Advanced Group
PROPERTY INSPECTIONS



SAMPLE REPORT

Advanced Group Property Inspection Co.

Alex Kay

Chief Inspector

Web > www.AGPIC.com **Phone >** 818 247 7771 **Email >** alexkay@agpic.com

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Date: 4/9/2009	**Time:** 12:59 AM	**Report ID:** ak090415
Property:	**Customer:**	**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. **Please read the entire report - including photos and related comments for all items**.

Inspected = All items, components or units listed in the report are visually inspected unless indicated as Not Present or Excluded / Not Part Of Inspection. If no comments are made regarding the item, component, or unit, then it appeared to the Inspector to be functioning as intended allowing for normal wear and tear at the time of inspection.

Needs Further Evaluation or Repair = In the Inspector's opinion, the item appears to be in need of further evaluation / repairs / corrections by a Qualified Licensed Contractor / Specialist.

Monitor = The condition does not appear to require immediate repairs, but should be monitored for possible future repairs.

Not Present = The item, component or unit is not present at the inspected property.

Excluded / Not Inspected = Item is present but excluded, not ordered as a part of the inspection, or is not part of the standard scope of Home Inspection.

Style Of Building:
Single Family Dweling

Age Of Building:
Under 10 Years

Client Is Present:
Yes

Weather:
Clear

Temperature:
Over 65

Rain in last 3 days:
Yes

Resident Status:
House Was Vacant at The time

1. 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. Gutters and subsurface drains are not water tested for leakage, blockage. It is always recommended to refer to the disclosure statement on the inspected property regarding any known issues or previous repairs.

Styles & Materials

SIDING MATERIAL:
STUCCO
WITH COMMON CRACKS

EXTERIOR ENTRY DOORS:
WOOD/GLASS

DRIVEWAY:
CONCRETE
W/ COMMON CRACKS

SIDEWALKS:
CONCRETE
WITH COMMON CRACKS

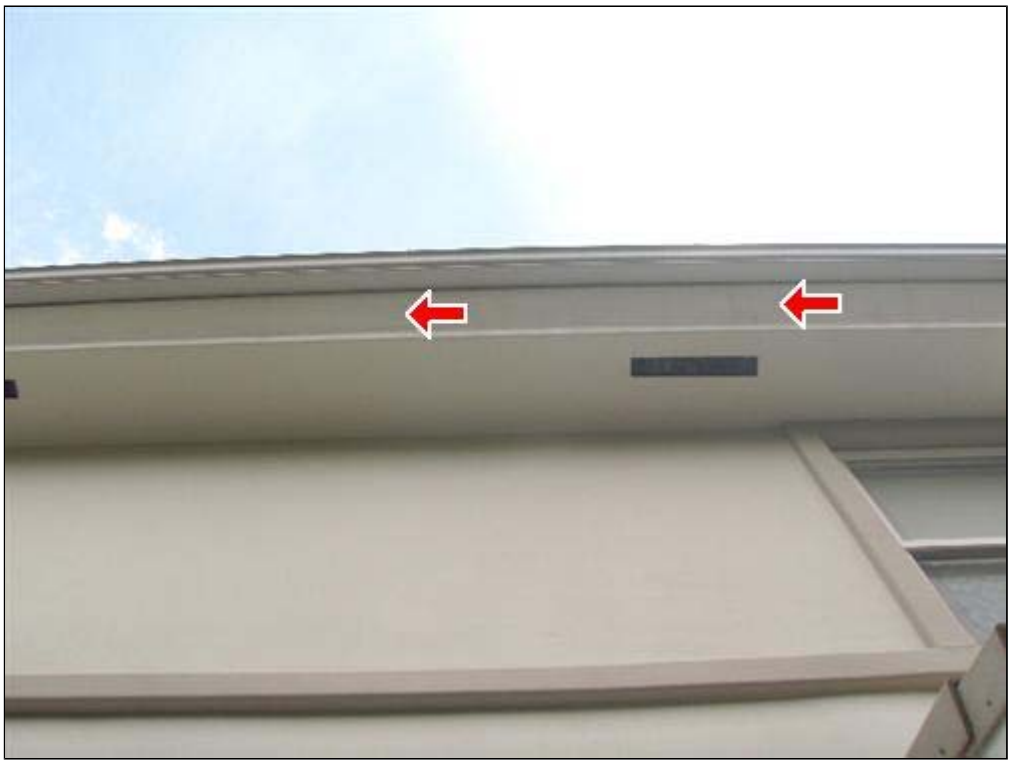
FENCING:
WROUGHT IRON
MASONRY/ BLOCK WALL

DECKS:
Waterproofed Decks

Inspection Items

1.0 EAVES, SOFFITS AND FASCIAS
Comments: Needs Further Evaluation / Repair, Monitor Condition

- Water stains at right side eave noted - possible leaky gutters(Picture 1)



1.0 Picture 1

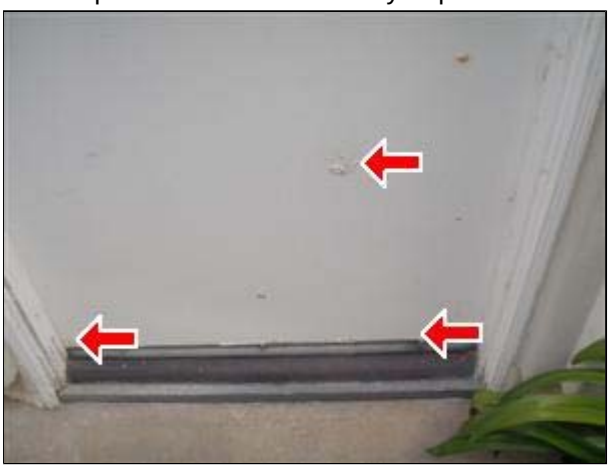
1.1 WALL CLADDING FLASHING AND TRIM
Comments:

- Common cracks were noted in the exterior stucco walls.

1.2 WINDOW TRIMS / SILLS (exterior)
Comments:

1.3 DOORS (Exterior)
Comments: Needs Further Evaluation / Repair

- Moisture stains, pealing paint at exterior doors/frames noted(Picture 1, 2) - in need of patch, paint, repairs. Have it checked by a qualified termite inspector.


1.3 Picture 1


1.3 Picture 2

1.4 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES AND APPLICABLE RAILINGS
Comments: Needs Further Evaluation / Repair

- Deck at staircase area: recommend to remove vegetation away and clean the drain(Picture 1)
- (Picture 2) Deck at right side bedroom

- (Picture 3) Deck at M. bedroom



1.4 Picture 1



1.4 Picture 2



1.4 Picture 3

1.5 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIOS, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)
Comments: Monitor Condition

- Below ground drain lines for downspouts noted - no tests done at this inspection - unable to determine if drains will function properly. Check with the seller.(Picture 1-4)
- Below ground drain lines for downspouts noted - no tests done at this inspection - unable to determine if drains will function properly. Check with the seller. (Picture 3)

- Plants touch structure. Recommend to move sprinklers and vegetation minimum 2' away from house/foundation.(Picture 4-10).


1.5 Picture 1


1.5 Picture 2


1.5 Picture 3


1.5 Picture 4


1.5 Picture 5


1.5 Picture 6


1.5 Picture 7


1.5 Picture 8


1.5 Picture 9


1.5 Picture 10

1.6 FENCING

Comments: Monitor Condition

- Most of the fencing was covered with vegetation - not fully visible to comment.

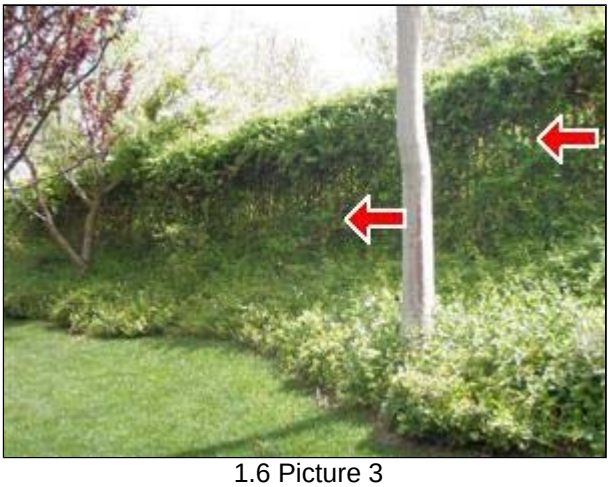
- Wrought iron fencing noted covered with vegetation - periodic care required to prevent oxidation. (Picture 3)



1.6 Picture 1



1.6 Picture 2



1.6 Picture 3

1.7 OTHER

Comments: Needs Further Evaluation / Repair

- BBQ not part of this inspection. Check with the seller.
- Gas was operational at the time (Picture 1-3).
- Ice maker, fridge noted - not part of this inspection - check with the seller.(Picture 4)
- Sink was operational, cold water only type(Picture 6), drains into area drain(FYI)
- (Picture 7) play court
- Water fountain noted at front yard(Picture 8) - not part of this inspection. Check with the seller.

- **House built on a hillside grade - in these cases further evaluation by a qualified Structural Engineer and / or Geological evaluation is recommended by this Property Inspection Company.**


1.7 Picture 1


1.7 Picture 2


1.7 Picture 3


1.7 Picture 4


1.7 Picture 5


1.7 Picture 6



1.7 Picture 7



1.7 Picture 8

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.

2. Plumbing

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; supply piping, venting, and supports; leaks. 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. It is always recommended to refer to the disclosure statement on the inspected property regarding any known issues or previous repairs.

Styles & Materials

WATER FILTERS:
NONE

WATER MAIN TYPE:
COPPER
MAIN SHUT OFF VALVE LOCATED AT RIGHT SIDE
WATER PRESSURE WAS BELOW 80 PSI(FYI)

PLUMBING DISTRIBUTION TYPE:
COPPER
NOT FULLY VISIBLE

WASHER DRAIN SIZE:
2" DIAMETER

PLUMBING WASTE:
ABS
NOT FULLY VISIBLE

WATER HEATER POWER SOURCE:
GAS

CAPACITY/ AGE:
UNABLE TO DETERMINE SIZE

Inspection Items

2.0 INTERIOR DRAIN, WASTE AND VENT SYSTEMS
Comments: Monitor Condition

- The waste lines that go out to the sewer system are installed underground and are not visible. Their condition is unknown. The only way to determine what is going on with them is to have them checked out with a camera by a qualified specialist to determine their true condition/ needed repairs.
- **Video inspection of the sewer / waste pipes is recommended by this Property Inspection Company.**
- Most of the plumbing pipes not visible at this inspection. Check the records for any known defects/repairs.
- All drains flowed properly at the time of inspection.

2.1 WATER MAIN AND SHUT-OFF DEVICE
Comments:

- Water main.(Picture 1)



2.1 Picture 1

2.2 INTERIOR WATER SUPPLY AND DISTRIBUTION
Comments:

- Most of the plumbing pipes not visible at this inspection. Check the records for any known defects/repairs.

2.3 WATER HEATER / VENTING
Comments: Needs Further Evaluation / Repair

- Gas line at water heater without drip leg/sediment trap (this type installation is common for the area/age). Lack of drip leg may void warranties - check with your Home Warranty provider
- The adequacy or efficiency of the hot water heater cannot be determined in a limited time visual inspection. It is not known how hot the water will get or how long it will last (this is many times a matter of personal preference).
- Water heater lacks a catch pan with exterior routed line. Recommend to install.
- Circulating pump noted(Picture 3) - was operational at the time(FYI)

- Unable to determine size/age of the water heater (was covered with blanket)



2.3 Picture 1



2.3 Picture 2



2.3 Picture 3

2.4 FUEL SYSTEM

Comments:

- Gas meter - seismic shut off was present at the time of inspection. (Picture 1)(FYI)
- Most of the plumbing pipes not visible at this inspection. Check the records for any known defects/repairs.



2.4 Picture 1

2.5 SPRINKLER SYSTEMS

Comments: Needs Further Evaluation / Repair

- Sprinkler systems / automatic timers are not tested and are not a part of this inspection. Check with the seller.
- Sprinklers set too close to the house - keep water/ vegetation away from house/foundation.
- Leaking at sprinkler valves/heads noted at the time at side and rear yard(Picture 2)



2.5 Picture 1



2.5 Picture 2



2.5 Picture 3

2.6 OTHER
Comments:

- The majority of the water supply pipes, waste lines and gas lines are underground, in walls or installed in concealed parts of the structure and thus are not visible. Their condition cannot be determined and no representation is made as to their status.

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.

3. 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. It is always recommended to refer to the disclosure statement on the inspected property regarding any known issues or previous repairs.

Styles & Materials

ELECTRICAL SERVICE CONDUCTORS:
BELOW GROUND

PANEL CAPACITY:
(2) 200 AMP SERVICE PANEL

PANEL TYPE:
CIRCUIT BREAKERS

BRANCH WIRE 15 and 20 AMP:
COPPER

WIRING METHODS:
ROMEX
CONDUIT

Inspection Items

3.0 SERVICE ENTRANCE CONDUCTORS
Comments:

3.1 SERVICE AND GROUNDING EQUIPMENT & MAIN PANEL
Comments: Needs Further Evaluation / Repair

- Electrical Service panel. (Picture 1)
- Breakers are not properly labeled for emergency identification.
- Panel cover did not close due to damage hinge(Picture 2)



3.1 Picture 1

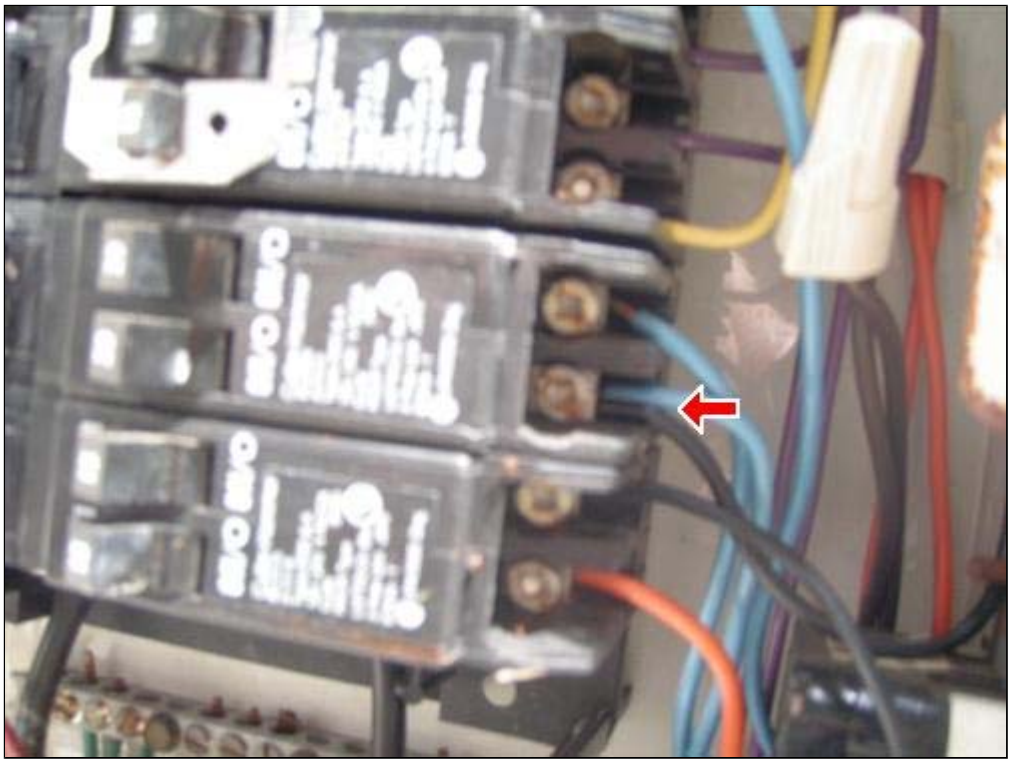


3.1 Picture 2

3.2 EQUIPMENT PANELS (sub-panels)
Comments: Needs Further Evaluation / Repair

- **Sub panel at pool equipment:** Double taps were noted at panel (two wires connected to one breaker) - this method is a potential safety hazard, is of substandard workmanship and is not allowed - further evaluation and correction by qualified Electrical Contractor is recommended. (Picture 1)
- (Picture 2, 3) Sub panel at interior

- (Picture 4) Sub panel at interior



3.2 Picture 1



3.2 Picture 2



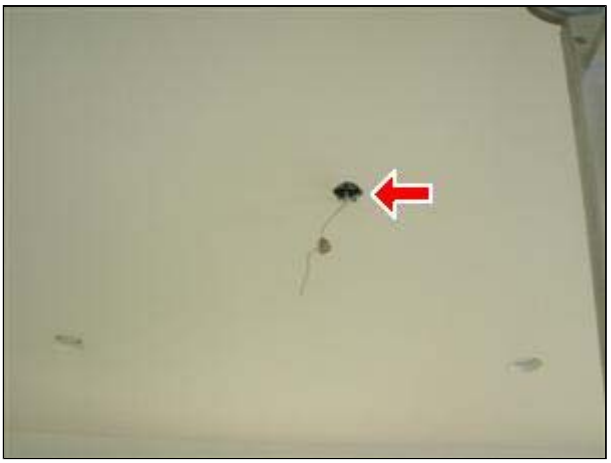
3.2 Picture 3



3.2 Picture 4

3.3 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE
Comments: Needs Further Evaluation / Repair

- Most of the electric wiring is enclosed within the walls and ceilings and other parts of the structure. It is not visible and its condition cannot be fully determined. No representation is made as to its status.
- Missing fixture, open wires at pool deck area patio ceiling noted(Picture 1)



3.3 Picture 1

3.4 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: Needs Further Evaluation / Repair

- Non grounded outlet was installed at rear patio(Picture 1) - recommend to replace with grounded GFCI type outlet.
- Floor outlet noted at Upper sitting area(Picture 2) - unable to remove/twist the cap/cover - was stuck.



3.4 Picture 1



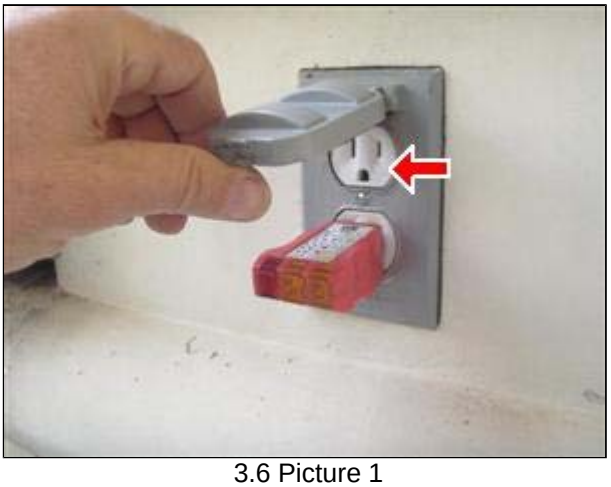
3.4 Picture 2

3.5 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE
Comments:

- Recommend to install GFCI type outlets in the garage and exterior.

3.6 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)
Comments: Needs Further Evaluation / Repair

- **Recommend to have GFCI outlets in all "wet" locations as a safety upgrade, and to test them periodically.**(Picture 1)



3.6 Picture 1

3.7 SMOKE DETECTORS/ FIRE ALARMS/ SPRINKLERS
Comments:

- Smoke detectors in bedrooms and hallway noted - recommend to test them periodically
- House with Firesprinkler system type - not part of this inspection. Check the records for any known defects/ repairs. Check the service records. (Picture 1)



3.7 Picture 1

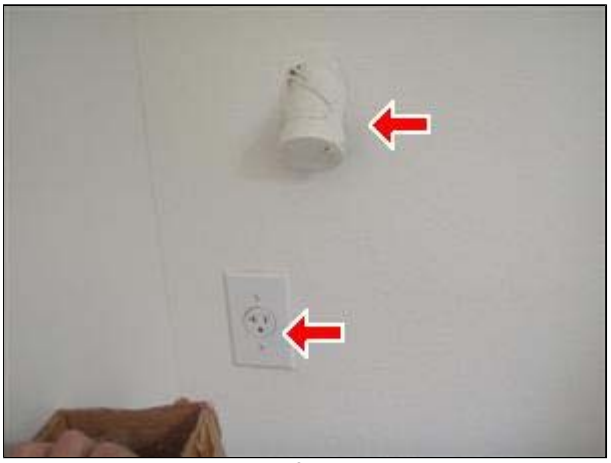
3.8 OTHER
Comments:

- Phone/ cable, low voltage systems... not part of this inspection. (Picture 9)
- Sensor operated lights noted - not tested at this inspection. Check with the seller(Picture 1).
- Garden lights/ transformers, timers not part of this inspection. Check with the seller. (Picture 2, 4, 6)
- (Picture 3, 8) Central vacuum outlets noted in the garage and interior (pump and stub outs/outlets were not installed) -not part of this inspection. Check with the seller
- Remote controlled exterior lights noted - not a part of this inspection - check with the seller.

- Security system/ intercom - not tested / not a part of this inspection. Check with the seller(Picture 7, 10).

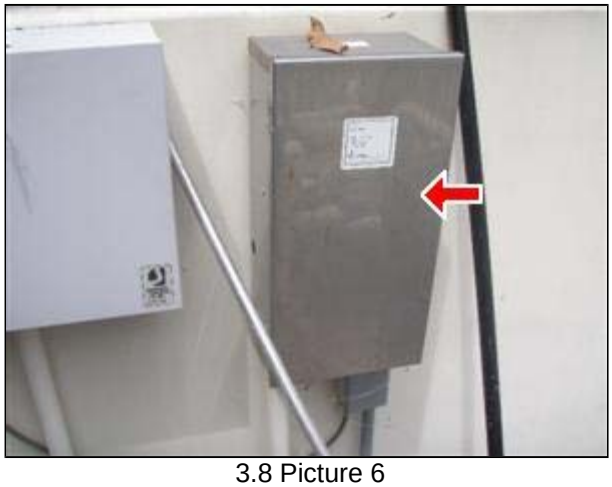

3.8 Picture 1


3.8 Picture 2


3.8 Picture 3

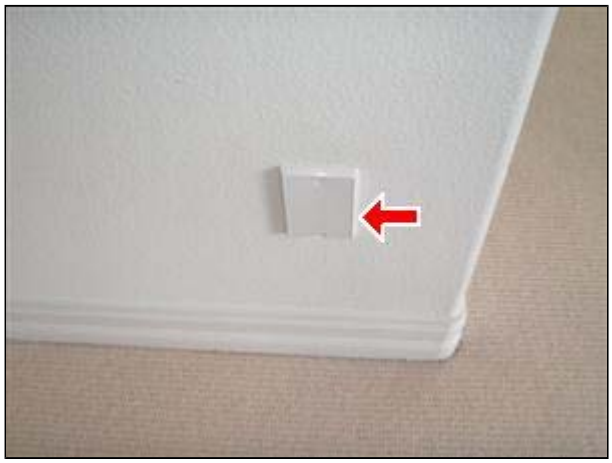

3.8 Picture 4


3.8 Picture 5


3.8 Picture 6



3.8 Picture 7



3.8 Picture 8



3.8 Picture 9



3.8 Picture 10

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.

4. Heating

The home inspector shall observe permanently installed heating systems including: Heating equipment; 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. Extinguished pilot lights are not lit by the Inspector. It is always recommended to refer to the disclosure statement on the inspected property regarding any known issues or previous repairs.

Styles & Materials

HEAT TYPE:
FORCED AIR

ENERGY SOURCE:
NATURAL GAS

NUMBER OF HEAT SYSTEMS:
TWO

FILTER TYPE:
DISPOSABLE

DUCTWORK:
INSULATED

TYPES OF FIREPLACES:
PRREFABRICATED
GAS/LP LOG STARTER
GAS PIPE WAS CAPPED

NUMBER OF FIREPLACES:
THREE

Inspection Items

4.0 HEATING EQUIPMENT
Comments: Monitor Condition

- Recommend to check the service history with the Seller and to have the unit serviced by a qualified HVAC Contractor if not performed in the past year.
- Air flow is not a part of this inspection. Recommend to check the disclosures regarding day to day functionality.
- No service tags noted. This is a limited Visual Inspection - recommend to have the unit evaluated for safety by a qualified HVAC Contractor.
- Units operated at heat mode at the time. (Picture 1, 2)
- Annual service/ evaluation is recommended with gas fired furnaces.


4.0 Picture 1


4.0 Picture 2

4.1 NORMAL OPERATING CONTROLS
Comments:

- Thermostat was operational at the time of inspection.(FYI)(Picture 1)



4.1 Picture 1

4.2 VENTING
Comments:

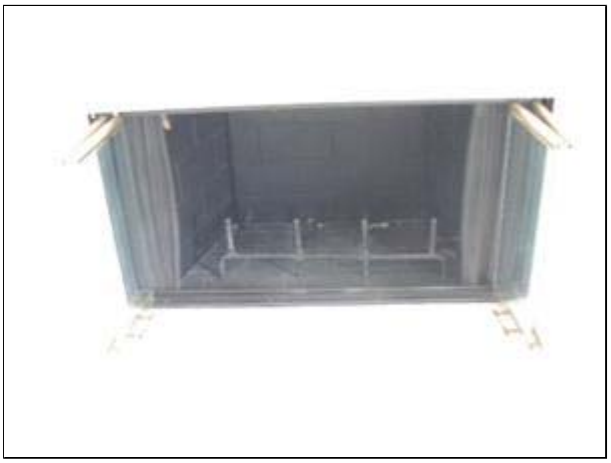
4.3 HEAT DISTRIBUTION SYSTEMS (including Ducting, Air Filters, Registers)
Comments:

- Air filters should be changed or cleaned regularly according to Manufacturer's instructions.
- Air flow / balance is not a part of this inspection. Recommend to check with the seller about air comfort/ distribution.

4.4 FIREPLACE / FLUE / CHIMNEY (interior view)
Comments: Needs Further Evaluation / Repair

- **Recommend further and complete evaluation by a qualified Chimney Inspector (this is a safety and fire concern).**
- **Video inspection of the flue by qualified Chimney Sweep or Chimney Inspector is recommended.**
- (Picture 1-3) fireplace at M. Bedroom
- (Picture 4) fireplace at Living room

- (Picture 5, 6) fireplace at Family room: Flue appears to be in need of cleaning.

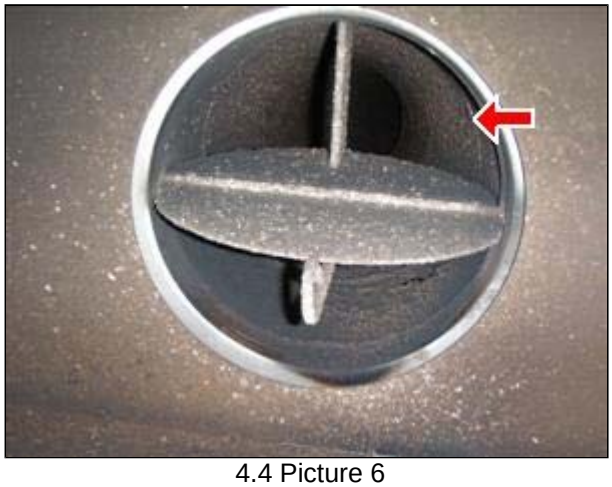

4.4 Picture 1


4.4 Picture 2


4.4 Picture 3


4.4 Picture 4


4.4 Picture 5


4.4 Picture 6

4.5 OTHER
Comments:

The heating 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.

5. Air Conditioning

The home inspector shall observe: Central air conditioning and permanently installed cooling systems including: Cooling and air handling equipment; and Normal operating controls. Distribution systems including: Fans, pumps, ducts and piping, with associated supports, dampers, insulation, air filters, registers, fan-coil units; and The presence of an installed cooling source in each room. The home inspector shall describe: Energy sources; and Cooling equipment 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: Observe window air conditioners or operate cooling systems when weather conditions or other circumstances may cause equipment damage; Observe non-central air conditioners; or Observe the uniformity or adequacy of cool-air supply to the various rooms. It is always recommended to refer to the disclosure statement on the inspected property regarding any known issues or previous repairs.

Styles & Materials

COOLING EQUIPMENT TYPE:
AIR CONDITIONER UNIT

COOLING EQUIPMENT ENERGY SOURCE:
ELECTRICITY

NUMBER OF UNITS:
TWO

SIZE AND AGE OF THE COOLING UNIT:
5 TON
9 YEARS OLD

Inspection Items

5.0 A / C COMPRESSOR

Comments: Needs Further Evaluation / Repair

- Recommend to check the service history with the Seller and to have the unit serviced by qualified HVAC Contractor if not performed in the past year. No service tags noted at the unit.
- Air flow / balance is not a part of this inspection.
- Recommend to check the disclosures regarding day to day functionality.
- A/C's operated at the time of the inspection. No major defects found. Air temperature differential was about 17F (FYI)
- Recommend to trim vegetation away from units to help proper air circulation.

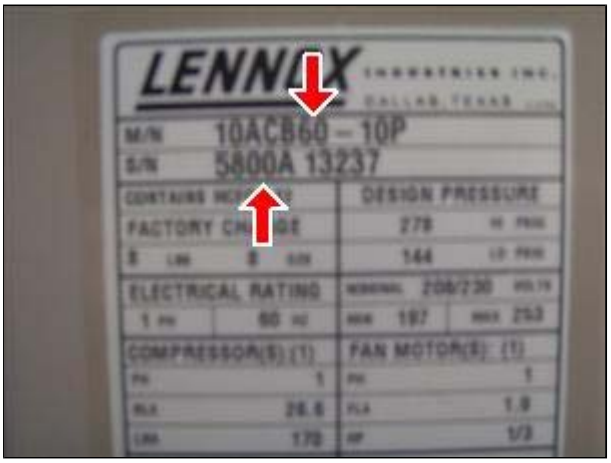
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5.0 Picture 1



5.0 Picture 2



5.0 Picture 3



5.0 Picture 4



5.0 Picture 5



5.0 Picture 6

5.1 NORMAL OPERATING CONTROLS
Comments:

- Thermostat was operational at the time of inspection.(Picture 1)



5.1 Picture 1

5.2 DISTRIBUTION SYSTEMS (SEE PREVIOUS HEATING SECTION)
Comments:

5.3 OTHER
Comments:

The 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 HVAC contractor would discover (Heating, Ventilation, and Air Conditioning). 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. Roofing

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. It is always recommended to refer to the disclosure statement on the inspected property regarding any known issues or previous repairs.

Styles & Materials

VIEWED ROOF COVERING FROM:
LADDER
GROUND
CONCRETE / CLAY ROOFING - NOT WALKED

ROOF COVERING:
CONCRETE TILE

ROOF-TYPE:
SLOPPED

VENTILATION:
GABLE VENTS

CHIMNEY (exterior):
METAL FLUE PIPE
WOOD FRAME/ STUCCO COVER

SKY LIGHT (S):
NONE

RAIN GUTTERS:
FULL
WITH DOWNSPOUTS

Inspection Items

6.0 ROOF COVERINGS
Comments:

- (Picture 1) Roof at pool patio
- Concrete and clay tile type roofing is not walked by the Inspectors of this Company in order to prevent damage to the material - inspection is limited. Roof was not fully visible due to height.
- Recommend to check the records for any known defects repairs and or have it checked by a qualified roofer.
- Recommend to re-inspect the roof after fumigation. If any.



6.0 Picture 1

6.1 FLASHINGS
Comments:

6.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS (roof view)
Comments: Needs Further Evaluation / Repair

- **Chimney/ flues were not fully visible at this inspection. Video inspection of the chimney / flue by qualified Chimney Inspector is recommended.**

- Custom cap/shroud noted at chimney. Have it checked by a qualified specialist, make sure it is factory approved cap and is it safe to use.(Picture 1)



6.2 Picture 1

6.3 VENTILATION OF ATTIC
Comments:

6.4 ROOFING DRAINAGE SYSTEMS
Comments: Monitor Condition

- Below ground drain lines for downspouts noted - no tests done at this inspection - unable to determine if drains will function properly. Check with the seller.

6.5 OTHER
Comments:

- The roof has been inspected at a time when it was not raining. Since one of the purpose of the roof is to repel water this could not be observed and verified as occurring in all cases. Therefore the roof has not been tested under wet conditions and how it performs in these condition is unknown. No warranty is made that it will not leak when it is under a wet condition.

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. This report is an opinion of the general quality and condition of the roof. The Inspector can not, and does not offer an opinion as to whether the roof has leaked in the past or is subject to future leaks.

7. Garage

It is always recommended to refer to the disclosure statement on the inspected property regarding any known issues or previous repairs.

Styles & Materials

GARAGE TYPE:
ATTACHED
DETACHED

GARAGE DOOR MATERIAL:
METAL

GARAGE DOOR TYPE:
ROLL UP

AUTO REVERSE/ SENSORS:
OPERATIONAL
PRESENT

Inspection Items

7.0 GARAGE VEHICLE DOOR(S) / OPENER(S) / AUTO REVERSE SENSORS
Comments:

- Sensors are in place and will reverse the door.(FYI)


7.0 Picture 1


7.0 Picture 2


7.0 Picture 3


7.0 Picture 4

7.1 CEILINGS
Comments:

7.2 FIREWALL
Comments:

- No major cracks/ damage/ holes noted at the time at visual part of the garage.

7.3 FLOORS
Comments:

- Common cracks up to 1/4 " were found on the garage floor.
- Flooring/walls of the garage was not fully visible at the time of inspection due to belongings or floor covering. Have it checked at Your final walk through.

7.4 DOORS - to interior / to exterior
Comments:

7.5 GARAGE ELECTRIC
Comments:

7.6 OTHER
Comments:

The interior of the garage 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/ personal items... 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.

8. 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. It is always recommended to refer to the disclosure statement on the inspected property regarding any known issues or previous repairs.

Styles & Materials

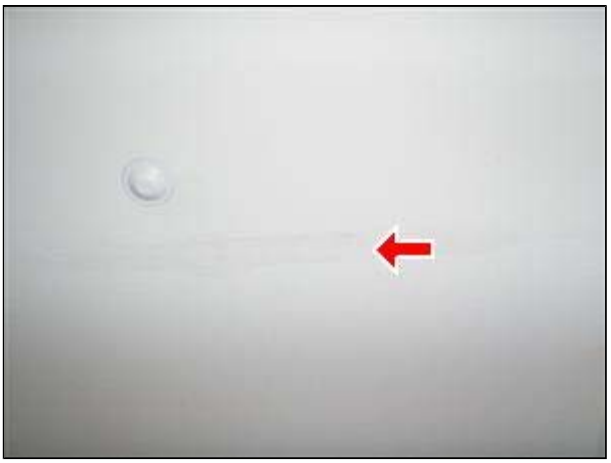
CEILING MATERIALS:	WALL MATERIAL:	FLOOR COVERING(S):
SHEETROCK	SHEETROCK	CARPET TILE
INTERIOR DOORS:	**WINDOW TYPES:**	**LAUNDRY:**
WOOD	WOOD DUAL PANE VINYL	GAS DRYER TYPE

Inspection Items

8.0 CEILINGS

Comments: Needs Further Evaluation / Repair

- Common cracks were noted at the ceilings.
- Water stains at lower floor at Bar area hallway ceiling noted(Picture 1) - possible seepage from bathroom above. Have it checked, check with the seller.



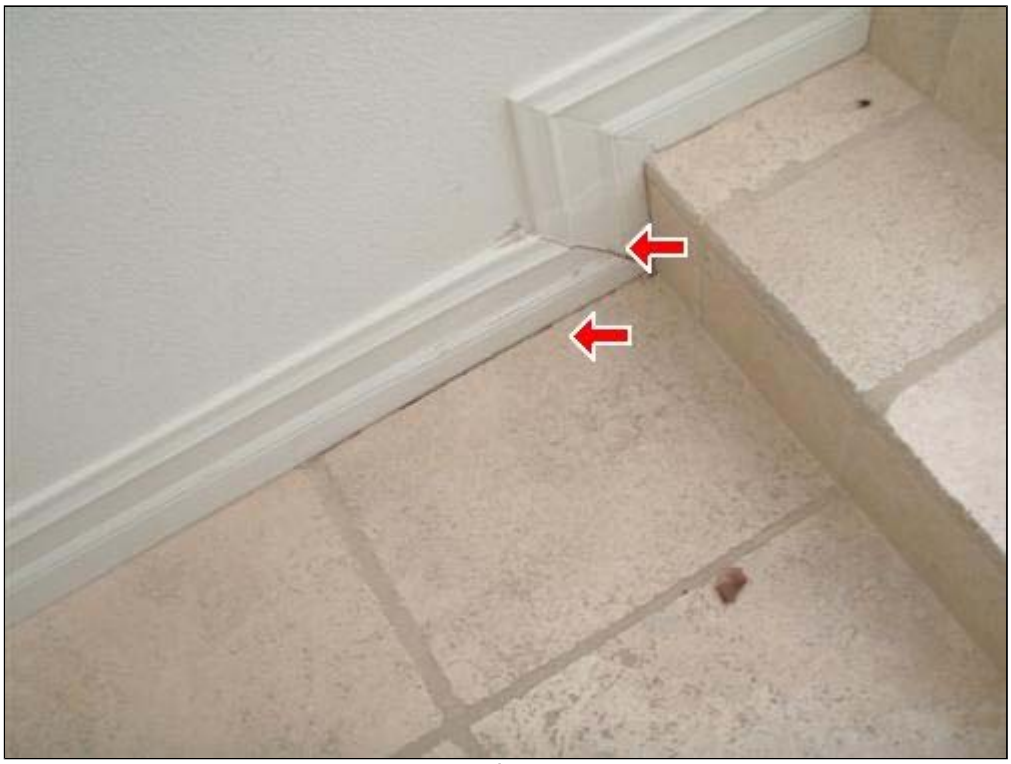
8.0 Picture 1

8.1 WALLS

Comments: Needs Further Evaluation / Repair

- Common cracks were noted at the interior walls.

- Water stains/seepage from side yard/planter noted at 1/2 bathroom area hallway(Picture 1), exterior soil was high at foundation, sprinklers/vegetation were too close to the house. Have it checked and correct.(Picture 2)



8.1 Picture 1



8.1 Picture 2

8.2 FLOORS

Comments: Needs Further Evaluation / Repair

- Cracked tiles noted at kitchen/nook area floor - check the records. Have it checked by a qualified specialist.

8.3 DOORS (REPRESENTATIVE NUMBER)

Comments: Needs Further Evaluation / Repair

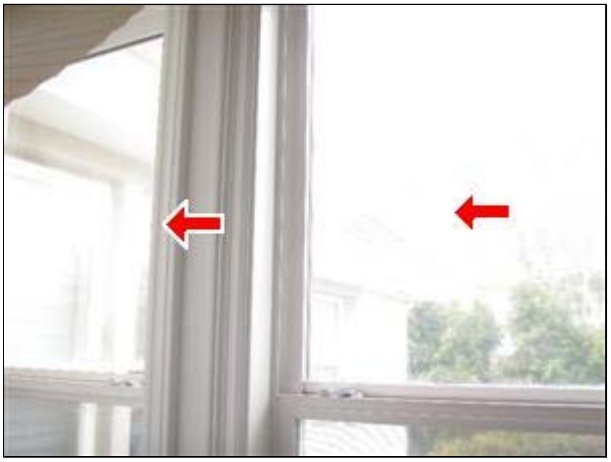
- Staircase area door to deck: dead bolt did not lock (Picture 1) - in need of adjustment.



8.3 Picture 1

8.4 WINDOWS (REPRESENTATIVE NUMBER)
Comments: Needs Further Evaluation / Repair

- Dual pane windows noted. It is not always possible to determine fogging of this type of window due to temperature changes, etc. Check with the seller for any know defects/ repairs.
- Fogged glass noted at various areas (staircase area, bedrooms, M. bedroom, lower bedroom...). Have it checked by a qualified window specialist. (Picture 1, 2, 3, 4)



8.4 Picture 1



8.4 Picture 2



8.4 Picture 3



8.4 Picture 4

8.5 STEPS, STAIRWAYS, BALCONIES AND RAILINGS
Comments:


8.5 Picture 1


8.5 Picture 2

8.6 LAUNDRY SERVICE

Comments: Needs Further Evaluation / Repair

- 20 Amp GFCI outlet is recommended at laundry as a safety upgrade.
- Laundry machines, drains, supply valves/hoses not tested at this inspection. Check with the seller.
- (Picture 1) Laundry chute at upper floor noted - recommend to install lock on the door for child safety.


8.6 Picture 1


8.6 Picture 2


8.6 Picture 3


8.6 Picture 4

8.7 BAR SINK

Comments:

- Bar sink type stub outs at M. bedroom noted(Picture 1)
- Bar sink and faucet was functional at the time(Picture 2, 3)(FYI)
- Vine cooler noted - not a part of this inspection.(Picture 4)



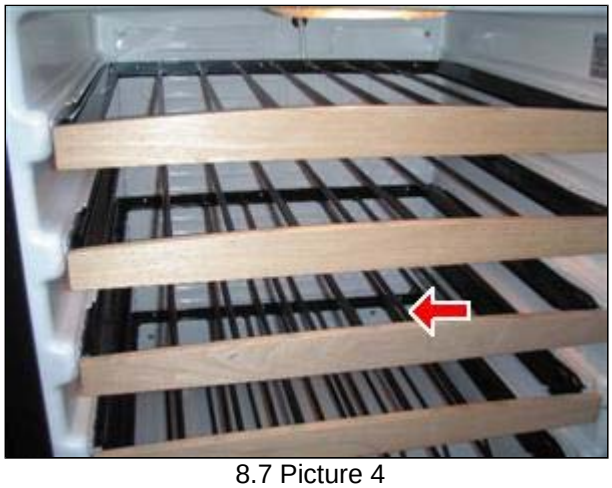
8.7 Picture 1



8.7 Picture 2



8.7 Picture 3



8.7 Picture 4

8.8 OTHER
Comments:

- This is not a Mold or Fungus inspection, it is advised to have a Mold specialist examine the property and structure and do a complete inspection to determine the presence or absence of any Mold that may affect the health or safety of the occupants.
- It is typical when a building is remodeled or repairs are undertaken that additional problems surface that were not noted on the inspection report. This is to be expected as walls, floors and ceilings are opened up during the work to reveal areas that were not accessible during the inspection. Any remodeling work undertaken on property should be expected to reveal some of these problems and it is recommended that additional sums be set aside for this purpose.

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.

9. Bathroom

It is always recommended to refer to the disclosure statement on the inspected property regarding any known issues or previous repairs.

Styles & Materials

Bathroom Fixtures and Components:
Toilet, Sink(s), Tub, Shower
Jet Tub
Exhaust Fan
Steamer
BiDet

Inspection Items

9.0 Bathroom Fixtures and Components
Comments: Needs Further Evaluation / Repair

- **Bathroom at Upper den area:** Bathroom floors covered with carpet - not recommended. Recommend to install hard surface type material. (Picture 1). Recommend to re-caulk at shower pan.(Picture 2)
- **Bathroom at upper right side bedroom:** noisy fan noted. Sink stopper was missing/inoperative. Tub stopper was missing, defective/damaged tub diverter valve noted. Old, defective shower head noted. Ceiling light did not work.
- **Bathroom at left side bedroom # 1:** water was off at toilet. Leaking at shower head noted. Tub diverter valve was inoperative. Exhaust fan did not work.
- **Bathroom at left side bedroom # 2:** no major defects found at the time.
- **M. Bathroom:** steamer operated(Picture 5), no vent, louvered glass noted at enclosure - recommend to install exhaust fan at shower area.
- Jet tub operated at the time(FYI). jet tub pump access not found/covered - unable to check the pump installation. Missing GFCI outlet/protection for jet motor(Picture 7) - this is a safety concern. Recommend to install. Have it checked by a qualified electrician.
- Jet tub faucet had short spout, water was spilling out(Picture 4)
- **1/2 Bathroom:** no major defects found at the time.
- **Bathroom at lower bedroom:** recommend to re-caulk at sink counter/splash.

- Rust at exterior door noted(Picture 6)


9.0 Picture 1


9.0 Picture 2


9.0 Picture 3


9.0 Picture 4


9.0 Picture 5


9.0 Picture 6



9.0 Picture 7

9.1 Bathroom Electrical
Comments:

- GFCI type outlets at bathroom(s) noted. Recommend to test them periodically.

9.2 Bathroom Pictures
Comments:

- (Picture 1-4) Bathroom at Upper den area
- (Picture 5-8) Bathroom at upper right side bedroom
- (Picture 9-11) Bathroom at left side bedroom # 1
- (Picture 12-14) Bathroom at left side bedroom # 2
- (Picture 15-21) M. Bathroom
- (Picture 22, 23) 1/2 Bathroom

- (Picture 24-27) Bathroom at lower bedroom


9.2 Picture 1


9.2 Picture 2


9.2 Picture 3


9.2 Picture 4


9.2 Picture 5


9.2 Picture 6


9.2 Picture 7


9.2 Picture 8


9.2 Picture 9


9.2 Picture 10


9.2 Picture 11


9.2 Picture 12


9.2 Picture 13


9.2 Picture 14


9.2 Picture 15


9.2 Picture 16


9.2 Picture 17


9.2 Picture 18


9.2 Picture 19


9.2 Picture 20


9.2 Picture 21


9.2 Picture 22


9.2 Picture 23


9.2 Picture 24



9.2 Picture 25



9.2 Picture 26



9.2 Picture 27

The interior of the bathroom 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/ personal items... 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.

10. Kitchen

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. It is always recommended to refer to the disclosure statement on the inspected property regarding any known issues or previous repairs.

Styles & Materials

CABINETRY:
WOOD

COUNTERTOP:
GRANITE

DISPOSER:
PRESENT

DISHWASHER:
PRESENT

EXHAUST/RANGE HOOD:
VENTED
DOWNDRAFT

RANGE/OVEN:
GAS COOK TOP
ELECTRIC OVEN

BUILT-IN MICROWAVE:
NOT TESTED BY THIS CO.

TRASH COMPACTOR:
PRESENT

Inspection Items

10.0 SINKS, COUNTERS AND CABINET DOORS / DRAWERS
Comments:

- Instant hot water dispenser noted - was operational at the time(FYI)


10.0 Picture 1


10.0 Picture 2


10.0 Picture 3



10.0 Picture 4

10.1 FOOD WASTE DISPOSER
Comments: Needs Further Evaluation / Repair

- Leaking noted at small sink disposer(Picture 1) - in need of replacement.



10.1 Picture 1

10.2 DISHWASHER
Comments:

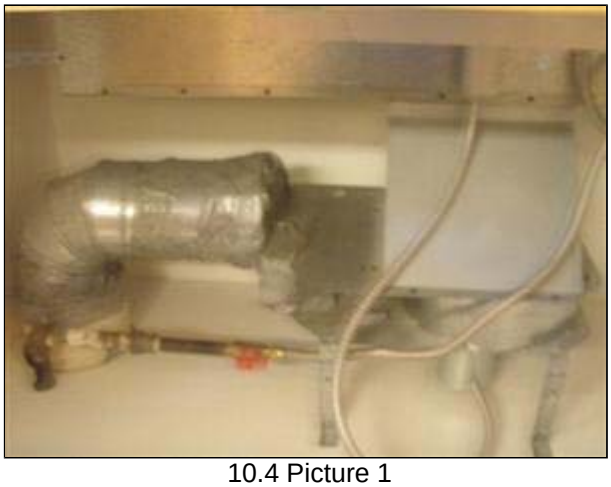
10.3 RANGES/OVENS/COOKTOPS
Comments:



10.3 Picture 1

10.4 RANGE HOOD
Comments: Needs Further Evaluation / Repair

- Recommend to re-tape the duct joints.



10.4 Picture 1



10.4 Picture 2

10.5 MICROWAVE COOKING EQUIPMENT - NOT TESTED BY THIS COMPANY
Comments:

10.6 TRASH COMPACTOR
Comments:

10.7 OTHER
Comments: Needs Further Evaluation / Repair

- Damaged outlet noted at counter.(Picture 1)



10.7 Picture 1

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.

11. Attic & Related

It is always recommended to refer to the disclosure statement on the inspected property regarding any known issues or previous repairs.

Styles & Materials

ATTIC INFO:
SCUTTLE HOLE

METHOD USED TO OBSERVE ATTIC:
WALKED

ROOF STRUCTURE:
ENGINERED WOOD TRUSS

CEILING STRUCTURE:
CEILING JOISTS

ATTIC INSULATION:
FIBERGLASS

Inspection Items

11.0 ATTIC ACCESS
Comments:

- Attic access was located at M. bedroom closet.

11.1 ROOF STRUCTURE AND ATTIC
Comments: Needs Further Evaluation / Repair

- (Picture 1, 2) Attic/ roof framing at Pool deck area structure: missing access door - recommend to install.


11.1 Picture 1


11.1 Picture 2


11.1 Picture 3


11.1 Picture 4


11.1 Picture 5

11.2 INSULATION
Comments:

11.3 VENTILATION/ FANS
Comments:

11.4 OTHER
Comments:

12. 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: Probe structural components where deterioration is suspected; 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. It is always recommended to refer to the disclosure statement on the inspected property regarding any known issues or previous repairs.

Styles & Materials

METHOD USED TO OBSERVE CRAWLSPACE:	FOUNDATION:	FLOOR STRUCTURE:
NO CRAWLSPACE	CONCRETE SLAB POURED CONCRETE	SLAB
WALL STRUCTURE:	**COLUMNS OR PIERS:**	**PRESENCE OF ANCHOR BOLTS:**
MASONRY	NONE	UNABLE TO DETERMINE DUE TO CONSTRUCTION METHOD

Inspection Items

12.0 FOUNDATIONS (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)
Comments:

- Foundation is Slab On Grade type construction - slab is not visible due to floor coverings. Recommend to check the disclosures regarding any known issues with the slab.

12.1 COLUMNS OR PIERS
Comments: Not Present

12.2 WALLS (Limited to Visual Inspection)
Comments:

- Foundation walls were not visible at this inspection to comment due to construction method.

12.3 FLOORS (Limited to Visual Inspection)
Comments:

- House was slab on grade type structure. Slab was covered with floor covering - unable to evaluate.
- Check the records for any known defects/ repairs.

12.4 VENTILATION OF FOUNDATION
Comments: Not Present

12.5 OTHER
Comments:

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.

- (Picture 14-25) interior


13.0 Picture 1


13.0 Picture 2


13.0 Picture 3


13.0 Picture 4


13.0 Picture 5


13.0 Picture 6


13.0 Picture 7


13.0 Picture 8


13.0 Picture 9


13.0 Picture 10


13.0 Picture 11


13.0 Picture 12


13.0 Picture 13


13.0 Picture 14


13.0 Picture 15


13.0 Picture 16


13.0 Picture 17


13.0 Picture 18


13.0 Picture 19


13.0 Picture 20


13.0 Picture 21


13.0 Picture 22


13.0 Picture 23


13.0 Picture 24

14. POOL, SPA And Equipment

Styles & Materials

STYLE:	SHAPE:	WALL MATERIALS:
IN GROUND	FREEFORM	PLASTER / GUNITE

Inspection Items

14.0 OPERATIONAL CONDITION OF POOL/ SPA

Comments: Needs Further Evaluation / Repair

- Our company does not inspect pool for leaks or seepage. Only components readily accessible are inspected.
- Recommend to install fence around the pool for child/ animal safety
- **A pool alarm with a loud speaker system to sound outside as well as inside the home could save a life. Even if you do not have children you should be concerned. 35% of children that drowned did so in someone else's pool. For more info, do an Internet search on pool safety or visit this website: http://www.ihf.org/foryourhealth/article_children.html**



14.0 Picture 1



14.0 Picture 2

14.1 SURFACE WALLS AND FLOOR OF POOL/ SPA

Comments:

14.2 POOL LINER CONDITION

Comments: Needs Further Evaluation / Repair

- Worn/cracked caulking noted at copping. Recommend to re-caulk.(Picture 1)



14.2 Picture 1

14.3 PERMANENT ACCESSORIES CONDITION (Ladders, Steps, Rails and Diving board)
Comments: Needs Further Evaluation / Repair

- Recommend to remove diving board to prevent injuries. (Picture 1)



14.3 Picture 1

14.4 PUMPS FOR CIRCULATION OF WATER
Comments: Needs Further Evaluation / Repair

- Leaking noted at pool pump(Picture 3) - in need of repair.
- Jet pump, waterfall pump was operational at the time(FYI)
- (Picture 5, 6) Pool control box

- Remote control system noted - not part of this inspection. Check with the seller. (Picture 9)

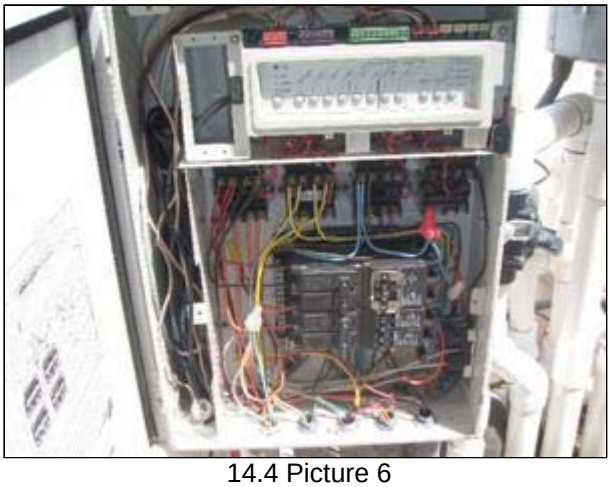

14.4 Picture 1


14.4 Picture 2


14.4 Picture 3


14.4 Picture 4


14.4 Picture 5


14.4 Picture 6


14.4 Picture 7


14.4 Picture 8


14.4 Picture 9

14.5 PUMPS FOR VACUUM OR CLEANING
Comments: Not Present

14.6 POOL HEATER
Comments:

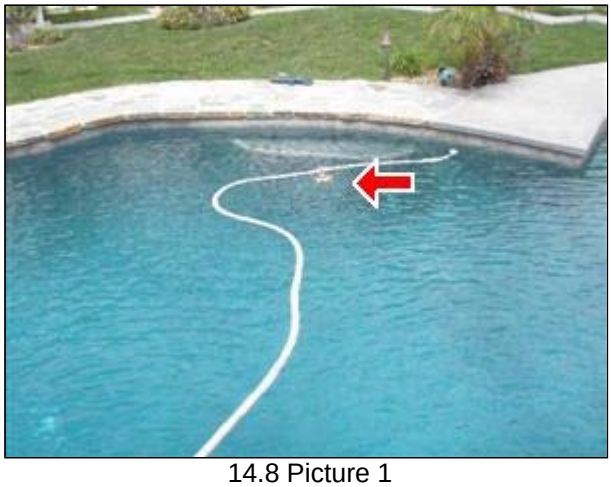
- Pool heater operated at the time.

14.7 AIR BLOWER
Comments:

- Air blower operated at the time.

14.8 POOL/SPA LIGHT
Comments:

- Pool light operated at the time. GFCI tested at the time.



14.8 Picture 1

14.9 OTHER
Comments:

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General Summary

Advanced Group Property Inspection Co.

AGPIC.com
818.247.7771
agpic@agpic.com

Customer
Davit Manukyan

Address
3715 Winford Dr.
Tarzana, CA 91356

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 appear to warrant 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, efficiency, or safety 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.

1. Exterior

1.0 EAVES, SOFFITS AND FASCIAS

Needs Further Evaluation / Repair, Monitor Condition

- Water stains at right side eave noted - possible leaky gutters(Picture 1)

1.3 DOORS (Exterior)

Needs Further Evaluation / Repair

- Moisture stains, pealing paint at exterior doors/frames noted(Picture 1, 2) - in need of patch, paint, repairs. Have it checked by a qualified termite inspector.

1.4 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES AND APPLICABLE RAILINGS

Needs Further Evaluation / Repair

- Deck at staircase area: recommend to remove vegetation away and clean the drain(Picture 1)
- (Picture 2) Deck at right side bedroom
- (Picture 3) Deck at M. bedroom

1.5 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIOS, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

Monitor Condition

- Below ground drain lines for downspouts noted - no tests done at this inspection - unable to determine if drains will function properly. Check with the seller.(Picture 1-4)
- Below ground drain lines for downspouts noted - no tests done at this inspection - unable to determine if drains will function properly. Check with the seller. (Picture 3)
- Plants touch structure. Recommend to move sprinklers and vegetation minimum 2' away from house/foundation.(Picture 4-10).

1.6 FENCING

Monitor Condition

- Most of the fencing was covered with vegetation - not fully visible to comment.
- Wrought iron fencing noted covered with vegetation - periodic care required to prevent oxidation. (Picture 3)

1.7 OTHER

Needs Further Evaluation / Repair

- BBQ not part of this inspection. Check with the seller.
- Gas was operational at the time (Picture 1-3).
- Ice maker, fridge noted - not part of this inspection - check with the seller.(Picture 4)
- Sink was operational, cold water only type(Picture 6), drains into area drain(FYI)
- (Picture 7) play court
- Water fountain noted at front yard(Picture 8) - not part of this inspection. Check with the seller.
- **House built on a hillside grade - in these cases further evaluation by a qualified Structural Engineer and / or Geological evaluation is recommended by this Property Inspection Company.**

2. Plumbing

2.0 INTERIOR DRAIN, WASTE AND VENT SYSTEMS

Monitor Condition

- The waste lines that go out to the sewer system are installed underground and are not visible. Their condition is unknown. The only way to determine what is going on with them is to have them checked out with a camera by a qualified specialist to determine their true condition/ needed repairs.
- **Video inspection of the sewer / waste pipes is recommended by this Property Inspection Company.**
- Most of the plumbing pipes not visible at this inspection. Check the records for any known defects/repairs.
- All drains flowed properly at the time of inspection.

2.3 WATER HEATER / VENTING

Needs Further Evaluation / Repair

- Gas line at water heater without drip leg/sediment trap (this type installation is common for the area/age). Lack of drip leg may void warranties - check with your Home Warranty provider
- The adequacy or efficiency of the hot water heater cannot be determined in a limited time visual inspection. It is not known how hot the water will get or how long it will last (this is many times a matter of personal preference).
- Water heater lacks a catch pan with exterior routed line. Recommend to install.
- Circulating pump noted(Picture 3) - was operational at the time(FYI)
- Unable to determine size/age of the water heater (was covered with blanket)

2.5 SPRINKLER SYSTEMS

Needs Further Evaluation / Repair

- Sprinkler systems / automatic timers are not tested and are not a part of this inspection. Check with the seller.
- Sprinklers set too close to the house - keep water/ vegetation away from house/foundation.
- Leaking at sprinkler valves/heads noted at the time at side and rear yard(Picture 2)

3. Electrical System

3.1 SERVICE AND GROUNDING EQUIPMENT & MAIN PANEL

Needs Further Evaluation / Repair

- Electrical Service panel. (Picture 1)
- Breakers are not properly labeled for emergency identification.
- Panel cover did not close due to damage hinge(Picture 2)

3.2 EQUIPMENT PANELS (sub-panels)

Needs Further Evaluation / Repair

- **Sub panel at pool equipment:** Double taps were noted at panel (two wires connected to one breaker) - this method is a potential safety hazard, is of substandard workmanship and is not allowed - further evaluation and correction by qualified Electrical Contractor is recommended. (Picture 1)
- (Picture 2, 3) Sub panel at interior
- (Picture 4) Sub panel at interior

3.3 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Needs Further Evaluation / Repair

- Most of the electric wiring is enclosed within the walls and ceilings and other parts of the structure. It is not visible and its condition cannot be fully determined. No representation is made as to its status.
- Missing fixture, open wires at pool deck area patio ceiling noted(Picture 1)

3.4 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)

Needs Further Evaluation / Repair

- Non grounded outlet was installed at rear patio(Picture 1) - recommend to replace with grounded GFCI type outlet.
- Floor outlet noted at Upper sitting area(Picture 2) - unable to remove/twist the cap/cover - was stuck.

3.6 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Needs Further Evaluation / Repair

- **Recommend to have GFCI outlets in all "wet" locations as a safety upgrade, and to test them periodically.**(Picture 1)

3.8 OTHER

- Phone/ cable, low voltage systems... not part of this inspection. (Picture 9)
- Sensor operated lights noted - not tested at this inspection. Check with the seller(Picture 1).
- Garden lights/ transformers, timers not part of this inspection. Check with the seller. (Picture 2, 4, 6)
- (Picture 3, 8) Central vacuum outlets noted in the garage and interior (pump and stub outs/outlets were not installed) -not part of this inspection. Check with the seller
- Remote controlled exterior lights noted - not a part of this inspection - check with the seller.
- Security system/ intercom - not tested / not a part of this inspection. Check with the seller(Picture 7, 10).

4. Heating

4.0 HEATING EQUIPMENT

Monitor Condition

- Recommend to check the service history with the Seller and to have the unit serviced by a qualified HVAC Contractor if not performed in the past year.
- Air flow is not a part of this inspection. Recommend to check the disclosures regarding day to day functionality.
- No service tags noted. This is a limited Visual Inspection - recommend to have the unit evaluated for safety by a qualified HVAC Contractor.
- Units operated at heat mode at the time. (Picture 1, 2)
- Annual service/ evaluation is recommended with gas fired furnaces.

4.4 FIREPLACE / FLUE / CHIMNEY (interior view)

Needs Further Evaluation / Repair

- **Recommend further and complete evaluation by a qualified Chimney Inspector (this is a safety and fire concern).**
- **Video inspection of the flue by qualified Chimney Sweep or Chimney Inspector is recommended.**
- (Picture 1-3) fireplace at M. Bedroom
- (Picture 4) fireplace at Living room
- (Picture 5, 6) fireplace at Family room: Flue appears to be in need of cleaning.

5. Air Conditioning

5.0 A / C COMPRESSOR

Needs Further Evaluation / Repair

- Recommend to check the service history with the Seller and to have the unit serviced by qualified HVAC Contractor if not performed in the past year. No service tags noted at the unit.
- Air flow / balance is not a part of this inspection.
- Recommend to check the disclosures regarding day to day functionality.
- A/C's operated at the time of the inspection. No major defects found. Air temperature differential was about 17F (FYI)
- Recommend to trim vegetation away from units to help proper air circulation.
-

6. Roofing

6.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS (roof view)

Needs Further Evaluation / Repair

- **Chimney/ flues were not fully visible at this inspection. Video inspection of the chimney / flue by qualified Chimney Inspector is recommended.**

- Custom cap/shroud noted at chimney. Have it checked by a qualified specialist, make sure it is factory approved cap and is it safe to use.(Picture 1)

6.4 ROOFING DRAINAGE SYSTEMS

Monitor Condition

- Below ground drain lines for downspouts noted - no tests done at this inspection - unable to determine if drains will function properly. Check with the seller.

8. Interior

8.0 CEILINGS

Needs Further Evaluation / Repair

- Common cracks were noted at the ceilings.
- Water stains at lower floor at Bar area hallway ceiling noted(Picture 1) - possible seepage from bathroom above. Have it checked, check with the seller.

8.1 WALLS

Needs Further Evaluation / Repair

- Common cracks were noted at the interior walls.
- Water stains/seepage from side yard/planter noted at 1/2 bathroom area hallway(Picture 1), exterior soil was high at foundation, sprinklers/vegetation were too close to the house. Have it checked and correct.(Picture 2)

8.2 FLOORS

Needs Further Evaluation / Repair

- Cracked tiles noted at kitchen/nook area floor - check the records. Have it checked by a qualified specialist.

8.3 DOORS (REPRESENTATIVE NUMBER)

Needs Further Evaluation / Repair

- Staircase area door to deck: dead bolt did not lock (Picture 1) - in need of adjustment.

8.4 WINDOWS (REPRESENTATIVE NUMBER)

Needs Further Evaluation / Repair

- Dual pane windows noted. It is not always possible to determine fogging of this type of window due to temperature changes, etc. Check with the seller for any know defects/ repairs.
- Fogged glass noted at various areas (staircase area, bedrooms, M. bedroom, lower bedroom...). Have it checked by a qualified window specialist. (Picture 1, 2, 3, 4)

8.6 LAUNDRY SERVICE

Needs Further Evaluation / Repair

- 20 Amp GFCI outlet is recommended at laundry as a safety upgrade.
- Laundry machines, drains, supply valves/hoses not tested at this inspection. Check with the seller.
- (Picture 1) Laundry chute at upper floor noted - recommend to install lock on the door for child safety.

8.7 BAR SINK

- Bar sink type stub outs at M. bedroom noted(Picture 1)
- Bar sink and faucet was functional at the time(Picture 2, 3)(FYI)
- Vine cooler noted - not a part of this inspection.(Picture 4)

9. Bathroom

9.0 Bathroom Fixtures and Components

Needs Further Evaluation / Repair

- **Bathroom at Upper den area:** Bathroom floors covered with carpet - not recommended. Recommend to install hard surface type material. (Picture 1). Recommend to re-caulk at shower pan.(Picture 2)
- **Bathroom at upper right side bedroom:** noisy fan noted. Sink stopper was missing/inoperative. Tub stopper was missing, defective/damaged tub diverter valve noted. Old, defective shower head noted. Ceiling light did not work.
- **Bathroom at left side bedroom # 1:** water was off at toilet. Leaking at shower head noted. Tub diverter valve was inoperative. Exhaust fan did not work.
- **Bathroom at left side bedroom # 2:** no major defects found at the time.
- **M. Bathroom:** steamer operated(Picture 5), no vent, louvered glass noted at enclosure - recommend to install exhaust fan at shower area.
- Jet tub operated at the time(FYI). jet tub pump access not found/covered - unable to check the pump installation. Missing GFCI outlet/protection for jet motor(Picture 7) - this is a safety concern. Recommend to install. Have it checked by a qualified electrician.
- Jet tub faucet had short spout, water was spilling out(Picture 4)
- **1/2 Bathroom:** no major defects found at the time.
- **Bathroom at lower bedroom:** recommend to re-caulk at sink counter/splash.
- Rust at exterior door noted(Picture 6)

10. Kitchen

10.1 FOOD WASTE DISPOSER

Needs Further Evaluation / Repair

- Leaking noted at small sink disposer(Picture 1) - in need of replacement.

10.4 RANGE HOOD

Needs Further Evaluation / Repair

- Recommend to re-tape the duct joints.

10.7 OTHER

Needs Further Evaluation / Repair

- Damaged outlet noted at counter.(Picture 1)

11. Attic & Related

11.1 ROOF STRUCTURE AND ATTIC

Needs Further Evaluation / Repair

- (Picture 1, 2) Attic/ roof framing at Pool deck area structure: missing access door - recommend to install.

14. POOL, SPA And Equipment

14.0 OPERATIONAL CONDITION OF POOL/ SPA

Needs Further Evaluation / Repair

- Our company does not inspect pool for leaks or seepage. Only components readily accessible are inspected.
- Recommend to install fence around the pool for child/ animal safety
- **A pool alarm with a loud speaker system to sound outside as well as inside the home could save a life. Even if you do not have children you should be concerned. 35% of children that drowned did so in someone else's pool. For more info, do an Internet search on pool safety or visit this website: http://www.ihf.org/foryourhealth/article_children.html**

14.2 POOL LINER CONDITION

Needs Further Evaluation / Repair

- Worn/cracked caulking noted at copping. Recommend to re-caulk.(Picture 1)

14.3 PERMANENT ACCESSORIES CONDITION (Ladders, Steps, Rails and Diving board)

Needs Further Evaluation / Repair

- Recommend to remove diving board to prevent injuries. (Picture 1)

14.4 PUMPS FOR CIRCULATION OF WATER

Needs Further Evaluation / Repair

- Leaking noted at pool pump(Picture 3) - in need of repair.
- Jet pump, waterfall pump was operational at the time(FYI)
- (Picture 5, 6) Pool control box
- Remote control system noted - not part of this inspection. Check with the seller. (Picture 9)

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.

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