

November 23, 2006

Mr. Troy Farmer
100 E Knoll Dr
Eagle, ID 83616

RE: 100 E Knoll Dr
Eagle, ID 83616



Dear Mr. Farmer:

At your request, a visual inspection of the above referenced property was conducted on . An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, reflecting the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

SUMMARY OF AREAS REQUIRING FURTHER EVALUATION

IMPORTANT: The Summary is provided to allow the reader a brief overview of the report. This page is not encompassing, and is not a substitute for reading the report in entirety. The entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

It is strongly recommended that you have appropriate licensed contractors evaluate each concern further and the entire system for additional concerns that may be outside our area of expertise or the scope of our inspection BEFORE the close of escrow. Please call our office for any clarifications or further questions.

Here is a list of defects that need further evaluation or repair by appropriately Licensed Contractors.

ROOF SYSTEM

Flashings:

Flashing is missing on the roof top vents, recommend calling a licensed roofer to make repairs as needed.

HEATING - AIR CONDITIONING

Heating Equipment:

General Operation & Cabinet:

Water is actively leaking from the interior of the furnace, recommend the furnace be serviced by a licensed HVAC tech.

Ductwork / Distribution:

Ducts / Air Supply:

Flexible Round, Ductwork is loose or disconnected in the southeast corner of the crawl space.

PLUMBING SYSTEM

Fuel System:

Meter / Tank:

No Grounding wires should be affixed to the gas meter/line.

Fixtures & Drain

Kitchen Sink:

Active leak was noted under the sink, recommend repair.

LAUNDRY AREA

Laundry:

Dryer Vent:

Dryer vent in the crawl space is disconnected and needs re attaching prior to use.

GARAGE - CARPORT

Garage Walls:

Type & Condition:

The main water line that connects to the water heater has burst and went unnoticed causing excessive fungi growth on the sheetrock next to the window.

Recommend the area be remediated by a licensed professional. The water valve has since been repaired.

Other items are also noted in the entire inspection report and should receive eventual attention, but do not affect the habitability of the house and the majority are the result of normal wear and tear.

Thank you for selecting our firm to do your inspection. If you have any questions regarding the inspection report or the property. Please feel free to call us.

Sincerely,

Troy Farmer

Presidential Inspections LLC



Confidential Inspection Report

**100 E Knoll Dr
Eagle, ID 83616**

Prepared for: Mr. Troy Farmer



Prepared by: Presidential Inspections LLC

PO Box 2144

Eagle, Idaho 83616

208-573-5300

info@presidentialinspection.com

This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.



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GENERAL INFORMATION

Client & Site Information:



Inspection Date:

November 23, 2006.

Client:

Mr. Troy Farmer
100 E Knoll Dr
Eagle, ID 83616
208-573-5300

Inspection Site:

100 E Knoll Dr
Eagle, ID 83616
208-573-5300.

House Occupied?

Yes.

People Present:

Selling agent, Purchaser, Purchasers spouse, Purchasers children.

Building Characteristics:

Main Entry Faces:

East.

Estimated Age:

2005.

Building Type:

1 family.



Stories:

2.

Space Below Grade:

Crawl space.

Climatic Conditions:

Weather:

Partly Cloudy.

Soil Conditions:

Damp.

Outside Temperature

(f):

40-50.

Utility Services:

Water Source:

Public.

Sewage Disposal:

Public.

Utilities Status:

All utilities on.

Payment Information:

Total Fee:

\$275.00.

Paid By:

Check.

REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The inspection is performed in compliance with generally accepted standard of practice, a copy of which is available upon request.

Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with



tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. We do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this can only be confirmed by a geological evaluation of the soil. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. We cannot determine drainage performance of the site or the condition of any underground piping, including subterranean drainage systems and municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. Any areas too low to enter or not accessible are excluded from the inspection. We do not evaluate any detached structures such as storage sheds and stables, nor mechanical or remotely controlled components such as driveway gates. We do not evaluate or move landscape components such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Any such mention of these items is informational only and not to be construed as inspected.

Paving Conditions:

Driveway:

Cracks noted are typical.

Walks:

Sidewalk type: Concrete, Good condition.

Exterior Steps /

Stoops:

Good condition, no defects noted.

Patio / Porch:

Slab:

Patio type: Concrete, Good condition.

Structure:

Type: Same as structure.

Cover / Roof:

Same as main roof. See Roofing page.

Fences & Gates:

Condition:

Type: Wood.

Grading:

Site:

Gentle slope.



Landscaping:

Condition:

Maintained.

EXTERIOR - FOUNDATION

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that appear to be firm and solid can become unstable during seismic activity or may expand with the influx of water, moving structures with relative ease and fracturing slabs and other hard surfaces. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, minor cracks or deteriorated surfaces are common in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. We also routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

Exterior Walls:

Materials & Condition:

Walls are constructed with: Wood siding, Stone, minor caulking needed on the exterior.

Flashing & Trim:

Wood materials. Metal materials.

Chimney:

Please Note:

There are a wide variety of chimneys and interrelated components. 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 commonplace. Our inspection of them conforms to industry standards, and is that of a generalist and not a specialist. However, significant areas of chimney flues cannot be adequately viewed during a field inspection. Therefore, because our inspection of chimneys is limited to areas easily viewed and does not include the use of specialized equipment, we will not guarantee their integrity or drafting ability and recommend that they be more thoroughly evaluated before the close of escrow.

Chimney Exterior:

Metal materials.

Flue:

The inspector was unable to determine the condition of the metal flue liner due to limited visibility. The fireplace flue was not checked from the top side. The inspector did not climb on to the roof or could not get to the chimney top. The inspection is limited to the visible portions of the fireplace flue. Drop light, mirrors, and smoke testing are not a part of the inspection. Visibility is limited to as little as 20% of the flue. If further investigation is recommended, the services of a qualified professional chimney sweep should be obtained.

**Flashing:**

Satisfactory - The installed flashing around the chimney stack appears to be functional.

Chimney Cap:

There is a chimney cap. The chimney cap is made of mortar. Its function is to keep water from entering the brick stack causing deterioration. This cap appears to be functioning as intended. The chimney cap is made of metal. Its function is to keep water out of the stack. It appears to be functioning as intended. There is a metal rain hat installed. It will help keep rain from entering the flue. There is a metal spark arrestor installed. In addition to preventing fires, it will also keep animals and birds out of the flue.

Height & Clearance:

The chimney installation appears to meet clearance requirements.

Foundation:**Recent Movement:**

There is no evidence of any recent movement.

BASEMENT - CRAWLSPACE

While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. During the course of the inspection, the inspector does not enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the inspector or other persons.

Crawlspace:**Access:**

Crawl space is fully accessible, The crawlspace was inspected by entering and crawling through.

Walls:

Walls are poured concrete. Exposed portions of the interior foundation perimeter walls appear to be satisfactory.

Foundation Bolts:

This inspection noted the presence of foundation bolts correctly used to secure the framing to the foundation.

Moisture:

No - There were no elevated moisture levels noted on the exposed areas of the basement walls. Staining was observed: Efflorescence seen on walls indicates the presence of periodic moisture. This is seen at the.

Beams:

Satisfactory - The main beam installed appears to be in satisfactory condition.

Ventilation:

Satisfactory - The cross-ventilation in the crawlspace appears to be adequate.

Floor:

Soil.

Insulation & Vapor Retarders:**In Unfinished Areas:**



There is no vapor barrier installed in the NE section of the crawl space.



ROOF SYSTEM

Although not required to, we generally attempt to evaluate various roof types by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method used to evaluate them. Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance. We can only offer an opinion of the general quality and condition of the roofing material.

The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The waterproof membrane beneath roofing materials is generally concealed and cannot be examined without removing the roof material. Although roof 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 framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company. We do not inspect attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Roof:

Style:

Hip.

Roof Access:

Walked on roof.

Roof Covering:

Composition shingles, Appears serviceable/within useful life.

Flashings:



Flashing is missing on the roof top vents, recommend calling a licensed roofer to make repairs as needed.



Valleys:

Satisfactory - The valleys appear to be in satisfactory condition. The valleys on the roof are closed, using either overlapping or interwoven strip shingles from both intersecting roof lines.

Skylights:

Good - The existing skylight(s) appears to be in good order and is of a multi-element construction. Satisfactory - The skylight(s) appears to be satisfactory and shows no signs of leaking.

Eaves - Soffits - Fascias:

No Deterioration was noted during the inspection.

Gutters & Downspouts:

Full gutters noted and appear to be in good working condition.

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

Attic & Insulation:

Access:

Attic is full size, Accessible.

Structure:

A truss system is installed in the attic cavity that is used to support the roof decking and transmit the roof load to the exterior walls. The rafters or truss system appears to be in satisfactory condition. The roof decking material is oriented strand board sheathing. The builder installed ply clips when installing the sheathing to prevent the sheathing from sagging at the joints.

Ventilation:

Satisfactory - There appears to be adequate ventilation installed. Vents are located both in the ridge area and low in the eaves area.

Insulation:

Cellulose- Blown.

**Depth & R-factor:**

13 inches, Not determined.

ELECTRICAL SYSTEM

We are not electricians and in accordance with the standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed contractor. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrician. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment.

Service:**Type & Condition:**

Underground, 110/220 Volt, Circuit breakers, Appears serviceable.

Grounding Equipment:

Grounded via plumbing and rod in ground.

Electrical Distribution Panels:**Main Panel:**

Garage, Appears serviceable.

Circuit and wire sizing correct so far as visible, Grounding system is present.

110 Volt Circuits:

15.

220 Volt Circuits:

5.

Conductors:**Entrance Cables:**

4/0 Aluminum- 200 AMP OK.

Branch Wiring:

Copper, Appears serviceable, Aluminum (220 volt OK)

Switches & Fixtures:**General:**

A representative sampling of switches was tested. As a whole, switches throughout the house are in serviceable condition.

Laundry:

All working.

Garage Walls:

Lights and switches were working during the inspection.



Electrical Outlets:

General:

A representative sampling of outlets was tested. As a whole, outlets throughout the house are in serviceable condition.

Exterior Walls:

All working.

Laundry:

Electrical outlet is grounded
220 outlet was not accessible.

Garage Walls:

A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the house are in serviceable condition.

HEATING - AIR CONDITIONING

The inspector can only readily open access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, or inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. We perform a conscientious evaluation of the system, but we are not specialists.

Please note that even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations we make for service or further evaluation be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form or warranty or guarantee. Normal service and maintenance is recommended on a yearly basis. Determining the presence of asbestos materials commonly used in heating systems can ONLY be preformed by laboratory testing and is beyond the scope of this inspection. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

Heating Equipment:

Type & Location:

Forced Air, Garage.

Fuel Source:

Natural Gas.

Capacity / Approx.

Age:

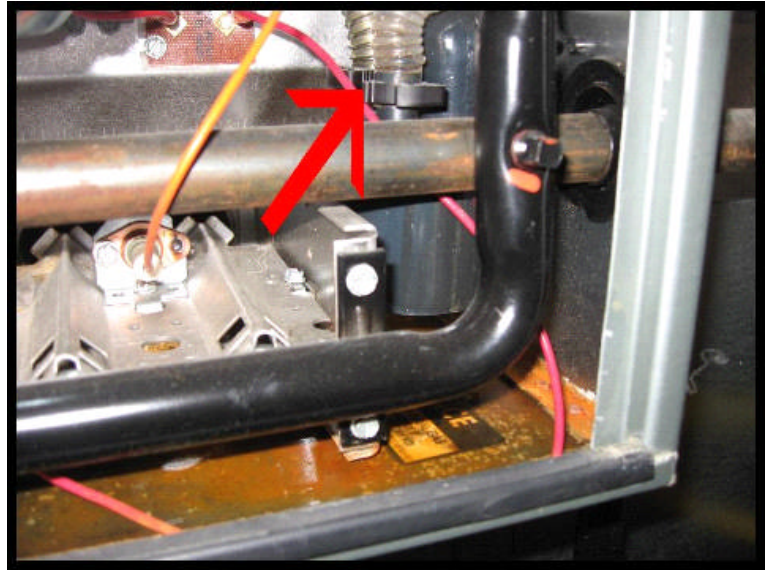
The typical service life for a forced air natural gas furnace is 18 - 20 years.
York
Model # G8C10020MDD11A
Serial #WEJP208825.

General Operation &

Cabinet:



Water is actively leaking from the interior of the furnace, recommend the furnace be serviced by a licensed HVAC tech.



Burners / Heat Exchangers:

Interior of the heat exchanger is not visible, without removing it. This is beyond the scope of the inspection.

Pump / Blower Fan:

System lacks cleaning. Fan compartment is dirty.

Combustion Air:

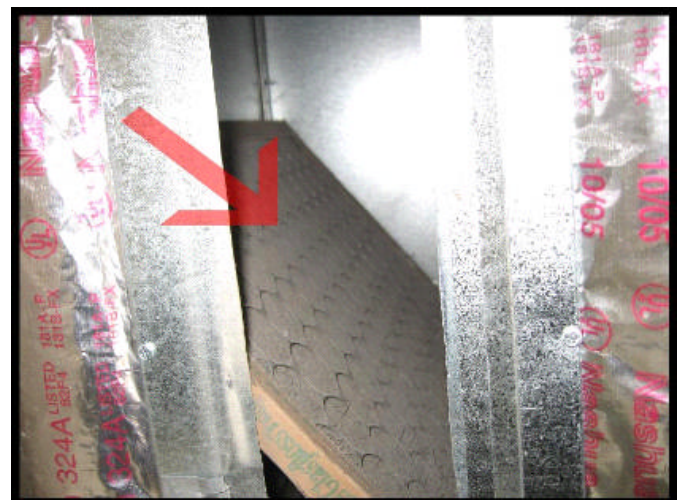
Adequate.

Flues, Vents, Plenum:

The flue pipe is metal. The flue pipe appears to be installed correctly, with no major defects noted.

Air Filters:

The filter is in need of cleaning or replacement. Replacing or cleaning filters every 30 to 45 days is recommended.



Normal Controls:

Thermostat is located in the Hallway.



Air Conditioning:

Primary Type:

Central, Electric, Outside air temperature was below 65 degrees. Unable to test system at this time.

York

Model # AC048X1021A

Serial # WFJM018120.

Fuel Source:

220 Volt, Electrical disconnect present.

Capacity / Approx.

Age:

0-6 Years.

Condensate Line:

Condensate line installed.

Ductwork / Distribution:

Ducts / Air Supply:

Flexible Round, Ductwork is loose or disconnected in the southeast corner of the crawl space.



PLUMBING SYSTEM

Water quality or hazardous materials (lead) testing is available from local testing labs, and not included in this inspection. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection, nor can the presence of mineral build-up that may gradually restrict their inner diameter and reduce water volume. Plumbing components such as gas pipes, potable water pipes, drain and vent pipes, and shut-off valves are not generally tested if not in daily use. The inspector cannot state the effectiveness or operation of any anti-siphon devices, automatic safety controls, water conditioning equipment, fire and lawn sprinkler systems, on-site water quality and quantity, on-site waste disposal systems, foundation irrigation systems, spa and swimming pool equipment, solar water heating equipment, or observe the system for proper sizing, design, or use of materials.

The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. Therefore a regulator is recommended whenever street pressure exceeds 80 psi. However, regardless of pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress washers and diaphragms within various components.

Waste and drainpipes pipe condition is usually directly related to their age. Older ones are subject to damage through decay and root



movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. Older homes with galvanized or cast iron supply or waste lines can be obstructed and barely working during an inspection but later fail under heavy use. If the water is turned off or not used for periods of time (such as a vacant house waiting for closing), rust or deposits within the piping can further clog the piping system. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains at the time of inspection. Nonetheless, blockages will still occur in the life of any system.

Main Line:

Shut Off:

Main shut off valve is located at the: Crawl space hatch.

Material:

Plastic, No active leakage is noted at this time. Monitor in the future, Water pressure appears adequate.

Pressure:

Water pressure was checked at an exterior hose bib. Water pressure from 40 to 80 pounds per square inch is considered within normal/acceptable range.

Supply Lines:

Material:

Plastic.

Condition:

No leakage is noted, but monitor in the future.

Waste Lines:

Material:

Plastic.

Condition:

The waste lines at this time do not have any leakage present. However some areas are not fully visible due to insulation present. Cleanout was located in the front and rear of the home.

Laundry:

Plumbing line is not visible inside the wall.

Hose Bibs / Hookups:

General:

Sample operated, appeared serviceable.

Laundry:

Plumbing appears serviceable.

The temperature pressure relief valve at the upper portion of the water heater is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

Water Heater:

Power Source:

Gas.

Capacity:

50 Gallons.

Location:

Garage.



Condition:

Appears serviceable, Pressure relief valve noted, not tested, Flue vent intact, A water shutoff valve is installed.

Fuel System:

Meter / Tank:

Meter located at exterior,
System appears serviceable.

**No Grounding wires should
be affixed to the gas
meter/line.**



See Bathrooms section of report for information about plumbing and fixtures in those areas.

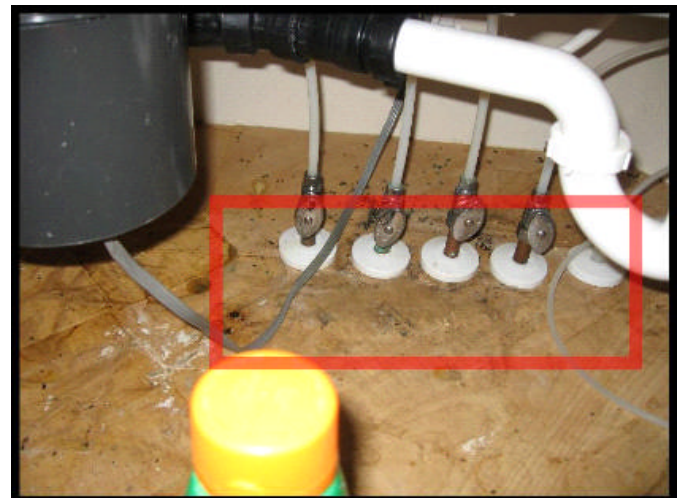
Fixtures & Drain

Kitchen Sink:

Porcelain, Faucet is serviceable,
Hand sprayer is serviceable.

**Active leak was noted under the sink,
recommend repair.**

mice droppings were also noted.



Water Purifier:

Other Built-ins:

Water purifier is installed, but is not a part of this inspection.



KITCHEN - APPLIANCES

We may test kitchen appliances for basic functionality, but cannot evaluate them for their performance nor for the variety of their settings or cycles. Appliances older than ten years may exhibit decreased efficiency. Even if general comments are made, these items are not inspected: free-standing appliances, refrigerators, freezers, ice makers, 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 and cooking capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards. These items should be considered outside the scope of the inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

Range/ Cooktop / Oven:

Type & Condition:

Gas, Free-standing, Appears serviceable.

Ventilation:

Type & Condition:

External, Fan/Hood operational.

Refrigerator:

Type & Condition:

Electric, Ok.

Dishwasher:

Condition:

Dishwasher did not have any leakage present during the inspection.

Garbage Disposal:

Condition:

Garbage disposal was working properly with no defects noted.

Other Built-ins:

Microwave:

Microwave appears to be installed correctly. Microwave unit viewed, but operation not determined.

Kitchen Interior:

Counters & Cabinets:

Granite, Cabinets appear serviceable.

Windows:

Windows were in good working order with no defects noted.

Walls:

No active moisture or staining were noted during the inspection.

Ceilings:

No active moisture or staining were noted during the inspection.

Floors:

The floor covering material is hardwood. Good - The floor covering is newer, and it should provide years of service.

**Closets:**

No active moisture or staining were noted during the inspection.

Switches & Fixtures:

All were working during the inspection.

Electrical Outlets:

A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the room are in serviceable condition.

Phone / Computer**Access Or Jack:**

There is a telephone jack installed in this room. It may or may not be functional.

Ductwork /**Distribution:**

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

BATHROOMS

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

Our inspection of interior areas includes the visually accessible areas of walls, floors, cabinets and closets, and a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

Master Bath:**Sink & Cabinetry:**

Dual sinks noted and no leaks were visible.

Toilet:

Toilet is in good working condition, with no defects noted.

Tub/Shower Fixtures:

All working.

**Tub/Shower And
Walls:**

Shower walls appear serviceable, Enclosure appears serviceable, Caulk and seal all tub and shower areas as a precaution.

Bath Ventilation:

Good.

Windows:

Working.

Doors:

Good condition.

Walls:

No active staining or moisture was noted during the inspection.

Ceilings:

No active staining or moisture was noted during the inspection.

**Floors:**

The floor covering material is vinyl. Good - The floor covering is newer, and it should provide years of service.

Closets:

No active staining or moisture was noted during the inspection.

Switches & Fixtures:

Working.

Electrical Outlets:

A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the room are in serviceable condition.

Hall Bath:**Sink & Cabinetry:**

No leaks were visible during the inspection, Counters/cabinets appear serviceable.

Toilet:

Toilet is in good working condition, with no defects noted.

Tub/Shower Fixtures:

Tub/Shower Fixtures are in good working condition with no defects noted.

Tub/Shower And**Walls:**

Shower walls appear serviceable, Enclosure appears serviceable.

Bath Ventilation:

Bathroom vent appears to be in good working condition.

Windows:

Windows are in good working order with no defects noted.

Doors:

Good condition.

Walls:

No active staining or moisture was noted during the inspection.

Ceilings:

No active staining or moisture was noted during the inspection.

Floors:

The floor covering material is vinyl. Good - The floor covering is newer, and it should provide years of service.

Closets:

No active staining or moisture was noted during the inspection.

Switches & Fixtures:

Switches and fixtures are in good working condition.

Electrical Outlets:

A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the room are in serviceable condition.

Bath Between Bedrooms:**Sink & Cabinetry:**

No leaks were visible during the inspection, Counters/cabinets appear serviceable.

Toilet:

Toilet is in good working condition, with no defects noted.

**Tub/Shower Fixtures:**

Tub/Shower Fixtures are in good working condition with no defects noted.

**Tub/Shower And
Walls:**

Shower walls appear serviceable, Enclosure appears serviceable.

Bath Ventilation:

Bathroom vent appears to be in good working condition.

Windows:

Windows are in good working order with no defects noted.

Doors:

Good condition.

Walls:

No active staining or moisture was noted during the inspection.

Ceilings:

No active staining or moisture was noted during the inspection.

Floors:

The floor covering material is vinyl. Good - The floor covering is newer, and it should provide years of service.

Closets:

No active staining or moisture was noted during the inspection.

Switches & Fixtures:

Switches and fixtures are in good working condition.

Electrical Outlets:

A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the room are in serviceable condition.

INTERIOR ROOMS

Our inspection of living space 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 do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the close of escrow.

Entry / Foyer / Hall:**Windows:**

Windows were in good working order with no defects noted.

Walls:

No active moisture or staining were noted during the inspection.

**Ceilings:**

No active moisture or staining were noted during the inspection.

Floors:

The floor covering material is hardwood.

Closets:

No active moisture or staining were noted during the inspection.

Switches & Fixtures:

All were working during the inspection.

Electrical Outlets:

A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the room are in serviceable condition.

**Ductwork /
Distribution:**

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

Living Room:**Windows:**

Windows were in good working order with no defects noted.

Walls:

No active moisture or staining were noted during the inspection.

Ceilings:

No active moisture or staining were noted during the inspection.

Floors:

The floor covering material is carpet. Good - The floor covering is newer, and it should provide years of service.

Closets:

No active moisture or staining were noted during the inspection.

Switches & Fixtures:

All were working during the inspection.

Electrical Outlets:

A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the room are in serviceable condition.

Ceiling Fans:

Satisfactory - There is a ceiling fan installed in this room. It appears to be functional.

Phone / Computer**Access Or Jack:**

There is a telephone jack installed in this room. It may or may not be functional. There is a computer access jack installed in this room. It may or may not be functional.

**Ductwork /
Distribution:**

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent. There is an air return vent located in this room.

Fireplaces / Solid Fuel**Heating:**

Gas - The fireplace is designed to use gas fuel only. The fireplace has a gas starter. It was not lighted. Only an on/off test was performed to determine fuel accessibility.

**Smoke / Fire Detector:**

There is a functional smoke detector installed in this room. It was undetermined if the unit is hardwired or is battery operated.

Bonus Room:**Doors:**

Door is in good overall condition, with no major defects noted.

Windows:

Windows were in good working order with no defects noted.

Walls:

No active moisture or staining were noted during the inspection.

Ceilings:

No active moisture or staining were noted during the inspection.

Floors:

The floor covering material is. carpet. Good - The floor covering is newer, and it should provide years of service.

Closets:

No active moisture or staining were noted during the inspection.

Switches & Fixtures:

All were working during the inspection.

Electrical Outlets:

A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the room are in serviceable condition.

Ceiling Fans:

Satisfactory - There is a ceiling fan installed in this room. It appears to be functional.

Phone / Computer**Access Or Jack:**

There is a telephone jack installed in this room. It may or may not be functional. There is a computer access jack installed in this room. It may or may not be functional.

**Ductwork /
Distribution:**

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent. There is an air return vent located in this room.

Smoke / Fire Detector:

There is a functional smoke detector installed in this room. It was undetermined if the unit is hardwired or is battery operated.

Dining Room:**Doors:**

Rear door noted.

Windows:

Windows were in good working order with no defects noted.

Walls:

No active moisture or staining were noted during the inspection.

Ceilings:

No active moisture or staining were noted during the inspection.

Floors:

The floor covering material is vinyl.



Closets:

No active moisture or staining were noted during the inspection.

Switches & Fixtures:

All were working during the inspection.

Electrical Outlets:

A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the room are in serviceable condition.

**Ductwork /
Distribution:**

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

Master Bedroom:

Doors:

Door is in good overall condition, with no major defects noted.

Windows:

Windows were in good working order with no defects noted.

Walls:

No active moisture or staining were noted during the inspection.

Ceilings:

No active moisture or staining were noted during the inspection.

Floors:

The floor covering material is carpet. Good - The floor covering is newer, and it should provide years of service.

Closets:

No active moisture or staining were noted during the inspection.

Switches & Fixtures:

All were working during the inspection.

Electrical Outlets:

A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the room are in serviceable condition.

Ceiling Fans:

Satisfactory - There is a ceiling fan installed in this room. It appears to be functional.

Phone / Computer

Access Or Jack:

There is a telephone jack installed in this room. It may or may not be functional. There is a computer access jack installed in this room. It may or may not be functional.

**Ductwork /
Distribution:**

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent. There is an air return vent located in this room.

Smoke / Fire Detector:

There is a functional smoke detector installed in this room. It was undetermined if the unit is hardwired or is battery operated.

Bedroom Se Corner:

Doors:

Door is in good overall condition, with no major defects noted.

**Windows:**

Windows were in good working order with no defects noted.

Walls:

No active moisture or staining were noted during the inspection.

Ceilings:

No active moisture or staining were noted during the inspection.

Floors:

The floor covering material is carpet. Good - The floor covering is newer, and it should provide years of service.

Closets:

No active moisture or staining were noted during the inspection.

Switches & Fixtures:

All were working during the inspection.

Electrical Outlets:

A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the room are in serviceable condition.

Ceiling Fans:

Satisfactory - There is a ceiling fan installed in this room. It appears to be functional.

Phone / Computer**Access Or Jack:**

There is a telephone jack installed in this room. It may or may not be functional. There is a computer access jack installed in this room. It may or may not be functional.

Ductwork /**Distribution:**

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

Smoke / Fire Detector:

There is a functional smoke detector installed in this room. It was undetermined if the unit is hardwired or is battery operated.

Bedroom Sw Corner:**Doors:**

Door is in good overall condition, with no major defects noted.

Windows:

Windows were in good working order with no defects noted.

Walls:

No active moisture or staining were noted during the inspection.

Ceilings:

No active moisture or staining were noted during the inspection.

Floors:

The floor covering material is carpet. Good - The floor covering is newer, and it should provide years of service.

Closets:

No active moisture or staining were noted during the inspection.

Switches & Fixtures:

All were working during the inspection.

**Electrical Outlets:**

A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the room are in serviceable condition.

Ceiling Fans:

Satisfactory - There is a ceiling fan installed in this room. It appears to be functional.

Phone / Computer**Access Or Jack:**

There is a telephone jack installed in this room. It may or may not be functional.

Ductwork /**Distribution:**

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

Smoke / Fire Detector:

There is a functional smoke detector installed in this room. It was undetermined if the unit is hardwired or is battery operated.

Bedroom Ne Corner:**Doors:**

Door is in good overall condition, with no major defects noted.

Windows:

Windows were in good working order with no defects noted.

Walls:

No active moisture or staining were noted during the inspection.

Ceilings:

No active moisture or staining were noted during the inspection.

Floors:

The floor covering material is.

Closets:

No active moisture or staining were noted during the inspection.

Switches & Fixtures:

All were working during the inspection.

Electrical Outlets:

A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the room are in serviceable condition.

Ceiling Fans:

Satisfactory - There is a ceiling fan installed in this room. It appears to be functional.

Phone / Computer**Access Or Jack:**

There is a telephone jack installed in this room. It may or may not be functional.

Ductwork /**Distribution:**

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent. There is an air return vent located in this room.

Smoke / Fire Detector:

There is a functional smoke detector installed in this room. It was undetermined if the unit is hardwired or is battery operated.



Office:

Doors:

French Door noted, Doors are in good overall condition, with no major defects noted.

Windows:

Windows were in good working order with no defects noted.

Walls:

No active moisture or staining were noted during the inspection.

Ceilings:

No active moisture or staining were noted during the inspection.

Floors:

The floor covering material is. carpet. Good - The floor covering is newer, and it should provide years of service.

Closets:

No active moisture or staining were noted during the inspection.

Switches & Fixtures:

All were working during the inspection.

Electrical Outlets:

A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the room are in serviceable condition.

Ceiling Fans:

Satisfactory - There is a ceiling fan installed in this room. It appears to be functional.

Phone / Computer

Access Or Jack:

There is a telephone jack installed in this room. It may or may not be functional. There is a computer access jack installed in this room. It may or may not be functional.

Ductwork /

Distribution:

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

Smoke / Fire Detector:

There is a functional smoke detector installed in this room. It was undetermined if the unit is hardwired or is battery operated.

Doors:

Main Entry Door:

Door is in good overall condition with no major defects noted.

Other Exterior Doors:

Sliding glass.

Overall Interior Door

Condition:

Interior doors are in good overall condition with no major defects noted.

Laundry:

Good.

Windows:

General Type &

Condition:

Aluminum, Insulated glass, A representative sampling was taken. Windows as a grouping are generally operational. Some screens are missing on the exterior.



General caulking needed on the insides and outsides of the windows.

Laundry:

Working.

Walls:

General Material &

Condition:

Drywall, General condition appears serviceable.

Laundry:

No active moisture or staining was noted during the inspection.

Ceilings:

General Type &

Condition:

Drywall, Plaster, Typical cracks noted.

Laundry:

No active moisture or staining was noted during the inspection.

Floors:

General:

The floors are in good overall condition.

Laundry:

The floor covering material is hardwood. Good - The floor covering is newer, and it should provide years of service.

Closets:

General:

No active moisture or staining was noted during the inspection.

Laundry:

No active moisture or staining was noted during the inspection.

Stairs & Handrails:

Condition:

Interior stairs serviceable, Stair handrail serviceable.

Smoke / Fire Detector:

General:

Smoke alarm(s) responded to test button operation
Recommend changing the batteries when moving in.



LAUNDRY AREA

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned. See Plumbing and Electrical pages for more details about those types of system components.

Laundry:

Location:

Service area main floor, Dryer venting is provided.

Clothes Washer:

Washer was not operated at the time of inspection.

Clothes Dryer:

Dryer was not operated at the time of inspection.

Dryer Vent:

Dryer vent in the crawl space is disconnected and needs re attaching prior to use.



GARAGE - CARPORT

Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. Garage door openings are not standard, so you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles. It is not uncommon for moisture to penetrate garages, particularly with slabs on-grade construction, and this may be apparent in the form of efflorescence or salt crystal formations on the concrete. You may want to have any living space above the garage evaluated further by a structural engineer, as it may be seismically vulnerable.

Type:

Attached. Three car.

Roof:

Condition:

Same as house, See house roof report.



Ceilings:

Condition:

No active moisture or staining was noted during the inspection.

Garage Door:

Material - Condition:

Metal door noted, and in good condition.

Door Operator:

Automatic door opener(s)- operational, Automatic reverse feature is, operational.

Service Doors:

Door is functioning properly.

Windows:

Condition:

Window is in working condition.

Garage Walls:

Type & Condition:

Drywall.

The main water line that connects to the water heater has burst and went unnoticed causing excessive fungi growth on the sheetrock next to the window.

Recommend the area be remediated by a licensed professional. The water valve has since been repaired.



Fire Wall

I was unable to determine if the installed sheetrock is fire rated.

Floor:

Condition:

Floor is in good condition with no major defects noted.