



**Guaranteed
Property
Inspections**

Inspection Report

Mr. and Mrs Home

Property Address:
123 St.



Guaranteed Property Inspection & Mold Investigations Inc.

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Date: 3/7/2016	Time:	Report ID: 3716
Property: 123 St.	Customer: Mr. and Mrs Home	Real Estate Professional:

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Evaluate/Service (ES) = This item, component or unit needs further evaluation or service due to: wear, age, lack of maintenance, marginal functioning or requires further explanation.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Approximate age of building:
Over 25 Years

Temperature:
Below 65

Weather:
Light Rain

Ground/Soil surface condition:
Damp

Rain in last 3 days:
Yes

Radon Test:
Yes

Water Test:
No

1. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Styles & Materials

Foundation:

Poured concrete
Masonry block

Method used to observe Crawlspace:

Crawled

Columns or Piers:

Wood piers
Concrete piers

Floor System Insulation:

NONE

Items

1.0 Foundations

Comments: Inspected

1.1 Walls (Structural)

Comments: Inspected

1.2 Floors (Structural)

Comments: Inspected

1.3 Ceilings (Structural)

Comments: Inspected

1.4 Seismic System(s)

Comments: Not Inspected

Houses built in California since 1942 have required seismic bolt installation.

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Raised Foundation

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Styles & Materials

Exposed Soil:

Exposed Soil

Items

2.0 Access Cover

Comments: Inspected

2.1 Crawl Space

Comments: Evaluation/Service

(1) Earth floor, this condition can degrade indoor air quality, we recommend an encapsulation system be installed over dried soil, sealing of sub floor openings to the interior (spray polyurethane foam SPF is designed to stop air and moisture intrusion, reduce energy us, strengthen the structure, and protect internal air from mold, and other airborne pollutants.)

Malodor, an indicator of unwanted moisture intrusion and microbial growth, we recommend further evaluation by a plumber, crawl space contractor and ACAC certified water and mold restoration professional.

Soil moisture, we recommend further evaluation and correction that may include installation or evaluation of a sump pump system.

Signs of historical moisture intrusion; staining at pear posts, we recommend further inquiry to determine the source and corrective action that may be recommended by a licensed contractor.

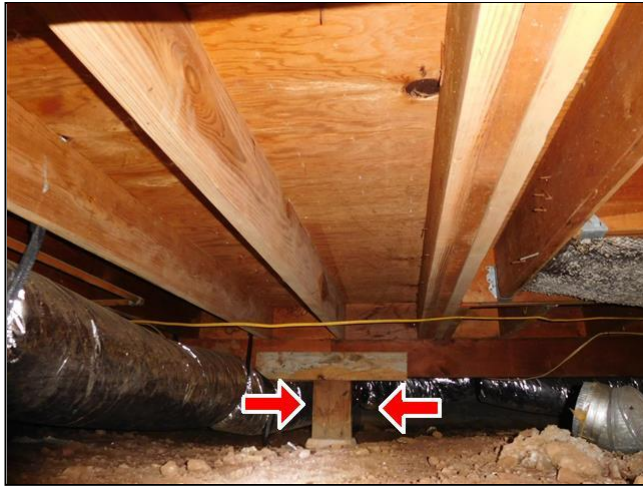
Wood to earth contact, we recommend correction.

HVAC ducts are touching soil and blocking functionality of ventilation system, we recommend correction.



2.1 Item 1(Picture) Earth floor

(2) Moisture stains of pier indicated historical flooding event or events.



2.1 Item 2(Picture)

2.2 Ventilation

Comments: Repair or Replace

See crawl space.

2.3 Soil Separation

Comments: Evaluation/Service

Sub floor wood structure less than 12", at some locations, recommend correction.

2.4 Sub Floor

Comments: Inspected

2.5 Girders

Comments: Inspected

2.6 Floor Joists

Comments: Inspected

2.7 Rim Sill

Comments: Inspected

2.8 Piers and Posts

Comments: Evaluation/Service

(1) Some wood to earth contact.



2.8 Item 1(Picture)

(2)



2.8 Item 2(Picture)

2.9 Insulation

Comments: Not Present

2.10 Vapor Retarders

Comments: Not Present

Not installed, we recommend installation to improve indoor air quality.

3. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

Siding Style:

Wood Siding

Exterior Entry Doors:

Wood

Appurtenance:

Patio

Driveway:

Concrete

Gravel

Items

3.0 Wall Cladding, Flashing and Trim
Comments: Inspected

3.1 Doors (Exterior)
Comments: Inspected

3.2 Windows
Comments: Inspected

3.3 Decks, Balconies, Areaways, Porches, and Applicable Railings
Comments: Inspected

3.4 Eaves, Soffits, Fascias, Beam Ends and Rafters
Comments: Inspected

3.5 Plumbing Water Faucets (hose bibs)
Comments: Inspected

3.6 Outlets and Wiring (Exterior)
Comments: Inspected

3.7 Grade and Slope
Comments: Inspected

3.8 Grade Clearance to Walls
Comments: Inspected

3.9 Retaining Walls
Comments: Not Present

3.10 Driveway
Comments: Inspected

3.11 Walkways
Comments: Inspected

3.12 Sprinklers
Comments: Not Inspected

3.13 Door Bell
Comments: Inspected

3.14 Insects

Comments: Not Present

3.15 Trees and Plants

Comments: Evaluation/Service

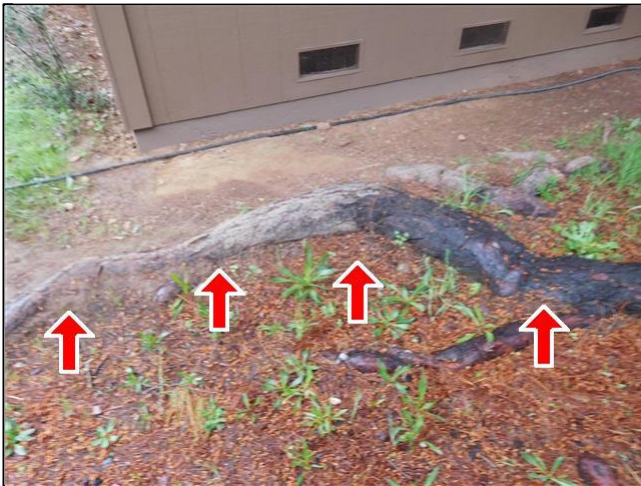
(1) Tree branches over roofs, we recommend correction.

Tree roots near structure, we recommend further evaluation to prevent impact on foundation.



3.15 Item 1(Picture)

(3)



3.15 Item 2(Picture)

(4)



3.15 Item 3(Picture)

3.16 Grounds Lighting

Comments: Not Inspected

3.17 Fences, Walls and Gates

Comments: Inspected

3.18 Water Feature

Comments: Not Present

3.19 Barbecue

Comments: Not Present

3.20 Steps and Railings

Comments: Inspected

3.21 Patio Cover

Comments: Inspected

3.22 Patio

Comments: Inspected

3.23 Drainage

Comments: Inspected

3.24 Guardrails

Comments: Not Present

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Styles & Materials

Electrical Service Conductors:
Copper

Panel capacity:
125 AMP

Wiring Methods:
Romex

Items

4.0 Service Entrance Conductors

Comments: Inspected

4.1 Panel Access

Comments: Inspected

4.2 Service Main and Distribution Panels

Comments: Inspected

4.3 Location of Main and Distribution Panels

Comments: Inspected

Exterior.

Interior

4.4 Grounding

Comments: Inspected

4.5 Main Panel Disconnect

Comments: Inspected

4.6 Branch Circuit Conductors, Overcurrent Devices and Compatibility of their Amperage and Voltage

Comments: Inspected

4.7 Panel Labels

Comments: Inspected

4.8 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Comments: Repair or Replace

(1) Exposed wiring at door bell device in closet, we recommend correction.

EMF testing measured elevated levels above 4.0 milligauss: 1. Left side wall of the shed at the panel adjacent area, we recommend human clearance of 1 ft.; 2. Microwave during use; we recommend clearance of 6 ft. during use; 3. Hallway sub panel; we recommend 1 ft. human clearance; 4. Master bathroom outer wall facing the bedroom across from the sink area; we recommend installation of EMF retarding paint to both sides of the wall, or electrical wiring correction inside the wall by a qualified electrician. This elevation area extended 2 ft. from the wall, and increase when the lights were on in the bathroom.



4.8 Item 1(Picture)

(3) Master bath EMF reading.



4.8 Item 2(Picture)

(4) EMF reading area of concern.



4.8 Item 3(Picture)



4.8 Item 4(Picture)

4.9 Grounding (and or GFCI) of Receptacles within 6 feet of interior plumbing fixtures, and all receptacles in garage, carport and exterior walls

Comments: Inspected

4.10 Operation of GFCI (Ground Fault Circuit Interrupters)

Comments: Inspected

4.11 Smoke Detectors

Comments: Inspected

The seller is required to provide written certification that smoke detector are in compliance. NOTE that newer photoelectric alarms are considered more reliable than older ionization types; Kiddie has a dual alarm for about \$18, we recommend you upgrade for enhanced safety.e

4.12 Carbon Monoxide Detectors

Comments: Repair or Replace

Required at each level of the home that has a gas appliance or attached garage; placed outside and near of sleeping areas; at any height. Carbon monoxide is the leading cause of poisoning death in the U.S.

4.13 AFCI Arc Fault Circuit Interrupter

Comments: Inspected

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Roofing / Chimneys / Roof Structure and Attic

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Styles & Materials

Viewed roof covering from:

Ladder

Roof-Type:
Gable
Flat
Roof Covering:
Asphalt Composite Shingle
Built-up
Method used to observe attic:

From entry

Attic info:

Attic access

Attic Insulation:

Fiberglass

Items

5.0 Roof Coverings

Comments: Evaluation/Service

(1) Roofs are evaluated by ladder, binocular, attic observation, and eaves. When possible we will also use a drone for higher level roofs. We do not walk roofs due to requirements of our insurance carrier, and to avoid damage to the roof material.

The flat roof had signs of ponding, we recommend further evaluation and correction by a licensed roofer.

The main roof had buckling near the carport, moisture stains were present in the attic at vent flashings and ridge areas; we recommend a complete roofing system evaluation to determine the need for repair or replacement.



5.0 Item 1(Picture) Ponding

(2) Debris on roof, trees over roof.



5.0 Item 2(Picture)

(3) Life expectancy: 10-15 years.

(4)



5.0 Item 3(Picture) Buckling

5.1 Flashings

Comments: Evaluation/Service

Signs of leakage at vent flashings.

5.2 Skylights and Roof Penetrations

Comments: Inspected

Aging skylights, we recommend a complete roofing evaluation and corrections by a licensed roofer.

5.3 Roof Ventilation

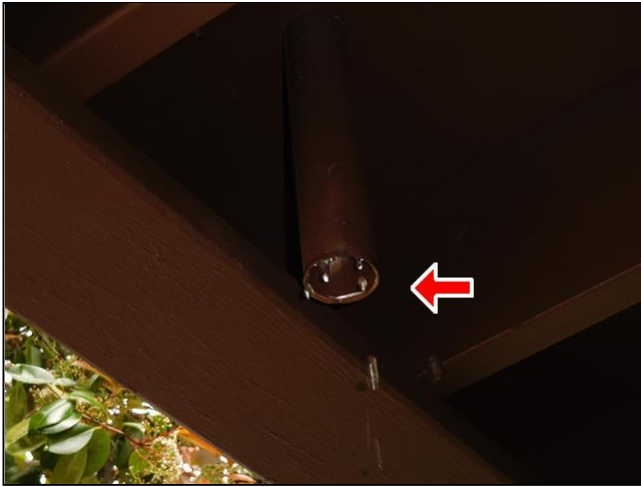
Comments: Inspected

5.4 Roof Drainage Systems (gutters and downspouts)

Comments: Repair or Replace

Complete gutter and drain line system are needed or erosion or water intrusion can occur.

Missing downspouts at carport roof.



5.4 Item 1(Picture)

5.5 Chimney(s)

Comments: Inspected

We recommend a level 2 safety inspection by a certified chimney sweep for all chimneys.

5.6 Roof Structure and Attic

Comments: Evaluation/Service

(1) Moisture stains, we recommend further evaluation by a roofing contractor and termite professional.



5.6 Item 1(Picture)

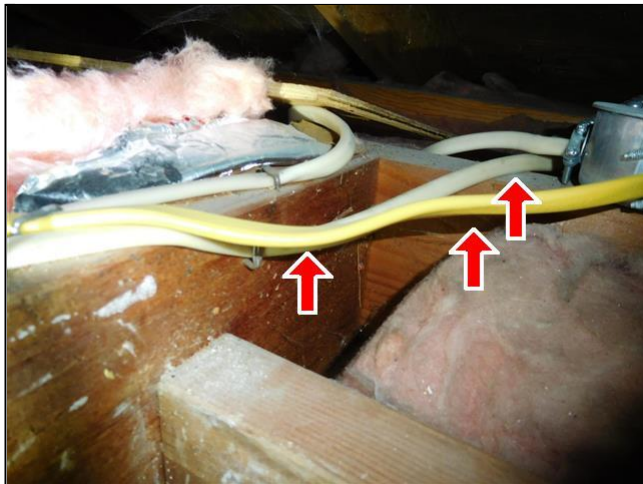
(2)



5.6 Item 2(Picture)

5.7 Ventilation Fans and Thermostatic Controls (Attic)**Comments:** Not Present**5.8 Insulation in Attic****Comments:** Inspected**5.9 Insects/Rodents Attic****Comments:** Not Present**5.10 Visible Electric Wiring in Attic****Comments:** Repair or Replace

Un-protected romex near entry, we recommend correction.



5.10 Item 1(Picture)

5.11 Access Cover Attic**Comments:** Inspected

.....
The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Styles & Materials

Water Source: Public	Water Filters: None	Plumbing Water Supply (into home): Copper
Plumbing Water Distribution (inside home): Not visible	Plumbing Waste Line: AGING ABS	Water Heater Power Source: Gas (quick recovery)
Water Heater Capacity: 40 Gallon (1-2 people)	Waste Water System: Public	Fuel Source: Natural Gas

Items

6.0 Plumbing Drain, Waste and Vent Systems

Comments: Inspected

(1) Aging system, we recommend a video inspection of the concealed drain system.

(2) Some ABS pipes installed between 1984 and 1990 cracked at pipe joints due to improper glue.

6.1 Plumbing Water Supply and Distribution Systems

Comments: Inspected

6.2 Main Water Shut-off Device

Comments: Repair or Replace

Not located, we recommend further inquiry of the owner to determine the location, may be buried by new front landscaping near water regulator.

6.3 Water Pressure

Comments: Evaluation/Service

Aging water regulator, we recommend further evaluation by a plumber for probable replacement.

6.4 Functional Flow

Comments: Inspected

6.5 Fuels Storage and Distribution Systems

Comments: Inspected

6.6 Main Fuel Shut-off

Comments: Inspected

6.7 Gas Sediment Trap(s)

Comments: Repair or Replace

Gas Sediment traps are required at water heaters and furnaces; we recommend installation.

6.8 Sump Pump**Comments:** Not Present**6.9 Wet Bar****Comments:** Not Present

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Laundry

Laundry appliances, drainage, 240 outlets and dryer venting are beyond the scope of this inspection. Washer valves are not operated. We recommend gas dryers for energy savings. Washers should be equipped with non-burst hoses.

Items

7.0 Walls

Comments: Inspected

7.1 Ceiling

Comments: Inspected

7.2 Floor

Comments: Inspected

7.3 Dryer Moisture Venting

Comments: Inspected

7.4 Room Ventilation

Comments: Inspected

7.5 Electrical

Comments: Inspected

7.6 Gas Supply

Comments: Not Present

7.7 Washer Valves

Comments: Inspected

7.8 Washer Drain

Comments: Not Inspected

7.9 Sink

Comments: Inspected

8. Water Heater

Water heater thermostats are not tested due to owner presets; we recommend keeping the setting above 120 degrees to prevent legionaries bacteria. Units should be protected from damage and above 18" from the ground unless FVIR. For seismic bracing requirements visit: www.seismic.ca.gov/HOG/waterheaterbracing_08-11-04.pdf.

Styles & Materials

New:

Gas

Items

8.0 Condition**Comments:** Inspected**8.1 Energy Source****Comments:** Inspected**8.2 Plumbing Connections****Comments:** Inspected**8.3 Vent/Flue****Comments:** Inspected**8.4 Pressure Relief Valve****Comments:** Evaluation/Service

Line does not appear to be rated for regulator line usage.

Improper termination into the pan, rather than to the exterior.

8.5 Enclosure**Comments:** Repair or Replace

Vented opening to crawl space causes a malodor into the laundry, we recommend installation of a duct to an exterior crawl space vent to eliminate the malodor and microbial entry to the interior. The gas line at the floor has openings, we recommend sealing.

8.6 Overflow Pan**Comments:** Inspected**8.7 Seismic Strapping****Comments:** Inspected**8.8 Firewall/Platform****Comments:** Inspected**8.9 Recirculation Pump****Comments:** Not Present**8.10 Expansion Tank****Comments:** Not Present

9. Kitchen Components and Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Styles & Materials

Exhaust/Range hood:

VENTED

Items

9.0 Ceiling

Comments: Inspected

9.1 Walls

Comments: Inspected

9.2 Floor

Comments: Inspected

9.3 Pantry/Closet Doors

Comments: Inspected

9.4 Windows

Comments: Inspected

9.5 Representative number of Cabinets

Comments: Inspected

9.6 Counters

Comments: Inspected

9.7 Plumbing Drain and Vent Systems

Comments: Inspected

9.8 Plumbing Supply Faucets, Fixtures and Sink

Comments: Inspected

9.9 Outlets Wall Switches and Fixtures

Comments: Inspected

9.10 Lighting

Comments: Inspected

9.11 Dishwasher

Comments: Inspected

9.12 Air Gap

Comments: Inspected

9.13 Ranges/Ovens/Cooktops

Comments: Inspected

9.14 Range anti-tip device

Comments: Inspected

9.15 Range Hood

Comments: Inspected

9.16 Trash Compactor

Comments: Not Present

9.17 Food Waste Disposer**Comments:** Inspected**9.18 Microwave Cooking Equipment****Comments:** Inspected

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

Heat Type:
Forced Air

Energy Source:
Gas

Number of Heat Systems (excluding wood):
One

Types of Fireplaces:
Gas/LP Log starter

Operable Fireplaces:
One

Items

10.0 Heating Equipment

Comments: Inspected

10.1 Fuel Supply

Comments: Inspected

10.2 Heater Exhaust Vent

Comments: Inspected

10.3 Plenums

Comments: Inspected

10.4 Automatic Safety Controls

Comments: Inspected

10.5 Heater Burners and Elements

Comments: Inspected

10.6 Enclosure

Comments: Inspected

10.7 Normal Operating Controls

Comments: Inspected

10.8 Distribution Systems (including visible fans, pumps, ducts and piping).

Comments: Repair or Replace

Ducting is on the soil surface in the crawl space, we recommend correction.

10.9 Air Return Chamber

Comments: Not Inspected

10.10 HVAC Filter

Comments: Repair or Replace

Dirty, we recommend replacement with an allergy rated disposable filter.

10.11 Presence of installed heat source in each room

Comments: Inspected

No heat source in the shed.

10.12 Cooling and Air Handler Equipment

Comments: Not Present

10.13 Solid Fuel heating Devices (Fireplaces, Woodstove)

Comments: Evaluation/Service

(1) Wall damage at left side of the burn chamber, this may be caused by heat, we recommend further evaluation by a chimney sweep.



10.13 Item 1(Picture)

(2) Gas appliance requires a clip at the damper to prevent full closure.

10.14 Fireplace Damper

Comments: Evaluation/Service

Did not appear to have a control device.

10.15 Fireplace Clearance from Combustibles

Comments: Not Inspected

10.16 Fireplace High Heat Caulk

Comments: Not Inspected

10.17 Fireplace Glass Door/Screen

Comments: Not Present

Missing glass doors, we recommend installation for enhanced safety and energy conservation.

10.18 Fireplace Hearth

Comments: Inspected

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

11. Interior

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

Ceiling Materials:

Drywall

Wall Material:

Drywall

Floor Covering(s):

Wood

Interior Doors:

Wood

Window Types:

Casement

Items

11.0 Ceilings

Comments: Inspected

11.1 Walls

Comments: Inspected

11.2 Floors

Comments: Inspected

11.3 Steps, Stairways, and Railings

Comments: Not Present

Stairway accidents are the number one cause of injuries in homes. We recommend that you maintain non-slip surfaces, step integrity, handrails, guardrails and lighting.

11.4 Doors (Representative number)

Comments: Evaluation/Service

Noise at kitchen side slider.

11.5 Windows (Representative number)

Comments: Evaluation/Service

Bedroom window heights and openings do not appear to meet fire egress standards.

11.6 Exterior Doors

Comments: Inspected

11.7 Sliders

Comments: Inspected

11.8 Closet Doors

Comments: Inspected

11.9 Closets

Comments: Inspected

11.10 Screens

Comments: Inspected

11.11 Skylights

Comments: Inspected

11.12 Fire Sprinklers

Comments: Not Present

11.13 Comments

Comments: Inspected

Owner property, air fresheners, recent repairs, open windows or recent paint will *limit our physical inspection of the property.*

Child Safety: If young children will be present in the home, we recommend visiting www.charlieshouse.org/safety/ for their in home safety checklist; for example it includes: Secure tip prone furniture to walls; Install safety gates at top and bottom of stairs; Use plug covers over electrical outlets; Lock cabinets that children should not get into; Use doorknob covers; Test smoke and carbon monoxide alarms every 6 months; Keep water heater below 120 degrees; Keep cribs away from windows; Install window coverings without cords; Keep a fire extinguisher in the kitchen; Apply stove covers and use back burners first; Place knives and matches out of children's reach, Lock firearms, etc.

*Our primary focus is to identify defects that may present a safety hazard. **Un-permitted property modifications may be present, with defects that are not readily visible.** These types of un-permitted modifications are often associated with poor quality workmanship and hidden safety hazards. We recommend that you contact the local building authority to determine if modifications, upgrades and add-ons have final permit documentation.*

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

12. Bathroom and Components

Steamers, saunas, whirlpools, bidets, shower pans, dye testing toilets for leaks and overflow fixtures are beyond the scope of this inspection. Pre 1994 faucets and toilets should be upgraded for water use savings. Readily visible electrical, enclosure, cabinets, fixtures and plumbing are inspected using normal operating controls. Whirlpool tub components are inspected if readily accessible. Whirlpool equipment functionality is beyond the scope of this inspection.

Styles & Materials

Exhaust Fans:

Fan only

Items

12.0 Counters and Cabinets

Comments: Inspected

12.1 Windows

Comments: Inspected

12.2 Plumbing Drain, Waste and Vent Systems (Sink)

Comments: Inspected

12.3 Plumbing Water Supply and Distribution Systems and Fixtures (Sink)

Comments: Inspected

12.4 Outlets Switches and Fixtures

Comments: Inspected

12.5 Exhaust fan

Comments: Inspected

12.6 Toilet

Comments: Inspected

The current toilet flush standard is 1.29 gallons (ultra low flow) for new construction effective 1/1/14. Many cities are requiring conversion of toilets to this standard at the time of a real estate sale. We recommend upgrading whether or not is required; to a dual flush model that uses only 1.1 gallons per flush.

12.7 Shower/Bath Plumbing

Comments: Inspected

12.8 Bath/Shower/ Enclosure

Comments: Inspected

12.9 Shower Door

Comments: Inspected

12.10 Floor

Comments: Inspected

12.11 Walls

Comments: Inspected

12.12 Ceiling

Comments: Inspected

12.13 Access Cover

Comments: Not Present

13. Indoor Air Quality

Indoor air quality problems may not be readily visible. A limit mold inspection was included with this home inspection. Mold samples may need to be collected to better determine exposure potentials; this testing was recommended even if suspect conditions were not readily visible. RADON GAS is the number 1 cause of mortality in homes. The EPA therefore recommends that ALL homes be tested for radon levels.

Items

13.0 Mold

Comments: Repair or Replace

The home inspection included a physical investigation for readily visible mold. Even if visible mold conditions were not identified in our inspection report, we recommend that you retain us to conduct mold sampling to help determine if atypical mold conditions are present that were not readily visible. There are additional fees for collecting and submitting mold samples to an AIHA certified laboratory for analysis. If you do not approve mold testing this is contrary to our advice.

Crawl space microbial malodors entered the laundry area at a vent opening. We conducted an ERMI mold test for mold burden. Results are expected by Friday.



13.0 Item 1(Picture)

13.1 Radon Gas Warning

Comments: Inspected

The EPA, US Surgeon General and the California Department of Health recommend that all homes be tested for Radon Gas. Radon gas is the number one cause of lung cancer in non-smokers. An estimated 20,000 people die from radon gas each year in the U.S. YES THERE IS RADON GAS IN CALIFORNIA; THE ONLY WAY TO KNOW IS TO TEST YOUR HOME.

A radon test was initiated; results may be in by Friday.

13.2 Asbestos

Comments: Not Inspected

13.3 Lead Paint

Comments: Not Inspected

Homes built before 1978 have a 70% chance of having lead paint. Lead paint poisoning is the number 1 cause of environmental illness in children. If you see deteriorated indoor or outdoor paint, or a planning to disturb painted areas, you should have lead paint testing conducted. ALI contractors are also required to assume lead paint when disturbing over six square feet.

13.4 Allergens

Comments: Inspected

A formaldehyde test was initiated, results may be ready by friday.

14. Energy Conservation

An energy conservation inspection was completed as part of this home inspection. You can save up to \$400 in energy costs per year if you implement our recommendations. Utility, local, state and federal energy rebates are still available. Faucets and toilets installed before 1994 are now required to be upgraded to current water saving standards if permitted work is completed.

An energy conservation inspection was completed as part of this home inspection. You can save up to \$400 in energy costs per year if you implement our recommendations. Utility, local, state and federal energy rebates are still available. Faucets and toilets installed before 1994 are now required to be upgraded to current water saving standards if permitted work is completed.

Items

14.0 Lighting

Comments:

LIGHTING USE IS TYPICALLY 5% OF YOUR ENERGY USAGE.

Replace incandescent lights with LED. These bulbs use up to 80% less energy. Look for sales and rebates e.g. Costco. LED bulbs claim a lifetime of 23 years, they take no time to warm up, are not effected by frequent on/off, are dimmable, contain no mercury, have very good color rendering and have a payback time of 1 year. They can also be used outdoors, but need to be protected from water.

When shopping for an LED, take your old bulb with you to make sure the new one will fit your fixture. If the bulb is for an enclosed fixture, be sure the LED is rated for such.

Do not use LED and CFL in the same fixture or a dimmer, which can cause disruptions in performance.

LED prices have dropped 83% over the past 4 years.

Dimmers can reduce electrical use at lower light settings. If using with LED's be sure the bulbs are rated for such use.

Motion detector switches are useful for rooms where occupants have a habit of forgetting to turn the lights off when they leave: e.g. laundry, closets, etc.

14.1 HEATING AND AC

Comments:

HEATING CAN ACCOUNT FOR 43% OF YOUR ENERGY BILL.

COOLING CAN BE 7% OF YOUR ENERGY BILL.

14.2 ATTIC AND CRAWLSPACE

Comments:

Crawl space openings to the interior living area need to be sealed prior to insulation installation: holes for wires, water supply pipes, water drain pipes, plumbing vent stacks, and furnace flues/ducts. Newer spray on insulation products will seal openings as part of the installation process.

Install crawl space insulation, after sealing openings to the living area.

14.3 Windows

Comments:

14.4 Doors

Comments:

14.5 Water Heater

Comments:

WATER HEATERS USE UP TO 16% OF ENERGY USAGE.

Wash your clothes in cold water. Consumer reports has identified top rated detergents that deliver superb cold water cleaning.

Install low-flow faucets and showerheads, these will save water heating energy as well as saving water usage.

14.6 CLOTHES WASHER AND DRYER

Comments:

14.7 Refrigerator

Comments:

APPLIANCES ARE 9% OF ENERGY COSTS.

14.8 Dishwasher

Comments:

Run the dishwasher only when it is full, and use the rinse feature sparingly, since it uses 3 to 7 gallons of water.

14.9 Stove

Comments:

14.10 Water

Comments:

The current toilet flush standard is 1.29 gallons (ultra low flow) for new construction effective 1/1/14. Many cities are requiring conversion of toilets to this standard at the time of a real estate sale. We recommend upgrading whether or not is required; to a dual flush model that uses only 1.1 gallons per flush.

Install low flow showerheads, and sink aerators.

Use drought resistant native plants, mulch and drip systems.

14.11 Solar

Comments:

After the above conservation efforts, your electric bill is over \$125 per month, it is cost effective to consider electric solar panels.

Go to www.gosolarcalifornia.org to see what rebates you qualify for; there is also a 30% federal tax credit until 2017; if you purchase the system, rather than leasing. California solar rebate funds have been exhausted and the program is closed.

According to the Solar Energy Industries Assoc. the typical installation costs about \$15,000 to \$21,000. Solar panels are usually warranted for 20-25 years, and pay for themselves in 5 to 10 years. However you may find further savings through COST-CO vendors.

For a list of certified installers visit: nabcep.org or seia.org. Find out if the installer you pick will apply for all the required permits, uses subcontractors and is properly licensed.

14.12 ELECTRONICS

Comments:

ELECTRONICS USE UP TO 4% OF ENERGY COSTS.

General Summary



**Guaranteed
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Inspections**

Guaranteed Property Inspection & Mold Investigations Inc.

**www.gpinspect.com
(707) 239-2601**

Customer
Mr. and Mrs Home

Address
123 St.

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

2. Raised Foundation

2.1 Crawl Space

Evaluation/Service

(1) Earth floor, this condition can degrade indoor air quality, we recommend an encapsulation system be installed over dried soil, sealing of sub floor openings to the interior (spray polyurethane foam SPF is designed to stop air and moisture intrusion, reduce energy us, strengthen the structure, and protect internal air from mold, and other airborne pollutants.)

Malodor, an indicator of unwanted moisture intrusion and microbial growth, we recommend further evaluation by a plumber, crawl space contractor and ACAC certified water and mold restoration professional.

Soil moisture, we recommend further evaluation and correction that may include installation or evaluation of a sump pump system.

Signs of historical moisture intrusion; staining at pear posts, we recommend further inquiry to determine the source and corrective action that may be recommended by a licensed contractor.

Wood to earth contact, we recommend correction.

HVAC ducts are touching soil and blocking functionality of ventilation system, we recommend correction.

2. Raised Foundation



2.1 Item 1(Picture) Earth floor

(2) Moisture stains of pier indicated historical flooding event or events.



2.1 Item 2(Picture)

2.2 Ventilation

Repair or Replace

See crawl space.

2.3 Soil Separation

Evaluation/Service

Sub floor wood structure less than 12", at some locations, recommend correction.

2.8 Piers and Posts

Evaluation/Service

(1) Some wood to earth contact.

2. Raised Foundation



2.8 Item 1(Picture)

(2)



2.8 Item 2(Picture)

3. Exterior

3.15 Trees and Plants

Evaluation/Service

(1) Tree branches over roofs, we recommend correction.

Tree roots near structure, we recommend further evaluation to prevent impact on foundation.

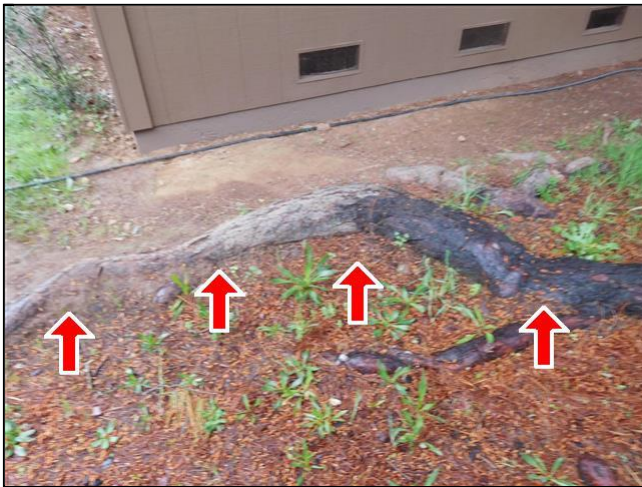
3. Exterior



3.15 Item 1(Picture)

(2)

(3)



3.15 Item 2(Picture)

(4)



3.15 Item 3(Picture)

4. Electrical System

4. Electrical System

4.8 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Repair or Replace

(1) Exposed wiring at door bell device in closet, we recommend correction.

EMF testing measured elevated levels above 4.0 milligauss: 1. Left side wall of the shed at the panel adjacent area, we recommend human clearance of 1 ft.; 2. Microwave during use; we recommend clearance of 6 ft. during use; 3. Hallway sub panel; we recommend 1 ft. human clearance; 4. Master bathroom outer wall facing the bedroom across from the sink area; we recommend installation of EMF retarding paint to both sides of the wall, or electrical wiring correction inside the wall by a qualified electrician. This elevation area extended 2 ft. from the wall, and increase when the lights were on in the bathroom.



4.8 Item 1(Picture)

(2)

(3) Master bath EMF reading.



4.8 Item 2(Picture)

(4) EMF reading area of concern.

4. Electrical System



4.8 Item 3(Picture)



4.8 Item 4(Picture)

4.12 Carbon Monoxide Detectors

Repair or Replace

Required at each level of the home that has a gas appliance or attached garage; placed outside and near of sleeping areas; at any height. Carbon monoxide is the leading cause of poisoning death in the U.S.

5. Roofing / Chimneys / Roof Structure and Attic

5.0 Roof Coverings

Evaluation/Service

(1) Roofs are evaluated by ladder, binocular, attic observation, and eaves. When possible we will also use a drone for higher level roofs. We do not walk roofs due to requirements of our insurance carrier, and to avoid damage to the roof material.

The flat roof had signs of ponding, we recommend further evaluation and correction by a licensed roofer.

The main roof had buckling near the carport, moisture stains were present in the attic at vent flashings and ridge areas; we recommend a complete roofing system evaluation to determine the need for repair or replacement.



5.0 Item 1(Picture) Ponding

(2) Debris on roof, trees over roof.

5. Roofing / Chimneys / Roof Structure and Attic



5.0 Item 2(Picture)

(3) Life expectancy: 10-15 years.

(4)



5.0 Item 3(Picture) Buckling

5.1 Flashings

Evaluation/Service

Signs of leakage at vent flashings.

5.4 Roof Drainage Systems (gutters and downspouts)

Repair or Replace

Complete gutter and drain line system are needed or erosion or water intrusion can occur.

Missing downspouts at carport roof.

5. Roofing / Chimneys / Roof Structure and Attic



5.4 Item 1(Picture)

5.6 Roof Structure and Attic Evaluation/Service

(1) Moisture stains, we recommend further evaluation by a roofing contractor and termite professional.



5.6 Item 1(Picture)

(2)



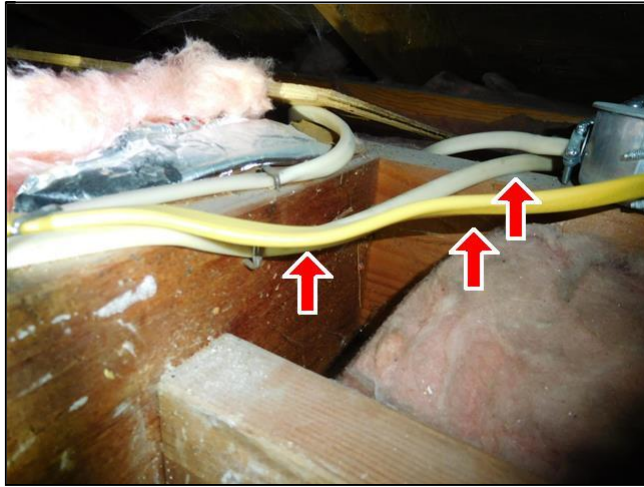
5.6 Item 2(Picture)

5.10 Visible Electric Wiring in Attic

5. Roofing / Chimneys / Roof Structure and Attic

Repair or Replace

Un-protected romex near entry, we recommend correction.



5.10 Item 1(Picture)

6. Plumbing System

6.2 Main Water Shut-off Device

Repair or Replace

Not located, we recommend further inquiry of the owner to determine the location, may be buried by new front landscaping near water regulator.

6.3 Water Pressure

Evaluation/Service

Aging water regulator, we recommend further evaluation by a plumber for probable replacement.

6.7 Gas Sediment Trap(s)

Repair or Replace

Gas Sediment traps are required at water heaters and furnaces; we recommend installation.

8. Water Heater

8.4 Pressure Relief Valve

Evaluation/Service

Line does not appear to be rated for regulator line usage.

Improper termination into the pan, rather than to the exterior.

8.5 Enclosure

Repair or Replace

Vented opening to crawl space causes a malodor into the laundry, we recommend installation of a duct to an exterior crawl space vent to eliminate the malodor and microbial entry to the interior. The gas line at the floor has openings, we recommend sealing.

10. Heating / Central Air Conditioning

10. Heating / Central Air Conditioning

10.8 Distribution Systems (including visible fans, pumps, ducts and piping).

Repair or Replace

Ducting is on the soil surface in the crawl space, we recommend correction.

10.10 HVAC Filter

Repair or Replace

Dirty, we recommend replacement with an allergy rated disposable filter.

10.13 Solid Fuel heating Devices (Fireplaces, Woodstove)

Evaluation/Service

(1) Wall damage at left side of the burn chamber, this may be caused by heat, we recommend further evaluation by a chimney sweep.



10.13 Item 1(Picture)

(2) Gas appliance requires a clip at the damper to prevent full closure.

10.14 Fireplace Damper

Evaluation/Service

Did not appear to have a control device.

11. Interior

11.4 Doors (Representative number)

Evaluation/Service

Noise at kitchen side slider.

11.5 Windows (Representative number)

Evaluation/Service

Bedroom window heights and openings do not appear to meet fire egress standards.

13. Indoor Air Quality

13.0 Mold

Repair or Replace

The home inspection included a physical investigation for readily visible mold. Even if visible mold conditions were not identified in our inspection report, we recommend that you retain us to conduct mold sampling to help determine if atypical mold conditions are present that were not readily visible. There are additional fees for

13. Indoor Air Quality

collecting and submitting mold samples to an AIHA certified laboratory for analysis. If you do not approve mold testing this is contrary to our advice.

Crawl space microbial malodors entered the laundry area at a vent opening. We conducted an ERMI mold test for mold burden. Results are expected by Friday.



13.0 Item 1(Picture)

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Steve Zivolich, MA, CMC, ACI



**Guaranteed
Property
Inspections**

INVOICE

**Guaranteed Property Inspection & Mold
Investigations Inc.**
www.gpinspect.com
(707) 239-2601
Inspected By: Steve Zivolich, MA, CMC, ACI

Inspection Date: 3/7/2016
Report ID: 3716

Customer Info:	Inspection Property:
Mr. and Mrs Home	123 St.
Customer's Real Estate Professional:	

Inspection Fee:

Service	Price	Amount	Sub-Total
BASE FEE	920.00	1	920.00
			Tax \$0.00
			Total Price \$920.00

Payment Method:

Payment Status: Paid At Time Of Inspection

Note:



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Report Attachments

ATTENTION: This inspection report is incomplete without reading the information included herein at these links/attachments. Note If you received a printed version of this page and did not receive a copy of the report through the internet please contact your inspector for a printed copy of the attachments.

[warranty](#)

Guaranteed Property Inspection & Mold Investigations Inc.

STANDARD RESIDENTIAL INSPECTION AGREEMENT

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

Client: Mr. and Mrs HomeReport ID: 3716Address: 123 St. ,

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

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

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

GENERAL PROVISIONS: The written report is not a substitute for any transferor's or agent's disclosure that may be required by law, or a substitute for Client's independent duty to reasonably evaluate the property prior to the close of the transaction. This inspection Agreement, the real estate inspection, and the written report do not constitute a home warranty, guarantee, or insurance policy of any kind whatsoever. No legal action or proceeding of any kind, including those sounding in tort or contract, can be commenced against Inspector/Inspection Company or its officers, agents, or employees more than 90 days from the date Client discovers, or

through the exercise of reasonable diligence should have discovered, the cause of action. In no event shall the time for commencement of a legal action or proceeding exceed 180 days from the date of the subject inspection. **THIS TIME PERIOD IS SHORTER THAN OTHERWISE PROVIDED BY LAW.**

This Agreement shall be binding upon and inure to the benefit of the parties hereto and their heirs, successors, and assigns. This Agreement constitutes the entire integrated agreement between the parties hereto pertaining to the subject matter hereof and may be modified only by a written agreement signed by all of the parties hereto. No oral agreements, understandings, or representations shall change, modify, or amend any part of this Agreement. Each party signing this Agreement warrants and represents that he/she has the full capacity and authority to execute this Agreement on behalf of the named party. If this Agreement is executed on behalf of Client by any third party, the person executing this Agreement expressly represents to Inspector that he/she has the full and complete authority to execute this Agreement on Client's behalf and to fully and completely bind Client to all of the terms, conditions, limitations, exceptions, and exclusions of this Agreement. This agreement authorizes TPSP to contact you to offer a free installation of an alarm system.

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

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

ARBITRATION: Any dispute concerning the interpretation or enforcement of this Agreement, the inspection, the inspection report, or any other dispute arising out of this relationship, shall be resolved between the parties by binding arbitration conducted in accordance with California Law, except that the parties shall select an arbitrator who is familiar with the real estate profession. The parties agree that they shall be entitled to discovery procedures within the discretion of the arbitrator. The arbitrator shall manage and hear the case applying the laws of the State of California to all issues submitted in the arbitration proceeding. The award of the arbitrator shall be final, and a judgment may be entered on it by any court having jurisdiction. Any disputes are to be arbitrated by: Judicial Arbitration and Mediation Service (JAMS®)

Client acknowledges having read and understood all the terms, conditions, and limitations of this Agreement and voluntarily agrees to be bound thereby and to pay the fee(s) listed here.

Inspection Fee: Total Price \$920.00

Payment Method:

Payment Status: Paid At Time Of Inspection

RESIDENTIAL STANDARDS OF PRACTICE - FOUR OR FEWER UNITS**Part I. Definitions and Scope**

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

- A. A real estate inspection is a survey and basic operation of the systems and components of a building which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may result in damage to the property or personal injury to the Inspector. The purpose of the inspection is to provide the Client with information regarding the general condition of the building(s). Cosmetic and aesthetic conditions shall not be considered.
- B. A real estate inspection report provides written documentation of material defects discovered in the inspected building's systems and components which, in the opinion of the Inspector, are safety hazards, are not functioning properly, or appear to be at the ends of their service lives. The report may include the Inspector's recommendations for correction or further evaluation.
- C. Inspections performed in accordance with these Standards of Practice are not technically exhaustive and shall apply to the primary building and its associated primary parking structure.

Part II. Standards of Practice

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

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

- B. Items to be inspected:
 - 1. Foundation system
 - 2. Floor framing system
 - 3. Under-floor ventilation
 - 4. Foundation anchoring and cripple wall bracing
 - 5. Wood separation from soil
 - 6. Insulation
- C. The Inspector is not required to:
 - 1. Determine size, spacing, location, or adequacy of foundation bolting/ bracing components or reinforcing systems
 - 2. Determine the composition or energy rating of insulation materials

SECTION 2 - Exterior

- B. Items to be inspected:
 - 1. Surface grade directly adjacent to the buildings
 - 2. Doors and windows
 - 3. Attached decks, porches, patios, balconies, stairways, and their enclosures
 - 4. Wall cladding and trim
 - 5. Portions of walkways and driveways that are adjacent to the buildings
- C. The Inspector is not required to:
 - 1. Inspect door or window screens, shutters, awnings, or security bars
 - 2. Inspect fences or gates or operate automated door or gate openers or their safety devices
 - 3. Use a ladder to inspect systems or components

SECTION 3 - Roof Covering

- B. Items to be inspected:
 - 1. Covering
 - 2. Drainage
 - 3. Flashings
 - 4. Penetrations
 - 5. Skylights

- B. The Inspector is not required to:
 - 1. Walk on the roof surface if in the opinion of the Inspector there is risk of damage or a hazard to the Inspector
 - 2. Warrant or certify that roof systems, coverings, or components are free from leakage

SECTION 4 - Attic Areas and Roof Framing

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

SECTION 5 - Plumbing

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

SECTION 6 - Electrical

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

SECTION 7 - Heating and Cooling

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

SECTION 8 - Fireplaces and Chimneys

- B. Items to be inspected:
 - 1. Chimney exterior
 - 2. Spark arrestor
 - 3. Firebox
 - 4. Damper
 - 5. Hearth extension

- B. The Inspector is not required to:
1. Inspect chimney interiors
 2. Inspect fireplace inserts, seals, or gaskets
 3. Operate any fireplace or determine if a fireplace can be safely used

SECTION 9 â€ Building Interior

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

Part III. Limitations, Exceptions, and Exclusions

- A. The following are excluded from a real estate inspection:
1. Systems or components of a building, or portions thereof, which are not readily accessible, not permanently installed, or not inspected due to circumstances beyond the control of the Inspector or which the Client has agreed or specified are not to be inspected
 2. Site improvements or amenities, including, but not limited to; accessory buildings, fences, planters, landscaping, irrigation, swimming pools, spas, ponds, waterfalls, fountains or their components or accessories
 3. Auxiliary features of appliances beyond the appliance's basic function
 4. Systems or components, or portions thereof, which are under ground, under water, or where the Inspector must come into contact with water
 5. Common areas as defined in California Civil Code section 1351, et seq., and any dwelling unit systems or components located in common areas
 6. Determining compliance with manufacturers' installation guidelines or specifications, building codes, accessibility standards, conservation or energy standards, regulations, ordinances, covenants, or other restrictions
 7. Determining adequacy, efficiency, suitability, quality, age, or remaining life of any building, system, or component, or marketability or advisability of purchase
 8. Structural, architectural, geological, environmental, hydrological, land surveying, or soils-related examinations
 9. Acoustical or other nuisance characteristics of any system or component of a building, complex, adjoining property, or neighborhood
 10. Conditions related to animals, insects, or other organisms, including fungus and mold, and any hazardous, illegal, or controlled substance, or the damage or health risks arising there from
 11. Risks associated with events or conditions of nature including, but not limited to; geological, seismic, wildfire, and flood
 12. Water testing any building, system, or component or determine leakage in shower pans, pools, spas, or any body of water
 13. Determining the integrity of hermetic seals at multi-pane glazing
 14. Differentiating between original construction or subsequent additions or modifications
 15. Reviewing information from any third-party, including but not limited to; product defects, recalls, or similar notices
 16. Specifying repairs/replacement procedures or estimating cost to correct
 17. Communication, computer, security, or low-voltage systems and remote, timer, sensor, or similarly controlled systems or components

18. Fire extinguishing and suppression systems and components or determining fire resistive qualities of materials or assemblies
19. Elevators, lifts, and dumbwaiters
20. Lighting pilot lights or activating or operating any system, component, or appliance that is shut down, unsafe to operate, or does not respond to normal user controls
21. Operating shutoff valves or shutting down any system or component
22. Dismantling any system, structure, or component or removing access panels other than those provided for homeowner maintenance

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

1. Inspect any building, system, component, appliance, or improvement not included or otherwise excluded by these Standards of Practice. Any such inspection shall comply with all other provisions of these Standards.
2. Include photographs in the written report or take photographs for Inspector's reference without inclusion in the written report. Photographs may not be used in lieu of written documentation.

Part IV. Glossary of Terms

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

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

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

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

Condition: Conspicuous state of being

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

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

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

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

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

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

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

Inspector: One who performs a real estate inspection

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

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

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

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

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

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

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

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

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

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

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

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

exploratory probing, research, or analysis