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CONFIDENTIAL INSPECTION REPORT

Prepared For
JOSEPH WELL

Inspection Address

1750 Starstone Dr, Rancho Palos Verdes, CA 90275

Inspection Date

Tuesday, October 14, 2008



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This report has been produced in accordance with our signed contract and is subject to the terms and conditions agreed upon therein. All printed comments and the opinions expressed herein are those of the inspection company.

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Report Summary

This summary report is intended to provide a convenient and cursory preview of the more significant conditions and components that we have identified within our report as needing service, but could be incomplete. It is obviously not comprehensive, and should not be used as a substitute for reading the entire report, nor is it a tacit endorsement of the condition of components or features that may not appear in this summary. Also, in accordance with the terms of the contract, the service recommendations that we make in this summary and throughout the report should be completed well before the close of escrow by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

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Chimneys

Our inspection of chimneys is limited by industry standards and have been defined by the National Fire Protection Association as a phase-one inspection, which is purely visual and distinct from the phase-two and phase-three inspections of specialists. Regardless, significant portions of chimneys cannot be seen, and in accordance with NFPA guidelines we categorically recommend that every chimney be evaluated by a specialist with the transfer of a property. This is important, because experience has taught us that specialists commonly identify deficiencies related to age and/or installation methods, or recommend upgrades that could be expensive. Regardless, if you decide not to have a specialist evaluation it would be contrary to our recommendation.

Factory-Built

Damper

Safety Issues

- 4.3 We recommend adding a damper-stop as a safety feature for the ornamental fire, which prevents any possibility of carbon monoxide from being discharged within the residence.

Garage

Garage sizes are not uniform, and it would be prudent for you to measure the garage door opening and parking space to ensure that they accommodate your vehicles. In addition, the vast majority of garages are built on-grade and are susceptible to moisture intrusion. In fact, evidence of moisture intrusion typically appears as salt crystals, a white powder, on the slab or side walls, which is known as efflorescence, and which occurs when moisture passes through concrete and activates minerals. This is not particularly significant, but can have an adverse effect on storage items.

Double-Car Garage

Outlets

Safety Issues

13.11 The outlets should be upgraded to have ground fault protection, which is mandated by current standards and is an important safety feature.

Bathrooms

Our evaluation of bathrooms does not include the evaluation of steam showers, saunas, or window treatments, and we do not comment on cosmetic imperfections, such as dull or deteriorated finishes or mineral scaling common to most bathroom fixtures. Also, we do not leak-test shower pans, which is the responsibility of a termite inspector, or valves that are not in daily use, such as the shut-off valves below sinks and toilets, and the overflow aperture of sinks and tubs. However, old valves have a tendency to leak when turned off and on for the first time in years, for which reason we recommend replacing all valves that are older than ten years with new ones that include resilient braided stainless steel hoses.

Master Bathroom

Stall Shower

Safety Issues

16.12 The stall shower door does not appear to include safety glass, which was not uncommon in homes built before 1965, but is considered to be a safety hazard today.

Stairs

Stairs can be dangerous, and particularly for children and the elderly. For this reason, risers and treads should be a uniform height and width, and the stairs should have a secure handrail, and if small children occupy the residence suitable precautions should be taken to protect them.

Main Stairs

Lights

Needs Service

18.3 A wall light did not respond, and should be serviced.

SAMPLE

Home inspection: General Information

Cover Picture



Contacts

Client

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Seller's Agent

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Buyer's Agent

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Inspection Address

1750 Starstone Dr.
Rancho Palos Verdes, CA
90275

Inspection Details

Present at inspection: Buyer(s)
Seller(s)
Buyer' Agent
Distance Traveled: 5

Construction Details

Construction Type: Wood Frame
Approx. Year Built: 1975
Approx. Area: 3500

Structural Details

Building Style: N/A
Stories: Two
Orientation: North
Furnished: Yes
Foundation: Slab

Inspection Address: 1750 Starstone Dr., Rancho Palos Verdes, CA 90275
Inspection Date/Time: Oct. 14, 2008 at 11:40 PM

Weather Conditions Climate Clear and Dry
 Temperature 75
 Humidity 65

PLEASE NOTE:

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

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

Residence

All residences are subject to the forces of nature, which is why we evaluate their components, such as foundations, roofs, walls, floors, etc. Regardless, it's important to maintain a residence and keep its walls sealed, because they provide the only barrier against deterioration. Unsealed cracks around windows and doors can permit moisture intrusion, which is the principal cause of the deterioration of any surface.

Specific Disclaimers

Plate Glass Disclaimer

Informational

- 1.1 There are two basic types of glass, tempered and plate-glass. Tempered glass is often referred to as safety-glass, because when it breaks it shatters into harmless beads. By contrast, plate-glass shatters into deadly shards and can drop like the blade of a guillotine. Some of the windows in this residence, which today would be required to be made of tempered glass, are made with plate-glass. Many jurisdictions require the moving portions of plate-glass sliders to be retrofitted with a safety film, but despite the obvious risks few if any of them require plate-glass windows to be retrofitted.

Exterior House Wall Finish

House Wall Type

Informational

- 1.2 The house walls are finished with stucco.

House Wall Observations

Informational

- 1.3 The exterior wall finish is in acceptable condition. Note: tiny cracks around windows, doors, and elsewhere result from movement and the curing process and have little significance.

The Site

We evaluate the following exterior features: driveways, walkways, fences and gates, steps and handrails, guardrails, yard walls, carports, patio covers, and decks. However, we do not evaluate detached structures, such as storage sheds, and remotely controlled components, such as automatic driveway gates. Also, we do not evaluate landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, landscape lighting, and irrigation.

Grading & Drainage

General Information

Informational

- 2.1 Water can be destructive and create conditions that not only threaten homes but compromise building materials and facilitate the growth of potentially hazardous molds that jeopardize the health of occupants, for which reason we do not endorse any site that does not have ideal grading and drainage. Unfortunately, grading and drainage on most sites are rarely ideal and particularly on older properties. The ideal site will have surfaces that slope away from a residence at one half inch per foot for a minimum of six feet, and the interior floors will be higher than the exterior grade. Also, the residence will have gutters and downspouts that discharge into area drains that carry water through pipes to a street or storm drain. Unfortunately, we cannot guarantee the condition of pipes and area drains, because they are concealed and testing them could take hours of time and gallons of water. Therefore, if any portion of a home is below the exterior grade, you should consult with a grading and drainage contractor. This remains true even when there is no evidence of moisture intrusion inside. Our visit to the site is limited, and the sellers or occupants will have the most intimate knowledge of a property than we could possibly hope to have, and moisture intrusion remains a possibility with any structure, and particularly older structures with slab-on-grade foundations. However, unless we happen to be performing an inspection during or following a heavy downpour, or fortunate enough to discover moisture damage at the time of the inspection, we cannot predict the future performance of any residence or rule out the possibility of moisture intrusion.

The Drainage Mode

Informational

- 2.2 Drainage is facilitated by soil percolation hard surfaces, area drains, and gutters. However, it would be prudent to ask the sellers if drainage has ever been an issue on this property, or to have the area drains flushed through and demonstrated to be functional.
- 2.3 Drainage is facilitated by hard surfaces, and area drains that carry water away from the residence, but no roof gutters. Such conditions may be acceptable but do not meet the ideal described in the full report. However, it would be prudent to ask the sellers if drainage has ever been an issue on this property, or to have the area drains flushed through and demonstrated to be functional.

Site Components

Driveways

Informational

2.4 The concrete driveway is in acceptable condition.

Walkways

Informational

2.5 The walkways are in acceptable condition.

SAMPLE

Foundation

All foundations are dependent on the soil beneath them, but soil is not uniform. Soil that might appear to be firm can liquefy and become unstable during seismic activity. Also, expansive soil can swell to twice its volume with the influx of water and move structures with relative ease, raising and lowering them and causing cracks in foundations, house walls, yard walls, and other hard surfaces. In fact, expansive soil accounts for more structural damage than most natural disasters. Regardless, foundations are not uniform, and conform to the standard of the year in which they were built. As generalists, we identify foundation types and look for any evidence of significant movement. However, cracks or deteriorated surfaces in foundations are quite common. In fact, it would be rare to find a raised foundation wall that was not cracked or a slab foundation that did not include cracks concealed beneath the carpeting and padding. Fortunately, most of these cracks are related to the curing process or to common settling, including wide ones in slab foundations called cold-joint separations that typically contour the footing and the slab floor, but others can be more structurally significant and reveal the presence of expansive soil that can predicate more or less continual movement. We will certainly alert you to any large or suspicious cracks. However, we are not specialists and, in the absence of any significant defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the counsel of any such expert.

Slab Foundation

General Observations

Informational

- 3.1 The house foundation is slab-on-grade, on which bolts are not visible but can reasonably assumed to be present. Slab foundations are not uniform. Older ones may not include reinforcing steel (rebar), and are not likely to have a moisture barrier beneath them, whereas newer ones are likely to have both. You should also be aware that slabs are rarely perfectly level, and often settle out level or are displaced by movement. Our inspection of them is that of a generalist and not a specialist. We check the visible portion of the stem walls on the outside for any significant cracks or structural deformation, but we do not move furniture or lift carpeting and padding to look for cracks or evidence of moisture penetration, and we do not use any specialized devices to establish relative elevations and confirm differential settling or movement. However, slabs are commonly built or move out of level, but the average person is not likely to sense this until there is a difference of more than one inch in twenty feet, which most authorities regard as being tolerable. Significantly, most slabs are found to contain cracks when the carpet and padding are removed, including some that contour the footing around the edges and can be quite wide. They typically result from shrinkage and usually have little structural significance. Regardless, there is no absolute standard for evaluating cracks, and those that are less than 1/4" and which exhibit no significant vertical or horizontal displacement are generally not regarded as being significant. Although, as previously stated, they typically result from common shrinkage, they can also be caused by a deficient mixture of concrete, deterioration through time, seismic activity, adverse soil conditions, and poor drainage, and if these cracks are not sealed they can allow moisture to penetrate the slab and cause musty odors. However, if the slab is reasonably level and there is no visible evidence of damage, we will not recommend that you consult with a specialist, but this should not deter you from seeking the opinion of any such specialist, and we'd be happy to refer one. As a word of caution, if you have carpet and padding or other finish floors removed, you should expect to see cracks. However, they are typically not structurally alarming, so be wary of any contractor with a vested interest, and certainly be wary of anyone who uses inflammatory language, or who identifies deficiencies based solely on current structural standards and not those that were in existence when the residence was constructed.

Specific Observations

Informational

- 3.2 There is a large tree adjacent to the slab that does not appear to have affected it as yet, but you may wish to have an arborist predict its growth or root movement, which could adversely affect the slab in the future.

SAMPLE

Chimneys

Our inspection of chimneys is limited by industry standards and have been defined by the National Fire Protection Association as a phase-one inspection, which is purely visual and distinct from the phase-two and phase-three inspections of specialists. Regardless, significant portions of chimneys cannot be seen, and in accordance with NFPA guidelines we categorically recommend that every chimney be evaluated by a specialist with the transfer of a property. This is important, because experience has taught us that specialists commonly identify deficiencies related to age and/or installation methods, or recommend upgrades that could be expensive. Regardless, if you decide not to have a specialist evaluation it would be contrary to our recommendation.

SAMPLE

Factory-Built

Fireplace

Informational

4.1 The factory-built chimney is in good condition.

Damper

Informational

4.2 The damper is functional.

Safety Issues

4.3 We recommend adding a damper-stop as a safety feature for the ornamental fire, which prevents any possibility of carbon monoxide from being discharged within the residence.

Hearth

Informational

4.4 The hearth is in acceptable condition.

Plumbing

Plumbing systems have common components, but they are not uniform. In addition to a variety of different fixtures, these components include potable water pipes, drain and vent pipes, gas pipes, shut-off valves, which we do not test if they are not in daily use, pressure regulators, pressure relief valves, and water-heating devices. Although plastic water pipes are increasing in popularity, the best and most dependable pipes are copper, because they are not subject to the build-up of minerals that bond within galvanized pipes and gradually restrict their inner diameter and reduce the water volume. Water softeners can remove most of these minerals, but not once they are bonded within galvanized pipes, for which there would be no remedy other than a re-pipe. The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. In fact, whenever the street pressure exceeds eighty pounds per square inch a regulator is recommended, which typically comes factory preset between 50 and 65 pounds per square inch. However, regardless of the pressure, leaks can occur in any system, and particularly in older ones with galvanized pipes, or one in which the regulator fails and high pressure begins to stress the washers and diaphragms within the various components.

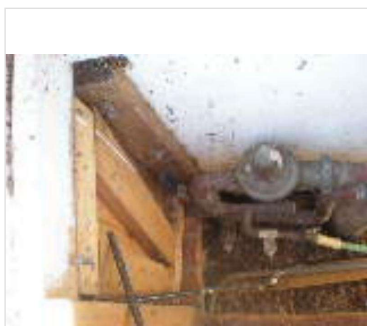
Waste and drainpipes pipes are equally varied, and range from modern ABS (Acrylonitrile-Butadiene-Styrene) to older ones made of cast-iron, galvanized steel, clay, and even a cardboard-like material that is coated with tar, called Orangeburg, which can compress into an oval shape under the weight of soil and separate like an onion. The type and condition of most pipes is directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains. Nonetheless, we do not test the overflow of sink and tub drains, and blockages will occur in the life of any system, but blockages in drainpipes, and particularly in main sewer pipes can cause sewage to back-up into a residence and can be expensive to repair and replace, and particularly older cast-iron drains beneath a slab, which is why we recommend that all sewer pipes be video-scanned, including the three-inch ones under a residence and not just the four-inch main sewer pipes. Of course, a video-scan would also confirm that a house is connected to the public sewer system, which is important because all private systems must be evaluated by specialists.


Potable Water Pipes

Water Main Location

Informational

- 5.1 The main water shut-off valve is located at the rear of the residence.




Figure 1.1 - DSCN1604

For additional images, see Figure Set 1 in the 'Addendum Pictures' section

Copper Water Pipes

Informational

- 5.2 The visible portions of the potable water pipes are in acceptable condition.

Galvanized Water Pipes

Informational

- 5.3 The potable water pipes within this residence are galvanized, and assumed to be original. They appear to be in acceptable condition. However, they may produce rusty looking water from time to time, and because the water volume in such pipes will gradually be reduced by a build-up of minerals within them, we do not categorically endorse them.

Interior Valves & Fixtures

Older Valves and Fixtures

Informational

- 5.4 The interior valves and fixtures are corroded, due to minerals in the water and the passage of time. In addition, shut-off valves below sinks and toilets that are not in daily use have a tendency to leak when they're turned on or off for the first time. For this reason alone, and particularly while the residence is vacant, it would be wise to have them replaced, and thereby avoid the leaks and other problems that inevitably occur in every plumbing system. Interestingly, the cost of maintenance is typically less than the cost of repairs.

Main Gas Supply

Gas Shut-Off Location

Informational

- 5.5 The gas main shut-off is located in the side yard. You should be aware that gas leaks are not uncommon, particularly underground ones, and that they can be difficult to detect without the use of sophisticated instruments, which is why natural gas is odorized in the manufacturing process.

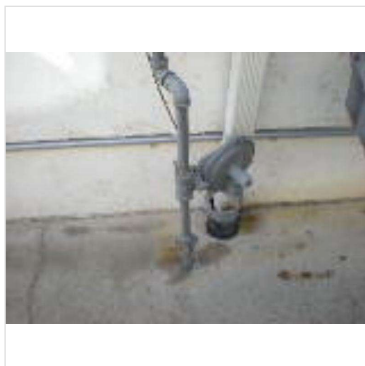


Figure 2.1 - DSCN1605

For additional images, see Figure Set 2 in the 'Addendum Pictures' section

Gas Main Observations

Informational

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

Gas Supply Pipes

Informational

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

Gas Water Heaters

General Observations

Informational

- 5.8 There are a wide variety of residential gas water heaters that range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they generally last longer. However, few of them last longer than fifteen years and many eventually leak. So it is always wise to have them installed over a drain pan that is plumbed to the exterior. Also, they should be flushed annually to remove minerals that can include the calcium chloride bi-product of many water softening systems. Regardless, the water temperature should be set at a minimum of 110 degrees Fahrenheit to kill microbes and a maximum of 140 degrees to prevent scalding. Also, water heaters can be dangerous if they are not secured in seismic zones, equipped with either a pressure/temperature relief valve and discharge pipe plumbed to the exterior, or a Watts 210 gas shut-off valve.

Age Capacity & Location

Informational

- 5.9 Hot water is provided by a 12 year old, 50 gallon water heater that is located in the garage.

Standard Observations

Informational

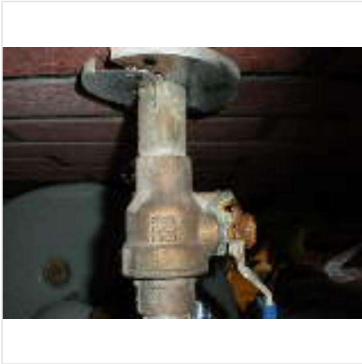
- 5.10 The water heater is beyond its warranty period.

Water Shut-Off & Connectors

Informational

- 5.11 The water shut-off valve and the connectors are functional.

- 5.12 There is mineral encrustation on the cold-water shutt-off valve , probably as a consequence of leaks that have sealed themselves.



SAMPLE

Figure 3.1 - DSCN1592

For additional images, see Figure Set 3 in the 'Addendum Pictures' section

Electrical

There are a wide variety of electrical systems and many do not conform to current standards or provide the same degree of service and safety. What is most significant about electrical systems is that the National Electrical Code [NEC] is not retroactive. Regardless, we are generalists and not electricians and in compliance with our standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, in the interests of safety, we regard every electrical deficiency as a potential hazard and recommended that it be serviced as soon as possible, and that the entire system be evaluated and certified as safe by an electrician. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed within the contingency period or before the close of escrow, because an electrician could reveal additional deficiencies or recommend some upgrades for which we disclaim responsibility. However, we recommend upgrading specific outlets to have ground fault protection, which is a relatively inexpensive but essential safety feature. These outlets are often referred to as GFCI's, or ground fault circuit interrupters, and have been required in specific locations for more than thirty years, beginning with swimming pools and exterior outlets in 1971, and the list has been added to ever since: bathrooms in 1975, garages in 1978, spas and hot tubs in 1981, hydro tubs, massage equipment, boat houses, kitchens, and unfinished basements in 1987, crawlspaces in 1990, wet bars in 1993, and all kitchen countertop outlets with the exception of refrigerator and freezer outlets since 1996. Similarly, AFCI's or arc fault circuit interrupters, have been required in all bedroom circuits since 2002. However, inasmuch as arc faults cause thousands of electrical fires and hundreds of deaths each year, we categorically recommend installing them at every circuit as a prudent safety feature.

Age of Electrical System

1950 through 1999

Informational

- 6.1 The electrical system was installed in 1975, and does not include arc fault breakers, otherwise known as AFCI's, which means that it does not provide the same degree of service and safety as a modern panel.

Main Electrical Panel

General Observations

Informational

- 6.2 National safety standards require electrical panels to be weatherproof, readily accessible, and have a minimum of thirty-six inches of clear space in front of them to facilitate emergency service. Also, they should have a main disconnect, and each circuit should be clearly labeled.

Service Entrance

Informational

- 6.3 The main conductor lines are underground, or part of a lateral service entrance. This is characteristic of modern electrical services but, inasmuch as the service lines are underground and cannot be seen, they are not evaluated as part of our service.

Size and Location

Informational

- 6.4 The residence is served by a 100 amp, 110 volt panel, located in the side yard of the house



Figure 4.1 - DSCN1606

For additional images, see Figure Set 4 in the 'Addendum Pictures' section

Panel Observations

Informational

- 6.5 The panel has no visible deficiencies.
- 6.6 The interior of the panel is not accessible and was not evaluated, because accessing it requires breaking a paint or plaster seal which we elected not to do.

Circuit Breakers

Informational

- 6.7 No visible deficiencies

Electrical Sub Panels

General Observations

Informational

- 6.8 Sub-panels are often located inside residences, but they should never be located inside clothes closets, where they might be concealed and could impede an emergency disconnect. However, when they are located on the outside they are required to be weatherproof, unobstructed, and easily accessible, and their circuits should be clearly labeled.

Size and Location

Informational

- 6.9 The sub panels are located in the bedroom #1



Figure 5.1 - DSCN1607

For additional images, see Figure Set 5 in the 'Addendum Pictures' section

Sub-panel Observations

Informational

- 6.10 The sub panel has no visible deficiencies.
- 6.11 The sub panel could not be accessed without breaking a paint or plaster seal, which we elected not to do.

Circuit Breakers

Informational

- 6.12 No visible deficiencies
- 6.13 Does not include AFCI breakers

SAMPLE

Heat & A/C

We evaluate systems in accordance with industry standards, which means that we do not dismantle and inspect the concealed portions of coils, combustion chambers, electronic air-cleaners, humidifiers, ducts, and in-line duct-motors or dampers. However, we are commonly asked if a system is large enough to serve a residence, but many factors can influence performance, such as the orientation of a residence to the sun, the amount of its insulation, the thermal value of its glazing, and the location of a blower-fan. Therefore, questions regarding the appropriate size of a system are best answered by a specialist. Depending on the climate zone, the components of most heating and air-conditioning systems have a design-life of twenty to twenty-five years, but can fail prematurely with poor maintenance. Therefore, systems that are older than twenty years are not as reliable or efficient as newer ones, and it's essential that any recommendation we may make for service or a second opinion be scheduled before the close of escrow, because our service does not include any form of warranty or guarantee. Regardless, the maintenance of heating and air-conditioning systems is essential for clean air, and filters should be changed every two to three months to optimize performance. In addition, furnaces and air-conditioning coils should be serviced seasonally, or prior to the season in which they are likely to be used, which is not only a sensible investment in energy conservation but an investment in health and safety.

Split Systems

No Recommended Service

Informational

- 7.1 We have evaluated the split system, and found it to be in acceptable condition. However, its filters should be changed regularly, or every two to three months, and it should be serviced bi-annually.

Design Observations

Informational

- 7.2 There is only one return-air compartment in this two-story residence, which is adjacent to the blower fan, and this is as the system was originally designed. However, current standards would require an additional air-return on the second floor to optimize performance. Therefore, you may not be entirely satisfied with the performance of the air-conditioning system in the summer months.

Thermostats

Informational

- 7.3 The thermostat is functional.

Furnace

Informational

7.4 The furnace is functional.

Gas Valve etc

Informational

7.5 Gas shut-off valve is difficult to access in case of emergency. Recommended further evaluation by a qualified contractor

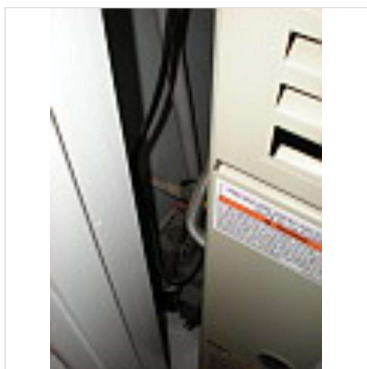


Figure 6.1 - DSCN1601

For additional images, see Figure Set 6 in the 'Addendum Pictures' section

Living Area

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. However, we do not evaluate window treatments, move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on typical cosmetic deficiencies. For instance, we may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes and, therefore, we'd be happy to elaborate on why cracks occur and how they should be repaired.

Observations

Furnished Residence

Informational

- 8.1 The residence is furnished, and we only inspect those surfaces that are exposed and readily accessible. We do not test every window, move furniture, lift carpets, or remove and rearrange items inside closets. However, on the walkthrough before the close of escrow, you may well see things that were not apparent before, such as sun-bleached floors, holes and other damage once obscured by furnishings.

Main Entry

Closets

Informational

- 8.2 The closet is in acceptable condition.

Lights

Informational

- 8.3 The lights are functional.

Outlets

Informational

- 8.4 We tested all of the unobstructed outlets and found them to be functional. However, some are obstructed by furniture and, consequently, were not tested.
- 8.5 There are not as many wall outlets as are required by current standards, and you may wish to consult an electrician with a view to adding more.

Living Room

Doors

Informational

- 8.6 The door is functional.

Flooring

Informational

- 8.7 The floor is in acceptable condition.

Walls & Ceiling

Informational

- 8.8 The walls and ceiling are in acceptable condition.

Windows

Informational

- 8.9 The window is functional.

Closets

Informational

- 8.10 The closet door needs to be shaved or trimmed to close easily, and should be serviced.

Lights

Informational

8.11 The lights are functional.

Outlets

Informational

8.12 We tested all of the unobstructed outlets and found them to be functional. However, some are obstructed by furniture and, consequently, were not tested.

Dining Room

No Recommended Service

Informational

8.13 We have evaluated the dining room, and found it to be in acceptable condition.

Doors

Informational

8.14 The door is functional.

Flooring

Informational

8.15 The floor is in acceptable condition.

Walls & Ceiling

Informational

8.16 The walls and ceiling are in acceptable condition.

Windows

Informational

8.17 The windows are functional.

Lights

Informational

8.18 The lights are functional.

SAMPLE

Outlets

Informational

8.19 We tested all of the unobstructed outlets and found them to be functional. However, some are obstructed by furniture and, consequently, were not tested.

Breakfast Room

Flooring

Informational

8.20 The floor is in acceptable condition.

Walls & Ceiling

Informational

8.21 The walls and ceiling are in acceptable condition.

Windows

Informational

8.22 The window is functional.

Lights

Informational

8.23 The lights are functional.

Outlets

Informational

8.24 We tested all of the unobstructed outlets and found them to be functional. However, some are obstructed by furniture and, consequently, were not tested.

Office or Library

No Recommended Service

Informational

8.25 We have evaluated the office/library, and found it to be in acceptable condition.

Recommended Service

ACTION REQUIRED

8.26 The room appears to be an addition, and we recommend that you verify the permit and Certificate of Occupancy. This is important because our inspection does not tacitly approve or endorse any work done without permit, and latent defects could exist.

Roofing

There are many different roof types, but all have limited guarantees, and most eventually leak. Every roof will wear differently relative to its age, the quality of its material and design-life, the method of its application, its exposure to the elements, and the quality of its maintenance. Regardless, every roof is only as good as its waterproof membrane, which is concealed and cannot be examined without removing the roofing material, and this is equally true of almost all roofs. In fact, the vast majority of all pitched roofs are not designed to be waterproof only water-resistant. What remains true of all roofs is that regardless of their appearance they can leak, but it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests which are beyond the scope of our service. Even water stains on ceilings or within attics could be old and would not necessarily confirm a leak without corroborative evidence, and such evidence can be deliberately concealed. Consequently, only installers can credibly guarantee that roofs will not leak and they do, usually for three to five years. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy or guarantee that it will not leak. The sellers or occupants will often know the age and history of a roof, and we recommend that you ask them about it. However, you should also include comprehensive roof coverage in your home insurance policy, or obtain a roof certification from a local roofing contractor. You should also be aware that if the termite report requires a residence to be tented it requires personnel to walk on the roof, which can damage the roofing material. Therefore, it is essential that you review the termite report, and if the residence is scheduled to be tented that you have a local roofing company inspect the roof after the tenting has been removed.

Composition Shingle

Penetrations & Flashings

Informational

- 9.1 The roof flashings are in acceptable condition.
- 9.2 The valley flashings need to be cleaned and kept clean.

Skylights

Informational

- 9.3 The roof includes a skylight, and skylights are notoriously problematic and a common point of leaks, and we do not endorse them. There are different methods of installing them and, although opinions will vary, some methods are better than others. Regardless, it should be inspected annually, and monitored during a rainstorm.

Drainage & Gutters

Informational

- 9.4 The gutters appear to be in acceptable condition. However, without water in them it is difficult to judge whether they are correctly pitched to direct water into the downspouts, but they should function as they were intended.

Spanish Tile

General Observations

Informational

- 9.5 There are several types of authentic Spanish tile, all of which are made of clay and are easily broken. Like most inspectors, we elect not to walk on them but view them instead from a variety of vantage points using a ladder and binoculars. They can be installed in different ways, using various fasteners and mortar, over one or more waterproof membranes of varying weights. Sometimes the tiles appear to be careless installed, or randomly layered and irregularly placed, but this is characteristic of a classic Spanish tile roof. As with other pitched roofs, they are not designed to be waterproof only water-resistant, and are dependant on the integrity of the membrane beneath them, which is concealed, but which can be split by movement, or deteriorated through time and ultra-violet contamination. These roofs can leak, and sometimes without there being any obvious damage to the tiles, and particularly if damaged tiles have been replaced over a deteriorated membrane. However, the most common form of leakage occurs when the valleys or other drainage channels become blocked by debris, which causes water to back up and be directed under the flashing. Therefore, it is important to inspect these roofs annually and to have them cleaned.

Method of Evaluation

Informational

- 9.6 We elected not to walk the roof because the tiles are easily broken, and evaluated it from several vantage points.

Estimated Roof Age

Informational

- 9.7 The roof appears to be the same age as the residence

Specific Observations

Informational

- 9.8 The roof is in acceptable condition, but this is not a guarantee against leaks. For a guarantee, you would need to have a roofing company perform a water-test and issue a roof certification.
- 9.9 There are stains in the attic that confirm moisture penetration, but this does not mean that the roof is currently leaking. Such stains could be old, but there is no way that we can determine this unless we happened to be performing the inspection during the rain, which we were not. We can elaborate on this issue, which will allow you to decide what action, if any, you deem appropriate.

SAMPLE

Attics

We do not enter any attic that have less than thirty-six inches of headroom or are restricted by ducts or insulation that obscure the attic floor and make mobility hazardous. In which case, we inspect them as best we can from the access point. When evaluating the type and amount of insulation, we only use generic terms and approximate measurements, and do not sample or test the material for specific identification, and we do not probe or move any insulation in an attempt to expose components.

Main Attic

Access Location

Informational

10.1 The attic can be accessed through a hatch in the hallway ceiling.

Method of Evaluation

Informational

10.2 We evaluated the attic from within.

No Recommended Service

Informational

10.3 We have evaluated the attic and found it to be in acceptable condition, which means that it probably meets the standards of the year in which it was built, but would not necessarily meet current standards, in terms of the thermal value of its insulation, etc.

Ventilation

Informational

10.4 Ventilation is standard and adequate.

Plumbing Vents

Informational

10.5 The plumbing vents are in acceptable condition.

Exhaust Ducts

Informational

10.6 The visible portions of the exhaust ducts are functional.

Rolled or Laid-in Batt

Informational

10.7 The attic is insulated with approximately three-inches of fiberglass, batt insulation. Current standards call for nine and even twelve-inches, and you may wish to consider adding more.

SAMPLE

Bedrooms

Our inspection of bedrooms includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. We evaluate windows to ensure that they meet light and ventilation requirements and facilitate an emergency exit or egress, but we do not evaluate window treatments, or move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic damage. Note: In 2002, the National Electrical Code (NEC) was revised to require arc fault circuit interrupter (AFCI) outlets in sleeping quarters. Although our inspection is not for code-compliance, we recognize that this is an essential safety feature that could prevent fires when people are resting or sleeping, and recommend that bedrooms include this essential safety feature.

Master Bedroom

Doors

Informational

11.1 The doors are functional.

Flooring

ACTION REQUIRED

11.2 The carpet is stained and should be evaluated for service or replacement, or whatever you think best.

Walls & Ceiling

Informational

11.3 The walls and ceiling have cosmetic damage, which you should view for yourself.

Windows

Informational

11.4 The window is functional.

Closets

Informational

11.5 The closet is functional.

Lights

Informational

11.6 The lights are functional.

SAMPLE

Outlets

Informational

11.7 We tested the outlets, and found them to be functional.

Smoke Detector

Informational

11.8 The smoke detector is functional, but the batteries should be checked periodically.

First Guest Bedroom

No Recommended Service

Informational

11.9 We have evaluated the bedroom, and found it to be in acceptable condition.

Doors

Informational

11.10 The doors are functional.

Flooring

Informational

11.11 The floor is in acceptable condition.

Walls & Ceiling

Informational

11.12 The walls and ceiling are acceptable.

Windows

Informational

11.13 The window is functional.

Lights

ACTION REQUIRED

11.14 A ceiling light does not respond, and should be serviced.

11.15 The light in the closet does not respond and should be serviced.

Outlets

Informational

11.16 We tested all of the unobstructed outlets and found them to be functional. However, some are obstructed by furniture and, consequently, were not tested.

Smoke Detector

ACTION REQUIRED

11.17 The smoke detector did not respond, and should be serviced.

Second Guest Bedroom

Doors

Informational

11.18 The door is functional.

Flooring

Informational

11.19 The floor is in acceptable condition.

Walls & Ceiling

Informational

11.20 The walls and ceiling are acceptable.

Windows

Informational

11.21 The window is functional.

Closets

Functional

11.22 The closet door needs hardware service to function smoothly.

Lights

Informational

11.23 The lights are functional.

SAMPLE

Outlets

Informational

11.24 We tested all of the unobstructed outlets and found them to be functional. However, some are obstructed by furniture and, consequently, were not tested.

Smoke Detector

Informational

11.25 The smoke detector is functional, but the batteries should be checked periodically.

SAMPLE

Environment

The science of environmentally safe homes is relatively new and developing, and the public has learned that seemingly innocent things like carpets and other products can harbor pollutants. In fact, the Environmental Protection Agency (EPA) reports that indoor air quality ranks fifth among potential indoor pollutants. Any residence built before 1978 could contain such infamous contaminants as asbestos and lead, but products containing them were sold after that, and other contaminants continue to become known. There are other lesser known contaminants, one of which is a wood preservative called Chromate Copper Arsenate (CCA) from which arsenic and chromium can be released. It is commonly found in the lumber used to construct decks, walkways, patio covers, picnic tables, and play equipment, to name some common usages. The lumber is recognizable by its greenish tinge, and exposure to it by ingestion, inhalation, or skin absorption poses a known risk to human health and the environment. Children are at the greatest risk, relative to their body weight and other mitigating factors. Health and safety however are personal responsibilities, and homeowners should make sure they're familiar with any contaminant that could pose a health risk to themselves or their families and schedule an evaluation by an industrial hygienist, and particularly if a family member suffers from allergies or asthma.

Specific Observations

Built Before 1978

Informational

- 12.1 MOLD is a microorganism that has spores that are spread on the air and land and feed on organic matter. It has been in existence throughout human history, and contributes to the life process, and can take many different forms. Some characterized as allergens are relatively benign but can provoke allergic reactions among sensitive people, and others characterized as pathogens can have adverse health effects on large segments of the population, including infants, the elderly, and people with suppressed immune systems. However, there are less common molds called toxigenes that represent a serious health threat. All molds flourish in the presence of moisture, and we make a concerted effort to look for any evidence of it wherever there could be a water source, including that from condensation. However, some that are commonly found on cellulose materials, such as on drywall, plaster, and wood, may be toxigenic. If mold is to be found anywhere within a home, it will likely be in the area of tubs, showers, toilets, sinks, water heaters, evaporator coils, inside attics with unvented bathroom exhaust fans, and return-air compartments that draw outside air, all of which are areas that we inspect very conscientiously. Nevertheless, mold can appear as though spontaneously at any time, so you should be prepared to monitor your home, and particularly those areas that we identified. Naturally, it is equally important to maintain clean air-supply ducts and to change filters as soon as they become soiled, because contaminated ducts are a common breeding ground for dust mites, rust, and other contaminants. Regardless, although some mold-like substances may be visually identified, the specific identification of molds can only be determined by specialists through laboratory analysis, which is beyond the scope of our inspection. You can learn more about mold from an Environmental Protection Agency document entitled "A Brief Guide to Mold, Moisture and Your Home," that can be read and downloaded from their web site at: <http://www.epa.gov/iaq/molds/moldguide.html/>
- RADON is a gas that results from the natural decay of radioactive materials within the soil, and is purported by the Environmental Protection Agency (EPA) to be the second leading cause of lung cancer in the United States. The gas is able to enter homes through voids around pipes in concrete floors, or through the floorboards of poorly ventilated crawlspaces, and particularly when the surrounding ground is wet and the gas cannot easily escape through the soil and disperse harmlessly into the air. Unfortunately, it cannot be detected by the senses, and its existence can only be determined by sophisticated instruments and laboratory analysis, which is beyond the scope of our service. However, you can learn more about radon and other environmental contaminants and their affects on health, by contacting the EPA at www.epa.gov/radon/images/hmbuygud.pdf, and it would be prudent for you to enquire about any high radon

readings that might be prevalent in the region of your home.

ASBESTOS could be present in any home built before 1978, and has been found in many building materials, such as roofing products, interior and exterior plaster, floor and ceiling tiles, heat vents, and a variety of insulating materials. Asbestos is a naturally occurring mineral fiber that was first used by the Greek and Romans in the first century BC, and it has been widely used throughout the modern world in a variety of thermal insulators, including those in the form of paper wraps, bats, blocks, and blankets. However, it can also be found in a wide variety of other products too numerous to mention, including duct insulation and acoustical materials, plasters, siding, floor tiles, heat vents, and roofing products. Although perhaps recognized as being present in some documented forms, asbestos can only be specifically identified by laboratory analysis. The most common asbestos type that exists in residential products is chrysotile, which belongs to the serpentine or white-asbestos group, and was used in the clutches and brake shoes of automobiles for many years. However, a single asbestos fiber is said to be able to cause cancer, and is therefore a potential health threat and a litigious issue. Significantly, asbestos fibers are only dangerous when they are released into the air and inhaled, and for this reason authorities such as the Environmental Protection Agency [EPA] and the Consumer Product Safety Commission [CPSC] distinguish between asbestos that is in good condition, or non-friable, and that which is in poor condition, or friable, which means that its fibers could be easily crumbled and become airborne. However, we are not specialists and, regardless of the condition of any real or suspected asbestos-containing material [ACM], we would not endorse it and recommend having it evaluated by a specialist.

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

EMFs, or electromagnetic fields, from overhead power lines, transformers, and even such common things as household wiring, electric blankets, telephones, computers, and appliances are alleged to have an adverse affect on human health, but multiple studies have produced contradictory results. However, field radiation can be measured and, therefore, homeowners should educate themselves about anything that could adversely affect themselves or their families, or employ an environmental hygienist to evaluate the house and property.

Mold Contamination

Potential Mold Contamination

ACTION REQUIRED

- 12.2 We have observed a mold-like substance in the master bathroom. Many types of mold are benign but some are toxic, and therefore all molds should be evaluated by a specialist. However, you can learn more about mold from a document issued by the Environmental Protection Agency entitled, "A Brief Guide to Mold, Moisture and Your Home" by visiting their web site at: <http://www.epa.gov/iaq/molds/moldguide.html/>

Garage

Garage sizes are not uniform, and it would be prudent for you to measure the garage door opening and parking space to ensure that they accommodate your vehicles. In addition, the vast majority of garages are built on-grade and are susceptible to moisture intrusion. In fact, evidence of moisture intrusion typically appears as salt crystals, a white powder, on the slab or side walls, which is known as efflorescence, and which occurs when moisture passes through concrete and activates minerals. This is not particularly significant, but can have an adverse effect on storage items.

Double-Car Garage

Slab Floor

Informational

13.1 The slab is functional.

Walls & Ceiling

Informational

13.2 The walls in the garage are sheathed and in acceptable condition.

Ventilation Ports

Informational

13.3 There are no ventilation ports to vent exhaust fumes. Therefore, vehicle engines should not be left running with the garage door closed or carbon monoxide poisoning could result.

Firewall Separation

Informational

13.4 The garage firewall is standard and functional.

House Entry Door

Informational

13.5 The house entry door is solid-core and self-closing, and compliant with common safety standards.

Garage Door

Informational

13.6 The garage door and hardware are functional.

Auto Openers

Informational

13.7 The garage door opener is functional.

13.8 The garage door opener does not have a keyed-release mechanism, which is designed to permit garage access in the event of a power failure.

13.9 The opener is not equipped with infra-red sensors that enable the door to auto-reverse, which is obviously a desirable safety feature.

Lights

Informational

13.10 The lights are functional.

Outlets

Safety Issues

13.11 The outlets should be upgraded to have ground fault protection, which is mandated by current standards and is an important safety feature.

Kitchen

We test kitchen appliances for their functionality and not their performance or the variety of their settings or cycles. However, if they are older than ten years they are not likely to be efficient. Regardless, we do not inspect the following items: portable dishwashers, refrigerators, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, indoor barbecues, grills, or rotisseries, timers, clocks, thermostats, the self-cleaning cycles of ovens, and concealed or under-cabinet lighting, which is often installed after the initial construction and rarely wired to National Electrical Code standards.

Kitchen

Has Old Appliances

Informational

- 14.1 The appliances are older and, although all appliances are not equal, their design life is typically seven to ten years.

Flooring

Informational

- 14.2 The floor is in acceptable condition.

Walls & Ceiling

Informational

- 14.3 The walls and ceiling are in acceptable condition.

Windows

Informational

- 14.4 The window is functional.

Sink & Countertop

Informational

- 14.5 The sink and countertop are functional.

- 14.6 The counter top has cosmetic damage, which would not necessarily need to be serviced.
- 14.7 The sink has cosmetic damage that you may wish to view for yourself.
- 14.8 The sink is old and worn but still serviceable.
- 14.9 The sink has been painted, and is now peeling.

Cabinets

Informational

- 14.10 The cabinets are old but functional.

Valves & Connectors

Informational

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

Sink Faucet

Informational

- 14.12 The faucet is functional.

Trap and Drain

Informational

- 14.13 The trap and drain are functional.

Garbage Disposals

ACTION REQUIRED

- 14.14 The garbage disposal needs a new throat insert, which is a simple installation that typically does not require dismantling the unit.
- 14.15 The electrical connection to the garbage disposal has been made outside of the unit, which should be serviced.

Informational

- 14.16 The garbage disposal is functional.

Gas Ranges

Informational

14.17 The gas range is functional.

14.18 The gas range is old, and it will obviously not be as efficient as a newer model and should not be expected to last indefinitely.

Microwaves

Informational

14.19 We do not evaluate microwaves, because the power of their magnetron tubes diminishes over time, and the specific measurement of the microwaves, as well as their containment within the unit, requires the use of specialized instruments, which is beyond our service.

Lights

Informational

14.20 The light is functional.

Outlets

Informational

14.21 The outlets that were able to be tested are functional, and include ground fault protection.

Hallways

Main Hallway

Doors

Informational

15.1 The doors are functional.

Flooring

Informational

15.2 The floor is in acceptable condition.

Walls & Ceiling

Informational

15.3 The walls and ceiling are in acceptable condition.

Closets & Cabinets

Informational

15.4 The closet is in acceptable condition.

Lights

Informational

15.5 The lights are functional.

SAMPLE

Outlets

Informational

15.6 We tested all of the unobstructed outlets and found them to be functional. However, some are obstructed by furniture and, consequently, were not tested.

Smoke Detector

Informational

15.7 The smoke detector is functional, but should be checked periodically.

SAMPLE

Bathrooms

Our evaluation of bathrooms does not include the evaluation of steam showers, saunas, or window treatments, and we do not comment on cosmetic imperfections, such as dull or deteriorated finishes or mineral scaling common to most bathroom fixtures. Also, we do not leak-test shower pans, which is the responsibility of a termite inspector, or valves that are not in daily use, such as the shut-off valves below sinks and toilets, and the overflow aperture of sinks and tubs. However, old valves have a tendency to leak when turned off and on for the first time in years, for which reason we recommend replacing all valves that are older than ten years with new ones that include resilient braided stainless steel hoses.

Master Bathroom

Doors

Informational

16.1 The door is functional.

Flooring

Informational

16.2 The floor has predictable wear, which you may wish to view for yourself.

16.3 There are cracks in the tiles, which you should view for yourself. They are likely to have been caused by movement or an insubstantial mortar base, but you may wish to seek a second opinion.

Walls & Ceiling

Informational

16.4 The walls and ceiling are in acceptable condition.

Windows

Informational

16.5 The window is functional.

Toilet & Bidet

Informational

16.6 The toilet is functional.

Sink & Countertop

Informational

16.7 The sink and its components are functional.

Tub

Informational

16.8 The bathtub is functional.

16.9 The tub valves are old and corroded, which you should view for yourself.

Stall Shower

Informational

16.10 The stall shower is functional.

16.11 The shower glass is mineral stained.

Safety Issues

16.12 The stall shower door does not appear to include safety glass, which was not uncommon in homes built before 1965, but is considered to be a safety hazard today.

Hallway Bathroom

Doors

Informational

16.13 The door is functional.

Flooring

Informational

16.14 The floor is in acceptable condition.

Walls & Ceiling

Informational

16.15 The walls and ceiling have cosmetic damage, which you should view for yourself.

Windows

Informational

16.16 The window is functional.

Toilet & Bidet

Informational

16.17 The toilet is functional.

Sink & Countertop

Informational

16.18 The sink and its components are functional

Tub

Informational

16.19 The bathtub is functional.

16.20 The tub valves are old and corroded, which you should view for yourself.

First Guest Bathroom

Bathroom Location

Informational

16.21 The Guest Bathroom is located on second floor.

Doors

Informational

16.22 The door is functional.

Flooring

Informational

16.23 The floor is in acceptable condition.

Walls & Ceiling

Informational

16.24 The walls and ceiling are in acceptable condition.

Windows

Informational

16.25 The window is functional.

Toilet & Bidet

Informational

16.26 The toilet is functional.

Sink & Countertop

Informational

16.27 The sink and its components are functional.

SAMPLE

Laundry

We do not test clothes dryers or washing machines and their water supply and drainpipes. However, the water to washing machines is commonly left on, and their hoses can leak under pressure and continue to flow. Therefore, we recommend replacing older rubber hoses with a braided stainless steel type that are more resilient. Also, homeowners need to be aware that the new washing machines can discharge a greater volume of water than the drainpipes in older homes can handle, which in turn causes back-ups and overflows that can only be prevented by installing a larger diameter drainpipe.

Laundry Room

Doors

Informational

17.1 The door is functional.

Flooring

Informational

17.2 The floor is in acceptable condition.

Walls & Ceiling

Informational

17.3 The walls and ceiling are in acceptable condition.

Exhaust Fan

Informational

17.4 The exhaust fan is functional.

Gas Valve & Connector

Informational

17.5 The gas valve and connector are functional.

Dryer Vent

Informational

17.6 The dryer vent is in acceptable condition, and discharges a _____. However, we cannot see inside it, but it must be kept clear and clean to prevent entrapped lint from becoming a fire hazard.

Lights

Informational

17.7 The lights are functional.

Outlets

Informational

17.8 We tested the outlets, and found them to be functional.

SAMPLE

Stairs

Stairs can be dangerous, and particularly for children and the elderly. For this reason, risers and treads should be a uniform height and width, and the stairs should have a secure handrail, and if small children occupy the residence suitable precautions should be taken to protect them.

Main Stairs

Floor Treads & Risers

Informational

18.1 The floor, treads and risers are acceptable.

Walls & Ceiling

Informational

18.2 The walls are in acceptable condition.

Lights

Needs Service

18.3 A wall light did not respond, and should be serviced.

Outlets

Informational

18.4 We tested the outlets, and found them to be functional.

Smoke Detector

ACTION REQUIRED

18.5 There is no smoke detector, which is mandated in this jurisdiction and should be installed.

Informational

18.6 There is no smoke detector, and although one may not be mandated it is strongly recommended.

Addendum Pictures

Figure Set 1

[Ref. Line 5.1] At rear of residence



Figure 1.1 - DSCN1604

Figure Set 2

[Ref. Line 5.5] In the house side yard

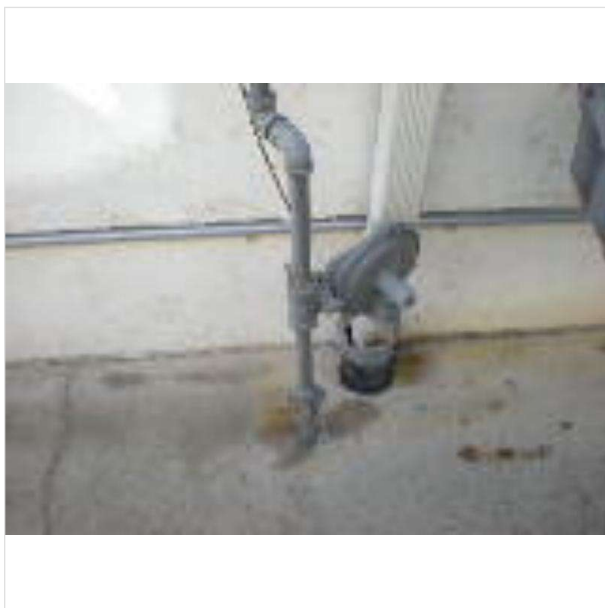


Figure 2.1 - DSCN1605

Figure Set 3
[Ref. Line 5.12] Mineral encrustation



Figure 3.1 - DSCN1592

Figure Set 4
[Ref. Line 6.4] In the house side yard



Figure 4.1 - DSCN1606

Figure Set 5

[Ref. Line 6.9] Where listed in report



Figure 5.1 - DSCN1607

Figure Set 6

[Ref. Line 7.5] Gas valve



Figure 6.1 - DSCN1601