn, creates the flaking and peeling that is common on such surfaces.

Grading and Drainage

General Comments and Description

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. Water can be equally destructive, and can foster conditions that are deleterious to health. For this reason, the ideal property will have soils that slope away from the residence and the interior floors will be several inches higher than the exterior grade. Also, the residence will have roof gutters and downspouts that discharge into area drains with catch basins that carry water away to hard surfaces. If a property does not meet this ideal, or if any portion of the interior floor is below the exterior grade, we cannot endorse it and recommend that you consult with a grading and drainage contractor, even though there may not be any evidence of moisture intrusion. We have confirmed moisture intrusion in residences when it was raining that would not have been apparent otherwise. Also, in conjunction with the cellulose material found in most modern homes, moisture can facilitate the growth of biological organisms that can compromise wood framing or produce molds that are deleterious to health.

Moisture Dampness or Mold

Informational Components

Moisture is a perennial problem, with which you should be aware. It involves a host of interrelated factors, and can be unpredictable, intermittent, or constant. When moisture intrusion is not self evident, it can be inferred by musty odors, peeling paint or plaster, efflorescence, or salt crystal formations, rust on metal components, and wood rot. However, condensation and humidity can produce similar conditions if the temperature in an area is not maintained above the dew point. Regardless, if the interior floors are at the same elevation or lower than the exterior grade we could not rule out the potential for moisture intrusion and would not endorse any such areas. Nevertheless, is such conditions do exist, or if you or any member of your family are sensitive to

allergens, you should schedule a specialist inspection.

Drainage Mode

Informational Components

Drainage on this property is solely dependant on soil-percolation and hard surfaces, and there are no roof gutters or area drains. Such conditions are not ideal, and water may pond at various points during prolonged rains. Therefore, you may wish to have a specialist evaluate, but we did not see any evidence of moisture contaminating the living space.

Exterior Features

General Comments and Description

It is important to maintain a property, including painting or sealing walkways, decks, and other hard surfaces, and it is particularly important to keep the house walls sealed, which provide the only barrier against deterioration. Unsealed cracks around windows, doors, and thresholds can permit moisture intrusion, which is the principle cause of the deterioration of any surface. Unfortunately, the evidence of such intrusion may only be obvious when it is raining. We have discovered leaking windows and doors while it was raining that may not have been apparent otherwise, and too often damage progresses to a point at which a window or door must be replaced. Such occurrences are not uncommon, and demonstrate why the cost of renovating a neglected home will always exceed that of having maintained it.

Driveways

Informational Components

There are offsets in the driveway that could prove to be trip-hazards, and particularly for children or the elderly, which you may to evaluate for yourself.

There are significant cracks or offsets in the driveway, which could prove to be trip-hazards that you may wish to have repaired.

Fences and Gates

Components and Conditions Needing Service

The gate needs to be serviced to be functional.



Patio Cover

Informational Components

The patio cover or arbor is in acceptable condition.

Fascia and Trim

Informational Components

The fascia board and trim are in acceptable condition.

Doors

Components and Conditions Needing Service

The rear exterior door is made of non-tempered glass. This is a safety concern and should be addressed as soon as possible.

Windows

Informational Components

The windows do not appear to be tempered safety glass.



Screens

Informational Components

A few of the window screens are damaged, and you may wish to have them repaired.



Sliding Glass Doors

Components and Conditions Needing Service

The sliding glass door does not appear to include tempered glass. For safety reasons, many local jurisdictions require the moving portion to be safety-filmed. However, if children occupy or visit the premises, you may wish to safety-film the stationary portion as well.



Roof/Attic

Our evaluation of roof coverings, the components and drainage systems, conforms to state or industry standards. We access every roof in order to examine it, or we indicate our unwillingness or inability to do so. There are many different roof types, and 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 to other prevalent weather conditions, and its maintenance. However, 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 roofing material, and this is equally true of almost all roofs. In fact, the material on most pitched roofs is not designed to be waterproof only water-resistant.

There are two basic roof types, pitched and flat. Pitched roofs are the most common, and the most dependable. They are variously pitched, and typically finished with composition shingles that have a design life of twenty to

twenty-five years, or concrete, composite, Spanish, or metal tiles that have a design-life of forty to fifty years, and gravel roofs that have a lesser pitch and a shorter design-life of ten to fifteen years. These roofs may be layered, or have one roof installed over another, which is a common practice but one that is never recommended because it reduces the design-life of the new roof by several years, can impede emergency service by fire department personal, and requires a periodical service of the flashings. These are serviced with mastic, which eventually shrinks and cracks and provides a common point of leakage. However, among the pitched roofs, gravel ones are the least dependable, because the low pitch and the gravel prevent them from draining as readily as other roofs. For this reason, they must be conscientiously maintained. In this respect, the least dependable of all roofs are flat or built-up ones. Some flat roofs are adequately sloped toward drains but many are not, and water simply ponds and will only be dispersed by evaporation. However, the most common cause of leakage results when roofs are not serviced, and foliage and other debris blocks the drainage channels.

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, will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only installers can credibly guarantee that a roof will not leak, and they do. We cannot, and do not give any such guarantees. We will examine every roof, evaluate it, and even attempt to approximate its age, but we will not predict its remaining life-expectancy, nor 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.

Attic

General Comments and Description

In accordance with industry standards, we will not attempt to enter an attic that has less than thirty-six inches of headroom, is restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we will inspect the attic as best we can from the access point. In 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 its composition for a specific identification. Also, we do not move or disturb any portion of the insulation, which may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

Method of Evaluation

Informational Components

We evaluated the attic by direct access.

Heat Vents

Informational Components

Insulation is in contact with the vent pipe and should be removed at least three inches away.

Components and Conditions Needing Service

There is damage to the return air duct. This could potentially contaminate the heating system. We recommend a complete heating system cleaning by a licensed HVAC contractor.



Blown-In Cellulose Insulation

Informational Components

The attic is insulated, with approximately three-inches of blown-in cellulose. Current standards call for nine and even twelve inches, which we do not necessarily recommend upgrading unless the savings in energy costs warrants the expenditure.

Composition Shingle

General Comments and Description

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. Poor maintenance is the most common cause of roof failure, but a southern exposure can cause a roof to deteriorate prematurely, as will the practice of layering over another roof. However, the first indication of significant wear occurs 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 is ready to be replaced, but that it should be serviced or monitored. 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. This is important, because in accordance with industry standards our inspection service does not include a guarantee against leaks. For such a guarantee, you would need to have a roofing company perform a water test and issue a roof certification. However, the sellers or the occupants will generally have the most intimate knowledge of the roof, and you ask them about its history and then schedule a regular maintenance service.

Method of Evaluation

Informational Components

We evaluated the roof and its components by walking its surface.

Age and General Evaluation of a Single-layer Roof

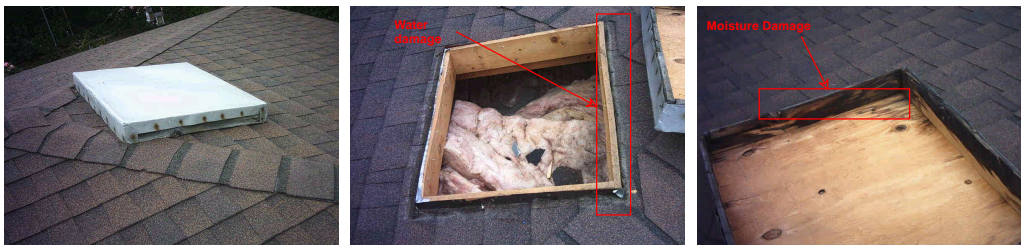
Informational Components

The composition shingle roof appear to be approximately eight to ten years old, but this is just an estimate and you should request the installation permit from the sellers, which will reveal its exact age and any warranty guarantee that might be applicable.

Skylights

Components and Conditions Needing Service

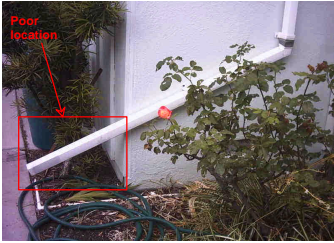
There is an access panel on the top of the shingle roof. This is a very unusual location, as elements may quickly break-down the roofing materials. We recommend further evaluation by a licensed roofing contractor.



Gutters and Drainage

Components and Conditions Needing Service

Some downspouts are missing or need to be reconnected or serviced.



Plumbing

We evaluate plumbing systems and their components in accordance with state or industry standards, which include testing for pressure and functional flow. Plumbing systems have common components but they are not uniform. In addition to fixtures, components typically consist of gas pipes, potable water pipes, drain and vent pipes, shut-off valves, which we do not test, pressure regulators, pressure relief valves, and water-heating devices. The best and most dependable water pipes are copper, because they are not subject to the build-up of minerals that bond to the inside of galvanized pipes and gradually reduce their inner diameter and restrict the volume of water. A water softener will 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, and commonly when the regulator fails and high pressure begins to stress the washers and diaphragms within the various components.

Waste pipes are equally varied and are comprised of older ones, such as those made of clay, or others that are made of a material like cardboard coated with tar, and modern plastic ones referred to as ABS. Typically, the condition of these pipes is directly related to their age. ABS pipes, for instance, are virtually impervious to deterioration. However, some ABS pipes are alleged to have manufacturing defects. Regardless, inasmuch as most drainpipes are concealed, we can only infer their condition by observing the draw at drains. Nonetheless, blockages will occur at some point in the life of any system, but blockages in the waste lines, and particularly in a main sewer line, can be costly, and it would be prudent to have the main sewer line video scanned. This would also confirm that the house is connected to the public sewer system, which is important because such systems should be evaluated by a specialist before the close of escrow.

Potable Water Pipes

Type of Material

Informational Components

The residence is served by copper potable water pipes.

Water Main Location

The main water shut-off valve is located in the side yard.

Copper Water Pipes

Informational Components

The potable water pipes are in acceptable condition.

Waste and Drainage System

General Comments and Description

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 Components

The residence is served by a combination of ABS and cast iron drain and vent pipes.

Gas

Gas Main Shut-Off Location

The gas main shut-off is located in the garage 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 Pipes

Informational Components

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

Water Heaters

General Gas Water Heater Comments

There are a wide variety of residential gas water heaters that range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak. So it is always wise to have them installed over a drain pan, and preferably one plumbed to the exterior. Also, they can be dangerous if they are not seismically secured and equipped with either a pressure/temperature relief valve and discharge pipe plumbed to the exterior, or a Watts 210 gas shut-off valve.

Age Capacity and Location

Hot water is provided by a 18 year old, 50 gallon gas water heater that is located in a hall closet.

Water Shut-Off Valve and Connectors

Informational Components

The shut-off valve and water connectors on the gas water heater are functional.

Vent Pipe and Cap

Informational Components

The vent pipe and cap on the gas water heater are functional.

Pressure Release Valve and Discharge Pipe

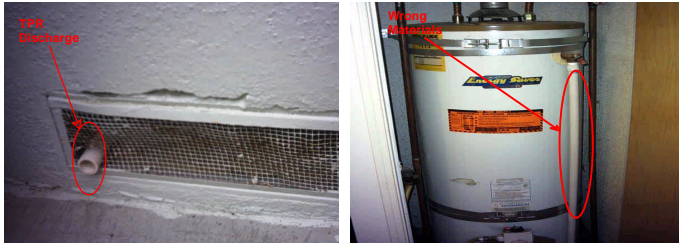
Functional Components and Conditions

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

Components and Conditions Needing Service

The discharge pipe from the pressure relief valve on the water heater should be plumbed in metal, or an approved material, and should extend to the exterior and terminate no more than twenty-four inches above

grade and no less than six inches to it.



Seismic Straps

Informational Components

The water heater is seismically secured.

Electrical

We evaluate electrical systems in accordance with state or industry standards, which includes identifying the type and capacity of the service, and evaluating panels, overload conductors, wires, panel grounds, and a representative number of switches and outlets. However, there are a wide variety of electrical systems with an equally wide variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. Regardless, we are not specialists and in compliance with industry standards we do not perform load-calculations to determine if the supply meets the demand of the household. Therefore, it is essential that any service recommendations or upgrades that we make should be completed well before the close of escrow, because a specialist could reveal additional deficiencies or recommend some upgrades.

Main Panel

General Comments

Common national safety standards require electrical panels to be weatherproof, readily accessible, and have a minimum of thirty-six inches of clear space in front of them for service. Also, they should have a main disconnect, and each circuit within the panel should be clearly labeled. Industry standards only require us to test a representative number of accessible switches, receptacles, and light fixtures. However, we attempt to test every one that is unobstructed, but if a residence is furnished we will obviously not be able to test each one.

Size and Location

The residence is served by a 100 amp, 120/240 volt panel, located in the rear.



Service Entrance Mast Weatherhead and Cleat

Informational Components

The overhead conductor lines pass too low over the ridge of the pitched roof. Common safety standards require them to be at least three feet above the ridge, and you may wish to consult an electrician about this.

Main Panel

Components and Conditions Needing Service

The main electrical 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 before the close of escrow.

Exterior Cover Panel

Informational Components

The exterior cover for the main electrical panel is in acceptable condition.

Interior Cover Panel

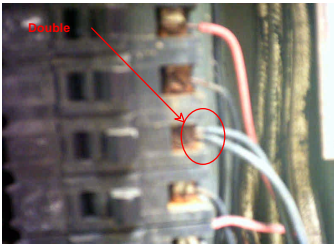
Informational Components

The interior cover for the main electrical panel is in acceptable condition.

Circuit Breakers

Components and Conditions Needing Service

A breaker in the main panel is serving two circuits, which could overload the circuit, and there is no room within the panel to add additional breakers. This condition should be evaluated by an electrician.



Several breakers in the main panel are serving more than one circuit. The dryer and the dishwasher should be separated. This condition should be evaluated by an electrician.

Grounding

Components and Conditions Needing Service

We could not determine the point at which the main electrical panel is grounded. Typically, this ground is to a water pipe located at the main, at a water heater, or to a hose bib, but we could not find it at any of these locations. Therefore, it should be traced by an electrician or the panel should be regrounded.

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

Heat

We evaluate heating systems in accordance with state or industry standards, which includes identifying, testing, and evaluating systems and their components. However, there are a wide variety of systems, which range from older floor, wall, and gravity furnaces to newer forced-air furnaces. Older ones, such as gravity furnaces and most floor and wall furnaces, are the least energy-efficient and the most dangerous. Therefore, it would be prudent to consider replacing them with more economical and reliable forced-air units. However, if they are not replaced, you should be aware that many of them and their parts may no longer be available, and you should also be aware of common safety concerns associated with their use. We do test and describe each system, but we do not attempt to dismantle any portion of it, nor do we evaluate the following concealed components: the heat exchanger, or firebox, electronic air-cleaners, humidifiers, and in-line duct motors or dampers. Similarly, we do not check every register, at which the airflow may well be uneven and will decrease proportionate to its distance from the furnace. However, the airflow and the efficiency of any system can be compromised by poor maintenance, such as by the filters not being changed regularly, which will contaminate the ducts and have an

adverse effect on air quality.

Regardless, the sellers or the occupants of a property are often the best judges of how well a system works, and it would be prudent to ask them about its maintenance history and if they have been satisfied with its performance, or you may wish to have a comprehensive evaluation by a specialist. Most heating systems have a design life of twenty years, but if any system is more than ten years old, or if poor maintenance is suspected, it would be wise to schedule a comprehensive service that includes cleaning motors, fans, and ducts. Then, change the filters every two to three months, and schedule biannual maintenance service.

You should also be aware that we do not evaluate or endorse any heating device that utilizes fossil fuels and is not vented. The presence and use of these within a residence commonly indicates the inadequacy of the primary heating system or of its distribution. However, these and every other fuel burning appliances that are not vented are potentially hazardous. Such appliances include open flames or heated elements, which are capable of igniting any of the myriad flammable materials found in the average home. Also, even the most modern of these appliances can produce carbon monoxide, which in a tightly sealed modern home or a poorly ventilated room can result in sickness, debilitating injury, and even death. We perform a conscientious evaluation of heating systems, but we are not specialists and cannot see inside ducts. Therefore, it is imperative that any recommendation that we may make for service or a second opinion be scheduled well 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.

Heat System 1

Type of Fuel

Informational Components

The residence is served by a gas-fueled heating system.

Forced-Air Furnace

Informational Components

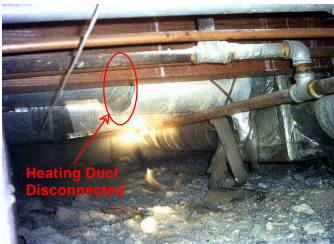
The furnace is functional.

The furnace is functional. However, it is beyond the commonly accepted design life of twenty years, and will need to be monitored more closely for evidence of metal fatigue.

A Rigid Modern Duct Insulated with Fiberglass

Components and Conditions Needing Service

The supply ducts are a rigid type, insulated with fiberglass. However, one of the ducts is separated at the plenum and should be reconnected and secured.



The supply ducts are a rigid type, insulated with fiberglass. However, one of the ducts is separated within the foundation crawlspace and should be reconnected and secured.



Chimney

We evaluate chimneys and their components in accordance with state or industry standards. There are a wide variety of chimneys, which represent an even wider variety of interrelated components that comprise them. However, there are three basic types, single-walled metal, masonry, and pre-fabricated metal ones that are commonly referred to as factory-built ones. Single-walled metal ones should not be confused with factory-built metal ones, and are rarely found in residential use, but masonry and factory-built ones are a commonplace. However, significant areas of all chimney flues cannot be adequately viewed during a field inspection, as has been documented by the Chimney Safety Institute of America, which reported in 1992: "The inner reaches of a flue are relatively inaccessible, and it should not be expected that the distant oblique view from the top or bottom is adequate to fully document damage even with a strong light." Therefore, because our inspection of chimneys is limited to those areas that can be viewed without dismantling any portion of them, and does not include the use of specialized equipment, we will not guarantee their integrity and recommend that they be video-scanned before the close of escrow.

Living Room Chimney

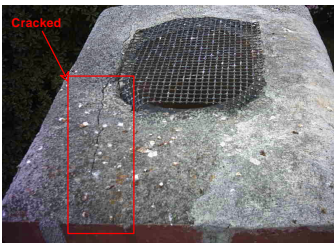
General Lined Masonry Chimney Comments

The chimney is a lined masonry type, which is the most dependable because the flue liner not only provides a smooth transition for the bi-products of combustion to be vented beyond the residence but provides an approved thermal barrier as well.

Crown or Termination Cap

Components and Conditions Needing Service

The chimney crown, which is designed to seal the chimney wall and shed rainwater, is cracked and should be sealed.



Chimney Flue

Informational Components

The portions of the flue that are visible appear to be in acceptable condition.

Damper

Informational Components

The damper is functional.

Hearth

Informational Components

The hearth is in acceptable condition.

Living Areas

In accordance with state or industry standards, our inspection of the interior of the 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, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may 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 geologist or a structural engineer. Similarly, there are a number of environmental pollutants that can contaminate a home, such as asbestos, carbon monoxide, radon, and a variety of molds and fungi that require specialized testing equipment, which is beyond our expertise and the scope of our service. There are also lesser contaminants, such as odors that are typically caused by moisture penetrating concealed slabs, or those caused by household pets. And inasmuch as the sensitivity to such odors is not uniform, we recommend that you make this determination for yourself, and particularly if domestic pets are occupying the premises, and then schedule whatever service may be deemed appropriate before the close of escrow.

Entry

Front Door

Informational Components

The front door is in acceptable condition.

Walls and Ceiling

Informational Components

The walls and ceiling in the entry are in acceptable condition.

Living

Floor

Components and Conditions Needing Service

The hardwood floor in the living room is cupped, or moisture damaged, and should be evaluated by a specialist. Cupping occurs when the hardwood absorbs excessive moisture on the underside, which causes expansion that results in cupping.

Walls and Ceiling

Informational Components

The walls and ceiling in the living room are in acceptable condition.

The walls in the living room have typical cosmetic damage.

Single-Glazed Windows

Functional Components and Conditions

The window in the living room is functional.

Components and Conditions Needing Service

The windows in the living room are moisture damaged, and should be evaluated by a termite inspector.

Closet

Informational Components

The closet in the living room is in acceptable condition.

Lights

Functional Components and Conditions

The lights in the living room are functional.

Outlets

Functional Components and Conditions

The outlets in the living room that were tested are functional.

Dining

Floor

Components and Conditions Needing Service

The hardwood floor in the dining room is cupped, or moisture damaged, and should be evaluated by a specialist. Cupping occurs when the hardwood absorbs excessive moisture on the underside, which causes expansion and results in cupping.

Walls and Ceiling

Informational Components

The walls and ceiling in the dining room are in acceptable condition.

Lights

Functional Components and Conditions

The lights in the dining room are functional.

Outlets

Functional Components and Conditions

The outlets in the dining room that were tested are functional.

Den

A Probable Renovation or Addition

Informational Components

The den appears to have been remodeled or part of an addition. If so, we recommend that you verify the permit and certificate of occupancy. 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 could exist.

Floor

Components and Conditions Needing Service

The hardwood floor in the den is cupped, or moisture damaged, and should be evaluated by a specialist before the close of escrow. Cupping occurs when the hardwood absorbs excessive moisture on the underside, which causes expansion that results in cupping.

Walls and Ceiling

Informational Components

The walls and ceiling in the den are in acceptable condition.

Single-Glazed Windows

Functional Components and Conditions

The single-glazed window in the den is functional.

Components and Conditions Needing Service

A single-glazed window in the den is moisture damaged, and should be evaluated by a termite inspector.

Closet

Functional Components and Conditions

The closet in the den is functional.

Lights

Functional Components and Conditions

The lights in the den are functional.

Outlets

Functional Components and Conditions

The outlets that were tested in the den are functional.

Bedrooms

In accordance with state or industry standards, 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 cosmetic deficiencies.

Master Bedroom

The master bedroom is located in the north -west corner.

Doors

Functional Components and Conditions

The bedroom door is functional.

Floor

Informational Components

The bedroom floor is carpeted and has no significant defects.

Walls & Ceiling

Informational Components

The bedroom walls have typical cosmetic damage.



Components and Conditions Needing Service

There is evidence of moisture intrusion within the bedroom that we will point out, but you should bring this to the attention of the sellers and have it evaluated by a grading and drainage contractor.

The window sill needs service. The finish is deteriorated.

Single-Glazed Windows

Informational Components

The bedroom window will need service to work well, such as sanding, shaving, trimming, or servicing the hardware.

Components and Conditions Needing Service

The bedroom window is moisture damaged, and should be evaluated by a termite inspector.

The bedroom windows are moisture damaged, and should be evaluated by a termite inspector.

Closets

Functional Components and Conditions

The bedroom closet and its components are functional.

Lights

Functional Components and Conditions

The lights in the bedroom are functional.

Smoke Detectors

Informational Components

The battery powered smoke detector in the bedroom is functional, but its battery should be checked or replaced biannually.

Bedroom 2

The second bedroom is located on the north - east side.

Doors

Functional Components and Conditions

The bedroom door is functional.

Floor

Informational Components

The bedroom floor is carpeted and has no significant defects.

Walls & Ceiling

Informational Components

The walls and ceiling in the bedroom are in acceptable condition.

The bedroom walls have typical cosmetic damage.

Single-Glazed Windows

Informational Components

The bedroom window will need service to work well, such as sanding, shaving, trimming, or servicing the hardware.

Components and Conditions Needing Service

The bedroom window is moisture damaged, and should be evaluated by a termite inspector.

Closets

Functional Components and Conditions

The bedroom closet and its components are functional.

Lights

Functional Components and Conditions

The lights in the bedroom are functional.

Outlets

Functional Components and Conditions

The bedroom outlets that were able to be tested are functional.

Smoke Detectors

Components and Conditions Needing Service

There is no smoke detector in the bedroom, and one may not be required by local ordinances, but this should be verified before the close of escrow.

Bedroom 3

The third bedroom is located on the north - east side.

Doors

Functional Components and Conditions

The bedroom door is functional.

Floor

Informational Components

The bedroom floor is carpeted and has no significant defects.

Walls & Ceiling

Informational Components

The walls and ceiling in the bedroom are in acceptable condition.

The bedroom walls have typical cosmetic damage.

Dual-Glazed Windows

Functional Components and Conditions

The dual-glazed bedroom window is functional.

Closets

Functional Components and Conditions

The bedroom closet and its components are functional.

Lights

Functional Components and Conditions

The lights in the bedroom are functional.

Outlets

Functional Components and Conditions

The bedroom outlets that were able to be tested are functional.

Informational Components

Several of the bedroom outlets are obstructed by furniture, and were not tested.

Smoke Detectors

Components and Conditions Needing Service

There is no smoke detector in the bedroom, and one may not be required by local ordinances, but this should be verified before the close of escrow.

Bathrooms

Our evaluation of bathrooms conforms to state or industry standards. We do not comment on cosmetic deficiencies, and we do not evaluate window treatments, steam showers and saunas, nor do we leak-test shower pans, which is the responsibility of the 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.

Master Bathroom

Size and Location

The master bathroom is a three-quarter, and is located on the west side.

Doors

Functional Components and Conditions

The bathroom door is functional.

Floor

Informational Components

The bathroom floor is tiled and has no significant defects.

Walls & Ceiling

Informational Components

The walls and ceiling are in acceptable condition.

Single-Glazed Windows

Functional Components and Conditions

The bathroom window is functional.

Cabinets

Functional Components and Conditions

The bathroom cabinets are functional.

Sink Countertop

Functional Components and Conditions

The bathroom sink countertop is functional.

Stall Shower

Functional Components and Conditions

The stall shower is functional.

Informational Components

The shower enclosure needs to be cleaned and caulked, to forestall moisture damage.

Toilet

Components and Conditions Needing Service

The toilet is loose, and should be secured.

The wax ring that seals the closet bend of the toilet may be leaking, as indicated by the stains around the base of the toilet. This should be confirmed, but could be difficult to do so without removing and replacing the toilet.

Exhaust Fan

Functional Components and Conditions

The bathroom exhaust fan is functional.

Lights

Functional Components and Conditions

The bathroom lights are functional.

Outlets

Components and Conditions Needing Service

The bathroom sink outlets should be upgraded to have ground-fault protection.

Hallway Bathroom

Size and Location

The hallway bathroom is a full, and is located on the north - east side.

Doors

Functional Components and Conditions

The bathroom door is functional.

Floor

Informational Components

The bathroom floor is vinyl and has no significant defects.

Walls & Ceiling

Informational Components

The walls and ceiling are in acceptable condition.

Cabinets

Functional Components and Conditions

The bathroom cabinets are functional.

Sink Countertop

Functional Components and Conditions

The bathroom sink countertop is functional.

Informational Components

There is a typical separation between the sink countertop and the back-splash, which should be sealed to forestall moisture intrusion between the cabinet and the wall.



Sink Faucet Valves & Connectors Trap & Drain

Components and Conditions Needing Service

The mechanical sink stopper is incomplete and should be serviced.

Hydro-Spa

Components and Conditions Needing Service

If the hydro-spa is not used frequently, it should be periodically flushed with a cleansing agent to inhibit the

growth of bacteria within its concealed pipes.

There are open grout-joints in the tiles around the hydro-spa, which should be sealed to prevent moisture intrusion.



We typically do not test the Hydro Spa unit. So you should have it demonstrated before the close of escrow.

Toilet

Components and Conditions Needing Service

The wax ring that seals the closet bend of the toilet may be leaking, as indicated by the stains around the base of the toilet. This should be confirmed, but could be difficult to do so without removing and replacing the toilet.

There was moisture detected around the toilet base. Recommend further evaluation by a licensed plumber.

Ceiling Heater

Functional Components and Conditions

The bathroom ceiling heater is functional.

Exhaust Fan

Functional Components and Conditions

The bathroom exhaust fan is functional.

Lights

Functional Components and Conditions

The bathroom lights are functional.

Outlets

Informational Components

The bathroom sink outlets should be upgraded to have ground-fault protection.

Common Areas

Our evaluation of the common space, which includes the kitchen, hallway, stairs, laundry, and garage, is similar to that of the living space, and includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We pay particular attention to safety standards, such as those involving electricity and the integrity of firewalls, but we do not test portable appliances, including the supply and waste components of washing machines.

Kitchen

General Kitchen Comments

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. 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 capacity of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and powered by extension cords or ungrounded conduits.

A Probable Renovation or Addition

Informational Components

The kitchen appears to have been remodeled, or an addition. If so, we recommend that you verify the permit and certificate of occupancy. 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.

Floor

Informational Components

The floor in the kitchen is tiled and has no significant defects.

Walls and Ceiling

Functional Components and Conditions

The walls and ceiling in the kitchen are acceptable.

Single-Glazed Windows

Functional Components and Conditions

The window in the kitchen is functional.

Components and Conditions Needing Service

A window in the kitchen is moisture damaged, and should be evaluated by a termite inspector.

Cabinets

Functional Components and Conditions

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

Informational Components

The kitchen cabinets have typical, cosmetic damage, or that which is commensurate with their age.

Counter Top

Functional Components and Conditions

The kitchen counter top is functional.

Informational Components

The kitchen counter top has typical cosmetic damage, which would not necessarily need to be serviced.

Sink

Functional Components and Conditions

The kitchen sink is functional.

Faucet

Functional Components and Conditions

The kitchen sink faucet is functional.

Valves and Connectors

Functional Components and Conditions

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

Trap and Drain

Functional Components and Conditions

The trap and drain at the kitchen sink are functional.

Informational Components

The air gap hose is crimped. We recommend a short hose to possibly resolve this issue.

Garbage Disposal

Functional Components and Conditions

The garbage disposal is functional.

Gas Range

Functional Components and Conditions

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

Gas Cook Top

Functional Components and Conditions

The gas cook top is functional.

Dishwasher

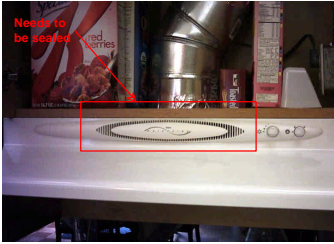
Functional Components and Conditions

The dishwasher is functional.

Exhaust Fan or Downdraft

Components and Conditions Needing Service

The kitchen exhaust fan is functional but does not have a strong draw. Cleaning it could make some improvement, but not necessarily.



Lights

Functional Components and Conditions

The lights in the kitchen are functional.

Outlets

Functional Components and Conditions

The outlets in the kitchen that were tested are functional and include ground-fault protection.

Laundry

General Laundry Room Comments

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 old rubber hoses with modern braided stainless steel types that are much more dependable. You should also be aware that modern 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. The only remedy for this is to enlarge the drainpipe.

Floor

Informational Components

The floor in the laundry room is carpeted and has no significant defects.

Walls and Ceiling

Informational Components

The walls and ceiling in the laundry room are in acceptable condition.

Valves and Connectors

Components and Conditions Needing Service

A handle is missing on the cold-water shut-off valve below the laundry sink that should be replaced.

A handle is missing on the hot-water shut-off valve below the laundry sink that should be replaced.

Garage

General Garage Comments

It is common 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 sidewalls or the slab. This is also quite common if a garage is 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, it 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. Regardless, we are not engineers, and recommend that you read about this in a

booklet that should have been given to you by the realtors, and you may wish to discuss this further with a structural engineer. Garage door openings are not standard, and you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles.

Slab

Informational Components

The garage slab is structurally integral, and has some typical and moderately small cracks that are probably as a consequence of curing, but could indicate the presence of expansive soils. We do not regard these as being structurally threatening, but the slab is integral and you may wish to have an engineer confirm this.

Walls and Ceiling

Informational Components

The garage walls are in acceptable condition with bolts securing them to the foundation stem walls.

Garage Door and Hardware

Informational Components

The main garage door is a heavy, wooden, type that is potentially dangerous because of its weight. Therefore, its springs should be periodically tested to make sure that they are able to bear the full weight of the door at almost any angle, and particularly if children or the elderly occupy the residence.

Components and Conditions Needing Service

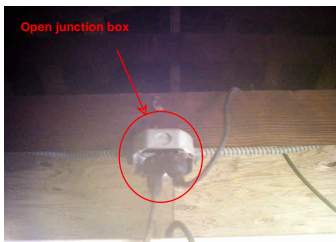
The main garage door is not aligned squarely in its opening, and should be evaluated by a specialist.



Outlets

Components and Conditions Needing Service

There are improper electrical connections in the garage. All electrical splices should be contained in an approved, sealed junction box.



REPORT CONCLUSION

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; identifying 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 or alarms on the exterior doors of all pool or 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 may only cover insignificant costs, such as that of roofer service, and the representatives of some insurance companies may deny coverage on the grounds that a given condition was preexisting or not covered because of a code violation or manufacture's defect. Therefore, you should read such policies very carefully, and depend upon our company for any consultation that you may need.

Inspection Address: 26912 Grayslake , Rancho Palos Verdes CA.
Inspection Date/Time: 06/16/2004 11:30 am to 1:30 pm

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