



Davidson Inspection
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www.DavidsonInspection.com

November 8, 2011

Client(s): Mary Anyname

Re: Anywhere USA

INTRODUCTION

The purpose of the inspection is to assess the general condition of the property. Special attention is given to identifying deficiencies in systems and components that require immediate repair, or that need further investigation. Chips, cracks, blemishes, etc. that are cosmetic in nature are not reportable items. The Client is therefore advised to inspect and evaluate such items personally.

For additional information regarding the scope of the inspection, please refer to the **Inspection Guidelines** section of the report.

For a list of the more significant items found during the inspection, please refer to the **Summary Report**.

Thank you for choosing *Davidson Inspection*. We hope the information contained in the report is beneficial to you. If there are areas that you have questions about or would like further explanation, please don't hesitate to call us. Your satisfaction is important to us.

Sincerely,

Jennifer Davidson,
CREIA MCI Inspector

Enclosures:

Summary Report
Inspection Report

*****CONFIDENTIAL COMMUNICATION NOTICE*****

The attached files are intended only for the use of the party named in the documents. It contains information that is privileged and confidential. If you are not the party named in the document, be notified that any dissemination, disclosure, review, copying, or distribution of the information in that document is strictly prohibited. If you have received this communication in error, please contact the sender by reply mail and destroy all copies of the original message. To reply directly, send your message to: Jen.Davidson@DavidsonInspection.com

You must have "Acrobat Reader 4.0 or higher" to view these attachments. Acrobat Reader is free and can be downloaded at: <http://www.adobe.com/products/acrobat/readstep.html>

Dear Jane Anyname,

Thank you for choosing Davidson Inspection. We estimate it will take about 3 hours for our inspection. We encourage our clients to attend the inspection for a verbal consultation at the site, and to take full advantage of that time to examine the property yourself. We understand this is not always possible. The report contains technical information that may not be readily understandable to the lay person. Therefore, so that you may have a full verbal as well as written understanding of the subject property' s condition, it is our normal procedure to request that you call in to review the report with the inspector who will be happy to answer any questions you may have.

A copy of our agreement is attached to this e-mail. **Pools, spas, hot tubs, or sprinkler systems are not included in our basic inspection fee unless specifically listed in our agreement.** If the property address or other information is incorrect, or if you have questions or concerns regarding our agreement, please call our office immediately. A copy of the CREIA Standards of Practice is included with the contract, so you can better understand the scope and limitations of our inspection.

We cannot begin our inspection without our signed agreement. Our fee is payable by cash, credit card or check and is due at the time of the inspection, unless other arrangements have been made with our company. Please sign date and return a copy of the enclosed agreement. You can fax the contract to our office at the fax number listed below. Your agent may be able to assist you, or call our office if you need to make other arrangements. If you will be arriving at the inspection at the scheduled time, (09:00 AM, 6/12/2012) you can bring the contract with you.

It's important that you confirm with your agent (or the seller) that all utilities are on, pilot lights are lit, attic access and crawl space entrances are clear of clothing or stored items; and water heaters, furnaces, electrical panels and areas or items to be inspected are readily accessible. For liability reasons we do not move personal belongings and an additional fee will result if we must return to the property for lack of access or other reasons beyond our control.

If the seller (or occupant) will not be present, unsecured animals should be removed from the property or secured in an area that will not need to be inspected. We do not take responsibility for the security of animals.

Our report is prepared and delivered to you via email the same day of the inspection or the next morning, unless otherwise agreed.

Respectfully yours,

Jennifer Davidson MCI
Davidson Inspection
619/435-0845 Phone
619-996-2079 FAX
Jen.Davidson@DavidsonInspection.com

DAVIDSON INSPECTION SERVICE STANDARD INSPECTION AGREEMENT

www.DavidsonInspection.com 619-435-0845 Fax 619-996-2079 E-mail Jen@DavidsonInspection.com

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

Client: Jane Anyname
Report Number: samplereport
Inspection address: Anystreet USA, Anytown, CA 00000
Description: 1800 sf, Single Family.
Date and time of inspection: 06/01/2012 @ 09:00 AM

SCOPE OF THE INSPECTION: The real estate inspection to be performed for Client is a limited visual survey and basic operation of the systems and components of a building which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may result in damage to the property or personal injury to the Inspector. The purpose of the inspection is to provide the Client with information regarding the general condition of the building(s). Inspector will prepare and provide Client a written report for the sole use and benefit of Client. The written report shall document any material defects discovered in the building's systems and components which, in the opinion of the Inspector, are safety hazards, are not functioning properly, or appear to be at the ends of their service lives. The inspection shall be performed in accordance with the Standards of Practice of the California Real Estate Inspection Association (CREIASM), attached hereto and incorporated herein by reference, and is limited to those items specified herein.

CLIENT'S DUTY: Client agrees to read the entire written report when it is received and promptly call Inspector with any questions or concerns regarding the inspection or the written report. The written report shall be the final and exclusive findings of Inspector. Client acknowledges that Inspector is a generalist and that further investigation of a reported condition by an appropriate specialist may provide additional information which can affect Client's purchase decision. Client agrees to obtain further evaluation of reported conditions before removing any investigation contingency and prior to the close of the transaction. In the event Client becomes aware of a reportable condition which was not reported by Inspector, Client agrees to promptly notify Inspector and allow Inspector and/or Inspector's designated representative(s) to inspect said condition(s) prior to making any repair, alteration, or replacement. Client agrees that any failure to so notify inspector and allow inspection is a material breach of this Agreement.

ENVIRONMENTAL CONDITIONS: Client agrees what is being contracted for is a building inspection and not an environmental evaluation. The inspection is not intended to detect, identify, or disclose any health or environmental conditions regarding this building or property, including, but not limited to: the presence of asbestos, radon, lead, urea-formaldehyde, fungi, molds, mildew, PCBs, or other toxic, reactive, combustible, or corrosive contaminants, materials, or substances in the water, air, soil, or building materials. The Inspector is not liable for injury, health risks, or damage caused or contributed to by these conditions.

Excluded Systems/Components

Items excluded from the inspection, unless expressly noted in the report, are: portable appliances (such as washers, dryers, etc.), refrigerators, efficiency of all appliances, window coverings, weather-stripping, all electronic systems (such as security systems, intercom systems, etc.), shower steamers, central vacuum systems, septic systems, structural pest/organism infestation (such as termites, fungus, dry rot, mold, and mildew), rodent and insect infestation, any type of environmental problem, timers, clocks, thermostats, the performance of all safety devices including fire and smoke alarms, fire sprinklers, all detached structures, pools, spas, saunas, fencing, landscaping and yard sprinkler systems, low voltage components, solar heating systems, heat exchangers, concealed floor cracks, concealed roofing membrane, product recalls, all underground components (such as plumbing, drainage systems, storage tanks, etc.), above ground storage tanks (such as propane, petrol, etc.), common areas in planned communities, geological and other natural hazards, soil stability, structural stability, engineering analysis, building permits, zoning information, easements, condition of title, building value, and any area not visible and accessible to the inspector at the time of the inspection that would otherwise be included.

CHINESE DRYWALL EXCLUSION: The client specifically acknowledges that the Property Inspection will not and is not indented to detect, identify, disclose, or report on the presence of Chinese Drywall products or the actual or potential environmental concerns or hazards arising out of the existence of these products.

Client agrees to hold DavidsonInspection and the inspectors harmless for any injury, health risk, or damages of any nature caused or contributed to by these products.

Furthermore, Client acknowledges that any discussions regarding the actual or potential presence of Chinese Drywall are informative in nature only and that DavidsonInspection and the inspectors do not hold DavidsonInspection or themselves to be experts pertaining to the potential concerns associated with Chinese Drywall.

GENERAL PROVISIONS: The written report is not a substitute for any transferor' s or agent's disclosure that may be required by law, or a substitute for Client's independent duty to reasonably evaluate the property prior to the close of the transaction. This inspection Agreement, the real estate inspection, and the written report do not constitute a home warranty, guarantee, or insurance policy of any kind whatsoever. No legal action or proceeding of any kind, including those sounding in tort or contract, can be commenced against Inspector/Inspection Company or its officers, agents, or employees more than one year from the date Client discovers, or through the exercise of reasonable diligence should have discovered, the cause of action. In no event shall the time for commencement of a legal action or proceeding exceed two years from the date of the subject inspection. **THIS TIME PERIOD IS SHORTER THAN OTHERWISE PROVIDED BY LAW.** This Agreement shall be binding upon and inure to the benefit of the parties hereto and their heirs, successors, and assigns. This Agreement constitutes the entire integrated agreement between the parties hereto pertaining to the subject matter hereof and may be modified only by a written agreement signed by all of the parties hereto. No oral agreements, understandings, or representations shall change, modify, or amend any part of this Agreement. Each party signing this Agreement warrants and represents that he/she has the full capacity and authority to execute this Agreement on behalf of the named party. If this Agreement is executed on behalf of Client by any third party, the person executing this Agreement expressly represents to Inspector that he/she has the full and complete authority to execute this Agreement on Client's behalf and to fully and completely bind Client to all of the terms, conditions, limitations, exceptions, and exclusions of this Agreement.

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

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

Arbitration: Any dispute, controversy, interpretation or claim including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation or any other theory of liability arising out of, from or related to, this contract or arising out of, from or related to the inspection or inspection report shall be submitted first to a Non-Binding Mediation conference and absent a voluntary settlement through Non-Binding Mediation to be followed by final and Binding Arbitration, if necessary, as conducted by Construction Dispute Resolution Services, LLC or Resolute Systems, Inc. utilizing their respective Rules and Procedures. If you would like to utilize the Mediation or Arbitration services of another dispute resolution provider other than one of those so stated please submit your recommendation to us for our consideration. If the dispute is submitted to Binding Arbitration, the decision of the Arbitrator appointed there under shall be final and binding and the enforcement of the Arbitration Award may be entered in any Court or administrative tribunal having jurisdiction thereof.

NOTICE: YOU AND WE WOULD HAVE A RIGHT OR OPPORTUNITY TO LITIGATE DISPUTES THROUGH A COURT AND HAVE A JUDGE OR JURY DECIDE THE DISPUTES BUT HAVE AGREED INSTEAD TO RESOLVE DISPUTES THROUGH MEDIATION AND BINDING ARBITRATION.

NOTICE: The Client acknowledges having read and understood all the terms, conditions, and limitations of this agreement and voluntarily agrees to be bound thereby and agrees to pay the fee(s) above.

Client: _____ Date: _____

Client: _____ Date: _____

CLIENT NOTICE: The inspection information contained in the report is your property and because of this we can only give out this information with your permission. If you would like us to send the report to anyone

please provide this information below.

Name: _____ E-Mail: _____ Fax: _____

Name: _____ E-Mail: _____ Fax: _____

RESIDENTIAL STANDARDS OF PRACTICE – FOUR OR FEWER UNITS

Part I. Definitions and Scope

These Standards of Practice provide guidelines for a *real estate inspection* and define certain terms relating to these *inspections*. **Italicized** words in these Standards are defined in Part IV, Glossary of Terms.

A. A *real estate inspection* is a survey and basic *operation* of the *systems* and *components* of a *building* which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may result in damage to the property or personal injury to the *Inspector*. The purpose of the inspection is to provide the Client with information regarding the general *condition* of the *building(s)*. Cosmetic and aesthetic *conditions* shall not be considered.

B. A *real estate inspection* report provides written documentation of material defects discovered in the *inspected building's systems* and *components* which, in the opinion of the *Inspector*, are *safety hazards*, are not *functioning* properly, or appear to be at the ends of their service lives. The report may include the *Inspector's* recommendations for correction or further evaluation.

C. *Inspections* performed in accordance with these Standards of Practice are not *technically exhaustive* and shall apply to the *primary building* and its associated *primary parking structure*.

Part II. Standards of Practice

A *real estate inspection* includes the *readily accessible systems* and *components* or a *representative number* of multiple similar *components* listed in SECTIONS 1 through 9 subject to the limitations, exceptions, and exclusions in Part III.

SECTION 1 – Foundation, Basement, and Under-floor Areas

A. Items to be *inspected*: 1. Foundation *system* 2. Floor framing *system* 3. Under-floor ventilation 4. Foundation anchoring and cripple wall bracing 5. Wood separation from soil 6. Insulation

B. The *Inspector* is not required to: 1. *Determine* size, spacing, location, or adequacy of foundation bolting/ bracing *components* or reinforcing *systems* 2. *Determine* the composition or energy rating of insulation materials

SECTION 2 – Exterior

A. Items to be *inspected*: 1. Surface grade directly adjacent to the *buildings* 2. Doors and windows 3. Attached decks, porches, patios, balconies, stairways, and their enclosures 4. Wall cladding and trim 5. Portions of walkways and driveways that are adjacent to the *buildings*

B. The *Inspector* is not required to: 1. *Inspect* door or window screens, shutters, awnings, or security bars 2. *Inspect* fences or gates or *operate* automated door or gate openers or their safety *devices* 3. Use a ladder to *inspect systems* or *components*

SECTION 3 – Roof Covering

- A. Items to be inspected: 1. Covering 2. Drainage 3. Flashings 4. Penetrations 5. Skylights
B. The *Inspector* is not required to: 1. Walk on the roof surface if in the opinion of the *Inspector* there is risk of damage or a hazard to the *Inspector* 2. Warrant or certify that roof systems, coverings, or components are free from leakage

SECTION 4 – Attic Areas and Roof Framing

- A. Items to be inspected: 1. Framing 2. Ventilation 3. Insulation
B. The *Inspector* is not required to: 1. Inspect mechanical attic ventilation systems or components 2. Determine the composition or energy rating of insulation materials

SECTION 5 – Plumbing

- A. Items to be inspected: 1. Water supply piping 2. Drain, waste, and vent piping 3. Faucets and fixtures 4. Fuel gas piping 5. Water heaters 6. Functional flow and functional drainage
B. The *Inspector* is not required to: 1. Fill any fixture with water or inspect overflow drains or drain-stops, or evaluate backflow devices, waste ejectors, sump pumps, or drain line cleanouts 2. Inspect or evaluate water temperature balancing devices, temperature fluctuation, time to obtain hot water, water circulation, or solar heating systems or components 3. Inspect whirlpool baths, steam showers, or sauna systems or components 4. Inspect fuel tanks or determine if the fuel gas system is free of leaks 5. Inspect wells or water treatment systems

SECTION 6 – Electrical

- A. Items to be inspected: 1. Service equipment 2. Electrical panels 3. Circuit wiring 4. Switches, receptacles, outlets, and lighting fixtures
B. The *Inspector* is not required to: 1. Operate circuit breakers or circuit interrupters 2. Remove cover plates 3. Inspect de-icing systems or components 4. Inspect private or emergency electrical supply systems or components

SECTION 7 – Heating and Cooling

- A. Items to be inspected: 1. Heating equipment 2. Central cooling equipment 3. Energy source and connections 4. Combustion air and exhaust vent systems 5. Condensate drainage 6. Conditioned air distribution systems
B. The *Inspector* is not required to: 1. Inspect heat exchangers or electric heating elements 2. Inspect non-central air conditioning units or evaporative coolers 3. Inspect radiant, solar, hydronic, or geothermal systems or components 4. Determine volume, uniformity, temperature, airflow, balance, or leakage of any air distribution system 5. Inspect electronic air filtering or humidity control systems or components

SECTION 8 – Fireplaces and Chimneys

- A. Items to be inspected: 1. Chimney exterior 2. Spark arrestor 3. Firebox 4. Damper 5. Hearth extension
B. The *Inspector* is not required to: 1. Inspect chimney interiors 2. Inspect fireplace inserts, seals, or gaskets 3. Operate any fireplace or determine if a fireplace can be safely used

SECTION 9 – Building Interior

- A. Items to be inspected: 1. Walls, ceilings, and floors 2. Doors and windows 3. Stairways, handrails, and guardrails 4. Permanently installed cabinets 5. Permanently installed cook-tops, mechanical range vents, ovens, dishwashers, and food waste disposers 6. Absence of smoke alarms 7. Vehicle doors and openers
B. The *Inspector* is not required to: 1. Inspect window, door, or floor coverings 2. Determine whether a building is secure from unauthorized entry 3. Operate or test smoke alarms or vehicle door safety devices 4. Use a ladder to inspect systems or components

Part III. Limitations, Exceptions, and Exclusions

- A. The following are excluded from a *real estate inspection*: 1. Systems or components of a building, or portions thereof, which are not readily accessible, not permanently installed, or not inspected due to circumstances beyond the control of the *Inspector* or which the Client has agreed or specified are not to be inspected
2. Site improvements or amenities, including, but not limited to; accessory buildings, fences, planters, landscaping,

irrigation, swimming pools, spas, ponds, waterfalls, fountains or their *components* or accessories

3. Auxiliary features of *appliances* beyond the *appliance's* basic *function*

4. *Systems* or *components*, or portions thereof, which are under ground, under water, or where the *Inspector* must come into contact with water

5. Common areas as defined in California Civil Code section 1351, et seq., and any dwelling unit *systems* or *components* located in common areas

6. *Determining* compliance with manufacturers' installation guidelines or specifications, building codes, accessibility standards, conservation or energy standards, regulations, ordinances, covenants, or other restrictions

7. *Determining* adequacy, efficiency, suitability, quality, age, or remaining life of any *building*, *system*, or *component*, or marketability or advisability of purchase

8. Structural, architectural, geological, environmental, hydrological, land surveying, or soils-related examinations

9. Acoustical or other nuisance characteristics of any *system* or *component* of a *building*, complex, adjoining property, or neighborhood

10. *Conditions* related to animals, insects, or other organisms, including fungus and mold, and any hazardous, illegal, or controlled substance, or the damage or health risks arising there from

11. Risks associated with events or *conditions* of nature including, but not limited to; geological, seismic, wildfire, and flood

12. Water testing any *building*, *system*, or *component* or *determine* leakage in shower pans, pools, spas, or any body of water

13. *Determining* the integrity of hermetic seals at multi-pane glazing

14. Differentiating between original construction or subsequent additions or modifications

15. Reviewing information from any third-party, including but not limited to; product defects, recalls, or similar notices

16. Specifying repairs/replacement procedures or estimating cost to correct

17. Communication, computer, security, or low-voltage *systems* and remote, timer, sensor, or similarly controlled *systems* or *components*

18. Fire extinguishing and suppression *systems* and *components* or *determining* fire resistive qualities of materials or assemblies

19. Elevators, lifts, and dumbwaiters

20. Lighting pilot lights or activating or *operating* any *system*, *component*, or *appliance* that is *shut down*, unsafe to *operate*, or does not respond to *normal user controls*

21. *Operating* shutoff valves or *shutting down* any *system* or *component*

22. Dismantling any *system*, *structure*, or *component* or removing access panels other than those provided for homeowner maintenance

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

1. *Inspect* any *building*, *system*, *component*, *appliance*, or improvement not included or otherwise excluded by these Standards of Practice. Any such *inspection* shall comply with all other provisions of these Standards.

2. Include photographs in the written report or take photographs for *Inspector's* reference without inclusion in the written report. Photographs may not be used in lieu of written documentation.

Part IV. Glossary of Terms

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

Appliance: An item such as an oven, dishwasher, heater, etc. which performs a specific *function*

Building: The subject of the *inspection* and its *primary parking structure*

Component: A part of a *system*, *appliance*, *fixture*, or *device*

Condition: Conspicuous state of being

Determine: Arrive at an opinion or conclusion pursuant to a *real estate inspection*

Device: A *component* designed to perform a particular task or *function*

Fixture: A plumbing or electrical *component* with a fixed position and *function*

Function: The normal and characteristic purpose or action of a *system*, *component*, or *device*

Functional Drainage: The ability to empty a plumbing *fixture* in a reasonable time

Functional Flow: The flow of the water supply at the highest and farthest *fixture* from the *building* supply shutoff valve when another *fixture* is used simultaneously

Inspect: Refer to Part I, "Definition and Scope", Paragraph A

Inspector: One who performs a *real estate inspection*

Normal User Control: Switch or other *device* that activates a *system* or *component* and is provided for use by an occupant of a *building*

Operate: Cause a *system*, *appliance*, *fixture*, or *device* to *function* using *normal user controls*

Permanently Installed: Fixed in place, e.g. screwed, bolted, nailed, or glued

Primary Building: A *building* that an *Inspector* has agreed to *inspect*

Primary Parking structure: A *building* for the purpose of vehicle storage associated with the *primary building*

Readily Accessible: Can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may harm persons or property

Real Estate Inspection: Refer to Part I, "Definitions and Scope", Paragraph A

Representative Number: Example, an average of one *component* per area for multiple similar *components* such as windows, doors, and electrical outlets

Safety Hazard: A *condition* that could result in significant physical injury

Shut Down: Disconnected or turned off in a way so as not to respond to *normal user controls*

System: An assemblage of various *components* designed to *function* as a whole

Technically Exhaustive: Examination beyond the scope of a *real estate inspection*, which may require disassembly, specialized knowledge, special equipment, measuring, calculating, quantifying, testing, exploratory probing, research, or analysis

THIS FORM HAS BEEN APPROVED BY THE CALIFORNIA REAL ESTATE INSPECTION ASSOCIATION (CREIA). NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR ADEQUACY OF ANY PROVISION IN ANY SPECIFIC TRANSACTION. IF YOU DESIRE LEGAL ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL. USE OF THIS FORM DOES NOT GUARANTEE THAT THE USER IS A QUALIFIED INSPECTOR MEMBER OF CREIA. TO LOCATE A QUALIFIED CREIA INSPECTOR CALL 800/388-8443 OR VISIT WWW.CREIA.ORG © 2006 CREIA All Rights Reserved. CREIA IS A PUBLIC BENEFIT, NONPROFIT ORGANIZATION. rev:04.06

SUMMARY REPORT

Deficient items or concerns affecting the use of the property were found during the course of the inspection that warrant correction and/or further evaluation. For your convenience, the more significant items are listed below in brief.

PROPERTY & INSPECTION INFORMATION

NOTATIONS / COMMENTS

Utilities Off:

Gas service was turned off at the time of the inspection. Be aware that gas appliances components could not be tested because the utility was off.

Consultation:

Advisory - Our client(s) was not present for the inspection. A verbal consultation of our findings is a part of this inspection. We recommend that you, our client, contact our office after reading this report for that consultation in order to answer any questions you may have about our findings. We cannot be responsible for any misunderstandings without that verbal consultation.

GROUNDS

GROUNDS - AREAS OF CONCERN

Grade at Foundation:

Monitor - The finished grade level of exterior rear pool area flatwork was too high against the house. Flatwork was in contact with siding material. Ideally, the exterior flatwork should be held at least 2" below the bottom edge of the siding to help protect the siding and structure against moisture damage and termite infestation. Site grading did not allow for surface runoff to drain off the building pad. Surface drainage was directed into drain inlets of the subsurface drainage system. Consequently, adequate site drainage was dependent on subsurface drains. It is essential that the subsurface drainage system is functional for adequate site drainage. Recommend verifying that the underground drainage system is functional, and recommend flushing drains annually. There appears to be hardened concrete in the drain discharge outlet at the driveway.

Pool/Spa Enclosure:

Safety - The gates do not self close or latch properly. Self closing and latching gates are needed to keep small children out of the pool/spa area. Alarms were not installed on exterior doors that had direct access to the pool/spa. A pool/spa is a luxury feature but can be deadly to those who cannot swim, particularly young children. Consumer Products Safety Commission provides a free safety manual for pool/spa owners. Recommend obtaining and reviewing this publication as the owner of this property.

POOL SPA DESCRIPTIVE ITEMS

POOL / SPA - AREAS OF CONCERN

Coping:

Marginal - Caulking has been applied over the existing caulking but is thin in some areas and peeling in other areas. This is a very poor installation.

Patio(s):

Defective - The surface was not properly pitched for adequate drainage away from the pool. This will allow storm water into the system.

Safety - Area around several of the drains is very steep, this is a trip and fall hazard.

Further Evaluation - A thin surface coating has been applied over the deck. This material is cracking in several

locations and is loose, chipping, peeling in others. We recommend further evaluation and correction as needed at this time by a licensed building contractor.

Underwater Lighting:

Safety - No GFCI is present for this light. This light should not be used until installation of a GFCI.

Further Evaluation - The light bond screw is missing. The screw is needed not only to hold the light in the wall but it also creates an electrical bond for the light that is needed for safety. The pool should not be used until this has been evaluated / repaired.

Equipment Bonding:

Safety - Equipment bonding was not present, was loose or incomplete. Electrical bonding of the equipment is needed to reduce the risk of electrical shock or electrocution. We recommend further evaluation and correction as needed at this time by a licensed electrician.

GFCI Outlets:

Safety - GFCI safety device(s) were not installed at the exterior near the pool/spa . GFCI safety device(s) are required at exterior outlets located within 20 feet of a pool/spa.

Drain:

Safety - Drain does not have a safety type, non-suction type cover. This drain is usually under suction created by the water filtering back to the filter and recirculating system. There is a risk of entanglement with hair or loose swim suits if swimmers come in contact with this cover while the pump(s) is on. We recommend replacing the drain cover with a safety cover.

Safety - Only one drain is visible. Two drains are recommended to improve the safety of this system.

Skimmer:

Repair / Replace - The weir is not present in the skimmer inlet. The weir is needed for the proper cleaning of water in the top inch of the pool / spa.

Repair / Replace - The flow control mixer is missing from the bottom of the skimmer. This device is needed to distribute the proper mix of water between the skimmer and the drain in the bottom of the pool back to the equipment.

Pool Refill Valve:

Marginal - No pool/spa fill plumbing device installed. Fills/refills with a garden hose. This makes having a anti siphon faucet very important to prevent pool water from mixing with drinking water.

Advisory - There is a water pipe and valve connected to the plumbing at the equipment that appears to be a fill valve but it was not operational. This is a very odd location for a fill valve. We recommend further evaluation and correction as needed at this time by a licensed building contractor.

Circulation Pump(s):

Further Evaluation - There is air flowing from the pipe into the pump strainer as seen through the clear cover at the return to the pool. This air can be a sign that there are leaks in the piping system. Further evaluation (air testing?) is recommended for this system and the seller should be asked how much water is added to this pool every month as this may help answer the question of leaks.

CHIMNEYS & FIREPLACES

CHIMNEYS & FIREPLACES - AREAS OF CONCERN

Fireplace, General:

Safety - No attached fire screen was installed for the fireplace. A fire screen is required to contain hot embers and prevent items from coming into contact with the fire.

ROOF & ATTIC

ROOF & ATTIC - AREAS OF CONCERN

Roof, General Comments:

Further Evaluation - The roof covering is at or near the end of its useful life. Repairs and/or patching were observed that may indicate the roof has leaked in the past. Recommend asking the seller as to the history of any leaks and subsequent repairs.

Roof Maintenance:

Repair / Replace - Bare areas were observed. The underlying felt membrane was exposed. Many areas lack gravel embedment. Recommend evaluation by licensed roofing contractor.

Built-up Flat Roof:

Further Evaluation - There was evidence of ponding at the roof edge. Poor drainage promotes water infiltration and can reduce the service life of the roof.

PLUMBING

PLUMBING - AREAS OF CONCERN

Hose Faucets:

Upgrade - Anti-siphon device is missing at one or more locations. Installing anti-siphon devices at all hose connections will protect the potable water supply from possible cross contamination. This is especially important in the pool area.

Wastewater Pipes:

Further Evaluation - The cast iron drain pipes were old. Rust/corrosion was present. Repairs had been made to the system at some areas. Ongoing repairs should be anticipated as this older system continues to age. Replacing the entire system will eventually need to be undertaken. The cast iron drain system was as old as or nearly as old as its expected service life. Underground drain pipes could not be judged. We recommend asking the owner if there is a history of sewer blockage. We also recommend inspection by a qualified plumbing contractor using a 'snaking' video camera.

Gas Main Service:

Advisory - Gas service was not on at the time of the inspection. We recommend calling the Gas Company to light and test all gas appliances prior to the close of this transaction.

WATER HEATER(S)

WATER HEATER(S) - AREAS OF CONCERN

Seismic Straps:

Maintenance - Not installed.

HEATING & COOLING

HEATING & COOLING - AREAS OF CONCERN

Heating Unit:

Further Evaluation - Gas off. Not tested. Recommend confirmation of function.

Air Ducts / Distribution:

Further Evaluation - Ducting appears to be from an older system and was not repaired/upgraded when new heating/cooling units were installed. Insulation is missing on the ducting and taped joints appear to leak. The

airflow was low at the registers.

Advisory - There is a heating register in only one of the sleeping rooms. In newer construction, heat is required in all habitable rooms of the house.

ELECTRICAL

ELECTRICAL - AREAS OF CONCERN

Panel - Access/Enclosure:

Safety - The exterior cover panel was missing. Consequently, the electrical panel lacked basic weather protection. This is a serious safety defect that should be corrected by a licensed electrician.

Panel - Breakers/Wiring:

Safety - Breaker(s) were "double lugged", meaning 2 conductors are connected to one breaker. Double lugged circuits are at greater risk of over loading and causing the breaker to trip due to the additional demand from the second wire load. Also, wiring may become hot due to a loose connection with a double wire contact. Double lugged circuits should be separated and a new breaker installed to receive the second wire.

Further Evaluation - The kitchen has been remodeled / up-graded but the electrical breakers have not. Current standards require a dedicated 20 amp circuit for the counter outlets, refrigerator, dishwasher, disposal, microwave and lighting. This panel does not appear to meet this standard. We recommend further evaluation and correction as needed at this time by a licensed electrical contractor.

Wiring:

Safety - Junction box(es) is missing coverplate(s) in the attic and in the utility room. This is considered a shock hazard and fire risk. Covers should be installed on all open services.

Outlets:

Safety - 3 slot outlets tested ungrounded in many locations including the kitchen counter and laundry. Recommend upgrades to grounded circuits, or changing back to two slot type outlets. Kitchen and laundry outlets should be GFCI protected. **Safety** - Refrigerator outlet is ungrounded. Recommend adding grounded circuit for the refrigerator.

INTERIOR COMPONENTS

INTERIOR COMPONENTS - AREAS OF CONCERN

Escape & Rescue:

Upgrade - Window(s) did not meet emergency egress requirements at master bedroom. Window sill(s) were noticeably too high above the floor. A window sill should not be higher than 44" by current safety standard (46" by old standard).

KITCHEN & LAUNDRY

KITCHEN & LAUNDRY - AREAS OF CONCERN

Range:

Safety - Anti-tip brackets not installed on the stove. Recommend adding anti-tip brackets for safety.

BATHROOMS

BATHROOMS - AREAS OF CONCERN

Toilet:

Repair / Replace - Both of the toilets were loose at the floor. Recommend pulling the toilet, check for damage, and then install a new wax ring and caulk/grout around the base of the toilet for added stability.

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Subject Property:
Anywhere USA

The **STANDARDS OF PRACTICE** of the California Real Estate Inspection Association (CREIA) are available upon request or may be viewed at www.creia.org

PROPERTY & INSPECTION INFORMATION

This report has been prepared for the benefit of the client. It is intended to report on the serviceability of the major systems and components of the property from a limited visual inspection. The inspection report is not a substitute for the required disclosures as described by California State Civil Code Section 1102. Patent defects are the responsibility of the seller to disclose.

Please read the entire report carefully. If you have questions or would like further explanation, please call **Davidson Inspection** at **619.435.0845**.

PROPERTY INFORMATION

Client(s):	Mary Anyname.
Property Address:	Anywhere USA.
Building Type:	Single Family. 1 story.
Approx. Year Built:	1958.
Approximate Size:	1584 sf. See appraisal or legal description for precise estimate of size.
Utilities:	Public. Gas service was turned off at the time of the inspection. Be aware that gas appliances components could not be tested because the gas utility was off.
Current Occupancy:	Vacant.
Additions/Modifications:	Replacement water heater, Replacement furnace, Replacement a/c condenser.

Be aware that permit investigation is not within the scope of the inspection. We recommend checking with the local building department for permit information.

INSPECTION DETAILS

Inspector:	Jennifer Davidson.
Date of Inspection:	11/07/2011.
Time Arrived:	9:00 am.
Time Departed:	11:30 am.
Weather:	Fair, Dry.
Approx. Air Temperature:	60 degrees F.

Present at Inspection: Buyer(s) was present for pool consultation only.

A verbal consultation of our findings is a part of our inspection service. When client(s) are not present, we recommend that they contact our office after reading this report for consultation in order to answer any questions about our findings.

Directions:

The terms 'front,' 'rear,' 'left,' and 'right' are used in reference to the property as viewed from the street.

NOTATIONS / COMMENTS

Utilities Off:

Gas service was turned off at the time of the inspection. Be aware that gas appliances components could not be tested because the utility was off.

Environmental:

Identification of environmental concerns is beyond the scope of the inspection. However, be aware that this building may have building materials that contain asbestos. Asbestos was widely used in building products until about 1978 and sporadically used until 1983. In older homes, asbestos may be present in flooring, paint, plaster, insulation, roofing products, furnaces, ducting, etc. Positive identification of asbestos can only be made from by a certified laboratory. Consumer Products Safety Commission distributes a pamphlet "Asbestos In The Home" (CPSC Document #453). Consumer Products Safety Commission can be reached at (800) 638-CPSC, or at their web site: www.cpsc.gov. Identification of environmental concerns is beyond the scope of the inspection. However, be aware that some lead was used in paint and copper piping solder and other building products until about 1978. We recommend testing paint for lead (or assuming it is present) prior to sanding or scraping so that proper measures will be employed for its proper handling and disposal. Lead testing is available from others if desired.

Consultation:

Advisory - Our client(s) was not present for the inspection. A verbal consultation of our findings is a part of this inspection. We recommend that you, our client, contact our office after reading this report for that consultation in order to answer any questions you may have about our findings. We cannot be responsible for any misunderstandings without that verbal consultation.

TERMS & DEFINITIONS

Terms & Conditions:

The inspection does not include pool, spa, sprinklers, or septic systems. Reporting of possible lead paint, asbestos, toxic wastes, indoor pollutants, or any type of environmental concern is outside the scope of this report. Terms and conditions crucial to the understanding of the inspection limitations and scope of work are contained in your **Inspection Agreement** separate from this report. Additional information is also provided under the section **Inspection Guidelines** at the end of this report.

Descriptive Information:

Inspected components are listed under the heading '**Descriptive Information**' within their respective section of the report. Inspected components were observed to be functional, unless otherwise noted. The term '**functional**' means that in the opinion of the inspector the component is capable of being used for its intended purpose without the need for immediate repair or replacement. Some functional components may be aged or worn from time and usage.

Areas of Concern:

Inspected components that are found to contain a defect, or are deficient, or in some way might represent a 'concern' are listed under the heading '**Areas of Concern**' within their respective section.

Word Definitions:

Items that appear to need attention or repair are described by the inspector. The following definitions may be helpful in understanding the condition of such items. Any recommendation by the inspector suggests corrective action or further evaluation. Repair or further evaluation should be undertaken by an appropriate tradesman, licensed contractor, or engineer.

Advisory- A word of caution, attention, or direction.

Monitor- Appears to be functioning in its present condition; however, there is a concern that the condition may later change, possibly necessitating corrective action.

Upgrade- Appears to be functioning as intended, but would benefit from improvement or replacement.

Maintenance- Needs routine repairs or regular maintenance.

Marginal- Has limited remaining useful life or limited performance.

Repair or Replace- Not performing as intended.

Defective- Did not respond when tested or responded poorly, or has missing parts, or was unable to be safely used/tested.

Safety Issue- Poses a health or safety risk.

Further Evaluation- Due to complexity, unusual appearance, or restricted access, further evaluation is needed to better assess the condition.

GROUNDS

General Notes: 1) Exterior features that are inspected typically include hardscape features such as driveways, sidewalks, decks, patios, patio coverings, retaining walls, balconies, etc. as well as property line fences in close proximity to the house. 2) Cracks in concrete less than 1/8 inch are considered common cracks, often attributed to shrinkage, expansion and contraction, or minor soil movement.

Grading & Drainage Notes: 1) The soil grade should be maintained at least 6 inches below the top of the foundation and any wood products. This helps to prevent moisture damage and termite infestation. 2) Directing drainage away from the foundation is extremely important. Many problems associated with the foundation are often a result of improper or poor drainage. Grading should always slope away from the foundation for good drainage. 3) Gutters & downspouts are strongly recommended for flat graded sites to help keep roof runoff away from the foundation.

Property Notes: The location of property lines, easements, and other property restrictions, and their implications to existing structures are beyond the scope of the inspection.

GROUNDS - DESCRIPTIVE INFORMATION

Site Grading:

Flat building pad. constructed on sloping surrounding terrain.

Drainage:

Primarily surface drainage. A minimal number of subsurface drain inlets were noted. Subsurface drains were not tested. Site grading did not allow for surface runoff to drain off the building pad. Surface drainage was directed into drain inlets of the subsurface drainage system. Consequently, adequate site drainage was dependent on subsurface drains. It is essential that the subsurface drainage system is functional for adequate site drainage. Recommend verifying that the underground drainage system is functional, and recommend flushing drains annually.

Driveway:

Concrete.

Sidewalk(s):

Concrete.

Porch:

Concrete.

Patio(s):

Concrete.

Exterior Cover(s):

Attached, Metal framing.

Exterior Stairs/Steps:

Concrete.

Fences:

Wood, Masonry. Wrought iron.

Pool/Spa:

A pool/spa is a luxury feature but can be deadly to those who cannot swim, particularly young children. Consumer Products Safety Commission provides a free safety manual for pool/spa owners. Recommend obtaining and reviewing this publication as the owner of this property.

Landscaping:

Landscape features were not inspected.

GROUNDS - AREAS OF CONCERN

Grade at Foundation:



Monitor - The finished grade level of exterior rear pool area flatwork was too high against the house. Flatwork was in contact with siding material. Ideally, the exterior flatwork should be held at least 2" below the bottom edge of the siding to help protect the siding and structure against moisture damage and termite infestation. Site grading did not allow for surface runoff to drain off the building pad. Surface drainage was directed into drain inlets of the

subsurface drainage system. Consequently, adequate site drainage was dependent on subsurface drains. It is essential that the subsurface drainage system is functional for adequate site drainage. Recommend verifying that the underground drainage system is functional, and recommend flushing drains annually. There appears to be hardened concrete in the drain discharge outlet at the driveway.

Surface Drainage:



Further Evaluation - Raised planter appears to trap water next to the foundation at the right side. Also the crawlspace vents are below the soil level. This can trap moisture against the foundation, and allow water to migrate into the crawlspace. We recommend further evaluation by a licensed landscaping contractor for corrective action to divert water away from the foundation.

Guttering & Underground Drains:

Further Evaluation - Subsurface drain inlet(s) were present but a discharge point was not verified. The front curb was not cored. Recommend asking the owner where the underground drains terminate and discharge.

Steps On-grade:



Upgrade - Handrails were not installed along exterior steps. Handrails are required where 4 or more risers are present.

Pool/Spa Enclosure:

Safety - The gates do not self close or latch properly. Self closing and latching gates are needed to keep small children out of the pool/spa area. Alarms were not installed on exterior doors that had direct access to the pool/spa. A pool/spa is a luxury feature but can be deadly to those who cannot swim, particularly young children. Consumer Products Safety Commission provides a free safety manual for pool/spa owners. Recommend obtaining and reviewing this publication as the owner of this property.

POOL SPA DESCRIPTIVE ITEMS

Pool Spa Notes: 1) Our inspection of the pool and spa equipment is limited to those areas which are above the ground or water level. 2) Equipment is operated using normal user controls. 3) We inspect, but we do not evaluate the efficiency or inefficiency of pumps, heaters, filters and other equipment. We do not evaluate thermostat(s) or their calibration, heating elements, chemical dispensers, water chemistry or conditioning devices, low voltage or computer controls, timers, sweeps or cleaners, pool or spa covers and related components. 4) We do not measure the pool or spa for levelness or determine whether or not the pool or spa leaks. 5) Water clarity and pool and spa body observations are from a cursory and casual view and are reported as a courtesy; water quality, pool and spa bodies and buried pipes are not inspected.

POOL SPA - DESCRIPTIVE INFORMATION

Pool / Spa Type:

In-ground swimming pool.

Water Appearance:

Clear.

Filter System:

Diatomaceous earth. Tag faded, could not confirmed.

Heater Type:

No heater is present for this pool / spa.

POOL / SPA - AREAS OF CONCERN

Body Materials:

Advisory - Steps have been patched, this area is a different color. Recommend asking seller / owner about this condition or why this work was done.

Safety Equipment and Cover:

Safety - Safety equipment is not present as recommended by the Association of Pool and Spa Professionals <http://www.apsp.org/82/index.aspx> who recommend; keeping a phone within easy reach of the pool area for emergency calls. Post local emergency numbers in the pool area. Always keep basic lifesaving equipment by the pool and know how to use it. A pole, rope and personal flotation devices are recommended to be kept prominently located in the pool area.

Safety - Door exits from the house to the pool/spa. We recommend installing an additional approved barrier and a device or alarm at all doors leading to the pool/spa for enhanced child safety.

Advisory - Gates should swing away from the pool/spa area, be self closing and latching with the latches located out of reach of small children. We strongly recommend checking with the local city authorities having jurisdiction for specific requirements in this area and make corrections as needed.

Consumer's Product Safety Commission offers three free publications to help prevent child drowning: "Safety Barrier Guidelines for Pools," "How to Plan for the Unexpected" and "Guidelines for Entrapment Hazards: Making Pools and Spas Safer." Consumers can obtain copies of these publications by sending their names and addresses to "Pool Safety," CPSC, Washington, DC 20207. These publications can also be obtained by calling the CPSC Hotline at (800) 638-2772 or accessing CPSC's web site at www.cpsc.gov.

Coping:



Marginal - Caulking has been applied over the existing caulking but is thin in some areas and peeling in other areas. This is a very poor installation.

Patio(s):

Defective - The surface was not properly pitched for adequate drainage away from the pool. This will allow storm water into the system.

Safety - Area around several of the drains is very steep, this is a trip and fall hazard.

Further Evaluation - A thin surface coating has been applied over the deck. This material is cracking in several locations and is loose, chipping, peeling in others. We recommend further evaluation and correction as needed at this time by a licensed building contractor.

Pool/Spa Enclosure:



Safety - Alarms were not installed on exterior doors that had direct access to the pool/spa.

Safety - The gate does not self close or latch properly. Self closing and latching gates are needed to keep small children out of the pool/spa area.

Underwater Lighting:

Safety - No GFCI is present for this light. This light should not be used until installation of a GFCI.

Further Evaluation - The light bond screw is missing. The screw is needed not only to hold the light in the wall but it also creates an electrical bond for the light that is needed for safety. The pool should not be used until this has been evaluated / repaired.

Equipment Bonding:

Safety - Equipment bonding was not present, was loose or incomplete. Electrical bonding of the equipment is needed to reduce the risk of electrical shock or electrocution. We recommend further evaluation and correction as needed at this time by a licensed electrician.

GFCI Outlets:

Safety - GFCI safety device(s) were not installed at the exterior near the pool/spa . GFCI safety device(s) are required at exterior outlets located within 20 feet of a pool/spa.

Drain:

Safety - Drain does not have a safety type, non-suction type cover. This drain is usually under suction created by the water filtering back to the filter and recirculating system. There is a risk of entanglement with hair or loose swim suits if swimmers come in contact with this cover while the pump(s) is on. We recommend replacing the drain cover with a safety cover.

Safety - Only one drain is visible. Two drains are recommended to improve the safety of this system.

Skimmer:

Repair / Replace - The weir is not present in the skimmer inlet. The weir is needed for the proper cleaning of water in the top inch of the pool / spa.

Repair / Replace - The flow control mixer is missing from the bottom of the skimmer. This device is needed to distribute the proper mix of water between the skimmer and the drain in the bottom of the pool back to the equipment.

Pool Refill Valve:



Marginal - No pool/spa fill plumbing device installed. Fills/refills with a garden hose. This makes having a anti siphon faucet very important to prevent pool water from mixing with drinking water.

Advisory - There is a water pipe and valve connected to the plumbing at the equipment that appears to be a fill valve but it was not operational. This is a very odd location for a fill valve. We recommend further evaluation and correction as needed at this time by a licensed building contractor.

Circulation Pump(s):

Further Evaluation - There is air flowing from the pipe into the pump strainer as seen through the clear cover at the return to the pool. This air can be a sign that there are leaks in the piping system. Further evaluation (air testing?) is recommended for this system and the seller should be asked how much water is added to this pool every month as this may help answer the question of leaks.

BUILDING EXTERIOR

Building Exterior Notes: 1) The soil grade should be maintained at least 6 inches below the top of the foundation and wood products. This helps to prevent moisture damage and termite infestation. 2) The condition and/or presence of flashing, including window and door flashing, is hidden behind the exterior siding and cannot be judged. The inspector relies on signs of leakage at the interior to determine the fitness of this component. 3) Minor cracks in stucco finishes are to be expected and will normally not effect the integrity of stucco siding or the waterproofing system. 4) Exterior wood members are prone to damage. Regular maintenance, including painting, is needed to prevent damage. All gaps in the siding and trim should be sealed or otherwise maintained to prevent water intrusion. 5) We do not identify wood damaged by moisture and pests. Inspection by a licensed pest inspection company is needed to report on such damage and is strongly recommended.

BUILDING EXTERIOR - DESCRIPTIVE INFORMATION

Siding:

Stucco.

Wood Eaves & Trim:

Door surrounds. Metal eaves.

Gutters & Downspouts:

Not installed.

BUILDING EXTERIOR - AREAS OF CONCERN

Siding:



Monitor - Patches present at corners of some of the windows. These appear non professional. The color doesn't match, and the cracks are not sealed.

CHIMNEYS & FIREPLACES

Fireplace Notes: 1) The chimney flue is normally not fully visible for inspection. Fireplace boxes were checked for normal operation and general state of repair. Our inspection is limited to the readily visible portions only and we do not light the gas or start a fire. 2) All fireplaces should be cleaned and inspected on a regular basis to insure safe operation.

CHIMNEYS & FIREPLACES - DESCRIPTIVE INFORMATION

Location(s):

Living room.

Chimney(s):

Masonry block.

Fireplace(s):

Masonry.

Fireplace Features:

Features Present, damper, gas plumbing

Gas present but not tested. Gas off to building.

CHIMNEYS & FIREPLACES - AREAS OF CONCERN

Masonry Chimney:

Upgrade - A spark arrestor was missing on top of the flue. All fireplaces are required to have an approved spark arrestor to contain embers. Correction is needed for this safety reason. A rain cap is installed and is not required on a masonry chimney; however, it helps to protect the chimney and firebox moisture and deterioration. We recommend installing them on all chimneys.

Fireplace, General:

Safety - No attached fire screen was installed for the fireplace. A fire screen is required to contain hot embers and prevent items from coming into contact with the fire.

FOUNDATION & STRUCTURE

Foundation Notes: 1) Footings and floor slabs are commonly not visible for inspection. The inspection is limited to the visible part of the foundation stem wall. Distressed foundations will typically affect other components, such as floor slabs or floor framing, floor finishes, walls, and wall openings for doors and windows. The inspector relies on visual signs of distress from such components to determine the fitness of the foundation. 2) All concrete experiences some degree of cracking due to shrinkage and normal settlement. Cracks less than 1/8" wide are considered within normal tolerances. 3) Exterior grading should allow for surface water to flow away from the foundation. Adequate site drainage is essential for the long-term stability of the foundation. 4) Soil stability and geological hazards are beyond the scope of the inspection.

Structure Notes: 1) Structural framing is often not visible for inspection. Deficiencies in the framing will typically effect other components, such as wall finishes and the operation of doors and windows. The inspector relies on visual signs of distress from such components to determine the fitness of the structural framing. 2) Inspection of the framing does not imply that the structure has the capability to withstand lateral loads from strong winds or from earthquakes.

FOUNDATION & STRUCTURE - DESCRIPTIVE INFORMATION

Foundation Type:



Raised cast-in-place concrete stem walls.

Columns & Supports:

Wood posts supported by light concrete piers.

Foundation Anchors:

The 1st level framing is presumed to be bolted to the foundation based on the period of construction.

Under-floor Areas:

Access was provided to under-floor area at the exterior left.

Under-floor Insulation:

None.

Main Structure Type:

Wood framing. Not visible or limited areas visible due to wall and/or floor coverings.

Roof Framing:

Conventional wood framing. Limited areas visible.

FOUNDATION & STRUCTURE - AREAS OF CONCERN

Foundation:



Monitor - Vertical cracks less than 1/8 inch are present. Viewed at left side near the front. A small amount of cracking in the foundation is common and may be a symptom of conditions such as poor drainage, settlement or soil movement. Repairing these types of cracks is generally optional. Minimally, sealing these types of cracks is recommended to prevent air and moisture infiltration. As a precaution we also recommend occasionally monitoring them for change. Any noticeable change should be further evaluated by an engineer.

Columns & Supports:



Upgrade - Metal straps were not installed for connecting posts to piers and beams. These straps were not required in houses built prior to the 1980's, but their installation has proved effective in keeping these structural members joined in the event of an earthquake.

Under-floor Areas:



Advisory - Signs of past water entry were present. The source of the moisture was not determined, and the crawlspace is dry at this time. This is usually an indication that drainage around the foundation needs to be corrected/improved. It is important to take action in order to prevent damage to the foundation.

Ventilation:

Upgrade - Under-floor ventilation was marginal / insufficient. Vent openings should not be less than 1 sqft. per 150 sqft. of under-floor area and should be located to provide for cross ventilation. It is very important to provide adequate ventilation for wood members in order to reduce the risk of fungus growth and moisture damage. Alternatively, approved mechanical means of ventilation can be used or a vapor barrier such as visqueen can be installed.

ROOF & ATTIC

Roofing Notes: 1) Some areas of the roof may not be visible or accessible due to height, slope, weather conditions or type of material. 2) Roof coverings are inspected for general state of repair. The inspection does not offer an opinion on whether or not the roof leaks, or will remain free of leaks. 3) We do not verify that the materials are installed according to manufacturer's specifications. If you want to obtain a roof certification, you should consult with a licensed roofing contractor. We also suggest asking the current owner if any roof warranty is in effect and transferable.

ROOF & ATTIC - DESCRIPTIVE INFORMATION

Roof Covering:

Built-up flat roof with gravel cap.

Approx. Age of Roof:

Unknown, Appeared older.

How Inspected:

Walked on.

Roof Drainage:

Roofs shed water by runoff at the perimeter.

Attic:

Access to the attic was provided. The attic was inspected where accessible. Limited areas accessible. Viewing was limited to that portion of the attic that was visible from the hatch.

Roof Sheathing:



1x solid decking.

Insulation:

Insulation is not installed in the attic.

Attic Ventilation:

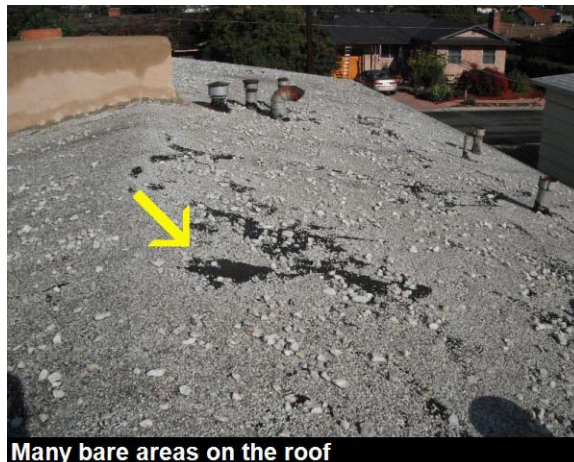
Ventilation was provided for the attic.

ROOF & ATTIC - AREAS OF CONCERN

Roof, General Comments:

Further Evaluation - The roof covering is at or near the end of its useful life. Repairs and/or patching were observed that may indicate the roof has leaked in the past. Recommend asking the seller as to the history of any leaks and subsequent repairs.

Roof Maintenance:



Many bare areas on the roof

Repair / Replace - Bare areas were observed. The underlying felt membrane was exposed. Many areas lack gravel embedment. Recommend evaluation by licensed roofing contractor.

Built-up Flat Roof:



Further Evaluation - There was evidence of ponding at the roof edge. Poor drainage promotes water infiltration and can reduce the service life of the roof.

GARAGE

Garage Notes: 1) Automatic door openers can cause serious injury and even death when safety reverse devices are not installed or not operating properly. 2) Garage doors installed since 1993 are required to be equipped with both pressure sensing and motion sensing safety reverse devices. Any auto door opener not equipped with both types of safety reverses should be retrofitted or replaced.

GARAGE - DESCRIPTIVE INFORMATION

Garage:

None. Carport only.

Floor Slab:

No cracks were noted.

Garage Door(s):

N/A.

Fire Wall:

N/A.

Ventilation:

N/A.

PLUMBING

General Plumbing Notes: 1) Inspection of the plumbing systems includes gas, water, waste, and vent piping. We test plumbing fixtures for normal use, and report on leaks, corrosion, and abnormal function. 2) Plumbing concealed behind walls or underground is excluded from inspection. 3) Fire suppression systems are not part of the inspection.

Water Supply Plumbing Notes: 1) Between 40 psi - 80 psi is considered the normal range for water pressure. To maintain water pressure within this range, an operable pressure regulator may be needed. 2) The inspector does not test local supply line shutoff valves. These valves, if turned, may be subject to leaking. 3) Inspecting soft water systems and testing for water quality is beyond the scope of the inspection.

Wastewater Plumbing Notes: 1) Underground waste pipes can be observed for breaks or root intrusion by means of a video scan by others if desired. 2) Inspection of private septic systems is beyond scope of the inspection.

Gas Plumbing Notes: 1) The condition of propane or fuel storage tanks is not part of the inspection. Recommend the utility company or the fuel supplier that is currently providing service inspect the storage tank and main supply line. 2) Gas leak detection is not part of this inspection.

PLUMBING - DESCRIPTIVE INFORMATION

Water Main & Shutoff:



Located at exterior front. The main shutoff valve was not operated.

Water Pressure:

65 psi.

Water Supply Pipes:

Copper pipes, Limited areas visible. Water flow was checked from all accessible plumbing fixtures. The life expectancy of copper plumbing is 60-90 years, though intermediate repairs may be necessary much sooner.

Wastewater Pipes:

Cast iron drain pipes. Limited areas visible. Drain lines were tested to determine if they drained freely. The life expectancy of cast iron piping is approximately 60 years, though intermediate repairs may be necessary much sooner.

Gas Supply System:

Public utility gas meter. Interior gas lines were not fully visible. Gas lines are rigid iron pipe. The life expectancy of the gas piping is for the life of the structure. Located, exterior left side.

PLUMBING - AREAS OF CONCERN

Water Main & Shutoff:

Upgrade - The main shutoff valve is an old gate type valve. Old gate valves tend to be unreliable. You may want to replace it with a new ball type valve.

Hose Faucets:

Upgrade - Anti-siphon device is missing at one or more locations. Installing anti-siphon devices at all hose connections will protect the potable water supply from possible cross contamination. This is especially important in the pool area.

Wastewater Pipes:



Further Evaluation - The cast iron drain pipes were old. Rust/corrosion was present. Repairs had been made to the system at some areas. Ongoing repairs should be anticipated as this older system continues to age. Replacing the entire system will eventually need to be undertaken. The cast iron drain system was as old as or nearly as old as its expected service life. Underground drain pipes could not be judged. We recommend asking the owner if there is a history of sewer blockage. We also recommend inspection by a qualified plumbing contractor using a 'snaking' video camera.

Gas Main Service:

Advisory - Gas service was not on at the time of the inspection. We recommend calling the Gas Company to light and test all gas appliances prior to the close of this transaction.

WATER HEATER(S)

Water Heater Notes: 1) The Temperature Pressure Relief (TPR) valve is not tested because the TPR valve is prone to leaking once activated. 2) Solar heating systems and recirculation pumps are not part of the inspection.

WATER HEATER(S) - DESCRIPTIVE INFORMATION

Water Heater(s):

Located in an exterior utility closet. Gas, Natural draft venting. 40 gallons.

Year Installed:

Dated by manufacturer's specifications tag. 2005 The expected life of a domestic gas water heater is approximately 10 years.

Enclosure:

Confined location, fresh air vents are required. Combustion air vents were installed.

Seismic Straps:

Not Installed.

WATER HEATER(S) - AREAS OF CONCERN

Plumbing Connections:

Upgrade - There is no insulation on the water pipes to the heater. Insulation is now required on all hot water pipes in the building and the cold water pipe to within 5 feet of the water heater. This helps reduce heat loss from the water tank saving energy and money.

TPR Discharge:

Safety - The TPR discharge pipe is too short. The TPR discharge pipe should be plumbed to an exterior location or to within 6 inches of the garage floor to prevent against water damage and injury.

Seismic Straps:

Maintenance - Not installed.

HEATING & COOLING

Heating & Cooling Notes: 1) The heating/cooling system is turned on as part of the inspection unless otherwise noted. 2) A visual inspection can not adequately evaluate the heat exchanger for cracks and holes. Most areas of the heat exchanger are not visible without dismantling the furnace. Evaluation of the heat exchanger is expressly excluded. 3) Evaluating the adequacy, efficiency, or even distribution of air throughout the home/building is not part of the inspection. 4) Thermostats are not checked for calibration or programmable features.

HEATING & COOLING - DESCRIPTIVE INFORMATION

Heating System:

Located in an interior utility closet. Gas, Forced air.

Year Installed:

Dated by manufacturer's specifications tag. 2003 The life expectancy of a gas forced air furnace in a mild climate zone, such as most of Southern California, is 20-25 years.

Filter:

Located inside the furnace.

Enclosure(s):

Confined location. Combustion air vents were installed.

Air Distribution:

Insulated ducts connected to room registers. Limited areas visible.

Service Requirements:

Routine service of gas furnaces is recommended every 3 years in a mild climate zone. Routine service is important for the safe operation of the appliance. Replacing return air filters is recommended annually.

Cooling System:

Central air conditioning. Electric, split system with an interior evaporator and exterior condenser.

Year Installed:

Unknown. Tag is worn.

A/C Tempt. Drop:

+15 degrees F. Satisfactory.

HEATING & COOLING - AREAS OF CONCERN

Heating Unit:

Further Evaluation - Gas off. Not tested. Recommend confirmation of function.

Thermostat:

Maintenance - Thermostat missing battery's. AAA. I installed batteries for testing A/C, and then removed them.

Air Ducts / Distribution:



Further Evaluation - Ducting appears to be from an older system and was not repaired/upgraded when new heating/cooling units were installed. Insulation is missing on the ducting and taped joints appear to leak. The airflow was low at the registers.

Advisory - There is a heating register in only one of the sleeping rooms. In newer construction, heat is required in all habitable rooms of the house.

ELECTRICAL

Electrical Notes: 1) We inspect for unsafe wiring conditions and operate a fair sampling of accessible outlets and light switches. We remove dead front covers from electrical panels to inspect the wiring inside the panels when it is safe to do so. 2) Landscape lights, lights on timers or sensors, security systems, TV, phone, and other low voltage wiring are not part of the inspection. 3) A sample of outlets are tested. Occupants' belongings often prevent testing of outlets. 4) GFCI is a safety device used for outlets located near water to protect against a serious electrical shock. 5) Aluminum conductors require periodic maintenance.

Electrical Repair Notes: 1) All electrical infractions should be considered a safety concern and should be corrected. 2) Electrical repairs should be undertaken by a licensed electrician.

ELECTRICAL - DESCRIPTIVE INFORMATION

Main Service Type:

120/240 Volt. Underground.

Main Panel:

Located at the exterior left. Capacity - Amperage capacity was not determined. A main breaker was not installed. Breakers were used for overload protection.

Branch Circuits:

Circuit breakers were used for overload protection. 120 Volt and 240 Volt branch circuits were installed. The reliable service life of circuit breakers is 40-50 years.

Wiring:

Copper conductors. The life expectancy of copper wiring is for the life of the structure.

Grounding:

Many of the outlets throughout the house were ungrounded. This is typical for construction predating 1965, but is considered outdated by today's standards. Suggest upgrading the electrical system to a modern system of grounded circuits, at least where three prong (grounded) appliances are used, such as at the garage, exterior, laundry, kitchen and bathrooms.

GFCI Safety Outlets:

The current electrical code requires GFCI protection for outlets next to surfaces that may be wet. These locations include the exterior, garages, bathrooms, kitchen, laundry sinks, & wet bars.

Smoke Detector(s):

Smoke detector(s) were viewed for location only.

ELECTRICAL - AREAS OF CONCERN

Main Service:

Upgrade - Main service connects to the house under the eave. Recommend upgrades by adding masthead above the roof.

Panel - Access/Enclosure:



Safety - The exterior cover panel was missing. Consequently, the electrical panel lacked basic weather protection. This is a serious safety defect that should be corrected by a licensed electrician.

Panel - General:

Further Evaluation - Zinsco / Sylvania brand panel present. Zinsco brands are particularly problematic, problems mostly associated to deterioration of the main bus bars. We routinely recommend further evaluation by a licensed electrician. This may require removal of all the breakers to fully view all of the contact points.

Upgrade - The main electrical service appeared to be outdated and undersized by today's standards. A minimum 100 amp capacity is recommended by today's standards. Recommend a licensed electrician for further evaluation.

Panel - Breakers/Wiring:



Safety - Breaker(s) were "double lugged", meaning 2 conductors are connected to one breaker. Double lugged circuits are at greater risk of over loading and causing the breaker to trip due to the additional demand from the second wire load. Also, wiring may become hot due to a loose connection with a double wire contact. Double lugged circuits should be separated and a new breaker installed to receive the second wire.

Further Evaluation - The kitchen has been remodeled / up-graded but the electrical breakers have not. Current standards require a dedicated 20 amp circuit for the counter outlets, refrigerator, dishwasher, disposal, microwave and lighting. This panel does not appear to meet this standard. We recommend further evaluation and correction as needed at this time by a licensed electrical contractor.

Building Ground:

Upgrade - The building ground for the electrical system did not include a grounding rod in earth or a "Ufer" ground in the foundation. Instead the ground wire was connected to the plumbing system, either at the main water line or atop the water heater. This was typical at the time of construction. You may want to consider a more reliable grounding method as an upgrade when other electrical repairs or modifications are undertaken.

Wiring:



Safety - Junction box(es) is missing coverplate(s) in the attic and in the utility room. This is considered a shock hazard and fire risk. Covers should be installed on all open services.

Lights/Switches:

Advisory - Lights were not working or missing bulbs at a few locations. Recommend installing a new light bulb where lights are not working to test the fixture.

Outlets:

Safety - 3 slot outlets tested ungrounded in many locations including the kitchen counter and laundry. Recommend upgrades to grounded circuits, or changing back to two slot type outlets. Kitchen and laundry outlets should be GFCI protected. **Safety** - Refrigerator outlet is ungrounded. Recommend adding grounded circuit for the refrigerator.

GFCI Safety Outlets:

Upgrade - Recommend an upgrade for added safety where GFCI protection was not installed. GFCI safety device(s) were not installed at the kitchen at all countertop outlets and laundry.

Smoke Detector(s):

Safety - Recommend functional smoke alarms in each sleeping room and hallway outside sleeping room.

CO Detector(s):

Upgrade - Now required in all single family homes. Carbon monoxide (CO) is an odorless, tasteless, colorless and poisonous gas. Most fuel burning appliances and fireplaces are vented to the outside atmosphere and must draft properly. Defects can occur in appliances, water heaters, furnaces, gas ranges, ovens, clothes dryers etc. resulting in the build-up of CO in the interior of the building. We recommend installing carbon monoxide alarms as per the manufacturer's specifications to warn occupants if CO build-up reaches dangerous levels. These devices are relatively inexpensive and are easily installed with minimal tools.

INTERIOR COMPONENTS

Interior Notes: 1) Small cracks in drywall or plaster are typically attributed to wood shrinkage or settlement. Minor cracks should be expected and will normally not effect the integrity of the structure. 2) As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. 3) A sample of windows and doors are tested for normal operation and general state of repair. We do not evaluate window treatments. 4) Double pane glazing is checked for "fogging". Lighting and weather conditions, as well as dust/dirt on glazing, may prevent detection of fogged glazing. 5) Occupants' furnishings may restrict viewing of interior components and may prevent the testing of windows.

Water Intrusion Notes: 1) The interior living space is inspected for evidence of water intrusion and leaks, however recent paint may conceal this. Finish surfaces are tested for elevated levels of moisture using a moisture meter only when there is visual evidence to suggest that a water leak may be present. 2) Where there are concerns regarding water leaks or infiltration, we recommend that a qualified industrial hygienist evaluate for mold, fungus, or other microbial material.

INTERIOR COMPONENTS - DESCRIPTIVE INFORMATION

General Comments:

There was no significant distress to interior finish surfaces, such as unusual cracks or out-of-level floors, that would suggest there has been undue movement / settlement with the foundation or structure.

Glazing:

Double pane glass.

Safety Tempered Glass:

Installed at required locations, such as glass door panels and windows where there is a high risk for damage.

Wall Finishes:

Wall surfaces appeared to have been recently painted.

Ceilings:

Ceiling surfaces appeared to have been recently painted.

Flooring:

Floor finishes were in good condition.

INTERIOR COMPONENTS - AREAS OF CONCERN

Windows:



Further Evaluation - Window(s) weather strip has come out of place in the master bedroom. Recommend evaluation by a licensed glazing contractor.

Escape & Rescue:



Upgrade - Window(s) did not meet emergency egress requirements at master bedroom. Window sill(s) were noticeably too high above the floor. A window sill should not be higher than 44" by current safety standard (46" by old standard).

Ceiling Finishes:

Advisory - Discolorations viewed near light fixture inside entry. Suggest asking the seller about the history of this condition and/or related repairs. This area tested dry with the moisture meter.

KITCHEN & LAUNDRY

Kitchen Notes: 1) Plumbing fixtures are checked for leaks and normal operation. 2) Permanently installed appliances are tested for normal operation. Inspection of built-in appliances is limited. It does not include dismantling and inspection of internal parts. 3) Microwave ovens are tested for heating function only. Testing for uniform heating, leakage, and various settings is not part of our inspection. 4) The inspection does not include testing refrigerators and portable appliances, the self-cleaning operation of ovens, clocks, timers, thermostats, etc., and the effectiveness of built-in appliances. 5) Water softening and filtering devices are beyond the scope of the inspection.

Laundry Notes: 1) Washers and dryers are not moved or tested during the inspection. 2) The washer drain line and the dryer vent duct are not tested. 3) Best practices for washer and dryer installation include the following recommendations: (A) Use braided metallic water hoses to reduce the potential of leaks at the washing machine. (B) Use flexible metal dryer vent, now required for all dryers. (C) Use a half inch appliance connector and gas valve for all newer gas dryers. (D) Installation of a drain pan under the washing machine with a drain pipe terminating at the exterior.

KITCHEN & LAUNDRY - DESCRIPTIVE INFORMATION

Kitchen Surfaces:

Countertop and cabinet finish surfaces were in good condition.

Kitchen Appliances:

The life expectancy of major kitchen appliances ranges between 11-19 years. Common appliance(s) that were present and tested: garbage disposal, dishwasher, range, microwave.

Laundry Utilities:

Located in the garage. Gas plumbing, 120-volt grounded electrical outlet.

Dryer Vent:

Installed - did not find termination point. Vent not tested.

KITCHEN & LAUNDRY - AREAS OF CONCERN

Range:

Safety - Anti-tip brackets not installed on the stove. Recommend adding anti-tip brackets for safety.

Dryer Vent:

Further Evaluation - Unable to see vent termination point. May discharge into the crawlspace. Recommend vent extending to the exterior.

Laundry Ventilation:

Upgrade - Ventilation was not provided. Natural ventilation by a window or by an exhaust fan is required by today's standards.

BATHROOMS

Bathroom Notes: 1) Plumbing fixtures are checked for leaks and normal operation. 2) It is very important to maintain all grouting and caulking in the bathroom. Minor imperfections can allow water to penetrate into the walls and floors, which overtime can result in significant water damage. Ongoing maintenance is essential. 3) Determining whether shower pans are watertight is beyond the scope of the inspection.

BATHROOMS - DESCRIPTIVE INFORMATION

Bathroom(s):

2 Bathrooms were present. Both 3/4 baths.

Finish Surfaces:

Countertop and cabinet finish surfaces were in good condition.

Toilet(s):

The toilet(s) appeared to use 3-1/2 gallons per flush or less, which meets the municipal low flush requirement.

Shower & Plumbing:

The showerhead(s) appeared to meet the municipal low flow requirement.

BATHROOMS - AREAS OF CONCERN

Sink(s) & Plumbing:

Repair / Replace - Improper drain line or wet trap noted under hall bathroom sink.

Toilet:

Repair / Replace - Both of the toilets were loose at the floor. Recommend pulling the toilet, check for damage, and then install a new wax ring and caulk/grout around the base of the toilet for added stability.

Tub/Shower Enclosure:

Advisory - Shower stream in master bathroom is pointing at the shower door. This will allow water out of the enclosure when it is turned on, or a person has to get in the shower and close the door, which can be a scalding hazard.

CLOSING REMARKS

Re-inspection:

For an additional fee **Davidson Inspection** can re-inspect reported items after repairs are made.

Thank you for choosing **Davidson Inspection**. We appreciate the opportunity to be of service and hope that the information presented in this report is beneficial to you. Your satisfaction is important to us and we welcome your feedback.

Energy Saving Resources:

The state of California requires the home inspection report to include contact information for energy savings. This information is provided below.

UTILITY BILL, REBATES AND OTHER ASSISTANCE

Online Consumer and Business Conservation Rebate Database: www.consumerenergycenter.org.

California Department of Consumer Affairs: www.dca.ca.gov/energy-challenge.htm.

California Energy Commission, for information on utility bill assistance programs: **800-772-3300** or www.consumerenergycenter.org.

California Public Utilities Commission Consumer Affairs Branch, for information on baseline and other optional rates and bill assistance programs: **800-649-7570** or www.cpuc.ca.gov.

Local Utility Company: SDG&E **800-411-7343**

California Energy Alternative Rates (CARE): Call your local utility company for information and applications.

INSPECTION GUIDELINES

This report is intended only as a general guide to better help the client make his/her own evaluation of the overall condition of the property. The report does not imply that every component is inspected or that every possible defect is discovered.

The inspection is essentially a performance inspection. The major systems and components of the property are examined for function, excessive or unusual wear, and general state of repair. Wear and tear (such as chips, cracks, blemishes, etc.) on interior finishes (such as walls, countertops, flooring, etc.) is considered a cosmetic condition and is not reported. The client is advised to inspect and evaluate such items personally.

Specific code references are not cited within the inspection report. The purpose of the inspection is not to determine code compliance, rather it is to see if systems and components are installed properly and are performing as they were intended.

Report findings are the opinions of the inspector based on observations of readily accessible systems and components of the property as they appeared at the time of the inspection. The inspector is not required to move personal items, furniture, equipment, etc. that obstructs access or visibility. We are not responsible for components or areas that are not accessible for inspection. If the inspector is unable to access a component or area and this is later corrected, please contact our office for scheduling a re-inspection. An additional fee may apply.

No representation is made about hidden or latent deficiencies that may be present at the time of the inspection. No guarantees or other representations are made about the future conditions or performance of systems and components. A home warranty policy can be purchased from a home warranty company to insure the future operation of home systems and appliances.

Repair or further evaluation of any item identified from the inspection should be done before the close of escrow. Repairs are often found to be more involved and costly once the work is undertaken to correct the condition. Estimates for repairs are not provided as part of the inspection. Determining the cost of repair should be left to the appropriate tradesman or specialist.

Additionally, the client is advised to personally conduct a thorough visual walk-through of the property after the seller/occupant has vacated the property and before the close of escrow. Conditions may be present that warrant correction, which had previously been concealed from view or changed from the time of the inspection.

Any type of environmental problem, such as the presence of asbestos, lead paint, soil contamination, water quality, indoor air quality, mold growth, etc., is beyond the scope of the inspection. Laboratory testing is normally required to identify a toxic substance. If such an evaluation is desired, then the appropriate specialist should be consulted.

If signs of a past or present water leak are identified from the inspection, including any type of water intrusion problem, then a specialist should be hired to test for elevated levels of mold and moisture.

The inspection does not report on the presence or absence of pests, such as wood destroying organisms, rodents, or insects. Exterior wood members such as siding, trim, decks, etc. are particularly prone to damage from pests and decay. A pest inspection is strongly recommended.

Structural, architectural, geological, hydrological, land surveying and soils related examinations are beyond the scope of the inspection. Determination of property lines, easements and setback requirements are beyond the scope of the inspection.

Verifying the existence or absence of building permits is not within the scope of the inspection. Additionally, determining the legal use of the building or property is not part of the inspection. Information regarding both building permits and legal use may be obtained from the local building, planning, and/or zoning departments.

The information in this report is intended for the sole use of the client. Any other use of this report is strictly prohibited. Davidson Inspection will not be held liable to any third parties.

For additional terms and limitations, please refer to your Inspection Agreement.
