



BEST PROPERTY INSPECTIONS

PO BOX 99813

SAN DIEGO, CA. 92169

(619) 804-8111 FHA/HUD INSPECTOR # M316



Report ID# :

6019

Schedule Date :

Wednesday, February 15, 2012

SAM SAMPLES

1234 NO COMMENTS DR.

SAN DIEGO, CA. 92101

Subject Property

5768 SOMEWHERE CT.

SAN DIEGO, CA. 92101



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SAM SAMPLES
1234 NO COMMENTS DR.
SAN DIEGO, CA. 92101

Invoice

Subject Property:
5768 SOMEWHERE CT.
SAN DIEGO, CA. 92101

Invoice Date: Feb 15, 2012
Inspection Date: Feb 15, 2012
Invoice #: 4097
Report #: 6019
Inspector : SEAN M. BLASIUS

INSPECTION FEES

DESCRIPTION	AMOUNT
MIL. DISCOUNT:	-\$25.00
INSPECTION FEE:	\$600.00
SUB TOTAL :	\$575.00
PAYMENT:	\$575.00
TOTAL DUE :	\$0.00

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SAN DIEGO, CA. 92169

(619) 804-8111 FHA/HUD INSPECTOR # M316

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

Client: SAM SAMPLES

Address: 1234 NO COMMENTS DR.

City/State/Zip: SAN DIEGO, CA. 92101

Report #: 6019

Subject Property

5768 SOMEWHERE CT.

SAN DIEGO, CA. 92101

I/We (Client) hereby request a limited visual inspection of the structure at the above address to be conducted by BEST PROPERTY INSPECTIONS, (Inspector), for my/our sole use and benefit. I/We warrant that I/We will read the following agreement carefully. I/We understand that I/We are bound by all the terms of this contract. I further warrant that I will read the entire inspection report when I receive it and promptly call the inspector with any questions I may have.

Initial Here _____

STANDARD RESIDENTIAL BUYER INSPECTION AGREEMENT

SCOPE OF THE INSPECTION: The real estate inspection to be performed for Client is a non-invasive physical examination, performed for the fee set forth below, designed to identify material defects in the systems, structures, and components of the above-referenced primary building and its associated primary parking structure as they exist at the time of the inspection. A material defect is a condition that significantly affects the value, desirability, habitability or safety of the building. Style or aesthetics shall not be considered in determining whether a specific system, structure, or component is defective. The inspection shall be limited to those specific systems, structures, and components that are present and visually accessible. Components and systems shall be operated with normal user controls only and as conditions permit.

The inspection will be performed in accordance with the Standards of Practice of the California Real Estate Inspection Association ("CREIA") in effect at the time of this inspection. A copy of the CREIA Standards is available upon request. This inspection is not intended to be technically exhaustive. Inspector shall prepare a written inspection report for the sole use and benefit of Client. The inspection report shall describe and identify the inspected systems, structures, and components of the building and shall identify material defects in those systems, structures, and components observed during the inspection. Client agrees to read the entire inspection report when it is received and shall promptly call the Inspector with any questions or concerns client may have regarding the real estate inspection or the inspection report.

ENVIRONMENTAL CONCERNS: Client acknowledges what is being contracted for is a building inspection and not an environmental evaluation and the inspection is not intended to; detect, identify, or disclose any environmental concerns regarding the building(s) and/or adjacent property, including, but not limited to, the presence of asbestos, radon, lead, urea-formaldehyde, fungi, mold, mildew, bio-organic growth, PCBs, or any other toxic materials or substances contained in the water, air, soils, or building materials or products.

LIMITATIONS, EXCEPTIONS AND EXCLUSIONS: Excluded from this real estate inspection is any system, structure, or component of the building which is inaccessible, concealed from view, or cannot be inspected due to circumstances beyond the control of Inspector, or which Client has agreed is not to be inspected. The following are excluded from the scope of this real estate inspection unless specifically agreed otherwise between Inspector and Client:

- A. Determining compliance with installation guidelines, manufacturers' specifications, building codes, ordinances, regulations, covenants, or other restrictions, including local interpretations thereof.
- B. Obtaining or reviewing information from any third-parties including, but not limited to: government agencies (such as permits), component or system manufacturers (including product defects, recalls or similar notices), contractors, managers, sellers, occupants, neighbors, consultants, homeowner or similar associations, attorneys, agents or brokers.
- C. Geotechnical, engineering, structural, architectural, geological, hydrological, land surveying or soils-related examinations.
- D. Examination of conditions related to animals, rodents, insects, wood-destroying insects, organisms, mold, and mildew or the damage caused thereby.
- E. Certain factors relating to any systems, structures, or components of the building, including, but not limited to: adequacy, efficiency, durability or remaining useful life, costs to repair, replace or operate, fair market value, marketability, quality, or advisability of purchase.
- F. Environmental hazards or conditions, including, but not limited to, toxic, reactive, combustible, corrosive contaminants, wildfire, geologic or flood.
- G. Dismantling of any system, structure, or component, or perform any intrusive or destructive examination, test or analysis.
- H. Examining or evaluating fire-resistive qualities of any system, structure or component of the building.
- I. Systems, structures, or components of the building which are not permanently installed.
- J. Systems, structures, or components not specifically identified in the written inspection report.
- K. Common areas, or systems, structures, or components thereof, including, but not limited to, those of a common interest development as defined in California Civil Code section 1351, et seq.
- L. Examining or evaluating the acoustical or other nuisance characteristics of any system, structure, or component of a building, complex, adjoining properties, or neighborhood.
- M. Operating or evaluating low voltage electrical, antennas, security systems, cable or satellite television, telephone, remote controls, radio controls, timers, intercoms, computers, photo-electric, motion sensing, or other such similar non-primary electrical power devices, components, or systems.
- N. Examining or operating any sewage disposal system or component including, but not limited to: septic tanks and/or any underground system or portion thereof, or ejector pumps for rain or waste.

Services for inspecting or evaluating the excluded items listed above may be available from Inspector for an additional fee or from specialists qualified to inspect or evaluate a particular category or item.

Inspector is a home inspection generalist and is not acting as an expert in any craft or trade. The inspection report may contain recommendations for further evaluation by an individual other than Inspector herein who is qualified as an expert or specialist. If Inspector recommends consulting other specialized experts, Client agrees to do so at their own expense.

It is Client's duty and obligation to exercise reasonable care to protect himself or herself regarding the condition of the subject property, including those facts which are known to or within the diligent attention and observation of Client.

BEST PROPERTY INSPECTIONS

Contract continued

Client: SAM SAMPLES

Report #: 6019

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

CONFIDENTIAL REPORT: The inspection report to be prepared for Client is solely and exclusively for Client's own information and may not be relied upon by any other person. Client agrees to maintain the confidentiality of the inspection report and agrees not to disclose any part of it to any other person. Client may distribute copies of the inspection report to the seller and the real estate agents directly involved in this transaction, but Client and Inspector do not in any way intend to benefit said seller or the real estate agents directly or indirectly through this Agreement or the inspection report. **CLIENT AGREES TO INDEMNIFY, DEFEND AND HOLD INSPECTOR HARMLESS FROM ANY THIRD PARTY CLAIMS ARISING OUT OF CLIENT'S UNAUTHORIZED DISTRIBUTION OF THE INSPECTION REPORT.**

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

ARBITRATION: Any dispute concerning the interpretation of this Agreement or arising from this inspection and report, except one for inspection fee payment, shall be resolved between the parties by BINDING ARBITRATION conducted in accordance with the rules of the American Arbitration Association except that the parties shall select an arbitrator who is familiar with the home inspection industry or

The parties hereto shall be entitled to all discovery rights and legal motions as provided in the California Code of Civil Procedure. The arbitrator shall apply the substantive and procedural laws of the State of California to all issues submitted in the arbitration proceeding. The award of the arbitrator shall be final, and a judgment may be entered on it by any court having jurisdiction.

GENERAL PROVISIONS: This inspection contract, the real estate inspection, and the inspection report do not constitute a home warranty, guarantee, or insurance policy of any kind whatsoever. The real estate inspection and inspection report are not a substitute disclosure for real estate transactions which may be required by law. No legal action or proceeding of any kind, including those sounding in tort or contract, can be commenced against Inspector/Inspection Company, or its officers, agents or employees more than one year from the date the Client discovers, or through the reasonable diligence should have discovered, the cause of action. In no event shall the time for the commencement of legal action or proceeding exceed two years from the date of the subjewct inspection. **THIS TIME PERIOD IS SHORTER THAN OTHERWISE PROVIDED BY LAW.**

In the event Client discovers a material defect or other deficiency that was not identified and reported by Inspector, Client shall so notify Inspector in writing and allow Inspector and/or Inspector's designated representative to re-inspect and document the condition(s) of the material defect or deficiency prior to making any repair, alteration or replacement to said material defect or deficiency.

The written report to be prepared by Inspector shall be considered the final and exclusive findings of the Inspector regarding the inspection of the property. Client shall not rely on any oral statements made by the Inspector prior to issuance of the written report.

This Agreement shall be binding upon and insure to the benefit of the parties hereto and their heirs, successors and assigns.

This agreement constitutes the entire integrated agreement between the parties hereto pertaining to the subject matter hereof, and may be modified only by a written agreement signed by all of the parties hereto. No oral agreements, understandings, or representations shall change, modify, or amend any part of this agreement.

Each party signing this Agreement warrants and represents that he/she has the full capacity and authority to execute this Agreement on behalf of the named party. If this Agreement is executed on behalf of Client by any third party, the person executing this Agreement expressly represents to Inspector that he/she has the full and complete authority to execute this Agreement on Client's behalf and to fully and completely bind Client to all of the terms, conditions, limitations, exceptions and exclusions of this Agreement.

Client acknowledges that they have read and understood all the terms, conditions and limitations of this contract and voluntarily agrees to be bound thereby and agrees to pay the fee listed below.

THIS FORM HAS BEEN APPROVED BY THE CALIFORNIA REAL ESTATE INSPECTION ASSOCIATION (CREIA). NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR ADEQUACY OF ANY PROVISION IN ANY SPECIFIC TRANSACTION. IF YOU DESIRE LEGAL ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL. USE OF THIS FORM DOES NOT GUARANTEE THAT THE USER IS A QUALIFIED INSPECTOR MEMBER OF CREIA. TO LOCATE A QUALIFIED CREIA INSPECTOR CALL 800/388-8443 OR WWW.CREIA.ORG © 1999-2004 CREIA All Rights Reserved. CREIA IS A PUBLIC-BENEFIT, NONPROFIT ORGANIZATION.

Signed: _____ Date: _____

Signed: _____ Date: _____

Signed: _____ Date: _____
Inspector

ADDITIONAL SERVICES:

MIL. DISCOUNT: -\$25.00
INSPECTION FEE: \$600.00
TOTAL INSPECTION FEES: **\$575.00**

PAYMENT: **\$575.00**

DUE: \$0.00

KEY TO THE INSPECTION REPORT

Report #: 6019

This Report lists the systems and components inspected by this company. Items not found in this report are considered beyond the scope of this inspection, and should not be considered inspected at this time.

"APPEAR SERVICEABLE" means that we did not observe conditions that would lead us to believe problems existed with this system or component. The item is capable of being used. Some serviceable items may, however, show wear and tear. Other conditions if applicable, will be noted in the body of the report.

Significantly deficient systems or components will be identified as: Not functional / unsafe / worn / near end of lifespan. When in the inspector's opinion, an item is "significantly deficient", the reason will be within the body of the report.

Please read the entire report for all items .

Notice: This report contains technical information that may not be readily understandable to the lay person. Therefore, a verbal consultation with the inspector is a mandatory part of this inspection report. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of this report's contents. If you were not present during this inspection please call the office to arrange for your verbal consultation.

KEY TO THE INSPECTION REPORT

* Items that have an asterisk next to them. This item or component warrants additional attention, repair or monitoring.

(1) Items that have a (1) next to them. The Bracketed Numbers are defined as follows:

- (1) Recommended evaluation by a qualified licensed structural engineer / geotechnical engineer.
(2) Recommend further review and repairs as needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.
(3) Recommend further review for the presence of any wood destroying pests or organisms by qualified Pest Inspector.
(4) This item is a safety hazard - correction is needed
(5) Recommend upgrading for safety enhancement. This building may have been constructed before current safety standards were developed.

If you do not understand how to read this report please contact our office.

I have read and understand the Key to the Matrix Inspection Report. Client's Initials Representative/Agent's Initials

I agree to read the special "NOTICES" in each section of the report for further information concerning the limitations of this inspection. Client's Initials Representative/Agent's Initials

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

INSPECTOR : SEAN M. BLASIUS

Inspection Date: Feb/15/2012, Wednesday Start Time: 10:00 am Completion Time: 2:00 pm

The weather condition at the time of inspection was Raining, Cloudy, Cold
Approximate temperature during inspection 58.0

Property Information:
The subject property inspected was a (an): Single Family. # of units 1
Approximate age of building: 2003 Stated by: Buyer
Approximate age of roof: Stated by:
Additions / Alterations to: Stated by:

NOTICE: It is always wise to check with the building department for permit information, especially if additions or alterations are noted.

IMPORTANT NOTICE TO THIRD PARTIES OR OTHER PURCHASERS: RECEIPT OF THIS REPORT BY ANY PURCHASERS OF THIS PROPERTY OTHER THAN THE PARTY(IES) IDENTIFIED ON THE CONTRACT PAGE #1 IS NOT AUTHORIZED BY THE INSPECTOR. THE INSPECTOR STRONGLY ADVISES AGAINST ANY RELIANCE ON THIS REPORT. WE RECOMMEND THAT YOU RETAIN A QUALIFIED PROFESSIONAL INSPECTOR TO PROVIDE YOU WITH YOUR OWN INSPECTION AND REPORT ON THIS PROPERTY.

BEST PROPERTY INSPECTIONS

Page 4

GROUNDS

Report # : 6019

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement
 (3) Refer to qualified termite report for further information * This item warrants attention/repair or monitoring

1 Driveway N/A Asphalt Concrete N/A

Appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
 Eroded Asphalt* Maintenance* Sealant needed* Deterioration* Evidence of poor drainage*
 No cracks found Common cracks Major cracks* Trip hazards* Surface raised* Surface settled*

Comments: Common cracks up to 1/4" were found in the driveway at the time of the inspection.

2 Sidewalks N/A Concrete Brick Paver / Tile N/A

Appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
 No cracks found Common cracks Major cracks* Trip hazards* Surface raised* Surface settled*
 Concrete is above* Evidence of poor drainage* Other*

Comments:

3 Retaining Walls N/A LOCATION(S): West side Concrete Stucco Block

Appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
 No cracks found Common cracks Major cracks (1) Moisture penetration* No drainage openings*

Comments: Major cracks were found in the retaining walls, recommend evaluation by a structural/geo-technical engineer. Photos 11,12

4 Patio N/A LOCATION(S): Concrete Brick N/A

Appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
 No cracks found Common cracks Major cracks (1) Trip hazards* Surface raised* Surface settled*
 Concrete is above* Evidence of*

Comments:

5 Patio Cover N/A LOCATION(S): Earth contact (3)

Appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
 Attachment to house* Open Design Covered Roof (refer to Roof Page)*
 Moisture at Patio cover lacks Wood appears

Comments:

6 Decks / Porch N/A WOOD Waterproofed Coating Concrete N/A

LOCATION(S): A Rear B Rear C

Appears Serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
 Deck is on grade--unable to inspect* Piers need Posts need
 Cracks Moisture Deck appears unsound (1) (2) (A) (B) (C)
 Flashing Earth-to-wood contact (3) (A) (B) (C)
 Porch* Steps* Uneven*
 Screens* Panels* Unable to
 Railings are serviceable N/A Railing is improper (2) Railing of

Comments: Damage was noted to the deck at the time of the inspection. Photos 13-19

7 Fences & Gates N/A NOT INSPECTED Wood Chain Link N/A

Appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
 Posts are Blocks are Boards are
 No cracks Common cracks Major cracks (2) Fence height at
 Gate(s) need Self closing device is Post rusted & leaning*

Comments:

BEST PROPERTY INSPECTIONS

Page 5

EXTERIOR

Report # : 6019

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
(2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement
(3) Refer to qualified termite report for further information * This item warrants attention/repair or monitoring

8 Exterior Stairs

N/A

Type: **Wood**
Location: **A Rear**

B

C

- Appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
 Moisture stains Uneven N/A
 Railings serviceable Railings are improper at stair A (2) (4) Openings in rails too large (5)

Comments: The exterior stair railings were not installed, recommend proper installation by a licensed contractor. Photo 19

9 Exterior Walls

N/A

Structure: **WOOD FRAME**
Wall Covering is: **Wood/Stucco**

- Appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
 No cracks found Common cracks* Major cracks (1) Cracks / openings need repair (2) Soil contact *(3)
 Moisture stains/damage* Damaged Nailing defects *

Comments: Common cracks up to 1/8" were found in the exterior walls at the time of the inspection.

Notice: Wall insulation type and value is not verified* UFFI insulation or hazard are not identified* Conditions inside the wall cannot be judged* Lead paint testing is not performed*

10 Trim / Eaves, Fascia, Soffits

N/A

WOOD METAL VINYL N/A

- Eaves, soffits, fascia & trim appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan*
 Moisture stains at Not fully visible* N/A
 Flashings / Trim : Not visible at:

Comments:

11 Chimney(s)

N/A

Location: **A** **B** **C** **D**
Material: **A Brick** **B Metal** **C Stucco** **D Concrete** METAL FLUE WOOD FRAME

- Appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
 Chimney / brick / mortar is: Settlement (2) Flashing is
 Spark screen present Spark screen: Raincap / screen recommended *
 Cracks/separations/sealing needed at Unlined flue (2) Cracks in chimney cap *
 Ash dump / door is: Damage / deterioration / defect *

Comments:

Notice: The interior of the flue was not inspected at this time. We recommend that you retain a qualified chimney sweep to clean and evaluate the flue *

12 Sprinklers

N/A

Not inspected* Non operational (2) Control box location

- Appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
 Valve Head Line Anti-siphon valves needed *
 Adjust spray away from Areas of inadequate spray coverage * Adjust heads *

Comments:

Notice: Underground pipes cannot be judged for breaks or possible root intrusions. Association-maintained systems are not tested. Grove systems are not tested.*

13 Hose Faucets

N/A

Faucets are not anti-siphon type valve (5)

- Appears serviceable Some inoperative / corroded (2) Leaks (2) Missing handle(s)* Broken handle(s)*

Comments: Recommend evaluation and repairs by a licensed contractor. Photo 22

14 Gutters & Downspouts

N/A

Full

Partial

None Installed

- Appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
 Drains blocked* Debris filled* Gutters / downspouts:
 Add gutters & downspouts for drainage* Add splashblocks for drainage* Route downspouts away from building*
 Roof / gutters not draining properly* No secondary drain(s) on roof (2) Subsurface drains not tested*

Comments: Recommend adding gutters and down spouts for proper drainage.

Notice: Gutters and subsurface drains are not water tested for leakage or blockage.* Regular maintenance of drainage systems is required to avoid water problems at the roof and foundation.*

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Page 5

BEST PROPERTY INSPECTIONS

Page 6 FOUNDATION

Report # : 6019

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement
 (3) Refer to qualified termite report for further information * This item warrants attention/repair or monitoring

15 Grading N/A Level Site Slope Minor Moderate Steep (1) Stairstepped Banks

- Drainage of site/slope of soil at foundation is proper based upon visual observation Not fully visible*
- Improper soil slope toward foundation* Soil / pavement is high at foundation* Earth-to-wood contact visible* (3)
- Plants touch house* Trees planted close to structure *
- Surface drains noted, not tested - underground pipes cannot be judged* Overgrown landscaping*
- Signs of poor drainage / erosion*

Comments: Trees were planted close to the property. These trees may need to be removed to prevent damage to the foundation.

Notice: This inspection does not include geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted.

16 Slab-on-grade 17 Crawlspace 18 Basement N/A

- Foundation: Poured Concrete Masonry Block Brick Stone Piers Wood
- Columns: Concrete Steel Wood Masonry Block Brick Not Visible*
- Entered crawl space No access* Partial access* Viewed from access opening only*
- Door Cover : Damaged* Missing* Crawlspace Basement
- Foundations:** Visible Partially visible* Not visible at*
- Appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
- No cracks found Common cracks* Further evaluation needed (1)
- No moisture present moisture stains (1) Exposed footing*
- Unable to inspect
- Slab not visible due to Carpet and floor covering recommend further evaluation by removal of floor covering.
- Cracks Settlement

Ventilation: Serviceable N/A Vents

Comments:

Notice: All slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. The inspector will, at additional cost, reinspect, provided the client removes floor covering and releases the inspector from damage caused by this process. Floor coverings are not removed during this inspection.*

- Floor Construction:** JOISTS TRUSSES CONCRETE NOT VISIBLE N/A
- Wood Frame:** N/A CONVENTIONAL WOOD FRAMING TRUSS Other
- Appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
- Framing is Missing framing Moisture
- Damaged Missing Earth-to-wood contact (2) (3)
- Joists Beams Post Columns Debris under house*
- Concrete floors: Evidence of
- Anchor bolts Shear panels
- Probing where deterioration is suspected revealed: Engineer recommended (1)
- Insulation
- VAPOR RETARDER N/A Installed Not installed* Not visible* Loose* Installed incorrectly*
- Sump pump N/A Serviceable Not functional* Pump not tested* Sump pump needed*

Comments: Foundation not visible

BASEMENT STAIRS N/A Serviceable Uneven rise(2)(4) Uneven run(2)(4) loose step(s) (2)(4)
 Railings Stairs too steep (2)(4)(5) Ceiling is

Comments:

Notice: The inspector does not determine the effectiveness of any system installed to control or remove suspected hazardous substances* No engineering is performed during this inspection *

BEST PROPERTY INSPECTIONS

Page 8 PLUMBING

Report # : 6019

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement
 (3) Refer to qualified termite report for further information * This item warrants attention/repair or monitoring

23 Main Line N/A **Main pipe is Copper** **Size: 3/4" Pressure: 60 PSI** AM PM
 Pressure is above 80 psi - recommend:
 Appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
 Main valve location: Not located* Operational Not operational (2) Not inspected*
 Handle is Operational Excessive corrosion on valve (2) Copper pipe not protected from concrete*
 Water softener installed (water condition/quality is not tested*) Leaks at main valve (2) Leaks at water conditioner (2)
Comments: Recommend evaluation and repairs by a licensed contractor.Photo 34

24 Supply Lines N/A **Supply lines are Copper**
 Appear serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
 Supply pipes show Leaking noted at:
 Water flow appears Noise in pipes (2)
 Pipes lack support at: Cross connection(s) present at: Evidence of
 Copper and galvanized pipe contact visible (2) Insulated : N/A Yes No
Comments: Recommend evaluation and repairs by a licensed contractor.Photo 34

Notice: Underground pipes or pipes inside walls cannot be judged for size, leaks or corrosion.* Water quality testing or testing for hazards such as lead is not part of this inspection.* Notice: Be advised that some "Polybutylene" plastic piping systems have experienced documented problems.

25 Waste Lines N/A **Waste lines are Cast Iron**
 Appear serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
 Waste pipes show Pipes lack proper support at:
 Plumbing All vents/traps not fully visible* Leaking noted at:
 Insufficient fall for adequate drainage (2) Open waste line (2) Trap
Comments: Recommend waste line camera inspection

Notice: City sewer service, septic systems and all underground pipes are not a part of this inspection. Future drainage performance is also not determined.* Be advised that some "ABS" plastic piping systems have experienced documented problems. Contact the manufacturer or plumbing expert for further information and evaluation.*

26 Fuel System N/A **Shut Valve Location: North Side** **Fuel type is Gas Meter**
 Fuel system is not on for inspection-suggest utilities company light and test all fuel appliances*
 Appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
 Pipes not Pipe is corroded (2) Pipe is under strain (2)
 Improper piping at: Exposed plastic pipe (2) Pipe is not 6" above ground (2)
 No shutoff valve at: Improper union at: Pipes lack proper support (2)
Comments: Fuel system appeared to be in serviceable condition at the time of the inspection.

Notice: Underground piping & fuel tanks cannot be judged. Pipes inside walls or pipes concealed from view cannot be judged and the inspector does not perform tests for gas leaks or pipe size.*

27 Water Heaters N/A **Location A Basement** **Type Gas** **Capacity 30 Gallons**
Location B **Type** **Capacity**
 Appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
 Rust flakes in burner chamber* Burner flame appears improper (2) Heater leaks
 Water shutoff valve Corrosion on pipes* Heater in garage is not on 18" raised platform* (5)
 Temperature Pressure Relief Valve Combustion air
 Insufficient clearance to combustible material (2) Pilot / system off -- could not inspect*
 Vent flue piping Vent flue piping
 Seismic straps appear serviceable Seismic straps Thermal blanket
 Unit needs a catch pan with an exterior routed drain line* Recommend protecting heater from physical damage*
 Enclosure Firewall
Comments: Recommend evaluation and repairs by a licensed contractor.Photo 34

Notice: Estimate of remaining life is not part of this inspection. Solar systems are not part of this inspection. Hot water recirculating pumps/systems are not part of this inspection.*

BEST PROPERTY INSPECTIONS

Page 9 HEATING

Report # : 6019

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement
 (3) Refer to qualified termite report for further information * This item warrants attention/repair or monitoring

28 Description	<input type="checkbox"/> N/A	Approximate BTU's	Unit A 65,000	Unit B	Unit C
Location A Attic Heating Type: Forced air Fuel Type: Natural gas		Location B Heating Type: Fuel Type:		Location C Heating Type: Fuel Type:	
<u>Comments:</u> Fuel type is natural gas.					

Notice: If a fuel burning heater / furnace is located in a bedroom, we recommend evaluation by a qualified heating contractor for safety and air volume requirements.*

29 Condition	<input type="checkbox"/> N/A	<input type="checkbox"/> Not inspected*	
<input checked="" type="checkbox"/> System(s) appear serviceable <input type="checkbox"/> Did not respond to normal controls (2)			
<input type="checkbox"/> Not Functional <input type="checkbox"/> Unsafe <input type="checkbox"/> Worn <input type="checkbox"/> Near end of lifespan <input type="checkbox"/> Damage <input type="checkbox"/> Deterioration			
<input checked="" type="checkbox"/> System(s) Unit A does not appear to have been serviced per manufacturer's instructions, within the last year*			
<u>Comments:</u> The heating system appeared to be operational at time of inspection.			

Notice: Inspector does not light pilots. If pilots are "OFF" , a full inspection is not possible. It is suggested that heating systems be activated and fully inspected PRIOR TO CLOSE OF TRANSACTION. *

30 Venting	<input type="checkbox"/> N/A	<input type="checkbox"/> Backventing (2)	<input type="checkbox"/> Unable to fully inspect vent pipe*
<input type="checkbox"/> Appears serviceable <input type="checkbox"/> Damage (2) <input type="checkbox"/> Not accessible*			
<input type="checkbox"/> Vent lacks clearance from combustibles (2)(4) <input type="checkbox"/> Improper vent rise			
<input type="checkbox"/> Improper materials used for vent pipe <input type="checkbox"/> Improper elbow angle			
<input type="checkbox"/> Soot/Rust on <input type="checkbox"/> Defective			
<input type="checkbox"/> Vent terminates near window/opening (2)			
<u>Comments:</u>			

31 Combustion Air	<input type="checkbox"/> N/A	<input type="checkbox"/> Air supply	
<input checked="" type="checkbox"/> Appears serviceable Unit A <input type="checkbox"/> Damage* <input type="checkbox"/> Deteriorated* <input type="checkbox"/> Defects*			
<input type="checkbox"/> Combustion and return air sources are too close or mixing (2)			
<input type="checkbox"/> Recommend sealing platform at:			
<u>Comments:</u> The combustion supply air was in serviceable condition at the time of the inspection.			

32 Burners	<input type="checkbox"/> N/A	<input type="checkbox"/> Closed system / unable to inspect*	
<input checked="" type="checkbox"/> Burner flame appears typical <input type="checkbox"/> Unusual flame pattern (2)			
<input type="checkbox"/> Rust flakes in burn chamber (2) <input type="checkbox"/> Damaged			
<input type="checkbox"/> Chamber			
<u>Comments:</u> The furnace burner flames appeared to be typical.			

Notice: The inspector is not equipped to thoroughly inspect heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit or other technical procedures.* Some furnaces are designed in such a way that inspection is almost impossible.* Safety devices are not tested by this company.*

33 Distribution	<input type="checkbox"/> N/A	Type: Ducts & Registers	
<input checked="" type="checkbox"/> Appears serviceable Unit A * <input type="checkbox"/> Ducts:			
<input type="checkbox"/> Register(s) <input type="checkbox"/> Not fully visible* <input type="checkbox"/> Low air volume (2)			
<input type="checkbox"/> Zone valve did not operate <input type="checkbox"/> Insulation			
<input type="checkbox"/> Radiator inoperative (2) <input type="checkbox"/> Circulating pump			
<input type="checkbox"/> Leaks on radiator (2) <input type="checkbox"/> Radiator cold (2) <input type="checkbox"/> Convactor inoperative (2) <input type="checkbox"/> Convactor cold (2)			
<input type="checkbox"/> Leaks on convactor (2) <input type="checkbox"/> Leaks on fitting (2)			
<u>Comments:</u> The distribution system appeared to be in serviceable condition at the time of inspection.			

Notice: Asbestos materials have been commonly used in heating systems.* Determining the presence of asbestos can ONLY be performed by a laboratory testing and is beyond the scope of this inspection.*

BEST PROPERTY INSPECTIONS

Page 10 HEATING Continued & AIR COOLING

Report # : 6019

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
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 (3) Refer to qualified termite report for further information * This item warrants attention/repair or monitoring

34 Normal Controls N/A

Appears serviceable

Controls need

Leaks at:

Unable to inspect* Utilities off*

Thermostat Operational

Damage* Deterioration* Defects*

Gauges need

Corrosion at:

Switch is

Expansion tank

Comments: The normal operating controls appeared to be serviceable at the time of the inspection.

Notice: Thermostats are not checked for calibration or timed functions.* Adequacy, efficiency or even heat distribution of the system through the house is not part of this inspection. *

35 Air Filter N/A

Missing* Wrong size* Unable to inspect*

Appears serviceable

Suggest changing Cleaning filter*

No filter hold-down*

Comments: Suggest changing or cleaning the air filters at the time of the inspection.

Notice: Electronic air cleaners, humidifiers and dehumidifiers are beyond the scope of this inspection. * Have these systems evaluated by a qualified individual. *

36 Heating Notes N/A

Recommend complete system evaluation (2) Unable to locate heat in all rooms*

Suggest cleaning & servicing

Heater makes unusual noise during operation, further evaluation needed (2)

High Low

Condensate lines:

Air leaks at:

Fuel tank leak (2) (4)

Undercut doors off carpet*

Leakage at:

Termination location:

Comments: Suggest cleaning and servicing the entire furnace.

Notice: Verification of the location or condition of underground fuel storage tanks is not part of this inspection.* Environmental risks, if any, are not included. *
 Notice: Asbestos materials have been commonly used in heating systems.* Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection.*

37 Cooler & 38 Air N/A

Location(s) Unit A Exterior

B

C

Type: Central air conditioning

Power: 120volt 240volt One speed fan only*

Appears operational

Not Functional*

Unsafe*

Worn*

Near end of lifespan*

Not fully visible*

Unit makes unusual noise during operation (2)

Unit is not level*

Pads Installed

Unit

Float valve Pump

Leaking noted*

Comments: Recommend servicing the cooling system and checking the refrigerant level.

No power - unable to test*

Warm air only (2)

Air temp below 65 degrees - unable to test system(s)* (operation could cause damage) One speed fan only*

Not level(2) Makes unusual noise(2)

Air temperature differential is incorrect (2)

Coil is damaged (2)

Recommend servicing system and checking refrigerant level*

POWER: N/A 120 Volts

240 Volts

Electrical disconnect present **Gas* (not inspected)**

No electrical disconnect provided (2)

Improper conduit (2)

Proper grounding not provided (2)

No conduit (2)

Junction box Cover

Heat pump auxiliary heat not functional(2)

CONDENSATE: N/A **Condensate line installed**

Line not fully visible*

Termination location:

No trap in line*

Condensate lines:

REFRIGERANT LINES:

N/A

Insulation installed on-lines

Ice on unit (2)

Insulation damaged*

Insulation deteriorated*

Ice on lines (2)

Lines not fully visible

Leaks at:

Line(s) appear damaged (2)

Comments N/A

DATA PLATE:

Comments: Recommend servicing the cooling system and checking the refrigerant level.

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
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39 Service N/A **Overhead** **Underground** **Number of conductors**
 120V* 240V 120V **AMPS 100** **AMPS NOT DETERMINED**
 Appears serviceable Defects* Deterioration* Unsafe* Near end of lifespan*
 Loose connections at Damaged connections at
 Frayed wires (2) Improper splices on main wires (2) Improper tap on main wires (2)
 Conductors too close to Wires touch trees* Contact utility company(4)
 Ground present Ground loose at: Ground
 Ground clamp not visible* Ground system not visible* More than six breakers with no main shutoff (2)
 Main disconnect inspected at: No drip loop on service wires (2)

Comments: Recommend evaluation and repairs by a licensed contractor. Photos 1,2

40 Main Panel N/A **#A - Location** **Panel rating** Not verified
 Power is off at main.No inspection performed* Recommend further evaluation*
 Appears serviceable Defects* Deterioration* Unsafe* Near end of lifespan* Not accessible*

Comments: Recommend evaluation and repairs by a licensed contractor. Photos 1,2

Notice: Six or fewer breakers usually do not require a main breaker, however this may indicate minimal electrical capacity.* If the service amperage is less than 100, upgrade may be needed to operate larger electrical appliances*

41 Conductors N/A **Service Wire: Copper** **Branch Wire: Copper**
 Wiring Methods: Non-Metallic Cable

42 Sub-panel(s) N/A **#B-Location** **#C-Location** **#D-Location**
 Panel >> is locked-could not inspect.* Further evaluation is needed*
 Panel >> is inaccessible-could not inspect.* Further evaluation is needed*

43 Panel Notes N/A **Wiring Methods:** **Breakers** **Fuses**
 Panel(s) appear(s) serviceable Not Functional* Unsafe* Worn* Near end of lifespan*
 Improper wiring at panel# (2): Breaker is off at panel #*:
 Two wires connected to one breaker at panel # (2): Signs of
 Overfusing fuse/breaker size too large for wire panel #(2): Aluminum wiring noted at the general 120volt circuits(2)
 Neutral and ground wires connected at sub-panel #(2): (Aluminum connections should be checked by a licensed electrician) *
 Direct tap Antioxidant not visible on aluminum wire connections*
 Panel bond is not provided for safety at panel #(2): Unprotected opening(s) in panel # (2):
 Missing 240 volt - handle tie(s) at panel #*: N/A
 Fused neutral wire(s) at panel # (2): Breakers Fuses
 Electrical system appears outdated by today's standards (2) Opening(s) dead front cover(s) at panel #*(2)(4):

Comments: Recommend evaluation and repairs by a licensed contractor. Photos 4-10

44 Wiring Notes N/A **Sample of switches and outlets tested appear to be serviceable**
 Grounding and polarity of receptacles within 6' of plumbing fixtures
 Furnishings prevent testing of all outlets and switches*

Appears serviceable (tested) Evidence of
 Three prong outlets did not test properly grounded (2)(4) at:
 Reverse polarity (2)(4) at: Livingroom Light not operational *(2)(4) at:
 Outlet not operational (2)(4) at: Open neutral (2)(4) at:
 Outlets Switches Missing cover plates *(2)(4) at:
 Not exterior rated Damaged cover plates *(2)(4) at:
 Exposed wiring needs protection (2)(4) at: See Photos Exposed splices (2)(4) at:
 Box cover missing *(4) at: Extension cord used as wiring (2)(4) at:
 Improper wiring (2)(4) at:
 'GFCI(s) responded to test 'GFCI' not operational (2)(4) at:
 'GFCI', (a safety device for outlets near water) recommended at: (5)
 Closet light is subject to damage at:* Closet light is subject to hazard at:*
 Doorbell worked Fixture

Comments: Recommend evaluation and repairs by a licensed contractor. Photos 1-10

BEST PROPERTY INSPECTIONS

Page 12 INTERIOR

Report # : 6019

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
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45 DOORS (Entry) N/A Appears serviceable Damage* Deterioration* Defects*

Hardware operational Doorbell Door jamb operational Weather stripping serviceable

Comments: The entry doors appeared serviceable at the time of the inspection.

46 & 47 DOORS (Interior & Exterior) N/A Several frames are not square - may indicate movement (1)

Appears serviceable Damaged jamb* Needs adjustment at:
 Hardware is operational Missing* Loose* Not operational*
 Door(s) rub at: Door stick at:
 Damaged at: Difficult to operate at:
 Tempered glass Not tempered (5) Unable to determine tempered glass*
 Tracks serviceable Deteriorated track(s) at: Door won't latch at:
 Screen doors not checked* Screens

Comments: The exterior doors appeared serviceable at the time of the inspection.

48 Windows N/A Type: Security bars

Sample tested appears serviceable Window Broken *
 Window Stains* Damage*
 Screens

Comments:

Notice: Determining condition of all insulated windows is not possible due to temperature, weather and lighting variations. Check with owner for further information.

49 Interior Walls N/A Drywall Plaster Paneling N/A

General condition serviceable Wall Wall
 Wall needs repair at: Wall
 Furnishings prevent full inspection-do a careful check on your final walk-through Recommend evaluation by engineer (1)

Comments:

Notice: The condition of walls behind wallpaper, paneling and furnishings cannot be judged.

50 Ceilings N/A Drywall Acoustic Spray Plaster N/A

General condition serviceable Ceiling(s)
 Ceiling(s)
 Ceiling(s)

Comments:

Notice: Determining whether acoustic sprayed ceilings contain asbestos is beyond the scope of this inspection. For more information please contact the American Lung Association or an asbestos specialist.

51 Floors N/A Carpet Vinyl Wood Tile N/A

General condition serviceable Damage * Deterioration *
 Cracked tiles at: Damaged* Uneven area at:
 Furnishings prevent full inspection-do a careful final walk-through* Loose carpet noted* Floor squeaks noted*

Comments:

Notice: Determining odors or stains is not included!* Floor covering damage / stains may be hidden by furniture.* The condition of wood flooring below carpet is not inspected.*

52 Fireplace(s) N/A Location(s) A B C
 Type INSERT (have checked by removal*)

Fireplace(s) Not Functional* Unsafe* Worn* Near end of lifespan*
 Fireplace(s) Fireplace(s)
 Fireplace(s)
 Gas was Gas at fireplace
 Gas at fireplace Gas at fireplace
 Fans/blowers at fireplace Remove or block damper open if gas log is used*

Comments:

Notice: Recommend installing safety spacer on damper when gas logs are present* Wood and ashes are not moved for inspection. Recommend clearing debris and further evaluation.*

Page 13 INTERIOR Continued

Report # : 6019

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53 Interior Features N/A

Interior stairs appear serviceable Ceiling fan(s) operational Fan (s) non operational
 Stair handrails appear serviceable Uneven Stairway is
 Wet bar faucet appears serviceable Railing is Openings in rails too wide* (5)
 Counter appears serviceable Faucet is not operational (2) Faucet leaks (2) Hot/Cold reversed (4)
 Plumbing under sink serviceable Damage to Deterioration to
Items installed but not inspected: Leaks (2) Improper piping Icemaker not on
 Central vacuum Security system Intercom N/A

Comments: Recommend evaluation and repairs by a licensed roofing contractor.Photo 23,35

54 Smoke Detector N/A

Locations: **A: Master Bedroom** **B: Bedroom**
C: **D:**

Smoke detector test button responds A B C D Not tested* A B C D
 Did not respond to test button* A B C D None found (5) A B C D
 Couldn't test / no test button* Indicator light on Suggest additional detectors in appropriate locations* (5)

Comments: Smoke detectors missing

55 Laundry N/A

Garage Basement Service Area Other

Piping (water&waste) serviceable Unable to view / not tested* Damage* Deterioration* Door / jambs*
 Electrical outlet grounded (120 Volt) Unable to test* Ungrounded* Not operational (2) Miswired (2)
 240 volt outlet operational Inoperative* No 240 outlet Not viewed* Not inspected*
 Gas piping appears serviceable N/A No gas provided Unable to view*
 Dryer venting provided Dryer venting not provided* Dryer vents into attic* Dryer vents into crawl space*
 Laundry sink serviceable N/A Damage on sink* Deterioration on sink* Sink is loose* Slow draining*
 Plumbing below sink serviceable Deterioration* Corrosion* Improper piping (2) Leaks (2)
 Faucet operational Deterioration* Corrosion* Faucet leaks (2) Hot/Cold reversed(4)

Comments: Recommend evaluation and repairs by a licensed roofing contractor.Photo 10

Notice: Washing machines and dryers are not moved during this inspection - condition of walls or flooring under these machines cannot be judged.* The inspector does not test washing machine drains or supply valves. * Water supply valves if turned may be subject to leaking. *

56 Attic N/A

Full Partial

Roof Frame: Truss Rafter Framing 2 X 4
Ceiling Frame: Truss Joist Framing 2 X 4

How Inspected: Entered Access **Location:** Inspection limited to view from access*
 Appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
 No stains visible Small stains* Moderate stains (2) Major stains (2) Unable to determine leakage*
 Sagging framing (1)(2) Broken framing (1)(2) Truss(es) Framing appears undersized* (1)
 Vents provided None* Blocked* Minimal* Poor ventilation* Missing wind resistant straps(2)
 Power ventilator operational N/A Not inspected* Not operational* Screens
 Insulation Type: Fiberglass No insulation* Poor coverage* Compressed* Wrong side up*
 Approximate depth: 8 inches Insulation covers
 Air/vapor retarder N/A Installed Vent pipe

Comments: Recommend evaluation and repairs by a licensed roofing contractor.Photos 25,26

Ventilation N/A

Appears serviceable at: **Bathrooms**

Exhaust fan not provided at: Bathroom Exhaust fan

Comments: The vent was disconnected in the upper bathroom. Photo 25

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
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GARAGE / CARPORT: N/A Attached Detached Carport Other

57 Floor N/A **Appears serviceable** Damage* Deterioration* Defects*
 No cracks found Not fully visible* Major cracks (1) Possible flammable material on floor*(4)
 Floor raised* Floor settled* Poor drainage* N/A

Comments: There was excessive damage on the garage floor at the time of the inspection.

58 Firewall / Ceiling N/A Not fully visible* Does not appear fire rated (4) N/A

Appears serviceable Moisture stains* Damage* N/A
 Framing: Exterior: Holes* Damage* Missing wall covering*

Comments: Recommend evaluation and repairs by a licensed contractor. Photos 31, 33

59 Ventilation N/A **Appears serviceable** Blocked* None*
 Screens Window

Comments: The garage ventilation appeared serviceable at the time of the inspection.

60 Door To Interior N/A **Solid** Rated Door Hollow Core (Non-Fire Resistive)*

Appears serviceable Damaged* Deterioration* Pet door interrupts integrity of fire door (2)(4)
 Bad seal*(4) Enters in a Bedroom*(4) Door does not latch*(4) Door lacks threshold* Door lacks weatherstrip*
 Self closer operational N/A Closer non-operational* Closer missing* Closer needs adjustment*

Comments: Recommend evaluation and repairs by a licensed contractor. Photo 33

61 Exterior Door N/A **Appears serviceable** Damaged* Delaminated* Needs adjustment*

Lock inoperative* Door jamb* Damaged door jamb* Door threshold* Damaged*
 Not inspected* Locked* Blocked* Rubs jamb*

Comments:

62 Vehicle Door(s) N/A **Roll Up** Tilt-Up Sliding N/A

Appears serviceable Damage* Deterioration* Defects* Door / jambs* Moisture stained* Damaged*
 Tension rods loose* Door warped* Needs adjustment* Needs balancing* Hinges loose* Damaged*
 Safety springs installed Not safety type springs* (4)(5) Broken springs (2)(4) Broken safety wire(2)(4)
 Vehicle door(s) are locked - could not test* Rollers damaged(2) Tracks damaged(2)

Comments:

63 Automatic Opener N/A Non-operational* Opener / auto-reverse was not tested*

Appears serviceable # of Units 1 Unit Electronic sensor:
 Automatic reverse operated Automatic reverse did not operate (2)(4)(5) Not inspected*

Comments: The automatic opener appeared serviceable at the time of the inspection.

64 Electrical N/A **Appears serviceable** Damage / deterioration / defects* Not fully visible*

Improper wiring (2)(4) Exposed wiring subject to damage *(4) Extension cords used as permanent wiring (2)(4)
 Outlets serviceable Open ground (2)(4) Reverse polarity (2)(4) Improper light fixture wiring (2)(4)
 Open splices (2)(4) Junction boxes missing covers*(4) 'GFCI' recommended(5) 'GFCI' defective(2)(4)
 Some outlet(s) are inaccessible* Outlet(s) not functional(2) Loose/damaged outlet(2) Loose/damaged cover*

Comments: Recommend evaluation and repairs by a licensed contractor. Photo 31

65 Comments N/A Moisture stains on garage ceiling* Moisture stains on garage wall*

Occupants' belongings block view of entire garage-unable to fully inspect.* Do a careful check on your final walk-through.*

Comments: Recommend evaluation and repairs by a licensed contractor. Photos 31

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
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66 Kitchen Sink(s) N/A Dishes block access to sink, could not inspect*

Sink(s) appear(s) serviceable Minor wear Heavy wear* Chipped* Sink is loose* Slow draining*
 Recommend sealing at sink to counter connection* No hot water* Hot & cold water reversed*(4)

Faucet serviceable Non-operational(2) Defective(2) Faucet: Spray wand defective*
 Plumbing under sink serviceable Pipes are Improper piping (2)
 Moisture stains below sink* Moisture damage below sink* Restricted view below sink*

67 Kitchen (general) N/A **Counters:** Tile Laminate Not fully visible*

Counters Floor Lights Appear serviceable Grout* Caulking* Handles*
 Doors Drawers Counter Other Minor* Moderate* Heavy wear* Cracks* Damage*
 Minor cracked tile(s)* Moderate damage* Heavy damage* Missing *
 Cabinets appear serviceable Minor wear Moderate damage* Heavy wear* Heavy damage*

Comments: The kitchen sink(s) appeared to be in serviceable condition at the time of the inspection.

68 Disposal N/A Dishes block access to sink and disposal, could not inspect* Not fully visible*

Appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Non operational (2)
 Blades appear to be: Unit makes unusual noise* Splash guard damaged* Not inspected*
 Wiring serviceable Improper wiring noted (2)(4) Loose wire clamp at disposal* Missing wire clamp at disposal*
 Switch is in a hazardous location (2)(4) Exposed wire splices (2)(4) Missing junction box cover(s)* Power off*

Comments: The disposal splash guard was damaged or missing at the time of the inspection.

69 Range / Cooktop N/A # of ovens: 1 Gas Electric Combination Electric Ignition

Range / oven appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan*
 Upper Lower Right Left Front Rear Operational No inspection (power/gas off)*
 Free standing oven - not tested* Ranges / Cooktop not inspected*
 Oven door(s) appear(s) serviceable Lower Non operational (2)
 Door(s) gasket(s) appear(s) serviceable Damage noted* Door does not close properly* Cracked glass (2)
 Separate cooktop serviceable Not applicable Damaged gasket(s)* Clock not tested Appears non functional*
 Gas shutoff valve installed N/A Burner did not operate (2) Element did not operate (2)
 Gas shutoff valve not provided (2) Gas valve is not visible* Exhaust ventilation

Comments: Recommend evaluation and repairs by a licensed contractor. Photo 36

Notice: Self and/or continuous cleaning operations, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection.* Appliances are not moved.*

70 Dishwasher N/A No test (power/water off)*

Appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
 Condition: Rust at: Damage at:
 Soap dish inoperative* Washer arm appears frozen (2) Unit is not secured to cabinets*
 Door seals appear serviceable Deteriorated* Leaking (2) Door
DRAIN LINE INSTALLATION: Air gap device Hi-loop method Drain line is improperly installed (2)
 Air gap device None Improper* Leaking noted at drain lines* Leaking noted at air gap device*

Comments:

Notice: Determining the adequacy of washing and drying functions of dishwashers is not part of this inspection.*

71 Special Features N/A Special features not inspected*

Trash compactor appears serviceable Non operational (2) Not inspected* No Key*
 Microwave appears serviceable Non operational (2) Not inspected*
 Other features/appliances present but not inspected include:*

Comments:

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LOCATION: Bath A Lower Bathroom B Upper Bathroom C D E

72 Toilet	<input type="checkbox"/> N/A	Appears serviceable	<input checked="" type="checkbox"/> A <input checked="" type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Toilet loose at floor*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Loose toilet tank*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Recommend new wax seal (2)	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Cracked Tank *	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Water runs continually in tank*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Rust in Tank *	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Does not flush properly*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Moisture around toilet (2)	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
<u>Comments:</u> Toilets serviceable			

73 Sink	<input type="checkbox"/> N/A	Appears serviceable	<input checked="" type="checkbox"/> A <input checked="" type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	<input type="checkbox"/> Hot & cold water reversed*(4)
Sink cracked*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Corrosion under sink*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	
Faucet appears serviceable	<input checked="" type="checkbox"/> A <input checked="" type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Corrosion at sink faucet*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	
Sink faucet leaks*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Corrosion on supply valve below sink*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	
Low water volume*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Sink drain stopper non-functional / missing*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	
Drain appears serviceable	<input checked="" type="checkbox"/> A <input checked="" type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Improper drain trap (2)	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	
Slow draining*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Restricted view below sink*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	
Rust / corroded drain line*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Deterioration to cabinet*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	
Leaking drain line (2)	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Moisture damage below sink*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	
Counter & cabinet				
Appears serviceable	<input checked="" type="checkbox"/> A <input checked="" type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E			
Damage to counter*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E			
Grout needed at counter*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E			
<u>Comments:</u> Recommend evaluation and repairs by a licensed contractor. Photo 30				

74 Vent / Heat	<input type="checkbox"/> N/A	Appears serviceable	<input checked="" type="checkbox"/> A <input checked="" type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
<u>Comments:</u>			

75 Bathtub	<input type="checkbox"/> N/A	Appears serviceable	<input type="checkbox"/> A <input checked="" type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Damage to tub*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Not applicable to this bathroom	<input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Faucet appears serviceable	<input checked="" type="checkbox"/> A <input checked="" type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Whirlpool not functional (2)	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Hot & Cold water reversed(4)	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Whirlpool not tested(2)	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Damage at faucet*	<input checked="" type="checkbox"/> A <input checked="" type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Drain stopper missing*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Drain appears serviceable	<input checked="" type="checkbox"/> A <input checked="" type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Grout needed tub to wall*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Slow draining at bathtub*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E		
<u>Comments:</u> The bathtub appeared to be serviceable in:A,B			

76 Shower	<input type="checkbox"/> N/A	Appears serviceable	<input checked="" type="checkbox"/> A <input checked="" type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Damage to shower walls*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Not applicable to this bathroom	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Grout needed at shower walls*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Cracked tile(s)*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Moisture damage to wall (2)(3)	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Caulking needed at floor*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Slow draining at shower	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Floor needs caulking*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Leaking at water valve(s) (2)	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Low water volume at shower(2)	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Shower head drip(2)	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Shower diverter non-functional(2)	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Enclosure appears serviceable	<input checked="" type="checkbox"/> A <input checked="" type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Unable to determine if glass is tempered*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Glass does not appear to be tempered*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Not applicable to this bathroom	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Broken glass*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Corroded fixtures*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Caulking needed at enclosure*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Doors difficulty to operate*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
		Damaged enclosure*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
<u>Comments:</u> The shower appeared to be in serviceable condition in:A,B			

BEST PROPERTY INSPECTIONS

Page17

POOL / SPA & EQUIPMENT

Report # : 6019

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement
 (3) Refer to qualified termite report for further information * This item warrants attention/repair or monitoring

77 Pool / Spa Type N/A Above Ground Below Ground N/A
 Plaster / Gunite Vinyl Fiberglass Unable to determine

Notice: Pool and spa bodies are beyond the scope of this inspection. * The information regarding the type of pool/spa is given as a courtesy only.

78 Heater N/A Gas Electric Solar Panels (not tested)
 Appears serviceable Inoperative* Unable to determine operation* Pilot is not lit* Gas/breakers off*
 May not be adequate for pool heating* Improper material used in gas line (2) Gas shut-off not provided (2)
 Burners serviceable Corrosion Deterioration Rust noted in burner area (2) Not all burners are operating (2)
 Venting serviceable Improper vent location (2) Improper vent clearance (2) Obstructed* Debris in/on vent*
 Pressure limit switch appears operational Inoperative (2) Delayed response* Unable to determine operation*

Comments: Pool/spa heater appeared serviceable at the time of the inspection.

79 Water Filter N/A Cartridge Filter Diatomaceous Earth Filter Sand Filter

Pressure gauge appears serviceable: Inoperative* Broken glass* None provided*
 Bleeder valve appears serviceable: Inoperative* Leaking* None provided*

Comments: The water filter bleeder valve appeared serviceable at the time of the inspection*.

80 Pumps N/A **Pumps Installed:** Circulation Spa Jet Pool Sweep

Circulation pump operated when tested Pump did not operate (2) Leaking pump (2) Excessive noise (2)
 Body bond present No body bond (2) Loose body bond (2) Pump has loose attachment* Pump has no attachment*
 Separate jet pump operated when tested Pump did not operate (2) Leaking pump (2) Excessive noise (2)
 Body bond present No body bond (2) Loose body bond (2) Pump has loose attachment* Pump has no attachment*
 Sweep pump operated when tested Pump did not operate (2) Leaking pump (2) Excessive noise (2)
 Body bond present No body bond (2) Loose body bond (2) Pump has loose attachment* Pump has no attachment*

Comments: The circulation pump operated when tested at the time of the inspection .

81 Blowers N/A Air Bubbler Supplemental to Jet Pump

Blower operated when tested Blower did not operate (2) Not tested due to:*

Comments: The blower operated when tested at the time of the inspection.

82 Electrical N/A **Breaker Location:** Main Panel At Equipment

Wiring: Liquid Tite Flex Rigid Conduit NM Cable (Romex) (2)
 Wiring appears serviceable Improper wiring noted (2)(4) Improper conduit (2) Deteriorated conduit (2)
 Pool lights operated when tested Inoperative (2) Unable to determine operation*
 GFCI responded to test button Inoperative (2) Unable to determine operation*
 Spa light operated when tested Inoperative (2) Unable to determine operation*
 GFCI responded to test button Inoperative (2) Unable to determine operation*

Timers: Equipment On Off at time of inspection Power is off - could not verify operation*
 Circulation pump timer appears operational Inoperative (2) Unable to determine operation*
 No wire protector* Rusted Damaged
 Sweep pump timer appears operational Inoperative (2) Unable to determine operation*
 No wire protector* Rusted Damaged

Remote switches appear operational Inoperative (2) Unable to determine operation* None

Comments: The Ground Fault Circuit Interrupter (GFCI) responded to the test button.

83 General N/A **Fencing Enclosing Pool/Spa:** Yes No* (Caution) (5)
Self-closing/latching Gate: Yes No* (Caution) (5) Inoperative* (5)

Coping appears serviceable Lifting* Settling* Cracked* Missing* Caulking
 Surrounding deck/concrete appears serviceable Common cracks Major cracks (1)
 Diving board/slide is not part of this inspection* Damaged
 Pool water fill valve OPERATIONAL Spa water fill valve
 Pool is cloudy/bottom not visible (2) Gutters

Comments: The inspector noted common cracks in the surrounding concrete.

BEST PROPERTY INSPECTIONS

REPORT OVERVIEW

Report # : 6019

The report overview page is provided as a courtesy for quick access to the information within the inspection report. It is not intended as a substitute for reading the inspection report. Items listed below will be discussed further on the corresponding page of the report.

Page 4 **GROUNDS**

Please review the following section(s): Retaining Walls.

Page 5 **EXTERIOR**

Please review the following section(s): Exterior Stairs, Hose Faucets. and Gutters/Downspouts.

Page 6 **FOUNDATION**

Please review the following section(s): Grading, Slab-on-grade / Crawlspace / Basement.

Page 7 **ROOF**

Please review the following section(s): MAIN ROOF, and Exposed Flashings.

Page 8 **PLUMBING**

Please review the following section(s): Main Line, Water Heater(s).

Page 9 **HEATING**

Please review the following section(s): Condition.

Page 10 **HEATING & AIR** Continued

Please review the following section(s): Normal Controls, Air Filter, Heating Notes and Cooling / Air Conditioning .

Page 11 **ELECTRICAL**

Please review the following section(s): Service, Wiring Notes.

Page 12 **INTERIOR**

Please review the following section(s): Floors.

Page 13 **INTERIOR** Continued

Please review the following section(s): Interior Features, Laundry, , Ventilation..

Page14 **GARAGE**

Please review the following section(s): Floor, Fire Wall, Automatic Opener / Electrical and Comments.

Page15 **KITCHEN**

Please review the following section(s): Disposal, Range/Cooktop.

Page16 **BATHROOM**

Please review the following section(s): Bathtub.

Page17 **POOL/SPA**

Please review the following section(s): General.

Client: SAM SAMPLES

Subject Property

Schedule Date : Monday, December 7, 2009

5768 SOMEWHERE CT.
SAN DIEGO, CA. 92101

Picture 1



A HIGH-RESISTANCE CONNECTION OR COMPONENT MALFUNCTION NOTED AT LEFT SIDE OF SUB PANEL ELECTRIC SERVICE ENTRANCE CABLE. 110 DEGREES FAHRENHEIT NOTED AT LEFT CABLE, 65 DEGREES NOTED AT RIGHT CABLE.(2,4)

Picture 2



DARK THERMAL PATTERN AT BASE OF DOOR SHOWS MOISTURE INTRUSION AT THIS INTERIOR DOOR THRESHOLD AND FLOOR CONNECTION.(2,3)

IMPROPER FLASHING, OPENING NOTED AT DECK OPPOSITE SIDE, IT HAD JUST RAINED.*

BEST PROPERTY INSPECTIONS

Client: SAM SAMPLES

Subject Property

Schedule Date : Wednesday, February 15, 2012

5768 SOMEWHERE CT.
SAN DIEGO, CA. 92101

Picture 3



ACTIVE MOISTURE, DAMAGE, DETERIORATION WAS NOTED AT BASE OF DOOR AND FRAME, GARAGE PASSENGER DOOR WHEN TESTED WITH MOISTURE METER.(2,3)

Picture 4



WALL FURNACE WAS NOT OPERATIONAL WHEN TESTED WITH IR THERMOMETER, ELECTRONIC IGNITION MALFUNCTION NOTED.(2)

BEST PROPERTY INSPECTIONS

Client: SAM SAMPLES

Subject Property

Schedule Date : Monday, December 7, 2009

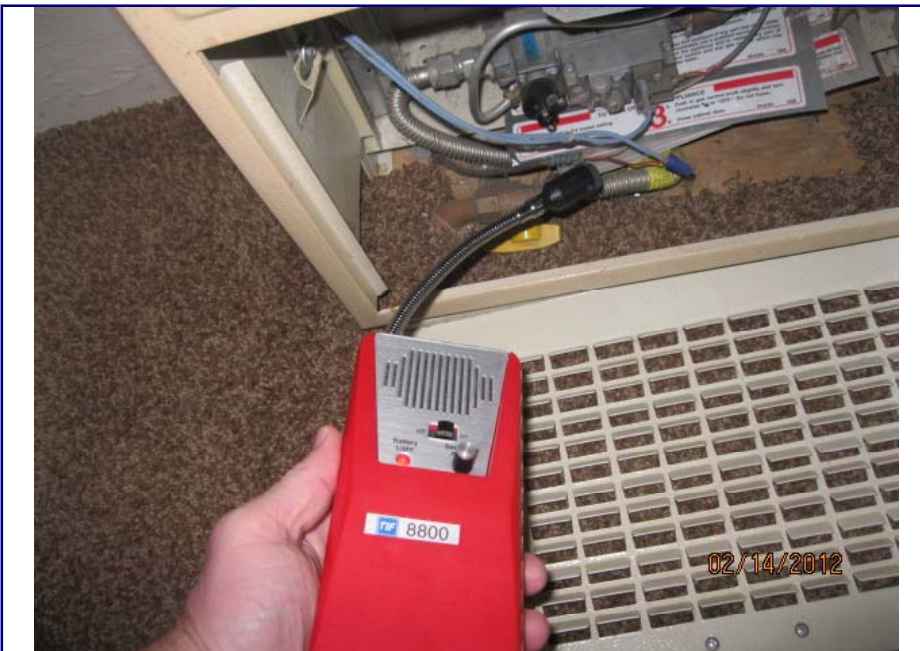
5768 SOMEWHERE CT.
SAN DIEGO, CA. 92101

Picture 5



30% PRESENT DIFFERENTIAL IN HUMIDITY WAS NOTED WHEN WHEN TESTED WITH PSYCHROMETER FROM UPSTAIRS TO DOWNSTAIRS. A BUILT IN DEHUMIDIFIER WAS NOTED, BUT IS NOT PART OF A HOME INSPECTION THEREFORE WAS NOT TESTED OR INSPECTED.*

Picture 6



NATURAL GAS LEAK WAS NOTED AND VERIFIED WHEN TESTED WITH GAS DETECTOR AT LOWER HALL WALL HEATER.(2,4)

GAS LINE WAS TURNED OFF CONTACT 800-411-SDGE

BEST PROPERTY INSPECTIONS

Client: SAM SAMPLES

Subject Property

Schedule Date : Wednesday, February 15, 2012

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Picture 7



FORCED AIR FURNACE VENT PIPE WAS TOUCHING INSULATION, CLEARANCE TO COMBUSTIBLES WAS IMPROPER.(2,4)

SEISMIC STRAPS WERE MISSING, NOT INSTALLED AT 50 GAL. HOT WATER HEATER.(2,4)

Picture 8



FORCED AIR FURNACE WAS OPERATIONAL WHEN TESTED, ALL INTERIOR REGISTERS WERE CONNECTED. NO A/C WAS INSTALLED AND HOUSE WAS NOT PLUMBED FOR IT.*

BEST PROPERTY INSPECTIONS

Client: SAM SAMPLES

Subject Property

Schedule Date : Wednesday, February 15, 2012

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Picture 9



REVERSE POLARITY WAS NOTED AT THIS MASTER BEDROOM PLUGGED RECEPTACLE WHEN TESTED WITH CIRCUIT TESTERS. LABELED WITH BLUE TAPE.(2,4)

Picture 10



IMPROPER EXPOSED WIRING WAS NOTED AT GARAGE THIS LOCATION LIVE EXPOSED ELECTRICAL WIRE (ROMEX) NOTED VARIOUS AREAS. A CONDUIT (EMT) ELECTRICAL METAL TUBING IS NEEDED.(2,4) PLASTIC WIRE MOLD WAS USED AND WAS NOT CONTINUOUS, OPENINGS NOTED. ALSO WIRE MOLD MAY NOT BE USED TO EXTEND HARD WIRED (PERMANENT) ELECTRICAL WIRING. MUST USE LISTED FITTINGS AND JUNCTION BOXES (2 4)

BEST PROPERTY INSPECTIONS

Client: SAM SAMPLES

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SAN DIEGO, CA. 92101

Picture 11



WATER PRESSURE WAS ON THE HIGH SIDE 82 PSI NOTED. (2) THE RANGE IS 40-80 PSI.*

HOSE FAUCET HANDLE LEAKED WHEN OPERATED AT VARIOUS AREAS.(2)

Picture 12



HOSE FAUCETS ARE NOT ANTI-SIPHON TYPE VALVE.(2)

RECOMMEND ADDING AS SHOWN.*

BEST PROPERTY INSPECTIONS

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Schedule Date : Wednesday, February 15, 2012

5768 SOMEWHERE CT.
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Picture 13



STOVE/OVEN WAS MISSING ANT-TIP BRACKET, NOT INSTALLED.(2,4,5)

RECOMMEND ADDING AS SHOWN.*

Picture 14



FIREPLACE HEARTH EXTENSION WAS MISSING AT DEN FIREPLACE, CARPET NOTED.(2,4,5)

DAMPER STOP (CLAMP) NEEDED AT FIREPLACE DAMPER GAS SYSTEM WAS INSTALLED.(2,4,5)

SEE PHOTO 15

RECOMMEND ADDING AS SHOWN.*

BEST PROPERTY INSPECTIONS

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Picture 15



DAMPER STOP (CLAMP)
NEEDED AT FIREPLACE
DAMPER GAS SYSTEM WAS
INSTALLED.(2,4,5)

SEE PHOTO 14

RECOMMEND ADDING AS
SHOWN.*

Picture 16



LOOSE CONCRETE ROOF
TILES NOTED AT ROOF AND
WALL CONNECTION THIS
AREA REAR YARD
NORTHEAST SIDE.(2)

BEST PROPERTY INSPECTIONS

Client: SAM SAMPLES

Subject Property

Schedule Date : Wednesday, February 15, 2012

5768 SOMEWHERE CT.
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Picture 17



CRACKED, BROKEN
CONCRETE ROOF TILES
NOTED AT ROOF RIDGE
AREA ABOVE REAR PATIO.
EXPOSED WOOD,
CRACKED DAMAGED
MORTAR ALSO NOTED(2)

Picture 18



PARTIAL RAIN GUTTERS
WERE DEBRIS FILLED AT
VARIOUS AREAS.(2)

BEST PROPERTY INSPECTIONS

Client: SAM SAMPLES

Subject Property

Schedule Date : Wednesday, February 15, 2012

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Picture 19



LOWER BATHROOM SINK WAS SLOW DRAINING WHEN TESTED.(2)

Picture 20



LOWER BEDROOM TOILET WAS LOOSE AT FLOOR, RECOMMEND NEW WAX SEAL. CHINA CAPS MISSING AT EXPOSED BOLTS.(2)

BEST PROPERTY INSPECTIONS

Client: SAM SAMPLES

Subject Property

Schedule Date : Wednesday, February 15, 2012

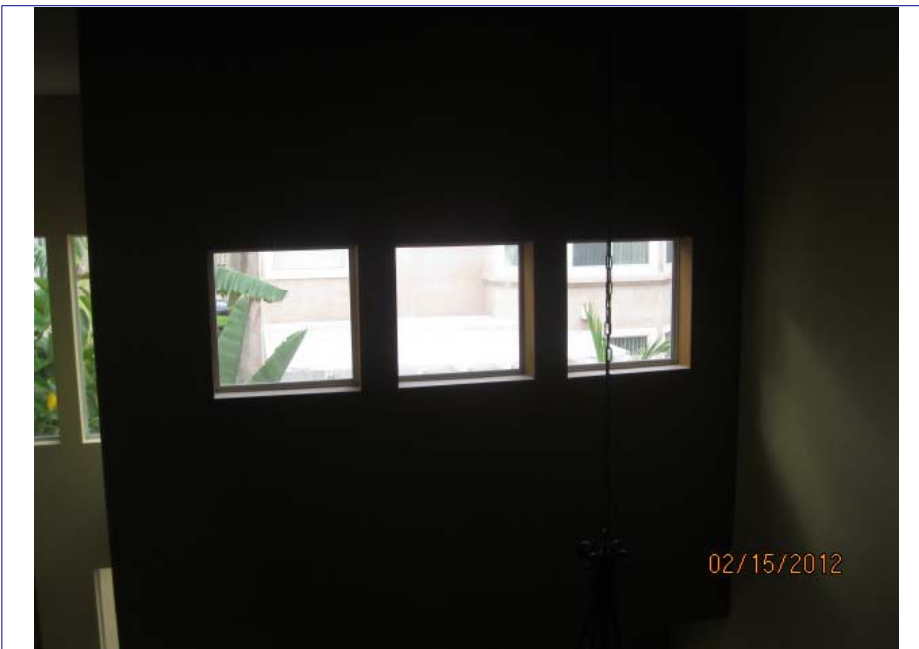
5768 SOMEWHERE CT.
SAN DIEGO, CA. 92101

Picture 21



ALL ALUMINUM CASEMENT AND SLIDING WINDOWS IN PHOTO DUAL PANE FOGGED.(2)

Picture 22



MIDDLE ALUMINUM CASEMENT WINDOW DUAL PANE FOGGED.(2)

BEST PROPERTY INSPECTIONS

Client: SAM SAMPLES

Subject Property

Schedule Date : Wednesday, February 15, 2012

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Picture 23



SUMP PUMP IS NOT PART OF A HOME INSPECTION, THEREFORE WAS NOT INSPECTED.(2)

Picture 24



ALL KEYED LOCKS FROM INTERIOR TO EXTERIOR NEED TO BE LATCH TYPE FOR EMERGENCY EGRESS.(2,4)

BEST PROPERTY INSPECTIONS

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Subject Property

Schedule Date : Wednesday, February 15, 2012

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Picture 25



POOL WATERFALL HAD A LEAK AT THIS LOCATION, LEFT SIDE .(2)

POOL FENCE AND GATES WERE NOT INSTALLED AROUND POOL AT BACK YARD.(2,4)

Picture 26



RECOMMEND ANTI-VORTEX POOL COVERS AT MAIN POOL DRAIN.(2,4,5)

BEST PROPERTY INSPECTIONS

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Subject Property

Schedule Date : Wednesday, February 15, 2012

5768 SOMEWHERE CT.
SAN DIEGO, CA. 92101

Picture 27



IMPROPER CLEARANCE TO POOL/SPA HEATER, DE FILTER AND ALL FIVE POOL PUMPS DUE TO THIS RETAINING WALL.(2)

Picture 28



TWO POOL PUMPS MOTORS WERE NOT OPERATIONAL WHEN TESTED, BREAKERS WERE TURNED ON AND HAD POWER.(2)

THE ONE ON THE LEFT WAS FOR THE SPA JETS, THE ONE ON THE RIGHT WAS THE CIRCULATION PUMP.*

BEST PROPERTY INSPECTIONS