



Valley Home Inspection

Specialists in Real Estate Home Inspections

Phone: 208-941-0243 www.BoiseInspector.com Dan@BoiseInspector.com

Don't forget to inspect the inspector: All home inspectors are NOT created equal. Choosing the right certified home inspection company is crucial. To make certain your home inspector is qualified and is a certified home inspection company, you need to "Inspect the Inspector". Follow this important advice and you will be able to make an informed real estate purchase with the assistance of a certified home inspector. The following information has been prepared to assist you in evaluating and selecting the best certified home inspection company:

Do they offer a guarantee? The inspection firm you trust to inspect your home should offer certified home inspectors and guarantee their inspection. A written Limited Inspection Guarantee assures you that your inspection will be both thorough and accurate. After all, why trust a home inspector who does not trust himself?



Does the inspector receive training and on-going technical support? When selecting a home inspection firm, make sure their inspectors have been formally trained by a recognized training organization such as ASHI (The American Society of Home Inspectors®*). This type of professional training assures you that your inspector has been trained in the necessary areas of residential construction and understands the home inspection process.

Questions to ask about the inspector:

- What kind of training do the inspectors receive?
- What is the extent of the inspector's on-going training?
- What is the reputation of inspector?
- How long has the company been in business?
- How many inspections have they performed?

The certified home inspection company you select should be backed by solid experience and enjoy a reputation for satisfied clients. Building a favorable reputation takes years of dedication to inspector training as well as customer satisfaction.

Review a sample inspection report.

Before you make a final decision on a home inspector, determine how much detail the inspection report will cover. Many home inspection firms simply provide a cursory report that only documents whether an element is functioning or not functioning. Your inspection report should not only provide you with an understanding of immediate concerns, but should also provide you with information that will assist you in maintaining and enjoying your new home. There are several key areas you want to make sure are covered in the written report:

Questions to ask about the report:

- What elements will be inspected?
- Estimated ages and life spans of major systems, if appropriate.
- What elements may require repair now or in the near future
- Can I see a sample inspection report?
- Will the report provide detail on the type of systems in the home?
- How are the systems rated in the report?
- Will the report be made available at the end of the inspection?
- Do you post your inspections online at a secure site?

Valley Home Inspection

P.O. Box 719 Nampa ID 83653

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SUMMARY REPORT

Client: Mr & Mrs Buyer
Realtor: Kent Erickson, Windermere
Inspection Address: 123 Your St., Nampa, ID 83651
Inspection Date: 5/24/2011 Start: 3:30 pm
Weather: Clear and Dry
Inspected by: Dan Kopp

It is important to understand the purpose of a professional home inspection. The inspectors role is NOT to identify a complete repair list for the seller of the home, nor is it the sellers' obligation to repair any problems discovered by the home inspector. Potential home buyers often view an inspection report as a mandatory repair list for the seller. The fact is, sellers are not required to produce a flawless house. They have no such obligation by law or contract. If there are conditions found that are unsatisfactory, consult your realtor. Demands on the sellers for repairs can many times be completed improperly and/or unprofessionally. Sellers maintain legal right to refuse repair demands, except where requirements are set forth by the real estate purchase contract. Your realtor should be able to inform you of your rights as well as the rights of the seller.

This summary report is intended to provide a convenient and cursory preview of the more significant conditions and components that we have identified within our full report as needing service. It is obviously not comprehensive, and should not be used as a substitute for reading the entire full report which will include informational items as well as items that need to be monitored and items that are functional but could be improved. It is not a tacit endorsement of the condition of components or features that may not appear in this summary.

We recommend that the service recommendations that we make in this summary and throughout the report be completed by licensed and/or qualified specialists. Please be aware that these specialists may identify additional defects or recommend some upgrades.

Try to evaluate your inspection report with an eye toward problems of greatest significance or cost to repair. The purpose of a home inspection is not to corner the seller with a repair list. The primary objective is to know what you are buying before you buy.

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

General Property Conditions:

Exterior

Exterior Components

Outlets

SAFETY ITEM-CORRECTION OR IMPROVEMENT RECOMMENDED

- 1.1 - Although it may not have been required at the time the house was constructed, we recommend that all of the exterior outlets be upgraded to have ground-fault protection which is an important safety feature. (and is required in current construction)

Windows

REPAIR OR MAINTENANCE RECOMMENDED

- 1.2 - All of the windows on the main floor (except the kitchen) have stains between the panes. This indicates that the seal between the panes has been compromised. This is mainly cosmetic; however, you may wish to replace the glass assemblies.

Wood & Masonry Decks

REPAIR OR MAINTENANCE RECOMMENDED

- 1.3 - The wood deck needs maintenance-type service, such as securing loose planks, setting nails, sanding, or sealing, all of which will prolong the life of the deck.

House Wall Finish

Exterior Finish Observations

REPAIR OR MAINTENANCE RECOMMENDED

- 1.4 - The exterior of the house is in need of typical maintenance type service such as setting and sealing loose nails, calking openings that have developed at the seams and at overdriven nails, sealing penetrations and painting exposed portions of wood. All of which will prolong the life of the structure.



Roof

Composition Shingle Roof

Roofing Material

REPAIR OR MAINTENANCE RECOMMENDED

- 3.1 - There are 3 areas on the roof where the wind has broken the shingles exposing the underlying materials. We recommend the further review, advice and services of a roofing contractor for repair.



Gutters and Drainage

REPAIR OR MAINTENANCE RECOMMENDED

- 3.2 - The gutters have debris in them and need to be cleaned to drain properly.
3.3 - The gutters need to be serviced, such as resealing them, sealing seams, etc.

Chimney

Furnace Chimney

Weather Cap-Spark Arrestor

REPAIR OR MAINTENANCE RECOMMENDED

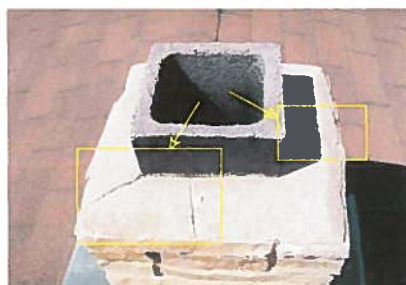
- 4.1 - We recommend that a sheet metal cap be installed over the abandoned chimney to keep rain water from funning down the chimney flue into the basement.



Crown or Termination Cap

REPAIR OR MAINTENANCE RECOMMENDED

- 4.2 - The crown on top of the furnace chimney, which is designed to seal the chimney wall and shed rainwater, is cracked in several places and should be sealed to prevent water from penetrating the cap, freezing and causing damage.



Plumbing

Electric Water Heaters

Electrical Connections

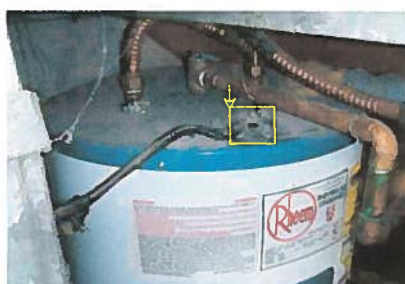
REPAIR OR MAINTENANCE RECOMMENDED

- 5.1 - Electrical wiring to the water heater should be protected within conduit to at least 7' from the floor.

Electrical wiring on the walls should be covered to at least 7 feet - *Continued*



- 5.2 - The electrical wire clamp is missing at the water heater and should be replaced to prevent damage to the wire.



Electrical

Main Panel

Service Entrance

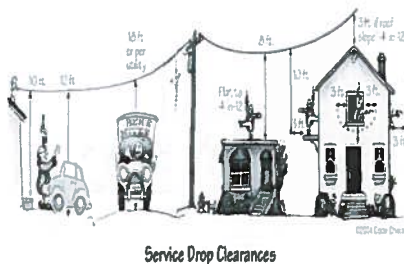
SAFETY ITEM-CORRECTION OR IMPROVEMENT RECOMMENDED

- 6.1 - The utility company's overhead conductor lines to the neighbors house at the rear are too low, and create a safety-hazard. They are typically required to be a minimum of ten-feet above the ground.



- 6.2 - The overhead conductor lines to the house pass too low over the low pitched garage roof. Common safety standards require them to pass eight feet above a walkable flat roof or that which has less than a 5:12 pitch, and you may wish to consult an electrician about this for repair or be prepared to take responsibility for them and warn anyone that accesses the roof.

The overhead conductor lines pass too low over the flat or low pitched roof - *Continued*



Circuit Breakers

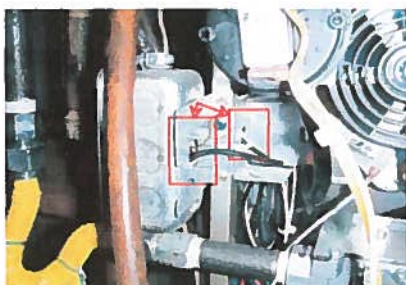
FURTHER EVALUATION RECOMMENDED

6.3 - The panel employs obsolete Pushmatic circuit breakers that have a history of sticking. Therefore, we recommend that each circuit be load tested and certified as safe by a qualified electrician that is familiar with Pushmatic breakers.

Wiring Observations

REPAIR OR MAINTENANCE RECOMMENDED

- 6.4 - There are cover plates missing on outlets throughout the house, which is potentially dangerous and cover plates should be installed.
- 6.5 - A wire entering a metal box in the furnace are not clamped or otherwise protected from damage. This should be serviced by a licensed electrician.



6.6 - The outlet on the east side of the house is powered by an extension cord in the bedroom. We recommend that it be permanently wired with appropriate materials, by a licensed electrician.



SAFETY ITEM-CORRECTION OR IMPROVEMENT RECOMMENDED

6.7 - There is an outlet located on the west side of the house (outside) and in the upstairs hallway that is wired incorrectly and the hot and neutral wires are reversed. We recommend that a qualified electrician further evaluate and correct this potentially dangerous situation.

Heat-A/C

Split Systems

Return-Air Compartment and Filter

REPAIR OR MAINTENANCE RECOMMENDED

- 8.1 - The furnace filter and return-air compartment are dirty and it does not appear that the furnace has had the manufacturers recommended annual service/cleaning within the past 12 months. We recommend that it be cleaned by an HVAC technician as part of the manufacturers suggested annual service and that the filter be replaced.

Refrigerant Lines

REPAIR OR MAINTENANCE RECOMMENDED

- 8.2 - Insulation is missing from the refrigerant lines at the compressor coil located outside, which will reduce efficiency and allow condensation to form and drip. We recommend that insulation be installed.

Living

Main Entry

Environmental Hygiene Observations

FURTHER EVALUATION RECOMMENDED

- 9.1 - We have detected a mold-like substance in the wall at the laundry drain which should be evaluated by a mold specialist and/or properly remediated. Molds flourish in a damp environment and many are commonplace, but some are toxic and represent a health threat. You can learn more about mold, including how to clean up small areas yourself, from a document issued by the Environmental Protection Agency entitled "A Brief Guide to Mold, Moisture and Your Home, by visiting their web site at <http://www.epa.gov/mold/moldguide.html> , which can be downloaded.



Walls and Ceiling

REPAIR OR MAINTENANCE RECOMMENDED

- 9.2 - There are holes in the walls of the upstairs and downstairs closets and in the downstairs hall.

Living Room

Lights

REPAIR OR MAINTENANCE RECOMMENDED

- 9.3 - The ceiling light does not respond in the basement family room, it is likely that the bulbs are burnt out but this was not confirmed, and should be serviced.

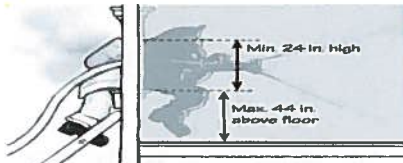
Finished Basement

Single-Glazed Windows

REPAIR OR MAINTENANCE RECOMMENDED

- 9.4 - The window locks on the basement windows do not engage.
SAFETY ITEM-CORRECTION OR IMPROVEMENT RECOMMENDED
9.5 - The single-glazed bedroom windows in the basement are too high and too small to facilitate an

emergency exit or egress. Although not required at the time this house was constructed, current code requires bedroom windows to measure a minimum of twenty-four inches high by twenty inches wide, with an optimum sill height of forty-four inches, to facilitate an emergency exit by the occupant and an emergency egress for a fire person wearing breathing apparatus. The window wells will also need to be enlarged. We recommend that you have this potentially dangerous condition corrected, especially if people will be sleeping in the basement.



Bedroom Window Egress

The egress required in a bedroom is usually a window. The dimensions of the opening are to ensure the residents an escape route, but equally important, they are designed to allow a firefighter with a backpack to enter. The opening must be at least 20" high and at least 20" wide, with a net area of least 5.7 sq. ft. per Table 10 in Code Check Building.

Kitchen

Kitchen

Exhaust Fan or Downdraft

REPAIR OR MAINTENANCE RECOMMENDED

10.1 - There is an abandoned vent above the oven that should be capped.

Bedrooms

1st Guest Bedroom

Closets

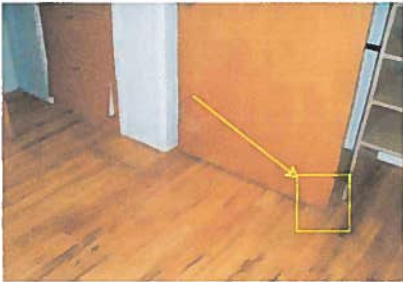
REPAIR OR MAINTENANCE RECOMMENDED

14.1 - The cabinet drawer will need typical hardware service to function properly.



14.2 - There are no floor guides on the bypass closet doors which should be installed to prevent someone's foot from being pinched under the door.

There are no floor guides on the bypass closet doors - *Continued*



Bathrooms

Main Hallway Bathroom

Tub-Shower

REPAIR OR MAINTENANCE RECOMMENDED

15.1 - The mechanical tub stopper does not dis-engage, and the lever housing is damaged. It will need to be serviced to function correctly.



ACTIVE LEAK-REPAIR RECOMMENDED

15.2 - There is a drain leak below the tub/shower, which should be repaired.



1st Guest Bathroom

Sink Faucet Valves & Connectors Trap & Drain

REPAIR OR MAINTENANCE RECOMMENDED

15.3 - The mechanical sink stopper is incomplete and should be serviced.

Stall Shower

REPAIR OR MAINTENANCE RECOMMENDED

15.4 - The stall shower enclosure is loose and should be secured.

15.5 - There is no water flow to the shower head in the basement bathroom. We recommend the further review, advice and services of a plumbing contractor.

Inspection Address: 123 Your St., Nampa, ID 83651
Inspection Date/Time: 5/24/2011 3:30 pm

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CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

Mr & Mrs Buyer

INSPECTION ADDRESS

123 Your St., Nampa, ID 83651

INSPECTION DATE

5/24/2011 3:30 pm

REPRESENTED BY:

Kent Erickson
Windermere



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GENERAL INFORMATION

Inspection Address: 123 Your St., Nampa, ID 83651
Inspection Date: 5/24/2011 Time: 3:30 pm
Weather: Clear and Dry - Temperature at time of inspection: 60-70 Degrees

Inspected by: Dan Kopp

Client Information: Mr & Mrs Buyer
Buyer's Agent: Windermere
Kent Erickson
Phone: 208-447-7848
Email: kent@jkenterickson.com



Inspection Fee: \$ 314.52

Structure Type: Wood Frame
Furnished: No
Number of Stories: One

Structure Orientation: North

Estimated Year Built: 1963
Unofficial Sq.Ft.: 1992

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

General Property Conditions

PLEASE NOTE:

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

The observations and opinions expressed within this report are those of Valley Home Inspection and supercede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the standards of the American Society of Home Inspectors (available at www.ashi.org), and those that we do not inspect are clearly disclaimed in the contract and/or in the aforementioned standards. However, some components that are inspected and found to be functional may not necessarily appear in the report, simply because we do not wish to waste our client's time by having them read an unnecessarily lengthy report about components that do not need to be serviced.

It is important to understand the purpose of a professional home inspection. The inspectors role is NOT to identify a complete repair list for the home, nor is it the sellers' obligation to repair any problems discovered by the home inspector. Potential home buyers often view an inspection report as a mandatory repair list for the seller. The fact is, sellers are not required to produce a flawless house. They have no such obligation by law or contract. If there are conditions found that are unsatisfactory, consult your realtor. Demands on the sellers for repairs can many times be completed improperly and/or unprofessionally. Sellers maintain legal right to refuse repair demands, except where requirements are set forth by state law, local ordinance, or the real estate purchase contract. Your realtor should be able to inform you of our rights as well as the rights of the seller.

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

Report File: Sample

SCOPE OF WORK

You have contracted with Valley Home Inspection to perform a generalist inspection in accordance with the standards of practice established by The American Society of Home Inspectors, a copy of which is available at www.ashi.org. Generalist inspections are essentially visual, and distinct from those of specialists, inasmuch as they do not include the use of specialized instruments, the dismantling of equipment, or the sampling of air and inert materials. Consequently, a generalist inspection and the subsequent report will not be as comprehensive, nor as technically exhaustive, as that generated by specialists, and it is not intended to be. The purpose of a generalist inspection is to identify significant defects or adverse conditions that would warrant a specialist evaluation. Therefore, you should be aware of the limitations of this type of inspection, which are clearly indicated in the standards. However, the inspection is not intended to document the type of cosmetic deficiencies that would be apparent to the average person, and certainly not intended to identify insignificant deficiencies.

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

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

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

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

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

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

For your convenience, the following narrative titles have been used in this report.

- * INFORMATIONAL ITEM--> General information about a system or component .
- * SERVICABLE COMPONENT OR CONDITION--> Indicates that the system or component is in serviceable condition.
- * IMPROVEMENT RECOMMENDED--> Denotes improvements which are recommended for the well being of the structure or particular component, but not required.
- * MONITOR--> Denotes items that are reaching their normal life expectancy or show indications that they may require repair, replacement or improvement. It may also denote a system or component needing that should be monitored once you move into the home in order to determine if repairs are necessary.
- * FURTHER EVALUATION RECOMMENDED--> Denotes a condition or component that we have identified as deficient or in need of repair and recommend that it be further evaluated by a specialist to determine the scope of the deficiency and the proper method of correction.
- * REPAIR OR MAINTENANCE RECOMMENDED--> Denotes a system or component needs corrective action to assure proper and reliable function or is due for maintenance type service.
- * POTENTIALLY EXPENSIVE REPAIR--> Indicates that a system or component which is considered significantly deficient or is likely to involve significant expense.
- * ACTIVE LEAK-REPAIR RECOMMENDED--> Indicates that there was an active leak at the time of inspection and prompt correction is recommended.
- * SAFETY ITEM-CORRECTION RECOMMENDED--> Denotes a condition that is unsafe or potentially unsafe and prompt correction is recommended.
- * STRUCTURAL ITEM-REPAIR RECOMMENDED--> Denotes a deficiency that is structural in nature and therefore should be repaired in a timely manner.

Section 1.0 - Exterior

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

Exterior Components

General Comments and Description

Informational Item

1.1 - It is important to maintain a property, including painting or sealing walkways, decks, and other hard surfaces, and it is particularly important to keep the house walls sealed, which provide the only barrier against deterioration. Unsealed cracks around windows, doors, and thresholds can permit moisture intrusion, which is the principle cause of the deterioration of any surface. Unfortunately, the evidence of such intrusion may only be obvious when it is raining. We have discovered leaking windows and doors while it was raining that would not have been apparent otherwise. Because of this we can not guarantee that doors and windows will not leak and we recommend that you ask the sellers if they have ever experienced and such problems. Regardless, there are many styles of windows but only two basic types, single and dual-glazed. Dual-glazed windows are superior, because they provide a thermal as well as an acoustical barrier. However, the hermetic seals on these windows can fail at any time, and cause condensation to form between the panes. Unfortunately, this is not always apparent, which is why we disclaim an evaluation of hermetic seals. Nevertheless, in accordance with industry standards, we test a representative number of unobstructed windows, and ensure that at least one window in every bedroom is operable and facilitates an emergency exit.

Driveways

Serviceable Component or Condition

1.2 - The concrete driveway is in serviceable condition with common cracks.

Walkways

Informational Item

1.3 - The walkways are in serviceable condition with common cracks.

Fascia and Trim

Informational Item

1.4 - The fascia and trim are in serviceable condition.

Outlets

SAFETY ITEM-CORRECTION OR IMPROVEMENT RECOMMENDED

1.5 - Although it may not have been required at the time the house was constructed, we recommend that all of the exterior outlets be upgraded to have ground-fault protection which is an important safety feature. (and is required in current construction)

Fences and Gates

Serviceable Component or Condition

1.6 - The fences and gates are serviceable, but have damage commensurate with their age.

Lights

Serviceable Component or Condition

1.7 - The lights outside the doors of the residence are functional. However, we do not inspect or evaluate decorative lights or lights that are activated by photo switches, timers or motion sensors.

Windows

Serviceable Component or Condition

1.8 - The dual pane windows are in serviceable condition. However, in accordance with industry standards, we do not test every window in the house, and particularly if the house is furnished. We do test every unobstructed window in every bedroom to ensure that at least one facilitates an emergency exit.

1.9 - The basement windows are single pane.

REPAIR OR MAINTENANCE RECOMMENDED

1.10 - All of the windows on the main floor (except the kitchen) have stains between the panes. This indicates that the seal between the panes has been compromised. This is mainly cosmetic; however, you may wish to replace the glass assemblies.

Screens

Serviceable Component or Condition

1.11 - The window screens are functional.

Wood & Masonry Decks

Serviceable Component or Condition

1.12 - The masonry decks are in serviceable condition with common cracks.

REPAIR OR MAINTENANCE RECOMMENDED

1.13 - The wood deck needs maintenance-type service, such as securing loose planks, setting nails, sanding, or sealing, all of which will prolong the life of the deck.

Exterior Doors

Serviceable Component or Condition

1.14 - The exterior doors are in serviceable condition.

Steps and Handrails

Serviceable Component or Condition

1.15 - The steps are in serviceable condition.

Informational Item

1.16 - USE CAUTION-->The steps at the side door have unequal risers. Steps are required to be uniform to prevent trip-hazards. The rise of any step should be no less than four inches and no greater than seven inches. Also, the dimensions of the largest step should not exceed that of the smallest by more than three-eighths of an inch.

House Wall Finish

Identification of Siding or Cladding

Serviceable Component or Condition

1.17 - The exterior walls are finished with manufactured wood siding.

Exterior Finish Observations

Serviceable Component or Condition

1.18 - The exterior wall finish is in serviceable condition.

REPAIR OR MAINTENANCE RECOMMENDED

1.19 - The exterior of the house is in need of typical maintenance type service such as setting and sealing loose nails, caulking openings that have developed at the seams and at overdriven nails, sealing penetrations and painting exposed portions of wood. All of which will prolong the life of the structure.

needs typical maintenance - *Continued*



IMPROVEMENT RECOMMENDED

1.20 - The siding at the various locations around the house does not have the required 6" of separation between the bottom of the siding and the top of the landscaping which is against manufacturers installation instructions. Code also requires 6" of clearance from the bottom of the sill plate (which is even with the bottom edge of the siding) to the finished grade. As a result, the bottom edge of the siding and the shear panel behind the siding is more susceptible to moisture damage which may not be covered under warranty and we recommend that the landscaping be adjusted while still maintaining proper slope away from the house.

Grading and Drainage

General Comments and Description

Informational Item

1.21 - Water can be destructive and foster conditions that are detrimental to health. For this reason, the ideal property will have soils that slope away from the residence and the interior floors will be several inches higher than the exterior grade. Also, the residence will have roof gutters and downspouts that discharge into area drains with catch basins that carry water away to hard surfaces. However, we cannot guarantee the condition of any subterranean drainage system, but if a property does not meet this ideal, or if any portion of the interior floor is below the exterior grade, we cannot endorse it and recommend that you consult with a grading and drainage contractor, even though there may not be any evidence of moisture intrusion. Our site visit is limited, and the sellers or occupants will obviously have a more intimate knowledge of the site than we could possibly hope to have, but we have confirmed moisture intrusion in residences when it was raining that would not have been apparent otherwise. Also, in conjunction with the cellulose material found in most modern homes, moisture can facilitate the growth of biological organisms that can compromise building materials and produce mold-like substances that are deleterious to health.

Moisture Dampness or Mold-like Issues

Informational Item

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

conditions do exist, or if you or any member of your family suffers from allergies or asthma, you should schedule a specialist inspection.

Interior-Exterior Elevations

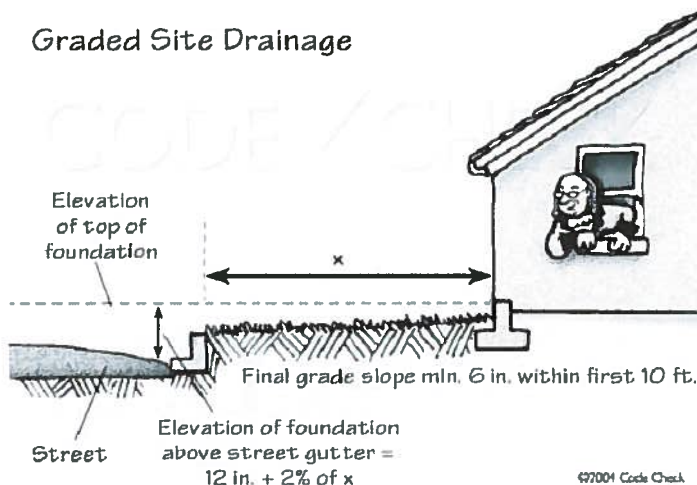
Informational Item

1.23 - All basements are subject to moisture intrusion. Therefore, you should ask the sellers about their experience with this, monitor the basement during heavy rains, and have a portable sump-pump ready for emergencies.

IMPROVEMENT RECOMMENDED

1.24 - Grading and drainage is either negative or neutral adjacent to the perimeter of the house and moisture intrusion within the crawlspace will remain a possibility. The soil or the hard surfaces should slope away from the residence to a distance of at least six feet, to keep moisture away from the footings.

Graded Site Drainage



Drainage Mode

Informational Item

1.25 - Drainage is facilitated by soil percolation, hard surfaces and gutters without sub surface drains to carry water away from the house, which is not ideal and water will certainly pond near the foundation during prolonged rains but we did not see any evidence of moisture threatening the living space.

Flat and Level Pad

Informational Item

1.26 - The residence is situated on a relatively flat pad, which would typically not need a geological evaluation. However, inasmuch as we do not have the authority of a geologist you may wish to have a site evaluation.

Site and Other Observations

Auxiliary Structure Observations

Informational Item

1.27 - In accordance with the standards of practice established by ASHI, we do not evaluate auxiliary structures, detached patio covers, carports or detached garages as part of our service. However, you should obtain the necessary proof of permits because we do not tacitly endorse any structure that was installed or built without permits, and latent defects could exist.

Renovations or Additions Recommendation

Informational Item

1.28 - The property has been renovated or remodeled. Therefore, you should request documentation that would include permits and any warranties or guarantees that might be applicable, because we do not approve or tacitly endorse any work done without permits, and latent defects could exist.

Section 2.0 - Structural

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

Structural Elements

Identification of Wall Structure

Informational Item

2.1 - The walls are conventionally framed with wooden studs.

Identification of Floor Structure

Informational Item

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

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

Identification of Ceiling Structure

Informational Item

2.4 - The ceiling structure consists of engineered joists that are part of a prefabricated truss system.

Identification of Roof Structure

Informational Item

2.5 - The roof structure consists of a prefabricated truss system.

Slab Foundation

General Comments and Description

Informational Item

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

Many slabs are found to contain cracks when the carpet and padding are removed, including some that contour the edge and can be quite wide. They typically result from shrinkage and usually have little

structural significance. However, there is no absolute standard for evaluating cracks, and those that are less than 1/4" and which exhibit no significant vertical or horizontal displacement are generally not regarded as being significant. Although they typically do result from common shrinkage, they can also be caused by a deficient mixture of concrete, deterioration through time, seismic activity, adverse soil conditions, and poor drainage, and if they are not sealed they can allow moisture to enter a residence, and particularly if the residence is surcharged by a hill or even a slope, or if downspouts discharge adjacent to the slab. However, in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert, and we would be happy to refer one.

Method of Evaluation

Informational Item

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

Slab Foundation Observations

Informational Item

2.8 - The residence has a slab foundation with no visible or significant abnormalities.

MONITOR

2.9 - The foundation was observed from the inside and the outside. No signs of significant movement since original construction were observed. The foundation system appears adequately sound for its age and type. There are some relatively small vertical cracks in the block walls (in laundry area), which are probably attributable to shrinkage and have little structural significance. Generally speaking, cracks that are less than 1/4" are not commonly regarded as being structurally significant. Nonetheless, they should be monitored to see if there is active movement in this area, because such cracks can become a contentious and litigious issue.

Section 3.0 - Roof

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

Composition Shingle Roof

General Comments and Description

Informational Item

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

Method of Evaluation

Informational Item

3.2 - We evaluated the roof and its components by walking on its surface.

Estimated Age

Informational Item

3.3 - The roof appears to be eighteen to twenty years old.

Roofing Material

Serviceable Component or Condition

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

REPAIR OR MAINTENANCE RECOMMENDED

3.5 - There are 3 areas on the roof where the wind has broken the shingles exposing the underlying materials. We recommend the further review, advice and services of a roofing contractor for repair.



MONITOR

3.6 - The composition shingle roof was installed over less than the recommended four-twelve pitch for cold climates which is not recommended because water can build up behind ice dams and contaminate the roof sheathing and lead to a leak especially if two layers of roof felt are not installed under the shingles (which we were unable to verify). Therefore, you should monitor and keep the roof clean of debris at all times. (no signs of leaks were observed from within the attic).

3.7 - The roof shingles are losing some granules but would not need to be replaced at this time. The roof will need to be monitored because it is nearing the end of its serviceable life and will become susceptible to leaks. It would be prudent to budget for and plan on a roof replacement in the next 5 years

IMPROVEMENT RECOMMENDED

3.8 - There are exposed fasteners (nails or staples) at the ridge and around some of the flashings, which is unavoidable but which should be sealed with tar or mastic to prevent against any leaks. At the time of inspection, there was no signs of leakage (from unsealed nails) in these areas from within the attic.

Gutters and Drainage

REPAIR OR MAINTENANCE RECOMMENDED

3.9 - The gutters have debris in them and need to be cleaned to drain properly.

3.10 - The gutters need to be serviced, such as resealing them, sealing seams, etc.

Flashings

Serviceable Component or Condition

3.11 - The roof flashings appear to be in serviceable condition.

MONITOR

3.12 - The roof penetrations have been coated with mastic, which is indicative of either an unprofessional installation or the repair of a leak a leak that could not be guaranteed except by a roofing contractor. We recommend that you monitor these areas and reseal as needed.

Layered Material

Informational Item

3.13 - The roof has been layered, which is never sensibly recommended because it adds weight to the roof framing, and reduce the design life of the new roof by several years and requires a regular maintenance of its flashings.

Section 4.0 - Chimney

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

Furnace Chimney

General Prefabricated Chimney Comments

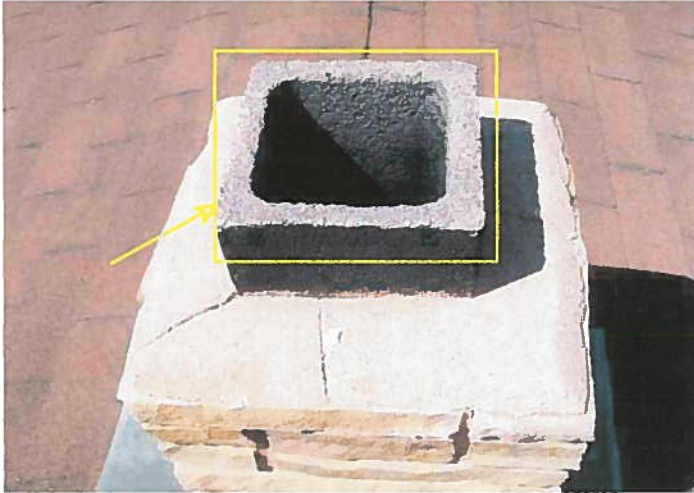
Informational Item

4.1 - There are a wide variety of pre-fabricated chimneys, which are constructed on site with approved components. We perform a competent inspection of them, but we are not specialists, and our inspection of them is limited to those areas that can be viewed without dismantling any portion of them, and we cannot guarantee that any particular component is the one stipulated for use by the manufacturer.

Weather Cap-Spark Arrestor

REPAIR OR MAINTENANCE RECOMMENDED

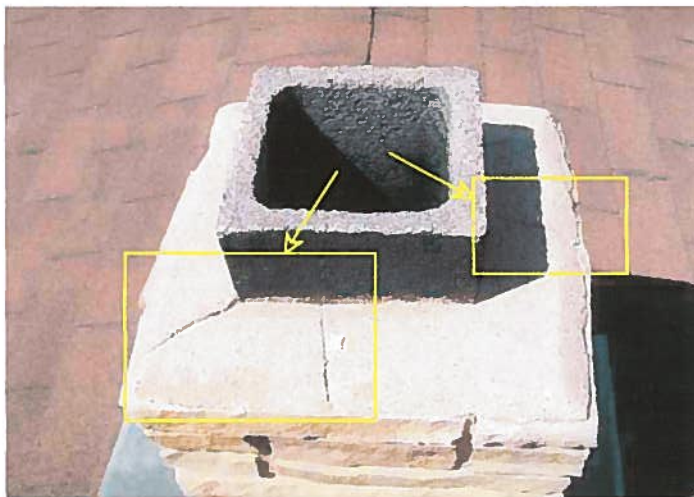
4.2 - We recommend that a sheet metal cap be installed over the abandoned chimney to keep rain water from funning down the chimney flue into the basement.



Crown or Termination Cap

REPAIR OR MAINTENANCE RECOMMENDED

4.3 - The crown on top of the furnace chimney, which is designed to seal the chimney wall and shed rainwater, is cracked in several places and should be sealed to prevent water from penetrating the cap, freezing and causing damage.



Section 5.0 - Plumbing

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

inch. However, regardless of the pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress the washers and diaphragms within the various components.

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

Potable Water Supply Pipes

Water Main Location

Informational Item

5.1 - The main water shut off is located in the basement.

Pressure Regulators

Informational Item

5.2 - The pressure at the street is under 80 psi and a regulator is not required on the plumbing system. The actual water pressure at the time of inspection was 58 psi.

Galvanized Water Pipes

MONITOR

5.3 - The potable water pipes within this residence are predominately galvanized, and assumed to be original. They may produce rusty looking water from time to time and, because the water volume in such pipes will gradually be reduced by a build-up of minerals within them, we do not fully endorse them. However, there is already a noticeable but moderate reduction in volume when two or more fixtures are in use at the same time. Therefore, you may wish to have a plumber evaluate the system and/or budget for a re-pipe which will likely be necessary in time.

Waste & Drainage Systems

General Comments and Description

Informational Item

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

Type of Material

Informational Item

5.5 - The visible portions of the drainpipes are an older cast-iron and galvanized type, which are not as dependable as modern ABS drainpipes and may be considered undersized by today's standards.

Drain Pipes Waste Pipes and Vent Pipes

Serviceable Component or Condition

5.6 - Based on industry recommended water tests, the drainpipes are functional at this time. However, only a video-scan of the main drainpipe could confirm its actual condition and you should consider having this service preformed.

General Gas Components

Gas Main Shut-Off Location

Informational Item

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

Gas Main Observations

Informational Item

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

Gas Supply Pipes

Serviceable Component or Condition

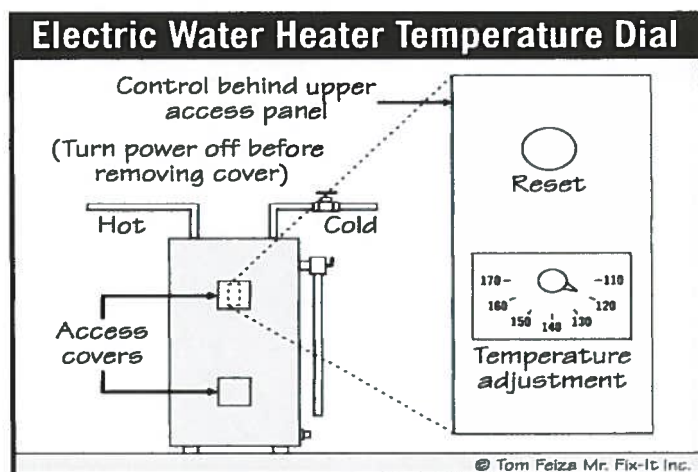
5.9 - The visible portions of the gas pipes appear to be in acceptable condition.

Electric Water Heaters

General Electric Water Heater Comments

Informational Item

5.10 - There are a wide variety of residential electric water heaters that range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak. So it is always wise to have them installed over a drain pan plumbed to the exterior. Also, it is prudent to flush them annually to remove minerals that include the calcium chloride bi-product of many water softening systems. The water temperature should be set at a minimum of 110 degrees fahrenheit to kill microbes and a maximum of 140 degrees to prevent scalding. Also, water heaters can be dangerous if they are not seismically secured and equipped with a pressure/temperature relief valve and discharge pipe plumbed to the exterior.



W003

Age Capacity and Location

Informational Item

5.11 - Hot water is provided by a 20+/- year old, 50 gallon, water heater that is located in the basement.

Electrical Connections

REPAIR OR MAINTENANCE RECOMMENDED

5.12 - Electrical wiring to the water heater should be protected within conduit to at least 7' from the floor.



5.13 - The electrical wire clamp is missing at the water heater and should be replaced to prevent damage to the wire.



Water Shut-Off Valve and Connectors

Serviceable Component or Condition

5.14 - The shut-off valve and water connectors on the electric water heater appear to be functional but were not closed.

Relief Valve and Discharge Pipe

Serviceable Component or Condition

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

Drain Valve

Serviceable Component or Condition

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

Drip Pan and Overflow Pipe

IMPROVEMENT RECOMMENDED

5.17 - The water heater is not equipped with a drip pan and overflow pipe, which is not required but is recommended because of the location of the water heater, and which is designed to prevent or minimize water damage in the event of a leak.

Irrigation or Sprinklers

General Comments and Description

Informational Item

5.18 - There are a wide variety of irrigation components, such as pipes that could include old galvanized ones, more dependable copper ones, and modern polyvinyl ones that are commonly referred to as PVC. However, among the latter, the quality can range from a dependable thick-walled type to a less dependable thin-walled type, and it is not uncommon to find a mixture of them. To complicate matters, significant portions of these pipes cannot be examined because they are buried. Therefore, we identify a system based on what type of pipe that can be seen. However, our inspection only includes the visible portions of the system and only the systems that immediately surround the house. We do not test each component, nor search below vegetation for any concealed hose bibs, actuators, risers, or heads. We test every visually accessible manual sprinkler actuator either from the in ground valve or from the timer/control box and evaluate its coverage. Due to the variety and complexity of many automatic control panels we do not test them beyond manual activation of each zone and we do not calibrate the accuracy of built in timers. However, inasmuch as the actuators are under pressure, we look for any evidence of damage or leakage, but recommend that you have the sellers demonstrate an automatic sprinkler system before the close of escrow and indicate any seasonal changes that they may make to the program.

Hose Bibs

Serviceable Component or Condition

5.19 - The hose bibs are functional, but we may not have located and tested every one on the property.

IMPROVEMENT RECOMMENDED

5.20 - The hose bibs do not include vacuum breakers which are required and which prevent contamination of potable water. These valves can be added to your existing faucets, are relatively inexpensive and are required by current standards therefore we recommend that you have them upgraded.

Automatic Sprinklers

Informational Item

5.21 - In accordance with the ASHI standards of practice, we do not evaluate, or verify the presence of the sprinkler or irrigation systems as part of the home inspection. We can inspect the irrigation system directly surrounding the house (during irrigation season only) for an additional fee but this service was not requested therefore it was not performed. If an irrigation system is present, we recommend that it be demonstrated by the sellers. You will also want to make sure that the sprinkler heads are properly adjusted and do not over spray on the house or over water near the foundation.

Section 6.0 - Electrical

There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. What is most significant about electrical systems however is that the national electrical code [NEC] is not retroactive, and therefore many residential systems do not comply with the latest safety standards. Regardless, we are not electricians and in compliance with our standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, in the interests of safety, we regard every electrical deficiency and recommended upgrade as a latent hazard that should be serviced as soon as possible, and that the

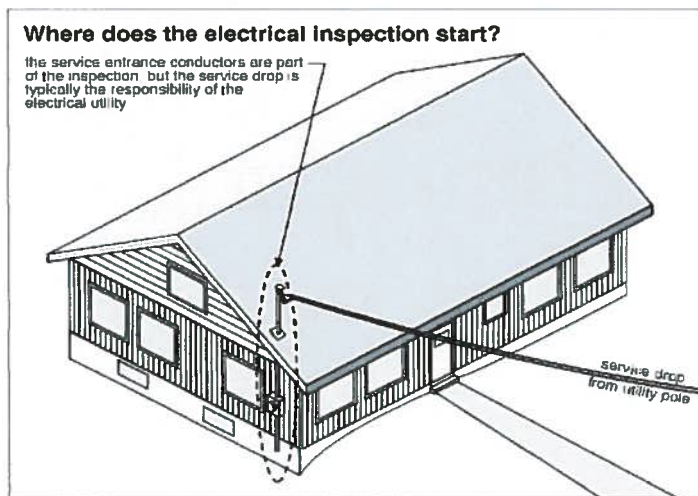
entire system be evaluated and certified as safe by an electrician. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend some upgrades for which we would disclaim any further responsibility. However, we typically recommend upgrading outlets to have ground fault protection, which is a relatively inexpensive but essential safety feature. These outlets are often referred to as GFCI's, or ground fault circuit interrupters and, generally speaking, have been required in specific locations for more than thirty years, beginning with swimming pools and exterior outlets in 1971, and the list has been added to ever since: bathrooms in 1975, garages in 1978, spas and hot tubs in 1981, hydro tubs, massage equipment, boat houses, kitchens, and unfinished basements in 1987, crawlspaces in 1990, wet bars in 1993, and all kitchen countertop outlets with the exception of refrigerator and freezer outlets since 1996. Similarly, AFCI's or arc fault circuit interrupters, represent the very latest in circuit breaker technology, and have been required in all bedroom circuits since 2002. However, inasmuch as arc faults cause thousands of electrical fires and hundreds of deaths each year, we categorically recommend installing them at every circuit as a prudent safety feature.

Main Panel

General Comments

Informational Item

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



Service Entrance

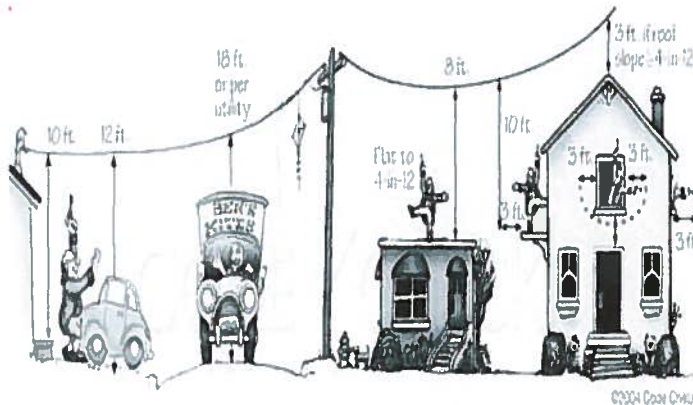
Informational Item

6.2 - The service entrance, mast weather head, and cleat are in acceptable condition.

SAFETY ITEM-CORRECTION OR IMPROVEMENT RECOMMENDED

6.3 - The utility company's overhead conductor lines to the neighbors house at the rear are too low, and create a safety-hazard. They are typically required to be a minimum of ten-feet above the ground.

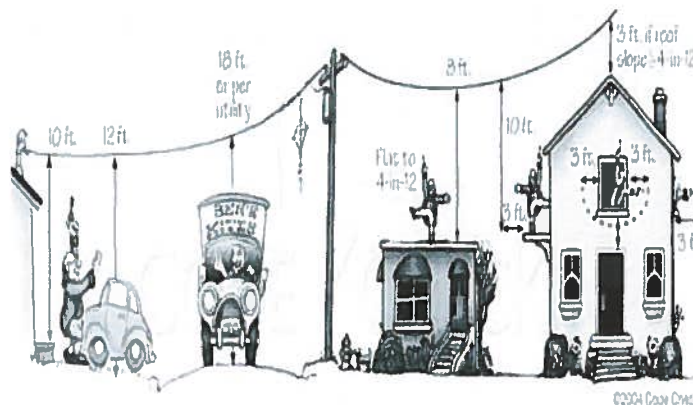
The overhead conductor lines are too low and should be evaluated by an electrician - *Continued*



Service Drop Clearances



6.4 - The overhead conductor lines to the house pass too low over the low pitched garage roof. Common safety standards require them to pass eight feet above a walkable flat roof or that which has less than a 5:12 pitch, and you may wish to consult an electrician about this for repair or be prepared to take responsibility for them and warn anyone that accesses the roof.



Service Drop Clearances



Size and Location

Informational Item

6.5 - The residence is served by a 125 amp, 110/220 volt panel, located inside the basement.

Panel Cover Observations

Serviceable Component or Condition

6.6 - The exterior panel cover is in acceptable condition.

Main Panel Observations

Serviceable Component or Condition

6.7 - The panel and its components have no visible deficiencies.

IMPROVEMENT RECOMMENDED

6.8 - Various circuits within the panel are not labeled but should be, so that the appropriate load calculations and breaker sizes could be determined.

Circuit Breakers

Serviceable Component or Condition

6.9 - There are no visible deficiencies with the circuit breakers.

FURTHER EVALUATION RECOMMENDED

6.10 - The panel employs obsolete Pushmatic circuit breakers that have a history of sticking. Therefore, we recommend that each circuit be load tested and certified as safe by a qualified electrician that is familiar with Pushmatic breakers.

Wiring Type

Informational Item

6.11 - The residence appears to be wired with cloth-covered, wiring system that is grounded.

Wiring Observations

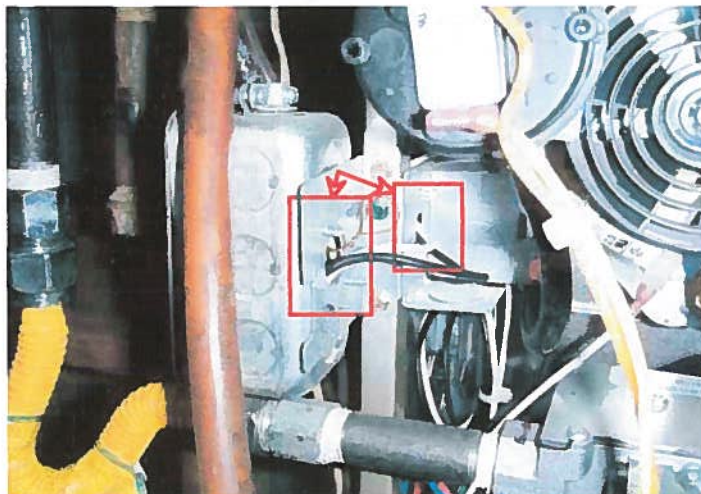
Serviceable Component or Condition

6.12 - The visible portions of the wiring have no visible deficiencies.

REPAIR OR MAINTENANCE RECOMMENDED

6.13 - There are cover plates missing on outlets throughout the house, which is potentially dangerous and cover plates should be installed.

6.14 - A wire entering a metal box in the furnace are not clamped or otherwise protected from damage. This should be serviced by a licensed electrician.



6.15 - The outlet on the east side of the house is powered by an extension cord in the bedroom. We recommend that it be permanently wired with appropriate materials, by a licensed electrician.

The outlet on the east side of the house is powered by an extension cord - *Continued*



SAFETY ITEM-CORRECTION OR IMPROVEMENT RECOMMENDED

6.16 - There is an outlet located on the west side of the house (outside) and in the upstairs hallway that is wired incorrectly and the hot and neutral wires are reversed. We recommend that a qualified electrician further evaluate and correct this potentially dangerous situation.

Grounding

Informational Item

6.17 - The panel is grounded to a water pipe. Current standards require the panel to be double-grounded, and you may wish to consider having this done as a safety upgrade. However, such an upgrade is not currently mandated.

Section 8.0 - Heat-A/C

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

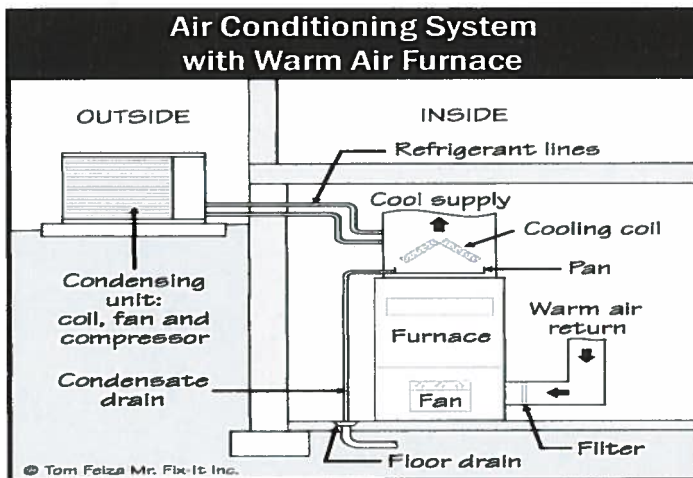
Split Systems

Age and Location

Informational Item

8.1 - Central heat and air-conditioning are provided by a single split-system, consisting of a 2 year-old gas furnace with an evaporator coil that is located in the basement and a 10 year-old 2.5 ton condensing coil that is located in the side yard.

Single split system with gas furnace in basement - *Continued*



General Evaluation

Serviceable Component or Condition

8.2 - The split-system is functional. Such systems are designed to last approximately twenty years, but they should be serviced bi-annually and have their filters changed every two to three months.

Informational Item

8.3 - This split-system is not original, and you should request documentation that could include a warranty and guarantee and confirm that it was installed by a specialist and to current standards.

Furnace

Serviceable Component or Condition

8.4 - Heat is provided by a vertical, forced-air, gas furnace that is located in the garage and is functional.

Vent Pipe

Serviceable Component or Condition

8.5 - The vent pipe has no visible deficiencies.

Circulating Fan

Serviceable Component or Condition

8.6 - The circulating fan is functional.

Gas Valve and Connector

Serviceable Component or Condition

8.7 - The gas valve and connector are in serviceable condition.

Combustion-Air Vents

Serviceable Component or Condition

8.8 - The combustion-air vents appear to be adequate to support complete combustion.

Return-Air Compartment and Filter

REPAIR OR MAINTENANCE RECOMMENDED

8.9 - The furnace filter and return-air compartment are dirty and it does not appear that the furnace has had the manufacturers recommended annual service/cleaning within the past 12 months. We recommend that it be cleaned by an HVAC technician as part of the manufacturers suggested annual service and that the filter be replaced.

Evaporator Coil

Serviceable Component or Condition

8.10 - The evaporator coil is functional.

Condensate Drainpipe

Informational Item

8.11 - The condensate drainpipe discharges at a utility drain.

Condensing Coil

Informational Item

8.12 - The condensing coil responded to the thermostat and is functional.

Condensing Coil Disconnect

Serviceable Component or Condition

8.13 - The electrical disconnect at the condensing coil is functional.

Refrigerant Lines

Informational Item

8.14 - The refrigerant lines are in acceptable condition.

REPAIR OR MAINTENANCE RECOMMENDED

8.15 - Insulation is missing from the refrigerant lines at the compressor coil located outside, which will reduce efficiency and allow condensation to form and drip. We recommend that insulation be installed.

Differential Temperature Readings

Informational Item

8.16 - The air-conditioning responded and achieved an acceptable differential temperature split between the air entering the system and that coming out, of fifteen degrees or more.

Registers

Serviceable Component or Condition

8.17 - The registers are functional.

Metal Ducting

Informational Item

8.18 - The ducts appear to be original, and are likely designed for a heat-only system, and are probably undersized for the cooling cycle. Cold air is sluggish and more difficult to move than warm air, and therefore requires larger ducts. As a result, you may be dissatisfied with its performance in the summer.

Design Observations

Informational Item

8.19 - This is a two-story residence with dual-glazed windows, and a blower fan that is located on the ground floor. This is undoubtedly as the system was designed, but is possible that you may be dissatisfied with the performance of the second floor cooling system on unusually hot days. However, dual-glazed windows do provide a significant thermal barrier that will help to keep the residence cool. We can elaborate on this potential issue, but you may also wish to have a specialist comment.

Section 9.0 - Living

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

services may be deemed necessary before the close of escrow.

Main Entry

No recommended service

Serviceable Component or Condition

9.1 - We have evaluated the entry to the standards established by ASHI, and found it to be in serviceable condition.

Environmental Hygiene Observations

Informational Item

9.2 - Given the age of the residence, asbestos and lead-based paint could be present. In fact, any residence built before 1978 should not be assumed to be free from these and other well-known contaminants. Regardless, we do not have the expertise or the authority to detect the presence of environmental contaminants, but if this is a concern you should consult with an environmental hygienist, and particularly if you intend to remodel any area of the residence.

FURTHER EVALUATION RECOMMENDED

9.3 - We have detected a mold-like substance in the wall at the laundry drain which should be evaluated by a mold specialist and/or properly remediated. Molds flourish in a damp environment and many are commonplace, but some are toxic and represent a health threat. You can learn more about mold, including how to clean up small areas yourself, from a document issued by the Environmental Protection Agency entitled "A Brief Guide to Mold, Moisture and Your Home, by visiting their web site at <http://www.epa.gov/mold/moldguide.html> , which can be downloaded.



Walls and Ceiling

REPAIR OR MAINTENANCE RECOMMENDED

9.4 - There are holes in the walls of the upstairs and downstairs closets and in the downstairs hall.

Fire Protection Equipment

General Information

Informational Item

9.5 - I suggest replacing smoke detectors at least every 5 to 7 years, as their sensors will often begin failing after that period (even though their alarms will continue to sound when their test buttons are pressed). Smoke detectors may be periodically checked for response to actual smoke by homeowners. (Try using a short candle at the bottom of a tall glass jar. The candle will tend to produce a lot of smoke due to lack of oxygen, and the jar will keep hot wax off hands and carpeting.) (If such testing is done too frequently, however, the smoke may prematurely coat the sensors with a film that could block their sensitivity.) I also suggest the installation of carbon monoxide detectors to protect all sleeping areas

whenever combustion appliances are present in the home.

Smoke Detectors

Serviceable Component or Condition

9.6 - The ASHI standards only require that we report on the presence or absence of smoke detectors, however we do push the test buttons on at least one detector in the home and the smoke detector/detectors that were tested, responded to the test button appear to be installed according to codes in effect at the time of construction. They should be checked periodically and we also recommend that the batteries be changed annually.

Family Room

No recommended service

Informational Item

9.7 - We have evaluated the family room to the standards established by ASHI, and found it to be in acceptable condition.

Living Room

No recommended service

Informational Item

9.8 - We have evaluated the living room to the standards established by ASHI and with the exception of the following, found it to be in acceptable condition.

Lights

REPAIR OR MAINTENANCE RECOMMENDED

9.9 - The ceiling light does not respond in the basement family room, it is likely that the bulbs are burnt out but this was not confirmed, and should be serviced.

Dining Room

No recommended service

Informational Item

9.10 - We have evaluated the dining room to the standards of practice established by ASHI, and found it to be in acceptable condition.

Finished Basement

General Comments and Description

Informational Item

9.11 - Moisture in basements is a perennial problem, involving a host of interrelated factors, and can be unpredictable, intermittent, or constant. When moisture intrusion or dampness is not self evident, it can be inferred by musty odors, peeling paint or plaster, efflorescence, or salt crystal formations, rust on metal components, and wood rot. However, condensation and humidity can produce similar conditions if the temperature in the basement is not maintained above the dew point. Regardless, we are not mold specialists, and if you or any member of your family are sensitive to allergens you should schedule a specialist inspection.

IMPROVEMENT RECOMMENDED

9.12 - We recommend that a carbon monoxide detector be installed in the basement if it is to be used as sleeping quarters

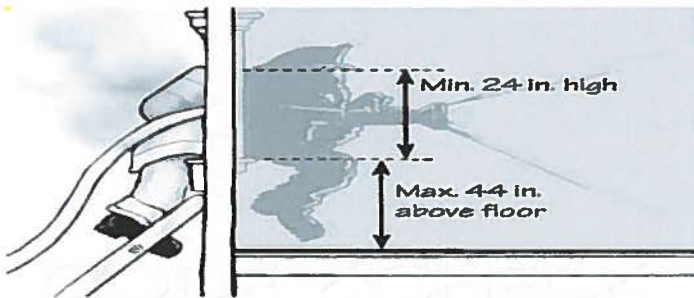
Single-Glazed Windows

REPAIR OR MAINTENANCE RECOMMENDED

9.13 - The window locks on the basement windows do not engage.

SAFETY ITEM-CORRECTION OR IMPROVEMENT RECOMMENDED

9.14 - The single-glazed bedroom windows in the basement are too high and too small to facilitate an emergency exit or egress. Although not required at the time this house was constructed, current code requires bedroom windows to measure a minimum of twenty-four inches high by twenty inches wide, with an optimum sill height of forty-four inches, to facilitate an emergency exit by the occupant and an emergency egress for a fire person wearing breathing apparatus. The window wells will also need to be enlarged. We recommend that you have this potentially dangerous condition corrected, especially if people will be sleeping in the basement.



Bedroom Window Egress

The second exit required in a bedroom is usually a window. The dimensions of the openings are to ensure the residents an escape route, but equally important, they are designed to allow a firefighter with a backpack to enter. The opening must be at least 24" high and at least 20" wide, with a net area at least 5.7 sq. ft., per Table 15 in Code Check Building.

©2004 Code Check

Section 10.0 - Kitchen

We test kitchen appliances for their functionality, and cannot evaluate them for their performance nor for the variety of their settings or cycles. However, if they are older than ten years, they may well exhibit decreased efficiency. Regardless, we do not inspect the following items: free-standing appliances, refrigerators, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills or rotisseries, timers, clocks, thermostats, the self-cleaning capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards. Our inspection of the microwave, if present, is limited to whether or not it will heat water. The power of a microwaves magnetron tubes diminishes over time, and the specific measurement of the microwaves and their containment within the unit requires the use of specialized instruments and is beyond the scope of a home inspection.

Kitchen

Lights

Serviceable Component or Condition

10.1 - The lights are functional.

Outlets

IMPROVEMENT RECOMMENDED

10.2 - Although not required at the time of construction, we recommend that all of the kitchen countertop outlets be upgraded to have ground fault protection, which is mandated by current standards and is an important safety feature. Currently only the outlets within 6' of the sink are protected as that was all that was required at the time of construction.

Dishwasher

Serviceable Component or Condition

10.3 - The dishwasher is functional.

Garbage Disposal

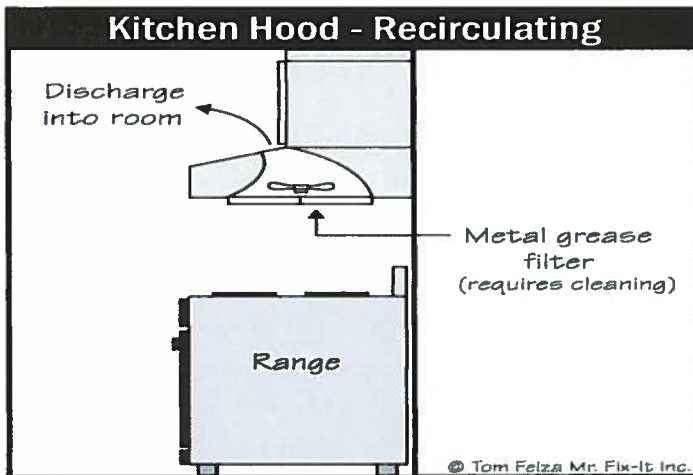
Serviceable Component or Condition

10.4 - The garbage disposal is functional.

Exhaust Fan or Downdraft

Informational Item

10.5 - The exhaust fan functional and a type that vents internally.



VO11

REPAIR OR MAINTENANCE RECOMMENDED

10.6 - There is an abandoned vent above the oven that should be capped.

Faucet

Serviceable Component or Condition

10.7 - The sink faucet is functional.

Sink & Countertop

Serviceable Component or Condition

10.8 - The sink and countertop are functional.

Trap and Drain

Serviceable Component or Condition

10.9 - The trap and drain are functional.

Valves and Connectors

Serviceable Component or Condition

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

Flooring

Serviceable Component or Condition

10.11 - The floor has no significant defects.

Cabinets

Serviceable Component or Condition

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

Walls and Ceiling

Serviceable Component or Condition

10.13 - The walls and ceiling are in serviceable condition.

Built-in Microwave

Serviceable Component or Condition

10.14 - The built-in microwave is functional and was tested by using it to heat water but we did not test it for leakage, which would require a specialized instrument.

Electric Cooktop

Serviceable Component or Condition

10.15 - The electrical cook top is functional.

Built-in Electric Oven

Serviceable Component or Condition

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

Section 11.0 - Hallway

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

Primary Hallway

No recommended service

Informational Item

11.1 - We have evaluated the hallway to the standards established by ASHI, and found it to be in acceptable condition.

Section 14.0 - Bedrooms

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

1st Guest Bedroom

No recommended service

Serviceable Component or Condition

14.1 - We have evaluated the bedroom to the standards established by ASHI, and found it to be in acceptable condition.

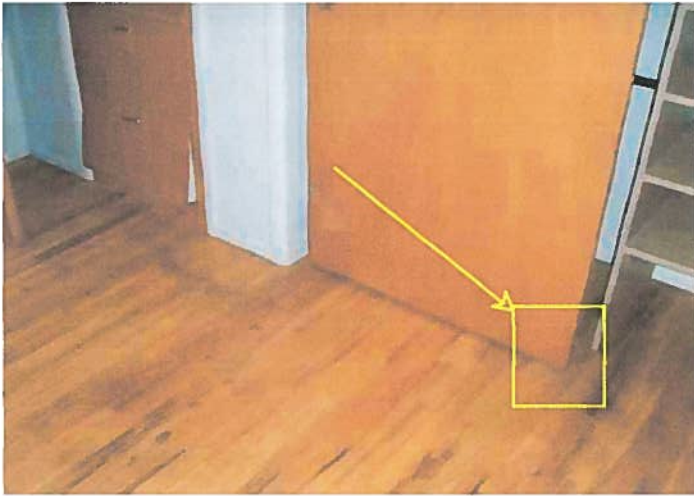
Closets

REPAIR OR MAINTENANCE RECOMMENDED

14.2 - The cabinet drawer will need typical hardware service to function properly.



14.3 - There are no floor guides on the bypass closet doors which should be installed to prevent someone's foot from being pinched under the door.



2nd Guest Bedroom

No recommended service

Serviceable Component or Condition

14.4 - We have evaluated the bedroom to the standards established by ASHI, and found it to be in acceptable condition.

3rd Guest Bedroom

No recommended service

Serviceable Component or Condition

14.5 - We have evaluated the bedroom to the standards established by ASHI, and found it to be in acceptable condition.

4th Guest Bedroom

No recommended service

Serviceable Component or Condition

14.6 - We have evaluated the bedroom to the standards established by ASHI, and found it to be in acceptable condition.

Section 15.0 - Bathrooms

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

Main Hallway Bathroom

No recommended service

Informational Item

15.1 - We have evaluated the bathroom and its components to the standards of practice set forth by ASHI, and with the exception of the following, found it to be in serviceable condition.

Tub-Shower

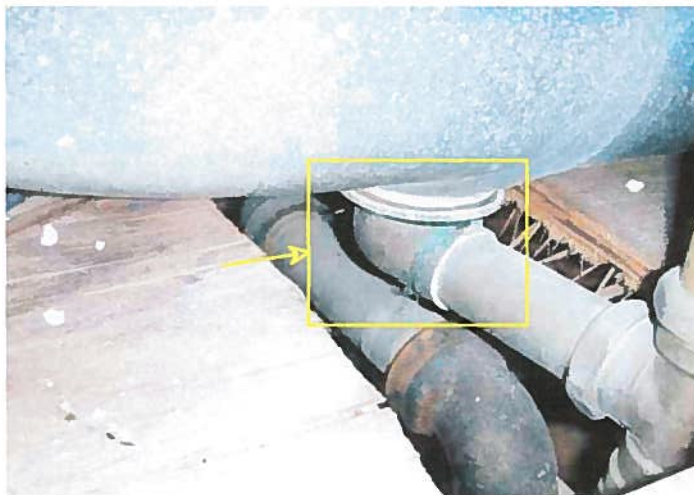
REPAIR OR MAINTENANCE RECOMMENDED

15.2 - The mechanical tub stopper does not dis-engage, and the lever housing is damaged. It will need to be serviced to function correctly.



ACTIVE LEAK-REPAIR RECOMMENDED

15.3 - There is a drain leak below the tub/shower, which should be repaired.



1st Guest Bathroom

Size and Location

Informational Item

15.4 - The first guest bathroom is a three-quarter, located downstairs

No recommended service

Informational Item

15.5 - We have evaluated the bathroom and its components to the standards of practice set forth by ASHI, and with the exception of the following, found it to be in serviceable condition.

Sink Faucet Valves & Connectors Trap & Drain

REPAIR OR MAINTENANCE RECOMMENDED

15.6 - The mechanical sink stopper is incomplete and should be serviced.

Stall Shower

REPAIR OR MAINTENANCE RECOMMENDED

15.7 - The stall shower enclosure is loose and should be secured.

15.8 - There is no water flow to the shower head in the basement bathroom. We recommend the further review, advice and services of a plumbing contractor.

Illustrations

REPORT CONCLUSION

123 Your St., Nampa, ID 83651

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

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

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

Inspection Address: 123 Your St., Nampa, ID 83651
Inspection Date/Time: 5/24/2011 3:30 pm to

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