



CERTIFIED INSPECTOR

Guaranteed Property Inspection, Inc.
26 Arcade
Irvine, CA 92603
(888) 252-2274



CERTIFIED INSPECTOR

Prepared For: Mr. and Mrs. Home Buyer
Inspector: Steve Zivolich

Report #: Sample
Schedule Date: 8/24/2010

Client Address

Property Inspected

123 Main St.
Irvine, CA

Present During The Inspection: [] Client [] Buyer's Agent [] Seller's Agent [] Seller [] Other:

Inspection Date: 8/24/2010 **Start Time:** 4:00 PM **Completion Time:** 6:00 PM

The weather condition at the time of inspection was:

Dry

Property Information:

The subject property inspected was a (an): Single Family # of units: 1
Approximate age of building: 33
Approximate age of roof: Unknown
Additions / Alterations to: Unknown

KEY TO THE INSPECTION REPORT

Sample

DEFINITION OF TERMS

FUNCTIONAL - Performing its function and its condition is appropriate for its age and use.

MARGINAL - Performing some or all of its functions, but not as intended, and/or its condition is not appropriate for its age and use. Requires further evaluation & correction by a licensed contractor to become FUNCTIONAL.

NON-FUNCTIONAL - Not performing its function and/or its condition is not appropriate for its age or use. Replacement or repair will be required by an appropriately state licensed contractor to make FUNCTIONAL.

HAZARDOUS - A potential or current safety hazard. Immediate correction of the condition is recommended by an appropriately state licensed contractor, to make FUNCTIONAL AND FOR ENHANCE SAFETY.

COMMENTS - Condition requiring further explanation. Does not necessarily represent an improper condition or need for repair; further evaluation by a licensed contractor is recommended.

LACKS MAINTENANCE - Currently functioning, but appearance and/or age indicates limited remaining life is expected. Further evaluation, service and corrections are recommended by a state licensed contractor.

NV - Not visible/not inspected.

N/A - Not applicable/not inspect

This inspection was performed in accordance with the "Standards of Practice and Code of Ethics" of the California Real Estate Inspectors Association (CREIA) the CA chapter of ASHI; see attached standards in the inspection contract. In addition, a limited mold investigation and energy audit* were conducted as part of the inspection (if approved by the client). *Energy audit findings are reported in a separate pdf email.

Realizing that all properties experience some degree of wear; cosmetic considerations are not within the scope of this report. Some items which may be considered as cosmetic in nature may be noted to assist you in evaluating maintenance items which are in need of attention. The most comprehensive inspection cannot be expected to reveal every condition you may consider significant to ownership. If you feel that an item was overlooked, please inform us as soon as possible, so that we may include this item in your inspection report.

ASHI and CREIA set the industry and legally referenced Standards of Practice, and Code of Ethics for home inspections in California, and we strive to meet and exceed these requirements. Further, many of the items noted on the Inspection Report may not be recognized as a condition of your sales contract and go beyond the Standards of Practice. Recommendations for further evaluation may be noted as we do not want to represent ourselves as being more knowledgeable than a qualified professional; failure to follow these recommendations for further evaluation by a qualified professional is CONTRARY TO GPI ADVICE.

GPI does not offer to repair material defects found in this report. Offering to do repairs is a conflict of interest, a violation of CREIA/ASHI code of ethics, and prohibited by California Law. GPI recommends that any request for repairs submitted, specify that they will be completed by state licensed/insured contractor, as well as permitted by the local authority if applicable. GPI will only conduct re-inspections of documented corrected items that have been completed by such identified professionals. Re-inspection fees will apply.

I have read and understand the key to the Inspection Report.

Client's Initials _____ Representative/Agent's Initials _____

Slab, sub-slab, foundations or underground drainage systems are not typically fully visible or accessible. Foundation and framing components behind walls or above finished ceilings are also not typically accessible. Items that are not readily visible cannot be fully inspected or evaluated.

Engineering, geological, architectural and seismic evaluations are beyond the scope of this inspection. GPI reports on whether foundation bolting or cripple walls are visible, but not the adequacy of the bolting or other seismic systems. Newer construction with finished garage walls will restrict observation of seismic bolts in slab construction structures.

01. Description	FUNCTIONAL	Slab on grade.
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Not fully visible.

2. Seismic Bracing Visible	No	
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No additional comments.

3. Visible Foundation	FUNCTIONAL	Concrete.
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Foundation walls are not fully visible.

--- End of Category Visible Foundation ---

Geological, hydrological, land surveying, HOA areas, common structures, sub-surface drains, lawns, subsoils, retaining walls or soils related examinations are beyond the scope of this inspection.

Grounds should be sloped away from the structure to reduce the impact of moisture.

Sprinkler systems, water features, timer controlled light systems and related equipment are not typically within the scope of this inspection without additional fees, client is advised to consult sellers as to operation and condition of these systems prior to the end of the contracted inspection period. Sprinklers require on-going maintenance, and should not impact the structure. Drip, mulch and drought resistant plant systems should be considered to reduce water use. Contact your local water utility for additional water saving ideas.

Life Expectancies: Driveway, 15-20; Wood Fence, 15-20; Sidewalk 25; Sprinklers 15-20.

11. Grade/Slope	FUNCTIONAL	
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No additional comments.

12. Surface Drainage	MARGINAL	Signs of poor drainage.
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Site conditions indicate poor drainage conditions; recommend further evaluation by a licensed contractor to determine correction strategies.

13. Grade Clearance at Walls	MARGINAL	Inadequate.
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Inadequate separation from stucco weep screed at rear yard area, this condition can result in moisture intrusion to the interior that is not readily visible; recommend soil separation of 4-6" and or 2" for hardscape.

14. Retaining Wall(s)	No	
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No additional comments.

15. Driveway	FUNCTIONAL	
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No additional comments.

16. Walkways	HAZARDOUS	Lifted.
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Lifted at front walk, this is an indication of poor drainage or plant roots; recommend corrections to avoid trip hazards.

17. Sprinkler System	COMMENTS	Auto System.
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Sprinkler systems and related equipment were not contracted as part of this inspection, client is advised to consult sellers as to operation and condition of the sprinkler system prior to end of your inspection period. Sprinkler controls are located near walkways and present possible trip hazards; recommend correction. Neighbor sprinklers appear to be reaching zero lot wall and electrical panel; recommend correction.

18. Door Bell	FUNCTIONAL	
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No additional comments.

Geological, hydrological, land surveying, HOA areas, common structures, sub-surface drains, lawns, subsoils, retaining walls or soils related examinations are beyond the scope of this inspection.

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Sprinkler systems, water features, timer controlled light systems and related equipment are not typically within the scope of this inspection without additional fees, client is advised to consult sellers as to operation and condition of these systems prior to the end of the contracted inspection period. Sprinklers require on-going maintenance, and should not impact the structure. Drip, mulch and drought resistant plant systems should be considered to reduce water use. Contact your local water utility for additional water saving ideas.

Life Expectancies: Driveway, 15-20; Wood Fence, 15-20; Sidewalk 25; Sprinklers 15-20.

19. Insects

NV

No additional comments.

20. Trees and Plants

MARGINAL

Trees too close to foundation.

Neighbor trees are too close to structure and foundation, and are over the structures roof this condition can result in foundation or structure damage as well as roof drainage defects and entrance for rodent access that is not readily visible; recommend moving at least 4 feet away from the foundation and trimming trees so they are not over roof.

21. Fences and Gates

MARGINAL

Fence damage. Gate deterioration.

Gate deterioration, recommend adjustment and repair. Fence damage, recommend repairs.

22. Water feature

N/A

No additional comments.

23. Barbecue

N/A

No additional comments.

24. Doors

FUNCTIONAL

No additional comments.

25. Windows

LACKS MAINTENANCE

Moisture damage. Weathering/Aging.

Weathering/Aging system, recommend servicing to prevent further deterioration and interior moisture intrusion that may not be readily visible. Upgrading to a retrofit clad, dual pane window system for improved energy efficiency and moisture intrusion prevention. Tax credits may be available for energy efficiency upgrades. Moisture damage near living room window systems, recommend further evaluation by a licensed termite inspector and corrections to repair wood system and prevent potential interior moisture intrusion that may not be readily visible.

--- End of Category Site Conditions ---

Wood components with visible deterioration or damage are deferred to the termite inspection.
 Patio and porch hardscape should be sloped away from the structure and installed 2" below the stucco wall weep screed system.
 Guardrails should be present for structures 30" above grade, load evaluations are beyond the scope of a home inspection; recent height requirements have increased to 42".
 Structural and load evaluations of deck systems are beyond the scope of a home inspection.
 Life expectancy: Wood deck planks pressure treated 20-25 yrs; Patio, 25 yrs; Wood decks 10-15 yrs.

40. Porch

FUNCTIONAL

Above weep screed.

Porch has been installed above the weep screed and or foundation, this can result in moisture intrusion that is not readily visible, recommend further evaluation.

41. Patio Cover

MARGINAL

Ledger flashing/caulking not visible. Fastener corrosion.

Wood to earth contact.

Flashing and caulking system at the ledger connection to the structure is not visible, this can result in moisture intrusion into the patio structure as well as the interior of the structure that is not readily visible, recommend further evaluation and correction. Corrosion of fasteners, this condition reduces the integrity of wood fasteners and or structure, recommend correction. Wood to earth contact at support posts, this condition can result in pre-mature wood deterioration which can reduce structural integrity, recommend further evaluation and correction by a termite professional.

42. Deck

N/A

No additional comments.

42a. Balcony

N/A

No additional comments.

43. Patio

COMMENTS

Uneven transition from walkway, recommend correction. Soil too high at mid patio, drain system was not located; recommend further evaluation and correction.

44. Handrails/Steps

N/A

No additional comments.

45. Guardrails

FUNCTIONAL

No additional comments.

--- End of Category Porches, Steps & Decks ---

The exterior inspection is based on our experience and understanding of common building methods and materials. While normal wear at most properties consist of small (hairline) cracks in masonry materials like stucco, concrete, asphalt and brick are not defects unless otherwise stated. Window screens are often missing or stored and are not commonly reported. We recommend checking periodically the exterior materials to prevent excessive deterioration. It is also important to keep gutters cleaned of debris and keep drainage open. Deteriorated or damage wood components are deferred to your termite inspection for recommended corrections.

Life Expectancies: Stucco 50+; Fascia 50; Trim 25; Gutters 20--30; Paint 15; Caulk 5-20.

50. Exterior Finish

MARGINAL

Rust a weep screed. Moisture stains. Openings. Stucco.

Exterior surface openings, recommend sealing to prevent moisture intrusion. Moisture stains, this is an indication improper grading and or sprinkler system spraying the structure. This condition is a possible indication of interior moisture intrusion that is not readily visible. Recommend further evaluation to determine source of moisture and correction. Rust at weep screed; may be an indication of inadequate ground slope, clearance and or sprinkler head adjustment. This condition is an indication of possible interior moisture intrusion that is not readily visible. Stucco repair at front area right of garage. Recommend further evaluation of moisture source and corrections.

51. Eaves/Soffits/Fascia/Trim

MARGINAL

Moisture damage eaves/soffits/fascia.

Window caulking deterioration.

Moisture damage at eaves areas, recommend further evaluation and corrections by a licensed termite professional, and evaluaiton roof system for possible defect cause by a roofing contractor. Deterioration at window caulking system, recommend servicing.

52. Guttering

MARGINAL

Debris.

Debris filled, recommend cleaning and installation of a screen system to reduce future debris.

53. Downspouts

MARGINAL

Missing splashblock.

Splashblocks not installed, recommend installation to divert water away from the foundation.

54. Electric/Outlets

FUNCTIONAL

GFI outlet(s) not located.

GFCI outlets were not located; recommend upgrading for enhanced safety.

55. Hose Bibb(s)

COMMENTS

No vacuum breaker.

Vacuum breakers are not present, recommend installation for water quality protection of drinking water.

--- End of Category Exterior Walls & Gutters ---

Electric components and wiring enclosed in finished areas or otherwise concealed from view are not accessible for inspection and not evaluated.

Low voltage wiring, central vacuums, cable, intercom, phone, computer and security systems are not evaluated as part of this home inspection.

Panels are visually inspected, if you do not do so, is not calculated. Arc fault systems are tested for normal operation.

All GPI electrical recommendations should be conducted promptly for safety; if you do not do so, YOU ARE ACTING AGAINST THE ADVICE OF GPI.

Life Expectancies: Accessories 10; Light Controls 10; Copper Wiring 100.

58. Service Entrance

FUNCTIONAL

Underground.

Underground service entrance, not fully visible.

59. Grounding

FUNCTIONAL

Concealed.

Concealed, not fully visible for inspection.

--- End of Category Visible Electrical ---

Panels need to be kept accessible for inspection, service and emergency; locks should not be used; plants and other obstructions should be kept clear of the panel front for six feet, and three feet to each side.

The presence or absence of breaker labels is reported, however the accuracy of the labeling system is beyond the scope of this inspection.

60. Main Service Wires

FUNCTIONAL

No additional comments.

61. Main Disconnect

FUNCTIONAL

100 amp.

No additional comments.

62. Access

FUNCTIONAL

No additional comments.

63. Breakers/Fuses

FUNCTIONAL

No additional comments.

64. Breaker labels

NON-FUNCTIONAL

Lack proper labeling.

Breakers are not adequately labeled; do not distinguish each circuit use from all other circuits, recommend correction by a licensed electrician.

65. Wiring

HAZARDOUS

Aluminum wiring.

Aluminum wiring at 120 breakers, this condition can result in a fire hazard; recommend further evaluation of panel, and interior outlet/switch connections by a licensed electrician for correction with current recommended safety upgrades.

66. Condition

MARGINAL

Dead front corrosion.

Dead front corrosion, recommend further evaluation by a licensed electrician.

--- End of Category Electrical Panel Box(s) ---

It is important to keep gutters clear of debris. Blockage can cause interior and exterior damage under certain conditions. GPI recommends adding gutter screens if not present.

Subsurface gutter discharge conductors cannot be evaluated as part of a home inspection.

Roof inspections include a visual inspection of the roof, eaves and attic structure. Roofs are not walked to prevent damage to the material and inspector. Roof areas not visible for inspection should be evaluated by a licensed roofer; if you do not do so, YOU ARE ACTING AGAINST THE ADVICE OF GPI.

GPI & the National Fire Safety organization recommend level 2 safety inspections, and cleaning of chimneys by a certified chimney sweep at the time of sale.

Life Expectancies: Asphalt 15-20; Rolled composite 4-6, Clay/concrete 3--50; Wood 2018-25; Built up 10-15; Slate 50+; fiber/cement 30-50; Skylights 15-50.

71. Main Roof/Condition

MARGINAL

Clay tile. Cracked tiles. Displaced tiles. Paper short.

Moisture barrier paper was installed short, this condition can result in moisture damage at the roof edges; recommend further evaluation of the roofing system and corrections by a licensed roofer. Cracked tiles, recommend repair and further evaluation of roofing system by a licensed roofer. Displaced or missing tiles, recommend repairs and further evaluation of the roofing system by a licensed roofer. Mud deterioration at various areas; recommend correction.

72. Secondary /Condition

N/A

No additional comments.

73. Flashings

MARGINAL

Missing edge flashings.

Edge flashing are not installed; this condition can result in moisture damage to the roof edge and eaves system; recommend installation by a licensed roofer.

74. Penetrations

FUNCTIONAL

No additional comments.

75. Chimney(s)

FUNCTIONAL

Flashing not fully visible.

No additional comments.

76. Spark arrester

NON-FUNCTIONAL

Missing.

Raincap/spark arrester are not present, recommend installation for enhanced safety, and prevent of moisture intrusion into the structure.

77. Skylights

MARGINAL

Aging.

Aging system, damaged mud, recommend evaluation by a licensed roofer.

78. Drainage

MARGINAL

Edge damage.

Edge damage appears to be the result of poor roof drainage performance; recommend further evaluation by a licensed roofer to correct performance defect, and termite professional to determine if repairs fall under their perview.

--- End of Category Visible Roof(s) & Chimney(s) ---

Sub-slab, underground, in-wall items cannot be fully evaluated. Supply valves are not operated to avoid leakage. All plumbing is operated by normal user controls to determine functional flow and drainage only; GPI strongly recommends a complete plumbing system evaluation by a qualified plumbing professional, if you do not do so, YOU ARE ACTING AGAINST THE ADVICE OF GPI.

For enhanced safety, GPI strongly recommends a free gas system safety/appliance inspection/pressure testing be requested from the local utility by the current property owner, during your contractual inspection period. Gas leak testing is beyond the scope of this inspection. Gas valves and pilots are not operated for safety and insurance reasons. Some local authorities and insurance companies are requiring seismic shut off systems at gas meters.

81. Main Shut-off Valve

FUNCTIONAL

Front wall.

No additional comments.

82. Supply Piping

FUNCTIONAL

Copper. Worn/Aging.

Worn, recommend budgeting for re-piping or re-surfacing. Premature failure of copper supply piping has been experienced in this area. Slab leak detection is beyond the scope of this inspection. GPI recommends slab leak testing during your inspection contractual period by a qualified plumber, if you do not do so, YOU ARE ACTING AGAINST THE ADVICE OF GPI.

83. Main water line.

NV

Not fully visible.

Underground water entrance supply line is not visible for inspection.

84. Water Pressure

FUNCTIONAL

No additional comments.

85. Functional flow.

FUNCTIONAL

No additional comments.

86. Functional Drainage

NON-FUNCTIONAL

Worn.

Worn and aging, recommend further evaluation by a licensed plumber. Improper open vent near kitchen window, recommend correction

87. Clean-out

FUNCTIONAL

No additional comments.

88. Fixture Venting

FUNCTIONAL

89. Wetbar

N/A

No additional comments.

Sub-slab, underground, in-wall items cannot be fully evaluated. Supply valves are not operated to avoid leakage. All plumbing is operated by normal user controls to determine functional flow and drainage only; GPI strongly recommends a complete plumbing system evaluation by a qualified plumbing professional, if you do not do so, YOU ARE ACTING AGAINST THE ADVICE OF GPI.

For enhanced safety, GPI strongly recommends a free gas system safety/appliance inspection/pressure testing be requested from the local utility by the current property owner, during your contractual inspection period. Gas leak testing is beyond the scope of this inspection. Gas valves and pilots are not operated for safety and insurance reasons. Some local authorities and insurance companies are requiring seismic shut off systems at gas meters.

90. Fuel System	FUNCTIONAL	Meter seismic shut off not installed.
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Seismic shut off is not present at meter, recommend adding for enhanced safety.

91. Gas lines	FUNCTIONAL	
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No additional comments.

92. Gas Sediment Trap(s)	NV	Not viewed.
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A sediment trap (was not visible at the gas appliances), it is a small "Tee" pipe assembly installed in the gas line just before the appliance. The idea is that any debris/sediment in the gas will fall into the trap before it reaches the appliance gas control. The gas control valve is a sensitive device. Any debris that contaminates the control can cause the system to operate unsafely. Recommend installation by a licensed plumber.

93. Sump pump	N/A	
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No additional comments.

--- End of Category Visible Plumbing ---

It is recommended that all garage doors be equipped with safety reverse device to reverse the direction of the garage door if it should meet any resistance on closing (this is a safety concern where children are present). Client should add these devices for safety if not present.

GPI suggests not storing flammable materials in garages.

Occupant belongings and storage will limit a full inspection.

Life Expectancies: Garage door operator 10-15.

101. Roof Structure

FUNCTIONAL

No additional comments.

102. Foundation

MARGINAL

Efflorescence. concrete. not fully visible.

Efflorescence at foundation, recommend correction of moisture source to prevent moisture damage to foundation. Cold pour crack with efflorescence near laundry area, recommend further evaluation.

103. Floor

MARGINAL

Concrete. Major cracks. Signs of poor drainage.

Major cracks, moisture stains at cabinet base, recommend further evaluation by a licensed contractor.

104. Vehicle Doors

FUNCTIONAL

No additional comments.

105. Opener(s)

FUNCTIONAL

No additional comments.

106. Firewall

FUNCTIONAL

No additional comments.

107. Firedoor

FUNCTIONAL

No additional comments.

108. Interior Walls

HAZARDOUS

Moisture stains.

Moisture stains, recommend correction of moisture source and mold testing of area.

109. Electrical

HAZARDOUS

Recommend adding GFI. Improper conduits.

GFCI was not located; recommend adding for enhanced safety. Improper visible romex wiring, recommend correction.

110. Exterior door

N/A

No additional comments.

It is recommended that all garage doors be equipped with safety reverse device to reverse the direction of the garage door if it should meet any resistance on closing (this is a safety concern where children are present). Client should add these devices for safety if not present.

GPI suggests not storing flammable materials in garages.
Occupant belongings and storage will limit a full inspection.
Life Expectancies: Garage door operator 10-15.

111. Ventilation

FUNCTIONAL

No additional comments.

--- End of Category Garage/Carport ---

Laundry appliances are beyond the scope of this inspection. Laundry drainage and dryer venting functionality is beyond the scope of this inspection.

Clothes washers should be equipped with non-burst hoses.

Valve operation is beyond the scope of this inspection since leakage may occur from operation.

If GFCI protected outlets are not present, recommend upgrading for enhanced safety.

240 outlets are beyond the scope of this inspection.

We recommend gas dryers for significant energy savings.

Life expectancies: Washer 10; Dryer 13.

120. Doors

N/A

No additional comments.

121. Walls**HAZARDOUS**

Moisture stains.

Moisture stains, recommend further evaluation by a licensed plumber for moisture source and correction. Mold testing of the area is recommended.

122. Ceilings

FUNCTIONAL

No additional comments.

123. Floors

FUNCTIONAL

No additional comments.

124. Dryer Venting

FUNCTIONAL

No additional comments.

125. Room Ventilation

FUNCTIONAL

No additional comments.

126. Electrical

FUNCTIONAL

Outlet GFCI.

Outlet does not appear to be GFCI protected, recommend upgrading for enhanced safety.

127. Gas line

FUNCTIONAL

No additional comments.

128. Washer valves

FUNCTIONAL

No additional comments.

129. Sink

N/A

No additional comments.

20 % energy use reduction has been documentation on tankless water heaters, however high installation costs and consumer performance complaints should be considered (cold blasts). Similar energy reductions can be accomplished with high efficiency tank water heaters.

Water heater thermostats can be adjusted for individual preference and energy savings; however, keep the setting above 120 degrees to prevent legionnaires bacteria growth.

Garage water heaters should be protected from vehicle damage and elevated 18" above the ground (unless FVIR).

For California required seismic strapping guidelines refer to:
www.seismic.ca.gov/HOG/waterheaterbracing_08-11-04.pdf

Life Expectancies: Tank 12; Tankless 20+.

130. Capacity/Condition

LACKS MAINTENANCE

50 gal. Near end of useful life.

Near the end of its useful life, recommend budgeting for replacement.

131. Energy Source

FUNCTIONAL

gas.

No additional comments.

132. Connections

FUNCTIONAL

No additional comments.

133. Vent/Flue

HAZARDOUS

Too close to combustibles.

Lacks proper separation from combustible, with negative slope recommend correction.

134. Enclosure

N/A

No additional comments.

135. Relief Valve/ Piping

MARGINAL

Improper line material. Negative line slope.

PRV drain line negative slope, recommend correction. Improper PRV line material, recommend correction by a licensed plumber.

136. Overflow Pan / Drain

NON-FUNCTIONAL

Missing overflow pan/line.

Water heater is in a location that could result in moisture damage to interior structure, without an overflow pan/drain line, recommend installation by a licensed plumber.

137. Seismic bracing.

FUNCTIONAL

No additional comments.

138. Firewall/Platform

HAZARDOUS

Moisture stains.

Moisture stain/damage, this is an indication of current or historical water heater or system leakage, recommend further evaluation and corrections of water heater and or related plumbing by a licensed plumber; and mold testing of area.

20 % energy use reduction has been documentation on tankless water heaters, however high installation costs and consumer performance complaints should be considered (cold blasts). Similar energy reductions can be accomplished with high efficiency tank water heaters.

Water heater thermostats can be adjusted for individual preference and energy savings; however, keep the setting above 120 degrees to prevent legionnaires bacteria growth.

Garage water heaters should be protected from vehicle damage and elevated 18" above the ground (unless FVIR).

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Life Expectancies: Tank 12; Tankless 20+.

139. Bonding

No

Not observed.

Bonding of the hot, cold, and gas lines is required when the electrical panel is replaced or if a home was built after 2007. Bonding of the hot, cold, and gas lines is required with water service replacements as well (if using a less conductive material than is existing) and for all water line re-pipes. Bonding should consist of a continuous bond jumper installed at the water heater between the hot, cold, and gas lines; based on these requirements recommend further evaluation and corrections by a licensed electrician if needed.

139a. Recirculation Pump

No

Not present.

Recommend installation, these pumps can quickly deliver hot water at specified high use times to conserve water usage.

--- End of Category Water Heater ---

No claim is made as to the overall performance of thermostat or timer items.

Special feature item functionality are beyond the scope of this inspection, such as: warmers, instant hot water, water filters, wine coolers, microwaves and trash compactors. Refrigerators are not moved for plumbing or wall evaluations, cooling efficiency and life expectancy are not identified.

Life Expectancies: Dishwasher 9; Disposers 12; Fans 10; Freezers 11; Microwave 11, Range 13-20; Range Hood 14, Refrigerator 13-20; Cabinets 50; Faucets 15; Sinks: Enamel steel 5-10, Acrylic 50, Soapstone 100.

140. Sink/Faucet

FUNCTIONAL

No additional comments.

141. Sink plumbing

COMMENTS

Uncapped drain line at exterior wall, recommend further evaluation.

142. Disposal

FUNCTIONAL

Non-GFCI.

Electrical outlet does not appear to be GFCI protected, recommend upgrading for enhanced safety.

143. Dishwasher

FUNCTIONAL

GFCI not installed. Replacement dishwasher.

Dishwasher outlet is not GFCI protected; recommend upgrading for safety. Replacement dishwasher present, aging dishwasher often leak as the initial sign of failure; moisture damage from a previous dishwasher may not be readily visible, recommend requesting historical replacement reasons for the dishwasher. If a moisture event occurred, water restoration and mold remediation documentation should be requested.

144. Air gap

FUNCTIONAL

No additional comments.

145. Range/Oven

FUNCTIONAL

No additional comments.

146. Oven anti-tip**HAZARDOUS**

Not installed.

Anit-tip device is not installed; to prevent injury to children, recommend installation for child safety.

147. Microwave Oven

MARGINAL

Visible damage/deterioration.

Visible damage/deterioration at handle, recommend replacement for enhanced safety.

148. Exhaust Fan System

FUNCTIONAL

No additional comments.

No claim is made as to the overall performance of thermostat or timer items.
 Special feature item functionality are beyond the scope of this inspection, such as: warmers, instant hot water, water filters, wine coolers, microwaves and trash compactors. Refrigerators are not moved for plumbing or wall evaluations, cooling efficiency and life expectancy are not identified.
 Life Expectancies: Dishwasher 9; Disposers 12; Fans 10; Freezers 11; Microwave 11, Range 13-20; Range Hood 14, Refrigerator 13-20; Cabinets 50; Faucets 15; Sinks: Enamel steel 5-10, Acrylic 50, Soapstone 100.

149. Refrigerator	NV
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No additional comments.

150. Electrical	FUNCTIONAL
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GFI recommended.

GFCI is not installed at outlets within 6 feet of the sink system; recommend installation for enhanced safety.

151. Windows	FUNCTIONAL
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No additional comments.

152. Walls	FUNCTIONAL
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No additional comments.

152a. Ceilings	COMMENTS
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Probable secondary mold growth at skylight, recommend mold testing.

153. Floor	FUNCTIONAL
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No additional comments.

154. Lighting	FUNCTIONAL
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No additional comments.

155. Counters	FUNCTIONAL
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No additional comments.

No claim is made as to the overall performance of thermostat or timer items.
 Special feature item functionality are beyond the scope of this inspection, such as: warmers, instant hot water, water filters, wine coolers, microwaves and trash compactors. Refrigerators are not moved for plumbing or wall evaluations, cooling efficiency and life expectancy are not identified.
 Life Expectancies: Dishwasher 9; Disposers 12; Fans 10; Freezers 11; Microwave 11, Range 13-20; Range Hood 14, Refrigerator 13-20; Cabinets 50; Faucets 15; Sinks: Enamel steel 5-10, Acrylic 50, Soapstone 100.

156. Cabinets/Drawers	HAZARDOUS	Moisture damage under sink. Moisture stains under sink.
<p>Child safety latch not present. Cabinet stains/damage. Worn.</p> <p>Moisture damage, this may be an indication of further damage and mold growth that is not readily visible; recommend mold testing and repairs. Cabinet stains/damage, recommend servicing and mold testing. Moisture stains under sink area, this may be an indication of mold growth and damage that is not readily visible; recommend mold testing of area. Worn, heavy use, recommend servicing. Child safety latch is not present for cabinet under sink, recommend installation if children will be present to prevent poisoning hazards.</p>		

157. Reverse osmosis filter	No	Not present.
<p>Recommend installation by a licensed plumber for improved water quality. Whole house water pressure may need to be lowered per manf. specifications. Cost-Co carries low cost Premier brand.</p>		

158. Items beyond scope.	No	
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No additional comments.

--- End of Category Kitchen ---

A home inspection does not include a complete visual inspection of the heat exchanger of a forced air furnace as the unit must be partially dismantled for access. For enhanced safety install a carbon monoxide sensor in the structure.

The EPA recommends against duct cleaning. There is no scientific evidence that duct cleaning improves indoor air quality or occupant health. Replacing a disposable HVAC filter on a regular basis is a proven way to improve interior air quality; ultra-violet light systems for residential use have not empirically verified as improving indoor air quality.

Manufacturers recommend annual cleaning and service of furnaces. HVAC repairs/replacement may require additional costs related to recent energy conservation requirements. See your energy audit report for additional recommendations.

Life Expectancies: Thermostat 30; Air Quality System 15; Burners 8-10; Register 25; Ducts 15-50; Furnace Gas 20-25; Furnace Electric 12-15; Heat Pump 10-12; Radiant 10-15

160. Type/ Condition	LACKS MAINTENANCE	Lacks maintenance. Forced warm air.
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Heating system does not appear to have been serviced or cleaned per manufacturer specifications, recommend further evaluation and servicing by a licensed HVAC contractor; this does not include duct cleaning which is not recommended by the EPA.

162. Fuel Supply	FUNCTIONAL	
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No additional comments.

163. Burners/Elements	FUNCTIONAL	
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No additional comments.

163a. Combustible Air	FUNCTIONAL	
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No additional comments.

164. Exhaust Vent	MARGINAL	Corrosion.
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Corrosion at vent, this may be an indication of leakage, and or poor ventilation performance, recommend further evaluation by an HVAC contractor.

165. Heat Exchanger	NV	Not accessible.
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Recommend further evaluation by a licensed HVAC contractor and or local utility as part ofl service inspection.

166. Filter	NV	Electronic unit.
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Electronic unit unable to verify functionality.

167. Ductwork	LACKS MAINTENANCE	Probable asbestos material.
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Probable asbestos ducting, recommend asbestos testing and servicing/removal by a licensed asbestos consultant if asbestos is confirmed.

168. Air return chamber	HAZARDOUS	
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Probable mold and moisture stains at exterior, recommend mold testing.

A home inspection does not include a complete visual inspection of the heat exchanger of a forced air furnace as the unit must be partially dismantled for access. For enhanced safety install a carbon monoxide sensor in the structure.

The EPA recommends against duct cleaning. There is no scientific evidence that duct cleaning improves indoor air quality or occupant health. Replacing a disposable HVAC filter on a regular basis is a proven way to improve interior air quality; ultra-violet light systems for residential use have not empirically verified as improving indoor air quality.

Manufacturers recommend annual cleaning and service of furnaces. HVAC repairs/replacement may require additional costs related to recent energy conservation requirements. See your energy audit report for additional recommendations.

Life Expectancies: Thermostat 30; Air Quality System 15; Burners 8-10; Register 25; Ducts 15-50; Furnace Gas 20-25; Furnace Electric 12-15; Heat Pump 10-12; Radiant 10-15

169. Thermostat	FUNCTIONAL	Worn.
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Worn, recommend replacement with programmable thermostate for enhanced energy savings.

170. Enclosure	N/A	
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No additional comments.

170a. Plenums	FUNCTIONAL	
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No additional comments.

--- End of Category Heating System(s) ---

For up to \$200 in annual rebates, contact your local utility about there summer savings program. AC can be up to 50% of your summer energy bill. Your local utility may also have AC tune-up rebates, to help you keep your system running efficiently, to further reduce your energy bill.

Leak testing and full visible inspection of refrigerant and condensation lines is beyond the scope of this inspection. Determine volume, uniformity, temperature, airflow, balance, or leakage of the air distribution system is beyond the scope of this inspection. See your energy audit report for additional recommendations.

Life Expectancies: Central 12-15; Heat Pump 10-15; Window 8-10; Compressor 12-15.

181. System/Condition	LACKS MAINTENANCE	Central. Improper location of condenser in front of bedroom window, recommend correction.
182. Temperature Difference	FUNCTIONAL	No additional comments.
183. Electrical Disconnect	MARGINAL	Improper clearance. Improper work clearance to AC condenser of 30" wide and 36" deep.
184. Condenser pad	MARGINAL	Missing strapping. Seismic strapping of unit to pad was not observed, recommend installation for enhanced safety.
185. Refrigerant lines	MARGINAL	Not fully observable. Insulation deterioration. Insulation deterioration, recommend correction. Not fully observable, leak testing is beyond the scope of this inspection.
186. Condensation Lines	MARGINAL	Not fully observable. Air gap not observed. Lines are not fully observable, drain testing is beyond the scope of this inspection. Air gap in line not observed.

--- End of Category Cooling System(s) ---

Installation or upgrading of attic insulation is one of the more cost-efficient strategies to improve comfort and energy conservation. CA energy requires R-19 rating.

Attics are inspected from the access opening. Insulation will typically limit electrical and pest condition observations. Owner storage and attic insulation will limit the inspection. Attic fan systems are beyond the scope of this inspection, and are often installed without permits.

190. Structure

FUNCTIONAL

No additional comments.

191. Ventilation

HAZARDOUS

Damaged screen.

Damaged screen, recommend correction to prevent pest entry.

192. Insulation

FUNCTIONAL

blown/loose

No additional comments.

193. Electrical

FUNCTIONAL

Insulation limits electrical observations.

The presence of insulation covers visual inspection of some electrical conditions, e.g. fans, light cans, wiring.

194. Mechanical vent

N/A

No additional comments.

195. Insects/Rodents

HAZARDOUS

Rodent droppings.

Rodent droppings, recommend further evaluation by a licensed extermination professional (this is not typically a termite company). This evaluation should also be a determination and correction of rodent access routes to the attic, e.g. vent screen breaches, as well as completed investigation of insulation for nesting and droppings.

196. Access Cover

MARGINAL

Lacks Insulation.

Recommend installation of insulation to the attic side of the cover to prevent energy loss from interior.

--- End of Category Attic ---

The entire chimney is not visible during a home inspection. We urge all our clients to have the chimney professionally evaluated by certified chimney sweep. The National Fire Protection Association recommends a level 2 safety inspection on all fireplaces at the time of sale; if you do not do so, YOU ARE ACTING AGAINST THE ADVICE OF GPI.

Glass doors should be installed and used for enhanced energy savings and safety.

Gas systems should have a damper clip to block the system damper open.

201. Firebox

FUNCTIONAL

No additional comments.

202. Damper

FUNCTIONAL

No additional comments.

203. Hearth extension

FUNCTIONAL

No additional comments.

204. Combustible clearance

FUNCTIONAL

No additional comments.

205. High heat caulk

NV

No additional comments.

206. Firestop (attic)

N/A

No additional comments.

207. Glass doors/screen

COMMENTS

Missing doors.

Glass door system is not installed, recommend installation to upgrade to current energy conservation standards.

--- End of Category Fireplace(s) ---

Lighting can use up to 20% of your energy costs. Replacing light bulbs with energy efficient CFL's or LED's can reduced energy costs.

Owner property, appliances and storage will limit testing access.

Older homes may lack GFCI outlets at exterior or near water sources. Recommend upgrading to GFCI of these outlets for enhanced safety.

240 outlet testing is beyond the scope of this inspection.

210. GFCI

NV

No additional comments.

211. Outlets/Receptacles

MARGINAL

Loose outlet rear wall of dining room.

212. Wiring Methods

HAZARDOUS

Improper conduit enters wall in formal dining room side wall, improper fixture wiring bedroom 1, recommend corrections.

213. AFCI

N/A

No additional comments.

214. Switches

FUNCTIONAL

Control not determined.

Switch control was not determined for all locations.

215. Lighting Fixtures

FUNCTIONAL

No additional comments.

--- End of Category Interior Electrical ---

The cosmetic condition of carpeting, wallpaper, window coverings and paint of these components is not included. Window covering functionality is not included. Evaluation of floors, walls, and ceilings refers to the visual condition of these items that may not indicate hidden structural or microbial defects.

Smoke detectors are tested only if accessible. All detectors should be tested at move in. Smoke detectors locations should be upgraded to current standards of the local fire authority.

Recent repairs, paint, flooring and owner property will limit detection of material defects. All upgrades should be confirmed for final permit sign off with the local building authority.

Life Expectancies: Audio 20; Smoke detector 10; Security 5-10; Molding LH; Paints 15; Underlayment floor 25; Ceiling LH; Windows aluminum 15-20, Vinyl 30-50, Wood 30+; Doors hollow 20-30, Solid 30-50; Carpet 10-12; Wood Flooring, LH; Vinyl Flooring 30-40; Tile 75+.

220. Exterior doors

FUNCTIONAL

No additional comments.

221. Sliders

LACKS MAINTENANCE

Track system deterioration.

Slider track deterioration, recommend further evaluation and corrections.

222. Door screens

FUNCTIONAL

No additional comments.

223. Interior doors

FUNCTIONAL

No additional comments.

224. Closet doors

MARGINAL

Missing.

Missing at: bed one, missing bottom guides bedroom 2.

224a. Closets

FUNCTIONAL

No additional comments.

225. Windows

LACKS MAINTENANCE

Aging single panes.

Aging single pane window system, recommend further evaluation and servicing for current functionality and consideration of upgrading to dual pane vinyl windows, for improved resistance to water, ultra-violet intrusion, noise reduction and energy efficiency. Sills have been covered with stone limiting inspection.

226. Window Screens

FUNCTIONAL

No additional comments.

227. Walls

FUNCTIONAL

No additional comments.

The cosmetic condition of carpeting, wallpaper, window coverings and paint of these components is not included. Window covering functionality is not included. Evaluation of floors, walls, and ceilings refers to the visual condition of these items that may not indicate hidden structural or microbial defects.

Smoke detectors are tested only if accessible. All detectors should be tested at move in. Smoke detectors locations should be upgraded to current standards of the local fire authority.

Recent repairs, paint, flooring and owner property will limit detection of material defects. All upgrades should be confirmed for final permit sign off with the local building authority.

Life Expectancies: Audio 20; Smoke detector 10; Security 5-10; Molding LH; Paints 15; Underlayment floor 25; Ceiling LH; Windows aluminum 15-20, Vinyl 30-50, Wood 30+; Doors hollow 20-30, Solid 30-50; Carpet 10-12; Wood Flooring, LH; Vinyl Flooring 30-40; Tile 75+.

227a. Installed Cabinets	FUNCTIONAL	
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No additional comments.

228. Ceilings	HAZARDOUS	Acoustical ceiling material
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Acoustical ceiling material, if installed prior to 1983, it is recommended that it be tested for asbestos if removal is planned or there is deterioration. Removal of acoustical material with an asbestos content of more than .1% should be conducted only by a state licensed asbestos contractor. Moisture stain near fireplace, see roof.

228a. Skylights	MARGINAL	Aging.
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Aging system, recommend further evaluation by a licensed contractor to determine needs for servicing or energy upgrading.

229. Ceiling fans	N/A	
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No additional comments.

230. Floors	LACKS MAINTENANCE	
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No additional comments.

231. Stairs	N/A	
--------------------	-----	--

No additional comments.

232. Handrails	N/A	
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No additional comments.

232a. Guardrail.	N/A	
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No additional comments.

234. Smoke Detectors	FUNCTIONAL	Additional devices recommended.
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Additional smoke detectors are recommended to meet current fire safety standards; if you do not do so, YOU ARE ACTING AGAINST THE ADVICE OF GPI.

The cosmetic condition of carpeting, wallpaper, window coverings and paint of these components is not included. Window covering functionality is not included. Evaluation of floors, walls, and ceilings refers to the visual condition of these items that may not indicate hidden structural or microbial defects.

Smoke detectors are tested only if accessible. All detectors should be tested at move in. Smoke detectors locations should be upgraded to current standards of the local fire authority.

Recent repairs, paint, flooring and owner property will limit detection of material defects. All upgrades should be confirmed for final permit sign off with the local building authority.

Life Expectancies: Audio 20; Smoke detector 10; Security 5-10; Molding LH; Paints 15; Underlayment floor 25; Ceiling LH; Windows aluminum 15-20, Vinyl 30-50, Wood 30+; Doors hollow 20-30, Solid 30-50; Carpet 10-12; Wood Flooring, LH; Vinyl Flooring 30-40; Tile 75+.

234a. Carbon Monoxide Sens

No

Not observed.

Recommend installation for enhanced safety, refer to manf. specifications for proper location installation.

235. Other

COMMENTS

Recent paint. Vacant. Upgrades. Malodor.

Newer painting limits observations indications of defects. Upgrades observed that typically require permitting by the local building authority; recommend confirming final permit sign off(s) by local building inspector; if you do not do so, YOU ARE ACTING AGAINST THE ADVICE OF GPI. Malodor present, indoor air quality testing is recommended to determine source and for remediation recommendations; if you do not do so, YOU ARE ACTING AGAINST THE ADVICE OF GPI.

--- End of Category Interior ---

Bathrooms are a common higher humidity location that are more susceptible to microbial growth; recommend full use of ventilation systems present.

Bathroom steamers, saunas, whirlpools, shower pans, and overflow fixtures are beyond the scope of this inspection. Electrical and plumbing connections are inspected if readily accessible.

Dye-testing toilets for leaks is beyond the scope of this inspection.

Life Expectancies: Cabinets, LH; Medicine Cabinet 20; Fans 10; Faucets/Fixtures: Bathtub Metal 50, Fiberglass 20, Faucets 20; Toilet LT; Sauna 15-20; Shower: Door 20, Enclosure 50, Shower head 25; Sinks: Enamel steel 5-10, Acrylic 50, Soapstone 100; Whirlpool 20-50.

240. Sink/Basin

MARGINAL

Master left sink slow, stopper needs adjustment.

241. Cabinet/Counter

FUNCTIONAL

Child safety latch not present.

Child safety latch is not present for cabinet under sink, recommend installation if children will be present to prevent poisoning hazards.

242. Sink Faucet

FUNCTIONAL

No additional comments.

243. Sink plumbing

MARGINAL

Sink supply valve(s) corrosion. Corrosion at drain line.

Corrosion at drain lines, recommend further evaluation for leakage by a licensed plumber. Sink valve(s) corrosion, recommend replacement.

244. Toilet

MARGINAL

Valve corrosion.

Shut off valve corrosion, recommend replacement.

245. Bath/Shower

FUNCTIONAL

No additional comments.

245. Bath/Shower Fixtures

MARGINAL

Main bath leak at diverter control, slow draining.

246. Enclosure system

FUNCTIONAL

No additional comments.

247. Shower Door

LACKS MAINTENANCE

Shower door deterioration.

Shower door deterioration, recommend correction to prevent moisture damage to exterior of enclosure.

Bathrooms are a common higher humidity location that are more susceptible to microbial growth; recommend full use of ventilation systems present.

Bathroom steamers, saunas, whirlpools, shower pans, and overflow fixtures are beyond the scope of this inspection. Electrical and plumbing connections are inspected if readily accessible.

Dye-testing toilets for leaks is beyond the scope of this inspection.

Life Expectancies: Cabinets, LH; Medicine Cabinet 20; Fans 10; Faucets/Fixtures: Bathtub Metal 50, Fiberglass 20, Faucets 20; Toilet LT; Sauna 15-20; Shower: Door 20, Enclosure 50, Shower head 25; Sinks: Enamel steel 5-10, Acrylic 50, Soapstone 100; Whirlpool 20-50.

248. Ventilation

MARGINAL

Unusual noise at main bath fan.

249. Outlets/Switches

FUNCTIONAL

GFI recommended.

No additional comments.

250. Windows

MARGINAL

Non-tempered.

Tempered marking was not located at: master.

251. Walls

FUNCTIONAL

No additional comments.

252. Lighting

FUNCTIONAL

No additional comments.

253. Floor

FUNCTIONAL

No additional comments.

254. Doors

FUNCTIONAL

No additional comments.

255. Access Cover

NV

No additional comments.

256. Whirlpool Tub

No

No additional comments.

--- End of Category Bathroom(s) ---

Indoor Air Quality impacted by microbial, lead, VOC, allergens, mold, asbestos and radon may not be readily visible or detectible without certified laboratory testing. The collection of samples for submission to an AIHA certified lab is typically required to determine the presence and potential exposure hazards of these conditions. The inspector is properly certified to collect and analyze the results of: mold, microbials, allergens, VOC's, radon and asbestos. Radon testing is recommended by the EPA and the U.S. Surgeon General for all homes. A limited mold investigation & testing was offered as part of this property inspection. Homes constructed before 1980 are more likely to have asbestos containing building materials. Asbestos is a known cause of lung cancer. Testing of suspect friable probable asbestos materials was offered. The EPA requires effective 10/1/10, that homes built before 1978 be tested for lead before interior or exterior paint renovating. "Lead poisoning is the leading environmentally induced illness in children".

260. Radon**HAZARDOUS**

Radon testing declined.

Radon testing was offered to the client; this service was not approved, and is **CONTRARY TO THE GPI RECOMMENDATION**. Client is warned that radon is an invisible, odorless radioactive gas that is the second leading cause of lung cancer, and the primary cause of lung cancer in non-smokers. The EPA, US Surgeon General and World Health Organization recommend that all homes be tested for Radon. The Harvard Center for Risk Analysis ranked Radon as the number 1 annual mortality risk hazard found in U.S. homes, causing 21,000 deaths. The CA Department of Health requires that radon testing be conducted by a registered radon professional during a real estate transaction (to prevent tampering) such as GPI. However, after the close of escrow, a home owner can perform their own test by obtaining a testing kit for \$25 from GPI or from a local hardware store for \$30.

261. Mold**HAZARDOUS**

Probable mold.

Based on a preliminary mold investigation probable mold and or other microbial condition(s) of concern were identified in this inspection; mold sample collection and submission to a AIHA certified lab at an additional fee is recommended to confirm and further evaluate the extent of possible contamination; this testing service is not undertaken it is **CONTRARY TO GPI RECOMMENDATION**.

262. Asbestos**HAZARDOUS**

Asbestos testing declined.

Suspect asbestos containing building materials were identified; bulk sample collection and testing by an AIHA certified asbestos lab was offered at an additional fee; the client did not approve this service, and is **CONTRARY TO GPI RECOMMENDATION**.

263. Lead**HAZARDOUS**

Pre 1978 home.

Effective 10/1/10 the EPA requires lead testing of interior or exterior paint prior to renovation over six square feet in homes built before 1978; or an assumed lead paint renovation procedure implemented by an EPA trained certified lead renovation firm. Note, that some lead based paints were still in use during 1979. Elevated lead exposure is especially dangerous to pregnant women and children. "Lead poisoning is the leading environmentally induced illness in children". 74% of homes built before 1978 test positive for lead based paint.

264. Allergens

COMMENTS

Malodor. Vacant. Insects.

Insects of concern, this is an indication of poor house cleaning practices; recommend professional intensive house cleaning. Allergen testing is recommended if the client has known allergy conditions. Vacant property, this may be an indication of poor house cleaning scheduling; recommend professional intensive house cleaning. Allergen testing is recommended if the client has known allergy conditions. Malodor(s) present, air quality and allergen testing is recommended.

Indoor Air Quality impacted by microbial, lead, VOC, allergens, mold, asbestos and radon may not be readily visible or detectible without certified laboratory testing. The collection of samples for submission to an AIHA certified lab is typically required to determine the presence and potential exposure hazards of these conditions. The inspector is properly certified to collect and analyze the results of: mold, microbials, allergens, VOC's, radon and asbestos. Radon testing is recommended by the EPA and the U.S. Surgeon General for all homes. A limited mold investigation & testing was offered as part of this property inspection. Homes constructed before 1980 are more likely to have asbestos containing building materials. Asbestos is a known cause of lung cancer. Testing of suspect friable probable asbestos materials was offered. The EPA requires effective 10/1/10, that homes built before 1978 be tested for lead before interior or exterior paint renovating. "Lead poisoning is the leading environmentally induced illness in children".

265. Formaldehyde

COMMENTS

The EPA considers formaldehyde to be a probable cancer-causing agent. The World Health Organization considers formaldehyde to be a cancer-causing agent. The EPA recommends a maximum level of 0.1 ppm for formaldehyde in indoor air. Because some people may be sensitive to lower concentrations, the Agency for Toxic Substance and Disease Registry and NIOSH have recommended more stringent risk levels. GPI offers a 24-48 hour Formaldehyde vapor analysis test.

--- End of Category Indoor Air Quality ---

Client: Mr. and Mrs. Home Buyer

Property: 123 Main St.

Date: 8/24/2010

Irvine, CA



Stucco deterioration.



Paste at aluminum wiring at panel.



Debris on roof from neighbor trees, trees over roof.

Client: Mr. and Mrs. Home Buyer

Property: 123 Main St.

Date: 8/24/2010

Irvine, CA



Broken and displaced tiles.



Corrosion at toilet valves.



Rodent droppings attic.

Client: Mr. and Mrs. Home Buyer
Date: 8/24/2010

Property: 123 Main St.
Irvine, CA



Rodent droppings attic.



Ceiling stains at fireplace.



Stucco repair.



Short paper with missing edge flashing and moisture damage.

Client: Mr. and Mrs. Home Buyer

Property: 123 Main St.

Date: 8/24/2010

Irvine, CA



Cracked mud at skylight, cracked tiles.



Corrosion at cover fastenings.

Client: Mr. and Mrs. Home Buyer

Property: 123 Main St.

Date: 8/24/2010

Irvine, CA



Soil too high at rear yard.

Client: Mr. and Mrs. Home Buyer

Property: 123 Main St.

Date: 8/24/2010

Irvine, CA



Stucco crack.



Fence damage.



Client: Mr. and Mrs. Home Buyer
Date: 8/24/2010

Property: 123 Main St.
Irvine, CA



Stucco deterioration.



Stucco deterioration.



Soil too high to weep screen interior patio, drain not located.



Moisture stains garage wall.

Client: Mr. and Mrs. Home Buyer
Date: 8/24/2010

Property: 123 Main St.
Irvine, CA



Moisture stains and probable mold growth laundry and water heater area.



Cold pour crack with efflorescence garage.



Vent negative slope and touching combustible.



Garage slab crack.

Client: Mr. and Mrs. Home Buyer

Property: 123 Main St.

Date: 8/24/2010

Irvine, CA



Moisture stains at garage cabinet base.



Probable mold growth HVAC platform.



Corrosion heater vent.

Client: Mr. and Mrs. Home Buyer

Property: 123 Main St.

Date: 8/24/2010

Irvine, CA



Improper garage conduit.



Moisture, damage and probable mold growth under kitchen sink.

Client: Mr. and Mrs. Home Buyer

Property: 123 Main St.

Date: 8/24/2010

Irvine, CA



Improper wiring dining.



Poor AC location.



Guaranteed Property Inspection, Inc.

26 Arcade

Irvine, CA 92603

(888) 252-2274

CERTIFIED INSPECTOR

This Report has been prepared exclusively for: Mr. and Mrs. Home Buyer

Property Address: 123 Main St., Irvine, CA

Inspection Contract Agreement-This is intended to be a legally binding contract.Please Read Carefu

SCOPE OF THE INSPECTION: The real estate inspection to be performed for Client by Guaranteed Property Inspections, Inc. (GPI) 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). GPI 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 (CREIA®), 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 (which may include an energy audit if approved by the client) shall be the final and exclusive findings of Inspector. Client agrees to read the CREIA Standards of Practice referenced and part of this agreement, that is included in the written report document.

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; failure to follow these recommendations is CONTRARY TO GPI ADVICE.

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. The Client agrees to exercise reasonable care to protect himself/herself regarding the condition of the subject property, including those facts which are known to or within diligent attention, written or verbal disclosure and observation by the Client, to include, but limited to: final walkthrough, building permit review and the Transfer Disclosure.

ENVIRONMENTAL CONDITIONS: Client agrees that any limited mold investigation is conducted for readily visible mold problems only. Client agrees what is being contracted for is a building inspection and not a comprehensive 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, (non-visible fungi, molds, mildew), PCBs, or other toxic, reactive, combustible, or corrosive contaminants, materials, or substances in the water, air, soil, or building materials. The Inspector is not liable for injury, health risks, or damage caused or contributed to by these conditions. Client acknowledges that: mold, radon, VOC, allergen and asbestos sampling for submission to appropriately certified laboratory was offered as an additional service and fees.

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. GPI has purchased a limited 90 warranty on your behalf for this property, however the 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. By signing this agreement you authorize Broadview Security to call you at the phone numbers you have provided to discuss a special alarm system offer that includes a free alarm system inspection.

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, unless the dispute falls within small claims court jurisdiction. All notices of mediation must be served in writing by return receipt requested allowing 30 days for response. Any disputes not falling under small claims court jurisdiction shall be mediated by: Judicial Arbitration and Mediation Service (JAMS®).

INSPECTION FEE: \$ _____

Form of Payment : _____

Inspector: _____ Date: _____



Guaranteed Property Inspection, Inc.

26 Arcade

Irvine, CA 92603

(888) 252-2274

CERTIFIED INSPECTOR

This Report has been prepared exclusively for: Mr. and Mrs. Home Buyer

Property Address: 123 Main St., Irvine, CA

Inspection Contract Agreement-This is intended to be a legally binding contract.Please Read Carefu

Client acknowledges having read and understood all the terms, conditions, and limitations of this Agreement and voluntarily agrees to bebound thereby and to pay the fee listed above.

Client: _____ Date: _____

Client: _____ Date: _____

RESIDENTIAL STANDARDS OF PRACTICE – FOUR OR FEWER UNITS

Part I. Definitions and Scope

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

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

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

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

Part II. Standards of Practice

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

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

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

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

SECTION 2 – Exterior

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

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



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SECTION 3 – Roof Covering

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

SECTION 4 – Attic Areas and Roof Framing

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

SECTION 5 – Plumbing

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

SECTION 6 – Electrical

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

SECTION 7 – Heating and Cooling

- A. Items to be inspected:
 - 1. Heating equipment
 - 2. Central cooling equipment
 - 3. Energy source and connections
 - 4. Combustion air and exhaust vent systems
 - 5. Condensate drainage
 - 6. Conditioned air distribution systems
 - ...
 - ...



Guaranteed Property Inspection, Inc.

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- 3. Inspect radiant, solar, hydronic, or geothermal systems or components
- 4. Determine volume, uniformity, temperature, airflow, balance, or leakage of any air distribution system
- 5. Inspect electronic air filtering or humidity control systems or components

SECTION 8 – Fireplaces and Chimneys

A. Items to be inspected:

- 1. Chimney exterior
- 2. Spark arrestor
- 3. Firebox
- 4. Damper
- 5. Hearth extension

B. The Inspector is not required to:

- 1. Inspect chimney interiors
- 2. Inspect fireplace inserts, seals, or gaskets
- 3. Operate any fireplace or determine if a fireplace can be safely used

SECTION 9 – Building Interior

A. Items to be inspected:

- 1. Walls, ceilings, and floors
- 2. Doors and windows
- 3. Stairways, handrails, and guardrails
- 4. Permanently installed cabinets
- 5. Permanently installed cook-tops, mechanical range vents, ovens, dishwashers, and food waste disposers
- 6. Absence of smoke alarms
- 7. Vehicle doors and openers

B. The Inspector is not required to:

- 1. Inspect window, door, or floor coverings
- 2. Determine whether a building is secure from unauthorized entry
- 3. Operate or test smoke alarms or vehicle door safety devices
- 4. Use a ladder to inspect systems or components

Part III. Limitations, Exceptions, and Exclusions

A. The following are excluded from a real estate inspection:

- 1. Systems or components of a building, or portions thereof, which are not readily accessible, not permanently installed, or not inspected due to circumstances beyond the control of the Inspector or which the Client has agreed or specified are not to be inspected
- 2. Site improvements or amenities, including, but not limited to; accessory buildings, fences, planters, landscaping, irrigation, swimming pools, spas, ponds, waterfalls, fountains or their components or accessories
- 3. Auxiliary features of appliances beyond the appliance's basic function
- 4. Systems or components, or portions thereof, which are under ground, under water, or where the Inspector must come into contact with water
- 5. Common areas as defined in California Civil Code section 1351, et seq., and any dwelling unit systems or components located in common areas
- 6. Determining compliance with manufacturers' installation guidelines or specifications, building codes, accessibility standards, conservation or energy standards, regulations, ordinances, covenants, or other restrictions
- 7. Determining adequacy, efficiency, suitability, quality, age, or remaining life of any building, system, or component, or marketability or advisability of purchase
- 8. Structural, architectural, geological, environmental, hydrological, land surveying, or soils-related examinations
- 9. Acoustical or other nuisance characteristics of any system or component of a building, complex, adjoining property, or neighborhood
- 10. Conditions related to animals, insects, or other organisms, including fungus and mold, and any hazardous, illegal, or controlled substance, or the damage or health risks arising there from
- 11. Risks associated with events or conditions of nature including, but not limited to; geological, seismic, wildfire, and flood
- 12. Water testing any building, system, or component or determine leakage in shower pans, pools, spas, or any body of water
- 13. Determining the integrity of hermetic seals at multi-pane glazing
- 14. Differentiating between original construction or subsequent additions or modifications
- 15. Reviewing information from any third-party, including but not limited to; product defects, recalls, or similar notices
- 16. Specifying repairs/replacement procedures or estimating cost to correct
- 17. Communication, computer, security, or low-voltage systems and remote, timer, sensor, or similarly controlled systems or components
- 18. Fire extinguishing and suppression systems and components or determining fire resistive qualities of materials or assemblies
- 19. Elevators, lifts, and dumbwaiters
- 20. Lighting pilot lights or activating or operating any system, component, or appliance that is shut down, unsafe to operate, or does not respond to normal user controls
- 21. Operating shutoff valves or shutting down any system or component
- 22. Dismantling any system, structure, or component or removing access panels other than those provided for homeowner maintenance

R The Inspector may, at his or her discretion:



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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.

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.