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Property Address:



RESIDENTIAL

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Senel Inspection, Inc.

1025 W. Arrow Hwy., Glendora, CA 91740

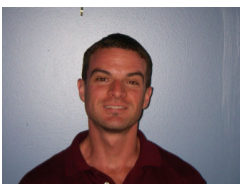
Order Desk: (800) 339-6988

Information: (626) 974-5222 Web Site: www.senel.net

Fax: (626) 332-7321 Email: senel@senel.net

Certification

We certify that the content of this property inspection report is true and correct to the best of our knowledge and belief and that it has been done in good faith and that this inspection has been conducted by an experienced inspector.



Inspector: Justice

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Managed by F.G. Management Services, Inc.

**1025 W. Arrow Hwy.
Glendora, CA 91740
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Dear Customer,

Congratulations on your home purchase and thank you for selecting ***Senel Inspection, Inc.***

When we inspect your future home, we must report to you exactly what we see and find. Because of the age, design, and location of the home, we might find some hair cracks in driveways or walls. We may hear squeaking on raised or second story floors or see paint peeling off walls, cracks on tiles, chipped bathtubs, or some cracks over windows and doors. These problems are cosmetic and normal conditions. Therefore, our recommendation to you is that “no home” is perfect until you make it perfect for your satisfaction.

This report represents our inspection company’s professional opinion of the condition of inspected elements of the property as determined during a limited-time inspection. This inspection was performed, where applicable, in a manner consistent with standards of the home inspection industry, Terms and Condition of the Inspection Order Agreement, and limitations noted in the Inspection Guideline Section. Information contained herein was prepared exclusively for the named client and their authorized representative.

While due care was exercised in the performance of the indicated services, the Company neither makes representation nor guarantees with respect to latent deficiencies or future conditions as part of the inspection or this report. This report, including any attachments, should be reviewed in its entirety. Any questions about the inspection or report should be resolved prior to title transfer.

This inspection report was prepared in a format requested by the named client. Accordingly, the report may not cover all potential areas of concern a third party may have. This report is transferable only with the consent of the named client and such transfer does not imply any warranty or guarantee regarding the report by the inspection firm.

If you have any questions regarding this report please feel free to call our Customer Service Department at (909) 305-6898.

Thank you again for choosing ***Senel Inspection, Inc.***

Limited Warranty

- * **Senel Inspection Report** is a written communication describing the condition of the property inspected. Its purpose is to indicate the existing condition of the property.
- * **Senel Property Inspection Report** is not a “check-off” of items that the owner or seller must repair.
- * **Senel Property Inspection Report** warrants that this inspection report is an unbiased visual inspection of the property and communicates a written report of the then existing conditions on the property at the time of the inspection.
- * During the inspection our inspectors DO NOT take apart equipment, structures, apply stress and/or perform destructive testing or move furniture and equipments to view areas. Any areas, which are visually hidden or not readily accessible, are NOT covered under this report.
- * Additionally, this report DOES NOT INCLUDE and is NOT a substitute for Real Estate Transfer Disclosure Statement form TDS-14 California Civil Code section 1102.

This report DOES NOT cover the following items:

1. WE DO NOT evaluate as to whether there are any city, county, or state code violations on the property.
2. WE DO NOT evaluate the slopes, grading or credibility of any retainer walls or drainage on the property.
3. WE DO NOT perform termite inspection.
4. WE DO NOT test security devices.
5. WE DO NOT evaluate the presence or extent of insulation and vapor barriers in exterior walls and soffits.
6. WE DO NOT enter crawl areas where headroom is less than 3 feet, or where other adverse conditions exist.
7. WE DO NOT walk on the roof where it could damage the roof materials or be unsafe for the inspector.
8. WE DO NOT enter attic spaces that are not readily accessible nor where headroom above the access panel is less than 3 feet high.
9. WE DO NOT test underground drainage pipes or internal rain gutters and downspout systems.
10. WE DO NOT operate any main, branch or fixture valves that are turned off.
11. WE DO NOT inspect any plumbing components that are not visible or readily accessible.
12. WE DO NOT inspect water quality, water conditioning equipment, and solar water heating systems.
13. WE DO NOT evaluate the ability of the systems to comply with the current codes.
14. WE DO NOT neither inspect nor activate fire sprinkler systems.
15. WE DO NOT neither activate nor operate any system that has been shut down.
16. WE DO NOT evaluate the mounting of any kitchen cabinets.
17. WE DO NOT neither do repairs nor give estimates.
18. WE DO NOT inspect septic tanks.
19. WE DO NOT inspect or test electronic thermostats.
20. WE DO NOT turn on or off pool valves.
21. WE DO NOT guarantee any appliances and pool equipments.
22. WE DO NOT determine or test for leaks in the roof.
23. WE DO NOT check for fireboxes.
24. WE DO NOT inspect for asbestos that can only be performed by laboratory testing.
25. WE DO NOT inspect storm windows and doors.
26. WE DO NOT inspect any gas existence in subject property like Radon, Carbon-monoxide, dioxide, methane, hydrogen-sulfide, exhaust gases, etc. and leakages of gas operated equipment and installation.
27. WE DO NOT inspect for mold.

This report is valid only for a period of thirty (30) days from the date of the inspection.

We recommend that you consult your attorney or broker regarding the terms not covered by this report and the legal effects of this visual inspection report. *Senel Inspection, Inc.* is not responsible for any damage done in the attic or underhouse including air ducts if a termite inspection is made to the property after the finished inspection.

Re-inspection will be necessary if property tented due to termite related reasons after *Senel* inspections.

Note: If your report is missing any of the numbered pages, possible that your property does not have the item that was covered on it.

Buyer's name		Deliver Online copies	Order Date	OFFICE PICK-UP COPIES <u>0</u>															
Address			Ordered By																
City, State, Zip			Order Taker																
Phone / Email			Inspector	Request: <input type="checkbox"/>															
Buyer's agent	(AGENT'S NAME)	Deliver Online copies	Data Entry																
Company	(AGENT'S COMPANY)		Bill To		Deliver Online copies														
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Phone and ext.	(AGENT'S PHONE NUMBER)		Escrow #																
2 nd Phone			Escrow Officer																
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City, State, Zip			Phone and ext.																
Owner			Cell / Pager																
Phone / Email			Fax / Email																
INSPECTION: TIME _____ DATE _____			Payment C.O.D. <input type="checkbox"/> ON INSPECTION <input type="checkbox"/>																
			<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td rowspan="5" style="writing-mode: vertical-rl; transform: rotate(180deg); text-align: center;">ADDITIONAL INFO</td> <td colspan="2"> Vacant <input type="checkbox"/> Occupied <input type="checkbox"/> Electric: On <input type="checkbox"/> Off <input type="checkbox"/> Gas: On <input type="checkbox"/> Off <input type="checkbox"/> Water: On <input type="checkbox"/> Off <input type="checkbox"/> Disclosure Statement: Available <input checked="" type="checkbox"/> Not Available <input type="checkbox"/> </td> <td colspan="2"> INSPECTION PRICE ESCROW PRICE OTHER +/- TOTAL PRICE </td> </tr> <tr><td colspan="2"></td><td></td></tr> <tr><td colspan="2"></td><td></td></tr> <tr><td colspan="2"></td><td></td></tr> <tr><td colspan="2"></td><td></td></tr> </table>			ADDITIONAL INFO	Vacant <input type="checkbox"/> Occupied <input type="checkbox"/> Electric: On <input type="checkbox"/> Off <input type="checkbox"/> Gas: On <input type="checkbox"/> Off <input type="checkbox"/> Water: On <input type="checkbox"/> Off <input type="checkbox"/> Disclosure Statement: Available <input checked="" type="checkbox"/> Not Available <input type="checkbox"/>		INSPECTION PRICE ESCROW PRICE OTHER +/- TOTAL PRICE										
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			Payment Information:																

Inspection scheduling notes:

Note: This inspection report is not valid without signed inspection agreement and full payment.

Exterior	Operational	Not operational	General Definitions: Average or Operational: In working condition; able to operate or function for it's intended use. Fair: Service recommended. Poor: Service required. Not operational: Not in working condition; not able to operate or function for its intended use.		
Main Door/Lock	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Weather-stripping <input type="checkbox"/> None <input checked="" type="checkbox"/> , installation advisable.		
Light Fixture/Bulb	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None <input type="checkbox"/> , installation advisable. Missing fixtures, exposed wires noted, service advisable.		
Bell Button/Chime	<input type="checkbox"/>	<input type="checkbox"/>	None.		
	Average	Fair	Poor		
General Appearance	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Walkways	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cracks noted.	
Driveway	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Asphalt <input type="checkbox"/> Concrete <input checked="" type="checkbox"/> Cracks noted.	
Fence/Block Walls	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Missing planks.	
Screen(s)/ Window(s) *	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Missing screens, weathered frames noted, damaged screens noted.	
Awning/Patio	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Possible termite damage noted at 4"x4" posts and beams, termite inspection and service advisable.	
Walls	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Areas of deteriorating color coat, holes, unsealed penetrations, and stucco cracks noted.	
Eaves	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Dry rot, unpainted boards, and peeling paint noted.	
Fascia/Soffits	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Balcony/Deck	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	None.	
R.V. Parking System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Parking Only <input type="checkbox"/> Hookups <input type="checkbox"/> None.	
Exterior B.B.Q.	Present <input type="checkbox"/>	None <input checked="" type="checkbox"/>	Gas ** <input type="checkbox"/>	Gas hookups only <input type="checkbox"/>	Not operational <input type="checkbox"/> , service advisable.
Remarks: Drain pipe at northwest corner walkway is missing grill, presently covered with board, permanent grill cover installation is advisable to prevent injury. Missing weep holes at rear retaining wall.					

* It is not possible to evaluate the seal on thermo-pane windows as conditions change from morning to night and season-to-season.

** Please call and have the Gas Company check for gas leakage and/or other gas-related problems.

Please Note:

1. Malibu lights and intercoms will not be inspected.

2. If the property is furnished and occupied at the time of our inspection, then the inaccessible portion of the inspection is not considered and is, therefore, not included in this report.

Exterior



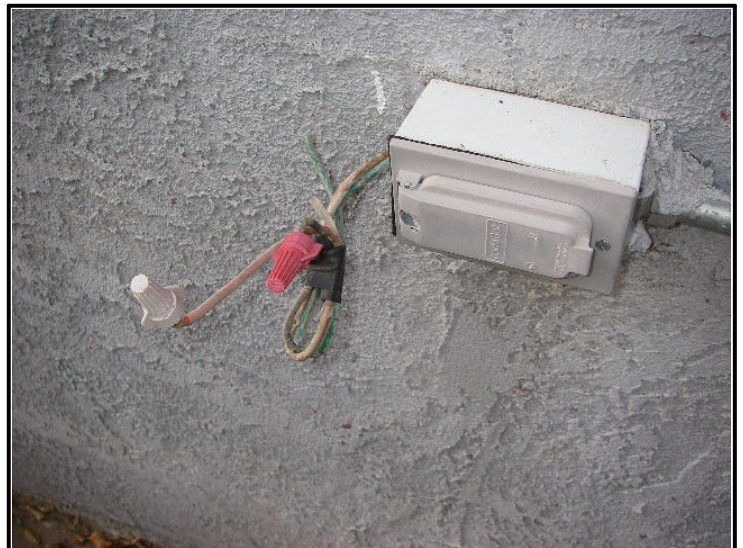
View of gap between pipe and wall, and missing stucco.



View of missing and peeling paint at window frame.

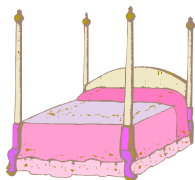
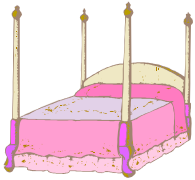


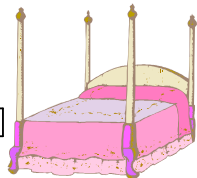
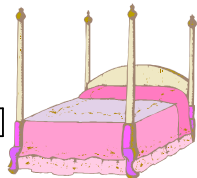
View of unpainted and water damaged wood at soffit and eave.



View of spliced wiring outside of box.


Entry Hall	Operational	Not operational	Remarks: Not present. Smoke Detector: Present <input type="checkbox"/> Not Present <input type="checkbox"/> Service Advisable <input type="checkbox"/> Fire sprinkler system: Present <input type="checkbox"/> Not Present <input type="checkbox"/>	
Switches & Outlets	<input type="checkbox"/>	<input type="checkbox"/>		
Light Fixture/Bulb	<input type="checkbox"/>	<input type="checkbox"/>		
Door	<input type="checkbox"/>	<input type="checkbox"/>		
Window(s)	<input type="checkbox"/>	<input type="checkbox"/>	Present, but not accessible <input type="checkbox"/> None <input type="checkbox"/>	
	Average	Fair	Poor	
Walls/Ceiling	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Hand Railings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Stairs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Carpet <input type="checkbox"/> Hardwood <input type="checkbox"/> Marble/Ceramic Tiles <input type="checkbox"/> Other:
Heating (Register)	Not present <input type="checkbox"/>		Location: Wall <input type="checkbox"/> Ceiling <input type="checkbox"/> Floor <input type="checkbox"/>	Service advisable <input type="checkbox"/> (check page #32)
Hallway	Operational	Not operational	Remarks: Smoke Detector: Present <input type="checkbox"/> Installation advisable <input checked="" type="checkbox"/> Service Advisable <input type="checkbox"/> Fire sprinkler system: Present <input type="checkbox"/> Not Present <input checked="" type="checkbox"/>	
Switches & Outlets	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Broken switch plate noted, service advisable.	
Light Fixture/Bulb	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Missing lens, installation advisable.	
Door	<input type="checkbox"/>	<input type="checkbox"/>	None.	
Window(s)	<input type="checkbox"/>	<input type="checkbox"/>	Present, but not accessible <input type="checkbox"/> None <input checked="" type="checkbox"/>	
	Average	Fair	Poor	
Walls/Ceiling	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Acoustic in cabinet may contain asbestos, asbestos inspection advisable. Patching and painting is advisable.
Floor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Carpet <input type="checkbox"/> Hardwood <input type="checkbox"/> Marble/Ceramic Tiles <input type="checkbox"/> Other: Laminate.
Heating (Register)	Not present <input checked="" type="checkbox"/>		Location: Wall <input type="checkbox"/> Ceiling <input type="checkbox"/> Floor <input type="checkbox"/>	Service advisable <input type="checkbox"/> (check page #32)



Bedroom #1	Operational	Not operational	Remarks: Location: Left from bathroom #1.		
			Smoke Detector: Present <input checked="" type="checkbox"/> Installation advisable <input type="checkbox"/> Service Advisable <input checked="" type="checkbox"/> Fire sprinkler system: Present <input type="checkbox"/> Not Present <input checked="" type="checkbox"/>		
Switches & Outlets	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Hot and neutral wiring is reversed, service advisable.		
Light Fixture/Bulb	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None <input type="checkbox"/> ½ Hot Receptacle <input type="checkbox"/> Fixture/bulb in closet is not operational, service advisable.		
Doors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Service advisable.		
Window(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Present, but not accessible <input type="checkbox"/> None <input type="checkbox"/> Damaged lock noted, service advisable.		
	Average	Fair	Poor		
Walls/Ceiling	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cracks noted, patching and painting is advisable.	
Closet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Walk-in <input type="checkbox"/>	
Floor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Carpet <input type="checkbox"/> Hardwood <input type="checkbox"/> Marble/Ceramic Tiles <input type="checkbox"/> Other: Laminate.	
Heating (Register)	Not present <input type="checkbox"/>		Location: Wall <input type="checkbox"/> Ceiling <input checked="" type="checkbox"/> Floor <input type="checkbox"/>		Service advisable <input type="checkbox"/> (check page #32)
Bedroom #2	Operational	Not operational	Remarks: Location: Right at conversion.		
			Smoke Detector: Present <input type="checkbox"/> Installation advisable <input checked="" type="checkbox"/> Service Advisable <input type="checkbox"/> Fire sprinkler system: Present <input type="checkbox"/> Not Present <input checked="" type="checkbox"/>		
Switches & Outlets	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No power, service advisable.		
Light Fixture/Bulb	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None <input type="checkbox"/> ½ Hot Receptacle <input type="checkbox"/> Service advisable.		
Doors	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
Window(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Present, but not accessible <input type="checkbox"/> None <input type="checkbox"/>		
	Average	Fair	Poor		
Walls/Ceiling	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Patching and painting is advisable.	
Closet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Walk-in <input type="checkbox"/>	
Floor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Carpet <input checked="" type="checkbox"/> Hardwood <input type="checkbox"/> Marble/Ceramic Tiles <input type="checkbox"/> Other:	
	Stained.				
Heating (Register)	Not Present <input type="checkbox"/>		Location: Wall <input type="checkbox"/> Ceiling <input checked="" type="checkbox"/> Floor <input type="checkbox"/>		Service advisable <input type="checkbox"/> (check page #32) 56°

Bedroom #3	Operational	Not operational	Remarks:	
			Location: Left from bedroom #2. Smoke Detector: Present <input type="checkbox"/> Installation advisable <input checked="" type="checkbox"/> Service Advisable <input type="checkbox"/> Fire sprinkler system: Present <input type="checkbox"/> Not Present <input checked="" type="checkbox"/> 	
Switches & Outlets	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Missing face plate, open ground outlets noted, service advisable.	
Light Fixture/Bulb	<input checked="" type="checkbox"/>	<input type="checkbox"/>	None <input type="checkbox"/> ½ Hot Receptacle <input type="checkbox"/>	
Doors	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Window(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Present, but not accessible <input type="checkbox"/> None <input type="checkbox"/> Dirty tracks noted, window sill is more than 44" high (emergency egress safety hazard), service advisable.	
	Average	Fair	Poor	
Walls/Ceiling	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Missing baseboard, patching and painting is advisable.
Closet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Walk-in <input type="checkbox"/>
Floor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Carpet <input checked="" type="checkbox"/> Hardwood <input type="checkbox"/> Marble/Ceramic Tiles <input type="checkbox"/> Other:
Heating (Register)	Not present <input type="checkbox"/>		Location: Wall <input type="checkbox"/> Ceiling <input checked="" type="checkbox"/> Floor <input type="checkbox"/> Service Advisable <input checked="" type="checkbox"/> (check page #32) Missing grill.	
Bedroom #4	Operational	Not operational	Remarks:	
			Location; Off bathroom #2 (half bathroom). Smoke Detector: Present <input type="checkbox"/> Installation advisable <input checked="" type="checkbox"/> Service Advisable <input type="checkbox"/> Fire sprinkler system: Present <input type="checkbox"/> Not Present <input checked="" type="checkbox"/> 	
Switches & Outlets	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Open ground, object noted inside outlet, service advisable.	
Light Fixture/Bulb	<input checked="" type="checkbox"/>	<input type="checkbox"/>	None <input type="checkbox"/> ½ Hot Receptacle <input type="checkbox"/>	
Doors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Loose hinge at access door to exterior, service advisable.	
Window(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Present, but not accessible <input type="checkbox"/> None <input type="checkbox"/> Window sill is too high for safe egress, missing interior release latch at security bars, service advisable.	
	Average	Fair	Poor	
Walls/Ceiling	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Patching and painting is advisable.
Closet	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Loose floor. Walk-in <input checked="" type="checkbox"/>
Floor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Carpet <input type="checkbox"/> Hardwood <input type="checkbox"/> Marble/Ceramic Tiles <input checked="" type="checkbox"/> Other:
Heating (Register)	Not present <input type="checkbox"/>		Location: Wall <input type="checkbox"/> Ceiling <input checked="" type="checkbox"/> Floor <input type="checkbox"/> Service Advisable <input type="checkbox"/> (check page #32)	

Bathroom #1	Operational	Not operational	Remarks:
			Location: Hallway. Non-operational thermador wall noted noted below towel rack, service advisable.
Switches	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Outlets	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Hot and neutral wiring is reversed, GFCI poor, service advisable. G.F.C.I.: Operational <input type="checkbox"/> Poor <input checked="" type="checkbox"/> None <input type="checkbox"/>
Light Fixture/Bulb	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Doors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Exhaust Fan	<input type="checkbox"/>	<input type="checkbox"/>	None.
Window(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Present, but not accessible <input type="checkbox"/> None <input type="checkbox"/> Missing, installation advisable.
Toilet	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fill tube is not installed in tank, installation advisable.
Tub Faucet	<input type="checkbox"/>	<input type="checkbox"/>	Not tested.
Shower Faucet	<input type="checkbox"/>	<input type="checkbox"/>	Not tested.
Sink Faucet	<input type="checkbox"/>	<input type="checkbox"/>	Not tested.
	Average	Fair	Poor
Walls	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Ceiling	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Trim	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Shower Enclosure	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Traps & Drains	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tub	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Countertop/Sink	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cabinets	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Floor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Cracked tiles noted.		
Heating (Register)	Location: Not present <input type="checkbox"/> Wall <input type="checkbox"/> Ceiling <input checked="" type="checkbox"/> Floor <input type="checkbox"/>		Service advisable <input checked="" type="checkbox"/> (check page #32) Missing grill.



Bathroom #2	Operational	Not operational	Remarks:
			Location: Off laundry. Half Bathroom.
			
Switches	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Outlets	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No power, GFCI poor, service advisable. G.F.C.I.: Operational <input type="checkbox"/> Poor <input checked="" type="checkbox"/> None <input type="checkbox"/>
Light Fixture/Bulb	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Doors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Exhaust Fan	<input type="checkbox"/>	<input type="checkbox"/>	None.
Window(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Present, but not accessible <input type="checkbox"/> None <input type="checkbox"/>
Toilet	<input type="checkbox"/>	<input type="checkbox"/>	Not tested.
Tub Faucet	<input type="checkbox"/>	<input type="checkbox"/>	None.
Shower Faucet	<input type="checkbox"/>	<input type="checkbox"/>	Not tested.
Sink Faucet	<input type="checkbox"/>	<input type="checkbox"/>	Not tested.
	Average	Fair	Poor
Walls	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Ceiling	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trim	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Shower Enclosure	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Traps & Drains	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tub	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Countertop/Sink	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Cabinets	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Floor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Carpet <input type="checkbox"/> Marble/Ceramic Tiles <input checked="" type="checkbox"/> Vinyl Tiles/Sheet <input type="checkbox"/> Other:		
Heating (Register)	Not present <input type="checkbox"/>		Location: Wall <input type="checkbox"/> Ceiling <input checked="" type="checkbox"/> Floor <input type="checkbox"/>
	Service advisable <input type="checkbox"/> (check page #32)		

Den	Operational	Not operational	Remarks: Furnace is present. Smoke Detector: Present <input type="checkbox"/> Not Present <input checked="" type="checkbox"/> Service Advisable <input type="checkbox"/> Fire sprinkler system: Present <input type="checkbox"/> Not Present <input checked="" type="checkbox"/>		
Switches & Outlets	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Missing face plate, installation advisable.		
Light Fixture/Bulb	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None <input type="checkbox"/> ½ Hot Receptacle <input type="checkbox"/> Bulbs are out, service advisable.		
Doors	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
Window(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Present, but not accessible <input type="checkbox"/> None <input type="checkbox"/>		
	Average	Fair	Poor		
Walls/Ceiling	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Patching and painting is advisable.	
Trim	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Missing baseboards.	
Closet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Walk-in <input type="checkbox"/> None.	
Floor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Carpet <input checked="" type="checkbox"/> Hardwood <input type="checkbox"/> Marble/Ceramic Tiles <input type="checkbox"/> Others:	
	Worn.				
Heating (Register)	Not present <input checked="" type="checkbox"/>		Location: Wall <input type="checkbox"/> Ceiling <input type="checkbox"/> Floor <input type="checkbox"/>		Service advisable <input type="checkbox"/> (check page #32)
Wet Bar	Operational	Not operational	Remarks: Not present. Smoke Detector: Present <input type="checkbox"/> Not Present <input type="checkbox"/> Service Advisable <input type="checkbox"/> Fire sprinkler system: Present <input type="checkbox"/> Not Present <input type="checkbox"/>		
Light Fixture/Bulb	<input type="checkbox"/>	<input type="checkbox"/>			
Outlets	<input type="checkbox"/>	<input type="checkbox"/>	G.F.C.I.: Operational <input type="checkbox"/> Poor <input type="checkbox"/> None <input type="checkbox"/>		
Switches	<input type="checkbox"/>	<input type="checkbox"/>			
	Average	Fair	Poor		
Bar	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Sink	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Drain	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Cabinets	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		

Living Room	Operational	Not operational	Remarks:	
			Smoke Detector: Present <input type="checkbox"/> Not Present <input checked="" type="checkbox"/> Service Advisable <input type="checkbox"/> Fire sprinkler system: Present <input type="checkbox"/> Not Present <input checked="" type="checkbox"/>	
Switches & Outlets	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Open ground receptacles noted, service advisable.	
Light Fixture/Bulb	<input checked="" type="checkbox"/>	<input type="checkbox"/>	None <input type="checkbox"/> ½ Hot Receptacle <input type="checkbox"/> Overhead.	
Doors	<input type="checkbox"/>	<input type="checkbox"/>	None.	
Window(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Present, but not accessible <input type="checkbox"/> None <input type="checkbox"/> Missing lock, installation advisable.	
	Average	Fair	Poor	
Walls/Ceiling	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Trim	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water stains noted near fixed pane window.
Floor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Carpet <input type="checkbox"/> Hardwood <input type="checkbox"/> Marble/Ceramic Tiles <input type="checkbox"/> Other: Laminate.
Heating (Register)	Not present <input type="checkbox"/>		Location: Wall <input type="checkbox"/> Ceiling <input checked="" type="checkbox"/> Floor <input type="checkbox"/>	Service advisable <input type="checkbox"/> (check page #32)
Fireplace	Present <input type="checkbox"/> Not present <input checked="" type="checkbox"/>			
Dining Room/Area	Operational	Not operational	Remarks:	
			Not present.	
			Smoke Detector: Present <input type="checkbox"/> Not Present <input type="checkbox"/> Service Advisable <input type="checkbox"/> Fire sprinkler system: Present <input type="checkbox"/> Not Present <input type="checkbox"/>	
Switches & Outlets	<input type="checkbox"/>	<input type="checkbox"/>		
Light Fixture/Bulb	<input type="checkbox"/>	<input type="checkbox"/>	None <input type="checkbox"/> ½ Hot Receptacle <input type="checkbox"/>	
Doors	<input type="checkbox"/>	<input type="checkbox"/>		
Window(s)	<input type="checkbox"/>	<input type="checkbox"/>	Present, but not accessible <input type="checkbox"/> None <input type="checkbox"/>	
	Average	Fair	Poor	
Walls/Ceiling	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Trim	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Carpet <input type="checkbox"/> Hardwood <input type="checkbox"/> Marble/Ceramic Tiles <input type="checkbox"/> Other:
Heating (Register)	Not present <input type="checkbox"/>		Location: Wall <input type="checkbox"/> Ceiling <input type="checkbox"/> Floor <input type="checkbox"/>	Service advisable <input type="checkbox"/> (check page #32)
Fireplace	Present <input type="checkbox"/> Not present <input type="checkbox"/>			



Kitchen	Operational	Not operational	Remarks:
			Improperly run Romex noted on finished walls, service advisable. Smoke Detector: Present <input type="checkbox"/> Not Present <input type="checkbox"/> Service Advisable <input type="checkbox"/> Fire sprinkler system: Present <input type="checkbox"/> Not Present <input checked="" type="checkbox"/>
Switches & Outlets	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Improperly installed outlet noted, GFCI missing, service advisable. G.F.C.I.: Operational <input type="checkbox"/> Poor <input type="checkbox"/> None <input checked="" type="checkbox"/>
Light Fixture/Bulb	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Doors	<input type="checkbox"/>	<input type="checkbox"/>	None.
Drain	<input type="checkbox"/>	<input type="checkbox"/>	Not tested.
Garbage Disposal	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Spliced wires noted outside of housing, service advisable.
Dishwasher	<input type="checkbox"/>	<input type="checkbox"/>	None. Air gap missing <input type="checkbox"/> , installation advisable.
Stove/Oven	<input type="checkbox"/>	<input type="checkbox"/>	None. Portable ** <input type="checkbox"/>
Hood/Vent Line	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Corrugated * <input type="checkbox"/> Rigid <input type="checkbox"/> Vented <input type="checkbox"/> Filtered <input checked="" type="checkbox"/>
Trash Compactor	<input type="checkbox"/>	<input type="checkbox"/>	None.
Microwave	<input type="checkbox"/>	<input type="checkbox"/>	None. Portable ** <input type="checkbox"/>
Sink Faucet	<input type="checkbox"/>	<input type="checkbox"/>	Not tested.
Window(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Present, but not accessible <input type="checkbox"/> Bay Window <input type="checkbox"/>
	Average	Fair	Poor
Walls	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Ceiling	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Trim/Molding	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Cabinets	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Countertop/Sink	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Breakfast Nook	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Floor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water Filter	Present <input type="checkbox"/> Not Present <input checked="" type="checkbox"/>		Hot Water Dispenser <input type="checkbox"/>

For your information only: * Light gauge corrugated vent lines are known to be a fire hazard. ** Portable appliances are not inspected.

Foundation and Footings

Type of Foundation:

- Spread Foundation ☐
 Concrete Piers ☐
 Interior Foundation ☐
 Concrete Slab ☒

Dwelling anchored or bolted to foundation:

- Yes ☐ No ☐ Not Applicable ☐
 Not Properly Bolted* ☐ Not Visible ☒ Reason: Concrete slab foundation.

Garage anchored or bolted to foundation:

- Yes ☐ No ☐ Not Applicable ☒
 Not Properly Bolted* ☐ Not Visible ☐ Reason:

Floor Joists	Moisture <input type="checkbox"/>	Water Stain(s) <input type="checkbox"/>	Damaged <input type="checkbox"/>	Not Present	<input checked="" type="checkbox"/>
Posts	Not Level <input type="checkbox"/>		Not Braced or Bolted <input type="checkbox"/>	Not Present	<input checked="" type="checkbox"/>
Foundation Walls	Moisture <input type="checkbox"/>		Chalking / Powdering <input type="checkbox"/>	Not Present	<input checked="" type="checkbox"/>
Cripple Walls	Not Retrofitted <input type="checkbox"/>			Not Present	<input checked="" type="checkbox"/>
Concrete Slab	Part or all concrete slab covered with finish flooring which prevented visual inspection for cracks or other defects <input checked="" type="checkbox"/>			Not Present	<input type="checkbox"/>

Remarks:

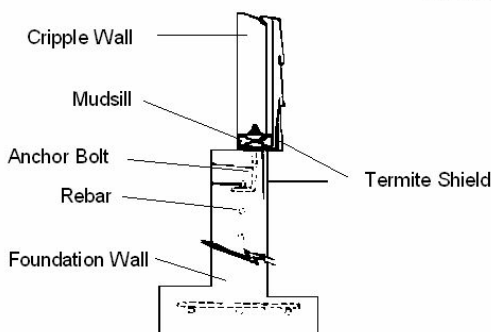
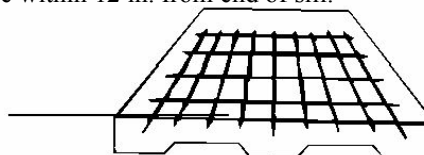
Advisable to consult with a structural engineer regarding overall evaluation of foundation system ☐

General note:

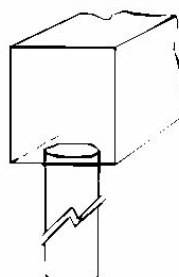
Before the inspection, the foundation might have been inadequately repaired, and the foundation remains inadequate to prevent problems. So even if our inspection report notes that foundation at subject property is average, Buyer (Client) still needs to hire a structural engineer for a detailed evaluation of the repairs and/or foundation.

* Anchors and bolts should be 6 ft. (3 ft. in seismic zone 4) and are within 12 in. from end of sill.

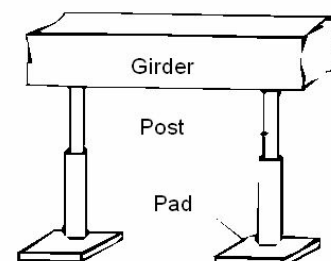
Concrete Slab



Tee (T) or Spread Foundation



Concrete Piers w/Grade

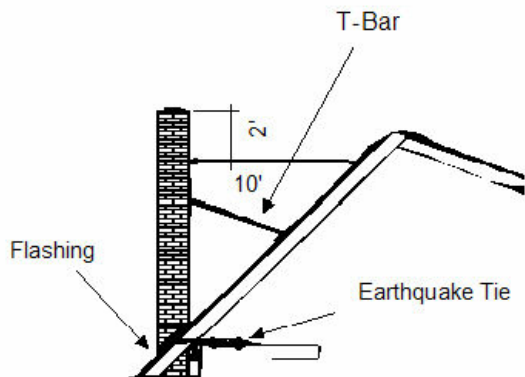
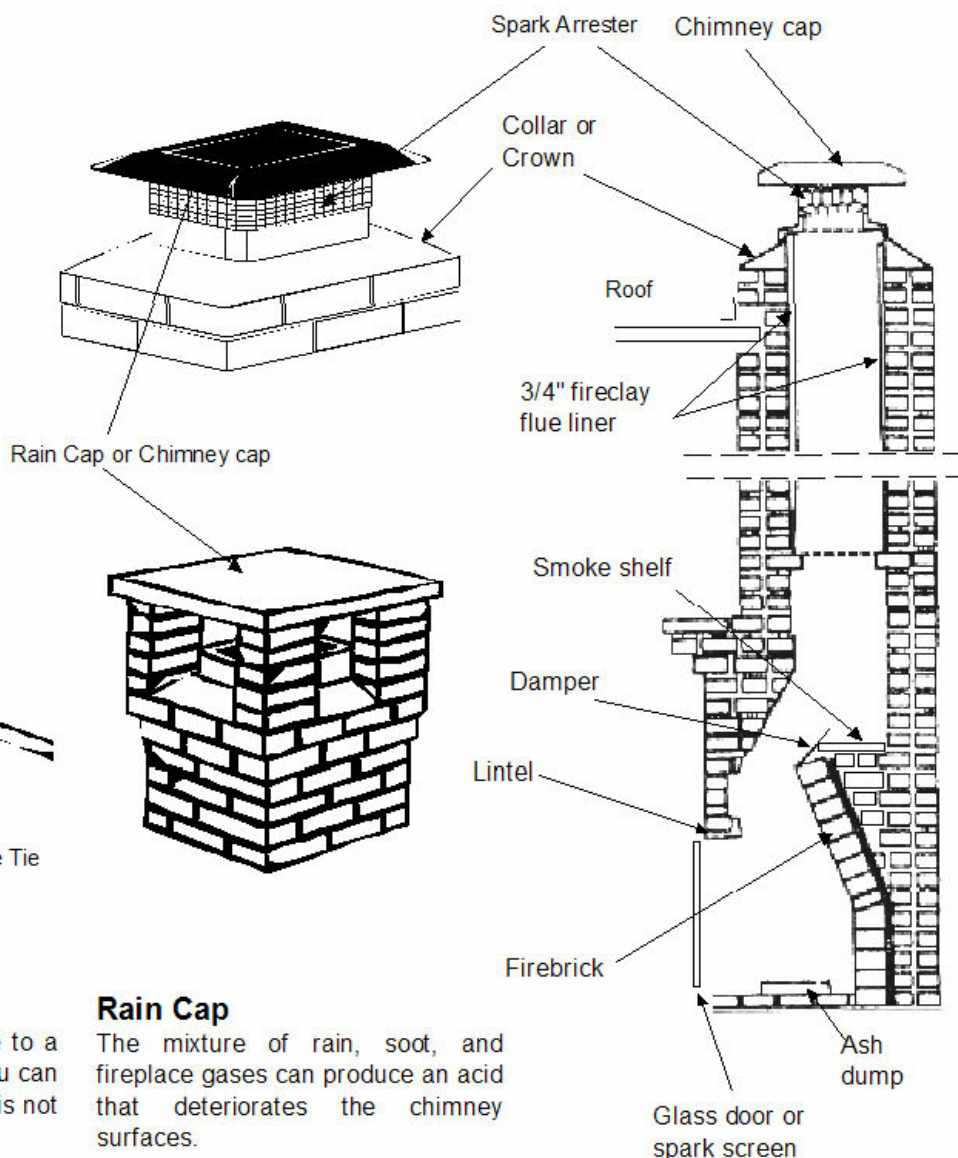


Interior Foundation

Chimney and Fireplaces

Spark Arresters:

To protect your roof and neighboring houses, you should have a wire spark arrester. You can make one from heavy galvanized mesh with a 1-inch grid. Cut the mesh into a rectangle that will wedge into the flue opening. Or cut the mesh large enough to fit over the opening. Then wire it to the flue.



Dampers:

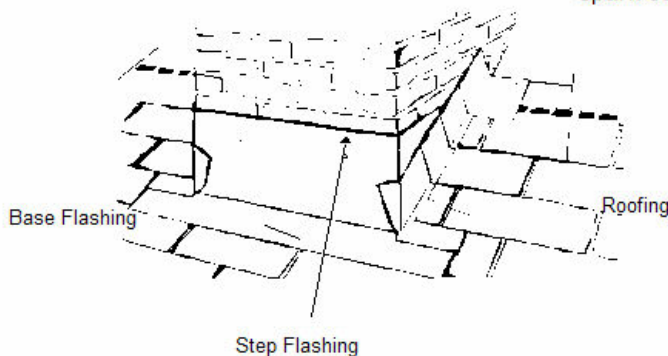
The first improvement you should make to a fireplace is to install a damper so that you can close off the chimney when the fireplace is not being used.

Glass Doors:

Installing glass doors across the fireplace opening will prevent room air from escaping. The fire still draws air through vents below the doors, but only enough to burn the fuel. While glass doors certainly improve the overall efficiency of a fireplace and still enable you to see the fire, they do have one drawback: They reduce the direct radiant heat that you feel from the fire.

Rain Cap

The mixture of rain, soot, and fireplace gases can produce an acid that deteriorates the chimney surfaces.



SCRATCH AND SNIFF !

Senel Inspection, Inc. Information

Could you please scratch and sniff this area above, can you smell this gas? Every year, almost 300 people in USA die from this toxic gas in their homes. You probably could not guess the answer "scratch and sniff". That's because the poisonous gas has no smell... What's more, it has no color and no taste. **This gas is carbon monoxide (CO), and it is truly a "senseless" killer.**

What is Carbon Monoxide? (CO)

Burning any fuel produces CO. Therefore, any fuel-burning appliance in any house is a potential CO source. When appliances are kept in good working condition, they produce little CO. Improperly operating appliances can produce fatal CO concentrations. Likewise, using charcoal indoors or running a car in a garage can produce fatal CO.

Symptoms of CO poisoning.

The initial symptoms of CO poisoning are similar to the flu, but without fever.

They include:

- * **Dizziness**
- * **Fatigue**
- * **Headache**
- * **Nausea**
- * **Irregular breathing**

Remember, if you have any of these symptoms and if you feel better when you go outside your home and the symptoms reappear once you are back inside, you may have CO poisoning.

Clues you can see...

- * Rusting or water streaking on vent/Chimney
- * Loose or missing furnace panel
- * Sooting
- * Loose or disconnected vent/chimney connections
- * Debris or soot falling from chimney, fireplace, or appliances
- * Loose masonry on chimney

Sources and clues to a possible CO Problem.

- * Room heater
- * Furnace
- * Charcoal grill
- * Range
- * Auto in closed garage
- * Fireplace
- * Water Heater

Clues you cannot see...

- * **Internal appliance damage or malfunctioning components**
- * **Improper burner adjustment**
- * **Hidden blockage or damage in chimney**

ONLY

A trained service technician can detect hidden problems and correct these conditions!



What can you do?

- * **Make sure appliances are installed according to manufacturer's instructions and local building codes. Most appliances should be installed by professionals.**
- * **Have the heating system (including chimneys and vents) inspected and serviced annually.**
- * **Follow manufacturer's directions for safe operation:**
 - * Decreasing hot water supply
 - * Furnace unable to heat house or runs constantly
 - * Sooting, especially on appliances
 - * Unfamiliar or burning odor.

Note:

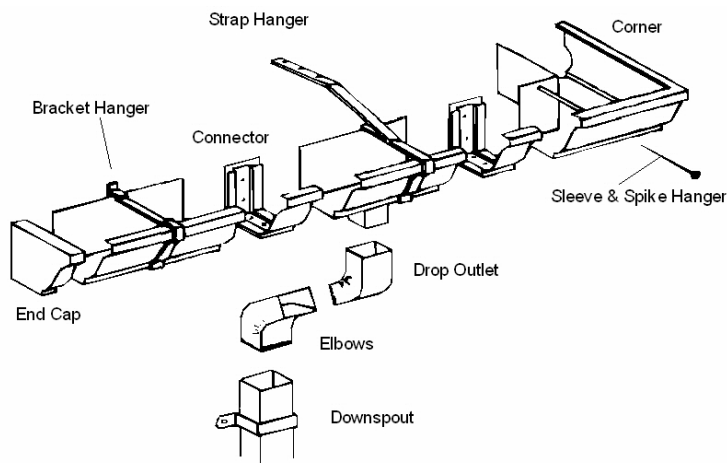
We suggest that if you suspect that if you are experiencing CO poisoning, get fresh air immediately. Open windows and doors for more ventilation, turn off any combustion appliances and leave the house. You could lose consciousness and die from carbon monoxide poisoning if you do nothing. It is also important to contact a doctor IMMEDIATELY for a proper diagnosis. Remember to tell your doctor that you suspect carbon monoxide poisoning is causing your problems.

Prompt medical attention is important. **Remember, proper attention and maintenance of combustion appliances in the home is most important in reducing the risk of carbon monoxide poisoning.** A CO detector can provide added protection, but is no substitute for proper use and upkeep of potential CO sources. No detector is 100% reliable and some individuals may experience health problems at levels of CO below the detection sensitivity of these devices.

You may get more information about CO or other indoor air quality concerns call the IAQ-INFO (Indoor Air Quality Information Clearinghouse) at 1-800-438-4318.

This information prepared with the information provided by EPA, USA Environmental Protection Agency

Gutters and Downspouts	Remarks: Installation is advisable.
Gutters	Metal <input type="checkbox"/> Plastic <input type="checkbox"/> Copper <input type="checkbox"/> Clamps <input type="checkbox"/> Nail <input type="checkbox"/> Protection Screen <input type="checkbox"/> Dirty, service advisable <input type="checkbox"/> None <input checked="" type="checkbox"/>
Downspouts	Metal <input type="checkbox"/> Plastic <input type="checkbox"/> Clamps <input type="checkbox"/> Splash Board <input type="checkbox"/> Drainage <input type="checkbox"/> Protection screen <input type="checkbox"/> Service advisable <input type="checkbox"/> None <input checked="" type="checkbox"/>
Note: Gutters are not water tested for leakage and blockage.	



Gutters

Gutters direct water away from a dwelling. To work effectively, they should be used in tandem with metal drip edges installed along the lower edge of the roof. Drip edges prevent blow-back in storms and so keep fascia boards from rotting out, while directing water from the roof into the gutters. Ideally, gutters should slope down toward downspouts at a 1/16 pitch (1 in. per 16 ft.), but this is not always possible, and be next to a level surface with no low spots in route to the downspout, a gutter will drain. Do not forget splash blocks under the downspouts.

Solar System

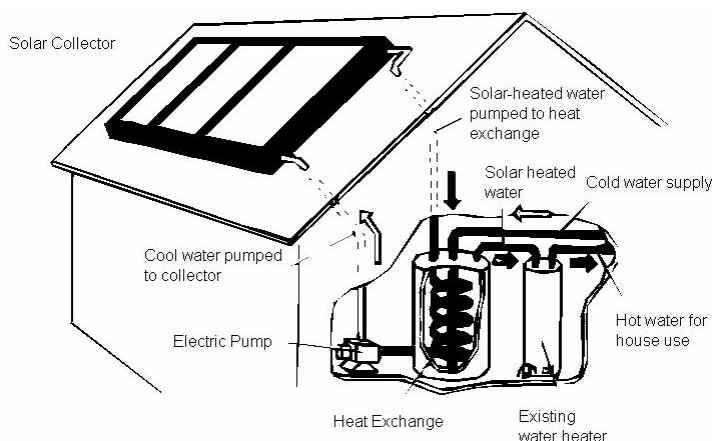
Present ☐
Remarks:

Not present ☒

Please Note:

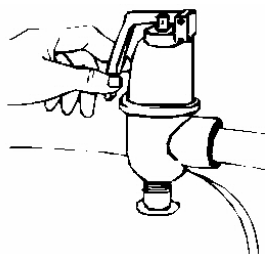
We do not inspect solar systems. Please consult with a solar heating company about your solar system.

For your reference only. Please check your manufacturers manual for an exact description.



Flat-Plate Collector System

A small pump pushes fluid up into the collectors where it is heated by absorber plates. The heated fluid flows down through a heat exchanger inside a storage tank, then back to the pump.



Temperature Pressure Relief Valve: It is required to have a temperature pressure relief valve (TPRV or only TP) in a water heater to prevent the tank from overheating. This valve must be connected to a drainpipe (Overflow Pipe) that terminates within 6 to 24 inches above the ground. To check it, pull up or push down on the handle depending on the style.



Drain Valve: The drain valve is located at the base of the water heater. It is a good idea to drain off sediment every few months.

Manufacturer: General Electric.

Mounted 18" off ground level

Remarks:

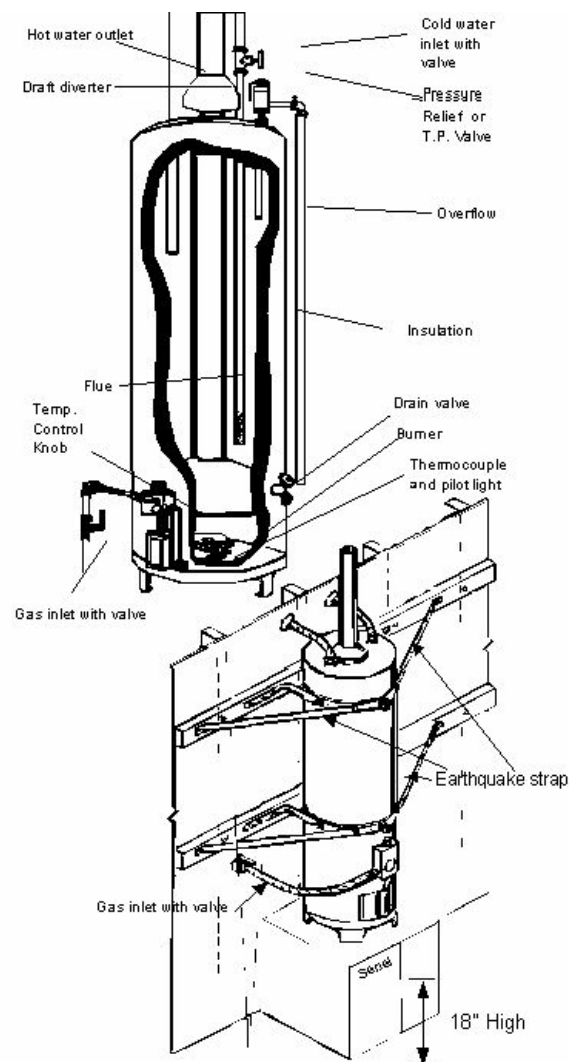
Enclosure is damaged.
Char marks noted on unit housing, advisable to replace unit.
Earthquake Strap- Improperly strapped, service advisable.
Overflow Pipe- Missing, installation advisable.
Thermal Insulation- Blanket insulation not present, installation advisable.
Plumbing- Corrosion noted, service advisable.
Water Shut-off Valve- Located in laundry room.
Gas Shut-off Valve- Not accessible, service advisable.
Ventilation Pipe- Not properly installed, service advisable.

Yes ☐

No ☐

N/A ☒

It is advisable to replace semi-rigid aluminum gas feeding tube with approved flexible metal connector if mentioned in the remarks area.



Water Heater	A	SA	Abbreviations: A = Average SA = Service Advisable NV = Not Visible
Water Heater	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Capacity: 40 U.S.G. Year Built: 2002
B.T.U.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	34,000 B.T.U. WATT Circulation Pump: Present <input type="checkbox"/> Not Present <input checked="" type="checkbox"/>
Earthquake Strap	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Present <input checked="" type="checkbox"/> Missing <input type="checkbox"/> Loose <input type="checkbox"/> Improperly Strapped <input checked="" type="checkbox"/>
T.P. Valve	<input type="checkbox"/>	<input checked="" type="checkbox"/>	T.P. Valve: Present <input checked="" type="checkbox"/> Missing <input type="checkbox"/> Overflow Pipe: Present <input type="checkbox"/> Missing <input checked="" type="checkbox"/>
Thermal Insulation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Blanket <input type="checkbox"/> Factory Insulated <input checked="" type="checkbox"/> Not Present <input type="checkbox"/>
Plumbing	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Leaks Noted <input type="checkbox"/> Corrosion Noted <input checked="" type="checkbox"/>
Shut-off Valve	<input type="checkbox"/>	<input checked="" type="checkbox"/>	For Gas <input checked="" type="checkbox"/> For Water <input checked="" type="checkbox"/>
Ventilation Pipe	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Not Properly Installed <input checked="" type="checkbox"/> Not Present <input type="checkbox"/>
Location	Garage <input type="checkbox"/> Interior <input type="checkbox"/> Exterior <input checked="" type="checkbox"/> Cabinet <input type="checkbox"/> Basement <input type="checkbox"/> Others:		

Water Heater



View of upper portion of water heater.



View of lower portion of water heater.



View of car marks on unit.

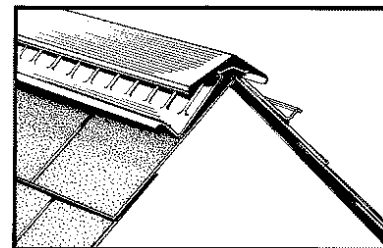


View of corrosion on plumbing.

ROOF	
Composition (1-A)	Asphalt <input checked="" type="checkbox"/> Fiberglass <input checked="" type="checkbox"/> Cracked <input type="checkbox"/> Loose Caps <input type="checkbox"/> Missing Caps <input type="checkbox"/> Worn Caps <input type="checkbox"/> Curling <input type="checkbox"/> Leak <input type="checkbox"/> Loose <input type="checkbox"/> Worn <input type="checkbox"/> Loosing Granules <input checked="" type="checkbox"/> Missing <input type="checkbox"/>
Cedar (1-B)	Shingle <input type="checkbox"/> Shake (Split) <input type="checkbox"/> Curling <input type="checkbox"/> Missing <input type="checkbox"/> Exposed Paper <input type="checkbox"/> Leak <input type="checkbox"/> Loose/Broken <input type="checkbox"/> Mold <input type="checkbox"/> Worn <input type="checkbox"/> Water Absorption <input type="checkbox"/>
Tile (1-C)	CAL-SHAKE (Asbestos) <input type="checkbox"/> Cement <input type="checkbox"/> Clay <input type="checkbox"/> Lightweight <input type="checkbox"/> Metal <input type="checkbox"/> Slate <input type="checkbox"/> Broken/Chips <input type="checkbox"/> Cracked <input type="checkbox"/> Loose <input type="checkbox"/> Missing <input type="checkbox"/> Soft <input type="checkbox"/>
Rolled	Cold Application <input checked="" type="checkbox"/> Hot Tar <input type="checkbox"/> Nail <input checked="" type="checkbox"/> Excessive Mastic <input type="checkbox"/> Bubbling <input checked="" type="checkbox"/> Exposed Nail Heads <input checked="" type="checkbox"/> Lifting Seams <input checked="" type="checkbox"/> Patches <input type="checkbox"/> Loosing Granules <input checked="" type="checkbox"/> Ponding <input checked="" type="checkbox"/>
Rock / Build Up (1-D)	Rock <input type="checkbox"/> Gravel <input type="checkbox"/> Patches <input type="checkbox"/> Bubbling <input type="checkbox"/> Ponding <input type="checkbox"/> Excessive Mastic <input type="checkbox"/>
Foam	Present <input type="checkbox"/> Not Present <input checked="" type="checkbox"/>
Parapet Walls	Present <input type="checkbox"/> Not Present <input checked="" type="checkbox"/>
Type	Flat <input checked="" type="checkbox"/> Gable <input type="checkbox"/> Hip <input checked="" type="checkbox"/> Sloped <input type="checkbox"/> "A" Frame <input type="checkbox"/>
Flashings	Metal <input checked="" type="checkbox"/> Composition <input type="checkbox"/> Painted <input type="checkbox"/> None <input type="checkbox"/>
Valleys	Metal <input checked="" type="checkbox"/> Composition <input checked="" type="checkbox"/> Tile <input type="checkbox"/> None <input type="checkbox"/> Rusted valley flashing noted.
Dormers	Present <input type="checkbox"/> Not Present <input checked="" type="checkbox"/>
Antenna	Present <input checked="" type="checkbox"/> Not Present <input type="checkbox"/> Dish present near eave.
Soffits	Present <input type="checkbox"/> Not Present <input checked="" type="checkbox"/>
Skylites	Present <input type="checkbox"/> Not Present <input checked="" type="checkbox"/>
Ventilations	Present <input checked="" type="checkbox"/> Not Present <input type="checkbox"/>

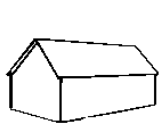
Remarks:

Transite pipe may contain asbestos, asbestos inspection advisable. Multiple layers of roofing are present. Advisable to trim trees to prevent contact with roof. Advisable to remove debris from flat roof surface. Exposed nail heads noted at shingles, water stains noted at roof deck and rafter, service advisable. Composition- Loosing granules, service advisable. Rolled- Bubbling, exposed nail heads, lifting seams, loosing granules, ponding, mold inspection advisable, service advisable. Further evaluation by a licensed roofing contractor is advisable.



Notes:

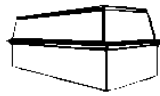
- 1-A. Composition Shingles: The number of roofs on existing shingles is limited to three. In some jurisdictions only two are allowed.
- 1-B. Wood Shake & Shingles: Annual maintenance required, care against fire advised.
- 1-C. Tile Roofs are not walked upon to avoid causing damage. They are visually inspected at some areas; therefore, the inspection is very limited. Advisable to have an evaluation by a qualified professional.
- 1-D. Rock & Build-up roofs: Maintenance consisting of repairing any worn areas is required. Installed on low slopes, these roofs should be inspected annually due to the potential for poor drainage.
2. This page is not a roof certificate, guarantee, or warranty.
3. We do not comment on age or life span of the roof.



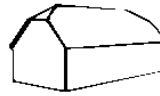
Gable



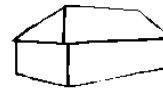
Turret



Mansard



Jerkin



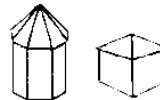
Hip



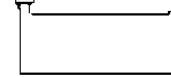
Ogee



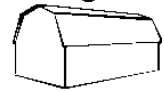
Shed



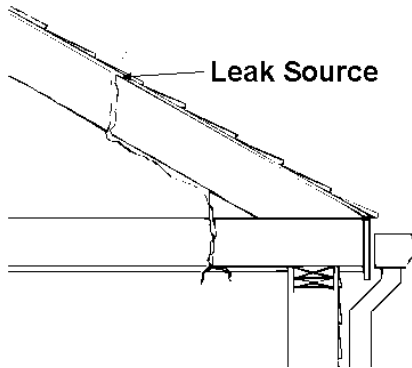
Pavilion



Flat



Gambrel



Roofs

The most important non-structural part of a building is its roof. A first line of defense against water, wind and sun.

When the roof is properly constructed and maintained, water runs down and is routed away from the surfaces of the dwelling. A variety of roofing materials - from straw to slate - can be used as primary membranes to deflect water. Were roofs simply sloped panes, life would be simple. But today's roofs are complicated affairs, with vent pipes, chimneys, skylights, dormers, and the like sticking up - potential dams for water. So each must be flashed to direct water downward away from it. As water approaches the lower reaches of the roof, it is further directed away from the faces of the building by overhangs, drip edges, and finally gutters.



View of debris and tree in contact with roof.



View of tree in contact with roof.

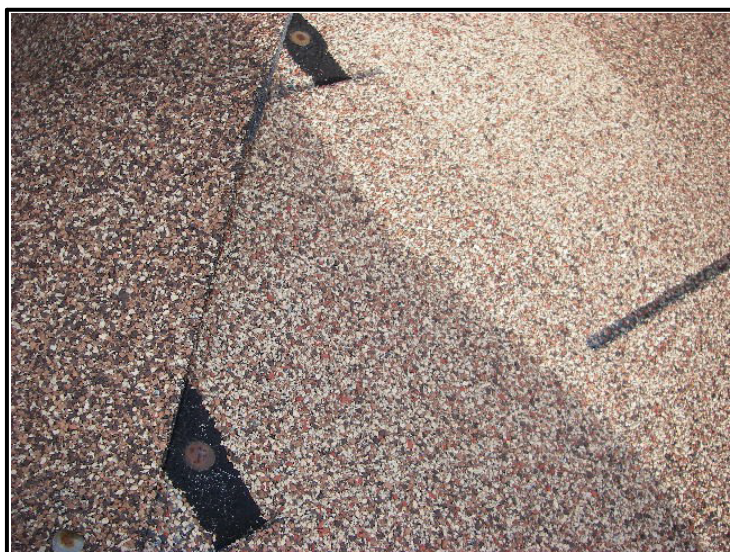
Roof



View of debris on roof.



View of lifting shingle.



View of missing shingle and exposed nail heads.



View of wrinkling and missing granules.

Water Service	Remarks:																																														
Water Supply Lines	Galvanized <input checked="" type="checkbox"/> Brass <input type="checkbox"/> Copper <input type="checkbox"/> PVC <input checked="" type="checkbox"/> Others: <input type="checkbox"/>																																														
Main Water Shut-off	Present <input checked="" type="checkbox"/> Corrosion <input checked="" type="checkbox"/> , Service Advisable. Not Present <input type="checkbox"/>																																														
Anti-Siphon Device	Present <input type="checkbox"/> Not Present <input checked="" type="checkbox"/> , Installation Advisable.																																														
Water Pressure *	<table border="1"> <thead> <tr> <th>Static</th> <th>PSI</th> <th>Dynamic</th> <th>PSI @</th> <th>GPM @ Time</th> </tr> </thead> <tbody> <tr> <td colspan="5" data-bbox="354 630 1549 701">Pressure Regulator Present <input checked="" type="checkbox"/> Not Present <input type="checkbox"/>, Installation Advisable.</td> </tr> <tr> <td colspan="5" data-bbox="354 701 1549 772">Pressure Relief Valve Present <input type="checkbox"/> Not Present <input checked="" type="checkbox"/></td> </tr> <tr> <td colspan="5" data-bbox="354 772 1549 844">Waste Piping ** Copper <input checked="" type="checkbox"/> Galvanized <input checked="" type="checkbox"/> Lead <input type="checkbox"/> ABS <input type="checkbox"/> PVC <input type="checkbox"/> Cast Iron <input checked="" type="checkbox"/></td> </tr> <tr> <td colspan="5" data-bbox="354 844 1549 915">Dry Well (Dry Pit) Present <input checked="" type="checkbox"/> Not Present <input type="checkbox"/></td> </tr> <tr> <td colspan="5" data-bbox="354 915 1549 987">Water Softener Present <input type="checkbox"/> Not Present <input type="checkbox"/> Hookup Only <input checked="" type="checkbox"/></td> </tr> <tr> <td colspan="5" data-bbox="354 987 1549 1121"> <table border="1"> <tbody> <tr> <td data-bbox="354 987 695 1058">Sprinkler System ***</td> <td data-bbox="695 987 922 1058">Manual <input type="checkbox"/></td> <td data-bbox="922 987 1149 1058">Not Tested <input checked="" type="checkbox"/></td> <td data-bbox="1149 987 1377 1058">Operational <input type="checkbox"/></td> <td data-bbox="1377 987 1549 1058">Fair <input checked="" type="checkbox"/> Poor <input type="checkbox"/></td> </tr> <tr> <td></td> <td data-bbox="354 1058 695 1121">Automatic (On Timer) <input checked="" type="checkbox"/></td> <td data-bbox="695 1058 922 1121">None <input type="checkbox"/></td> <td colspan="2" data-bbox="922 1058 1549 1121">Remarks:</td> </tr> </tbody> </table> </td> </tr> </tbody> </table>		Static	PSI	Dynamic	PSI @	GPM @ Time	Pressure Regulator Present <input checked="" type="checkbox"/> Not Present <input type="checkbox"/> , Installation Advisable.					Pressure Relief Valve Present <input type="checkbox"/> Not Present <input checked="" type="checkbox"/>					Waste Piping ** Copper <input checked="" type="checkbox"/> Galvanized <input checked="" type="checkbox"/> Lead <input type="checkbox"/> ABS <input type="checkbox"/> PVC <input type="checkbox"/> Cast Iron <input checked="" type="checkbox"/>					Dry Well (Dry Pit) Present <input checked="" type="checkbox"/> Not Present <input type="checkbox"/>					Water Softener Present <input type="checkbox"/> Not Present <input type="checkbox"/> Hookup Only <input checked="" type="checkbox"/>					<table border="1"> <tbody> <tr> <td data-bbox="354 987 695 1058">Sprinkler System ***</td> <td data-bbox="695 987 922 1058">Manual <input type="checkbox"/></td> <td data-bbox="922 987 1149 1058">Not Tested <input checked="" type="checkbox"/></td> <td data-bbox="1149 987 1377 1058">Operational <input type="checkbox"/></td> <td data-bbox="1377 987 1549 1058">Fair <input checked="" type="checkbox"/> Poor <input type="checkbox"/></td> </tr> <tr> <td></td> <td data-bbox="354 1058 695 1121">Automatic (On Timer) <input checked="" type="checkbox"/></td> <td data-bbox="695 1058 922 1121">None <input type="checkbox"/></td> <td colspan="2" data-bbox="922 1058 1549 1121">Remarks:</td> </tr> </tbody> </table>					Sprinkler System ***	Manual <input type="checkbox"/>	Not Tested <input checked="" type="checkbox"/>	Operational <input type="checkbox"/>	Fair <input checked="" type="checkbox"/> Poor <input type="checkbox"/>		Automatic (On Timer) <input checked="" type="checkbox"/>	None <input type="checkbox"/>	Remarks:	
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Remarks:

Exposed PVC serving sprinkler system, advisable to wrap to protect from UV rays. Corrosion noted at galvanized DWV. Unstrapped copper supply pipes run along exterior wall serving bathroom. Copper supply is touching electrical conduit, causing electrolysis, service advisable. Lock on valve at meter. Missing cap at clean-out pipe outside of laundry room. Advisable to have further evaluation by a licensed plumber.

* This PSI reading was measured outside of the dwelling. Pressure inside the dwelling may vary.

** Waste piping is not inspected for leaks.

*** Even though the sprinkler system needs to be checked during walk through, we will not turn on the sprinkler system if it is on a timer.

Water Service

This area left blank intentionally.

This area left blank intentionally.



**** For Informational Purposes Only ****



Water is Precious - Use it But Don't Waste It!
A Slow Drip Wastes **15 Gallons per day!**



Make a Leak Check Today



- * Check all faucets from Attic to Cellar.
- * Watch hot water faucets particularly; the heat affects them and you lose both water and heat.
- * Check flush tanks of toilets by placing laundry bluing in tank and watching bowl to see if it leaks through.
- * Check outside water taps to see that they are turned off when not in use; don't depend upon the hose nozzle, use the faucet.
- * Turn off faucets that are hooked up to washing machines and other water-using equipment when it is not in use, both to preserve equipment and to avoid leaks.

Main Drain The House Sewer

All the drains in the house connect to the main drain, which is called the house sewer and is outside the foundation. The main drain connects to a septic tank or to a public sewer stub at the property line. Most local codes specify the size of the connecting pipe. The pipe size for a single family dwelling is usually 4 inches ID (inside diameter). Codes also specify the type of pipe – usually vitrified clay, cast iron, plastic or bituminized fiber. Clay pipe must join with no-hub joints, which were common in older homes, but no longer meet code specification. The house sewer must be at least 10 feet away from the water supply pipe or 12 inches below it if the two are in the same trench. The depth of the trench depends on the climate and the location of the septic tank inlet or public sewer stub. The sewer pipe must slope at least 1/4 inch per foot.

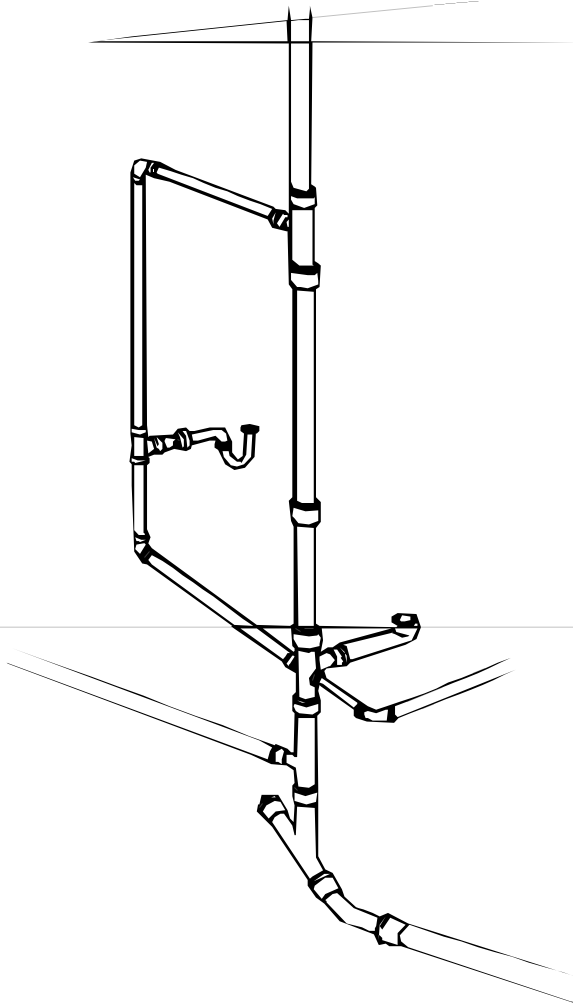
The DWV System

Sometimes called the sanitary system, the DWV system includes all the drains and waste pipes in and under the house as well as the vents. The DWV system is completely independent of the water supply system and contractors usually install it first. The DWV system is not pressurized; water and waste move because of gravity. For this reason, the DWV system requires careful installation. "Upstream" and "downstream" are important locations/positions to keep in mind. The regulations and standards for the DWV system are strict. Precise local codes protect public health.

Water Supply System

The water supply system brings cold water to the house, heats some of it, and distributes the water to various fixtures. The supply system is pressurized so pipes can run directly and do not have to slope or have vents. Normal "street pressure" is 40 to 55 PSI (pounds per square inch), but may range as low as 35 PSI or as high as 80 PSI. If the street pressure is above normal, a pressure reducer is installed near the main valve. The main shut-off valve should be near the foundation line. All fixtures except dishwashers and toilet have both hot and cold water supply pipes. Cold water is on the right and hot water is on the left. The pipes stub out and terminate at valves, called stops, which are located under the fixture. Sometimes pipes bang and chatter when you turn off a faucet; the noise is called water hammer. To prevent it, many codes require air chambers. Air chambers are short, capped-off pipes above the supply stub tees of a fixture. They are usually 12 inches long and one size larger than the supply pipes. The chamber traps air and cushion the shock of water hammer. Dishwashers and washing machines need them because they use electric valves that snap shut. In addition, install air chambers for the kitchen sink and for the highest fixture in the bathroom. Strapping the pipes and nailing straps to the joists will also prevent water hammer.

**** For Informational Purposes Only ****



Traps

The part the P-trap plays in saving contact lenses and wedding rings makes it a familiar fixture. The P-trap is an ingenious device that also plays a vital role in the DWV system. The under-the-sink P-trap is a valve with no moving parts. Water and waste flow through it easily, but gases from the sewer cannot pass because the water that is left in it after each use forms an airtight seal. If this water were siphoned out, which may happen with improper installation, sewer gases could enter the dwelling.

Every fixture must have a trap. Some are visible (sink traps), while others are under the floor (bathtub and shower traps), in the wall (washing machine traps), or even in the fixture itself (toilet traps). Codes specify the maximum vertical distance between the fixture outlet and trap; the distance is usually 18 to 24 inches (toilets are an exception). The trap size should be the same as the drain size for the fixture. Codes do not allow a fixture to have more than one trap.

Cleanouts

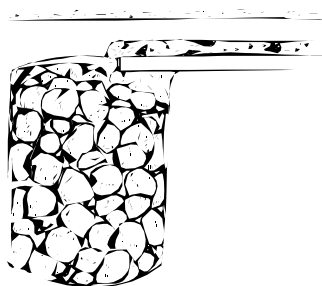
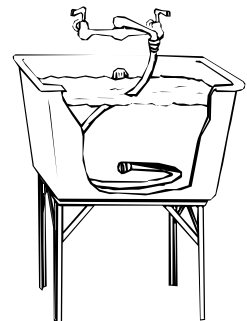
Cleanouts provide access to clogged pipes and should be at the upstream end of every horizontal run. Codes may contain more specific rules.

Vents

The DWV system includes a number of pipes called vents that do not carry water. These vents prevent vacuum siphoning of the traps. They also release sewer gases away from living areas, and ensure proper flow by equalizing air pressure in the system. Each trap must have a vent near the outlet before the drain pipe reaches another fixture or a vertical drain.

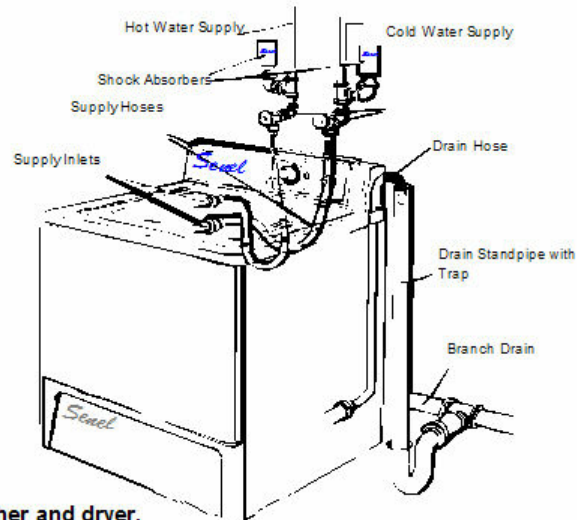
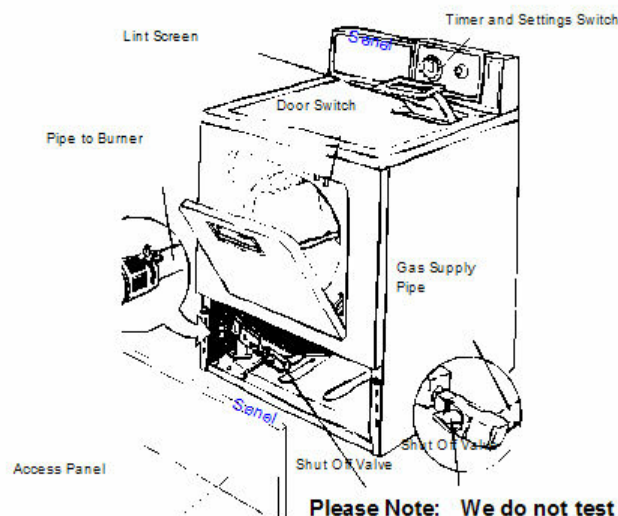
Cross Connections and Backflow

Beware of connections that could allow contamination of the water supply at the source. Contamination can develop from a submerged hose, from a faucet spout that is lower than the overflow rim of a sink, from a dishwasher drain hose that flows backwards, or from lawn sprinklers. Install air gaps or an **ANTI-SIPHON DEVICE** on hose bibs and sprinkler systems to prevent contamination.



Dry Well

You may need to terminate drain pipes in a rock filled dry well. To do so, dig a hole 4 feet across and 4 to 6 feet deep. Locate this hole at least 10 feet from the house. Run drain lines into the well near the top. Back fill with rock coarse gravel, and cover with garden soil.



Please Note: We do not test washer and dryer.

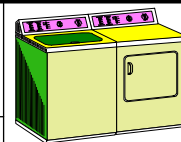
Dryer

Washing Machine

Laundry

Present
Not Present

Remarks:
Unfinished floor noted, trip hazard, service advisable. Water damage noted at walls.
Location: Off kitchen.



Electric

☐

☒

110 V ☐ 220 V ☐

Blank face plate only, outlet installation advisable.

Water

☒

☐

Gas

☒

☐

Ventilation (for dryer)

☐

☒

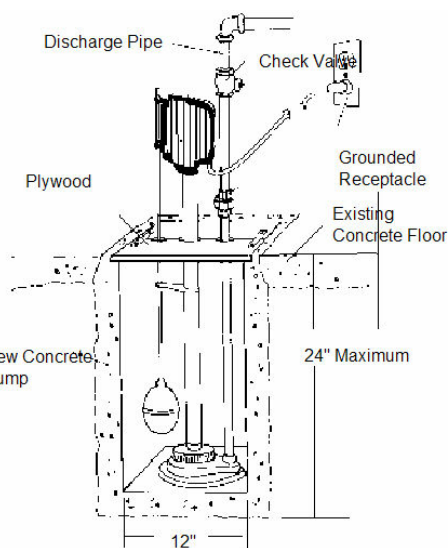
Missing backdraft preventer at termination, installation advisable.

Drainage

Drainage ☒ Sink ☐

Floor

Carpet ☐ Hardwood ☐ Ceramic/Marble Tiles ☒ Vinyl Sheet/Tiles ☐ Concrete ☒ Other:



Sump Pump

Present ☐

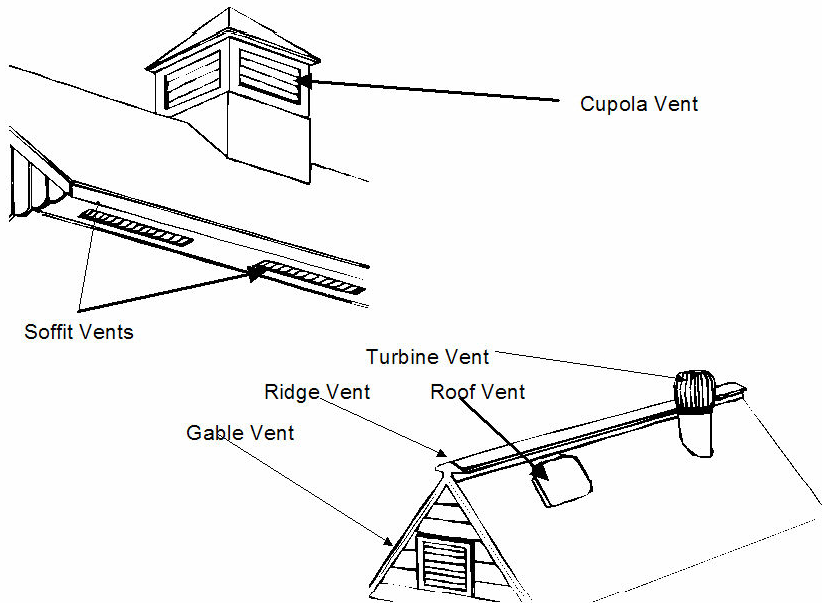
Not Present ☒

Service Advisable ☐

Remarks:

Sump Pump

Control ground water, rainwater, or gray water, water from washing machine, bathroom sink, shower, or bathtub with a sump pump. The waste water runs into concrete or plastic-lined sump pit. The pump starts automatically when water reaches a certain level in the pit. In some cases, when water is uncontaminated underground seepage, you may terminate the outlet pipe in a dry well, or in a street gutter.



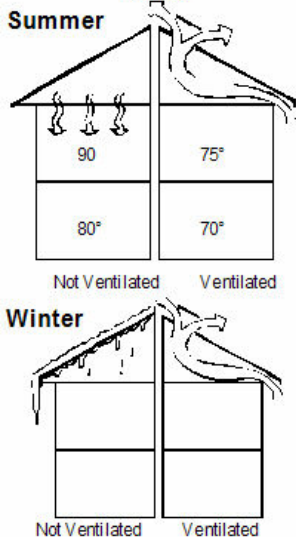
Attic:

	Present	Not Present
Attic	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Attic Fan	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Remarks:

Ventilation:	Present	Not Present	
Garage Vent/Screens	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Attic Vent/Screens	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Turbines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Underhouse	<input type="checkbox"/>	<input type="checkbox"/>	Not applicable (concrete slab foundation).

What Ventilation Does



How Vents Work:

Vents provide an access between interior and exterior spaces. Their effectiveness depends on the movement of air, whether from natural breezes, fans, or convective currents produced by warm air rising and being replaced by cooler air. The most effective vents utilize cross ventilation.

Insulation:	Present	Not Present	Not Applicable	Missing / Loose	Mixed Insulation	Not Accessible	Remarks:
Attic	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Cathedral Ceiling	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Wall	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Insulation Standards: Codes and standard practices vary, but you should figure on 1 square foot of free vent area for every 150 square feet of attic.							

Attic



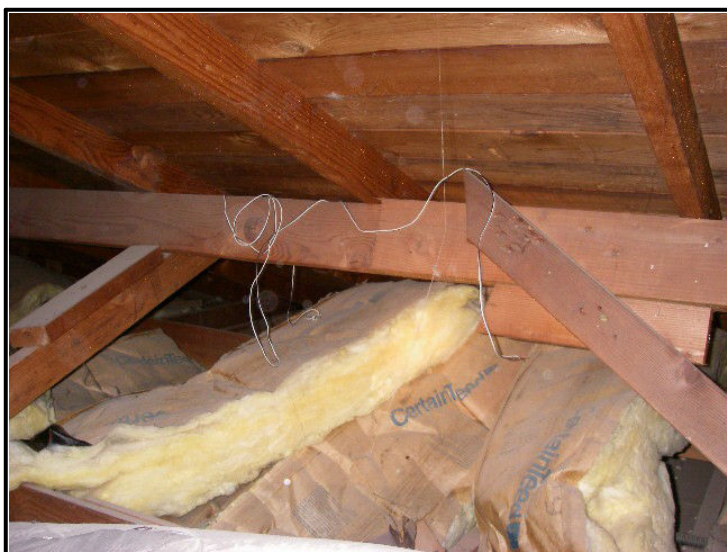
View of attic.



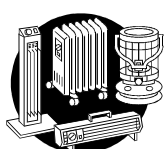
View of area without insulation.



View of water stains.



View of loose insulation.

Heating & Air Conditioning System 	Manufacturer: Rheem.		
	Present Not Present	Remarks: Advisable to have a general servicing of the HVAC equipment by a licensed HVAC contractor or service company before the close of escrow, and thereafter twice a year for optimum performance and efficiency, with any adjustments, corrections, or component replacements to be made in accordance with the findings of each general servicing.	
		Not Inspected <input type="checkbox"/> Reason:	
Heating System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Solar <input type="checkbox"/> Boiler <input type="checkbox"/> Furnace <input type="checkbox"/> Central <input checked="" type="checkbox"/> Heat Pump <input type="checkbox"/> Floor Unit <input type="checkbox"/> Wall Unit <input type="checkbox"/> Loud when running.
Air Conditioning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Central <input checked="" type="checkbox"/> Wall Unit <input type="checkbox"/> Window Unit <input type="checkbox"/> Swamp Cooler <input type="checkbox"/> Heat Pump <input type="checkbox"/>
Energy Source	Gas <input checked="" type="checkbox"/> Electric <input checked="" type="checkbox"/> Oil <input type="checkbox"/> Solar <input type="checkbox"/> Hot Water <input type="checkbox"/> Missing bushing at gas flex through housing, installation advisable.		
Operating Controls	Manual <input type="checkbox"/> Automatic <input checked="" type="checkbox"/> None <input type="checkbox"/> Electronic Thermostat <input type="checkbox"/>		
Air Plenum	Present <input checked="" type="checkbox"/> Not Present <input type="checkbox"/> Air Leak <input checked="" type="checkbox"/> Loose Taping <input checked="" type="checkbox"/> Service advisable.		
Fan/Blower	Present <input checked="" type="checkbox"/> Not Present <input type="checkbox"/> Dirty <input type="checkbox"/> Loud.		
Duct System	Present <input checked="" type="checkbox"/> Not Present <input type="checkbox"/> Loose <input checked="" type="checkbox"/> Damaged <input type="checkbox"/> Service advisable.		
Moisture Drain	Present <input checked="" type="checkbox"/> Not Present <input type="checkbox"/> Leak <input type="checkbox"/>		
Location:	Garage <input type="checkbox"/> Attic <input type="checkbox"/> Hall Closet <input type="checkbox"/> Roof <input type="checkbox"/> Others: Den.		
Register (F °)	85	Difference (F °): 15	
Return Air (F °)	70		
Venting *	Transite pipe may contain asbestos, asbestos inspection advisable. Rusted B cap noted. * Our recommendation is to have the Gas Company check the venting and firebox prior to the close of escrow.		
Filter	Missing <input type="checkbox"/> , installation advisable. Replacement Advisable <input type="checkbox"/> Dirty <input type="checkbox"/> Damaged <input type="checkbox"/> Service Advisable <input type="checkbox"/>		
Condenser	Manufacturer: Carrier. Serial # 3990E19633. Model # 38TH060300. Missing 3" platform for proper clearance, substandard clearance from walls, loose FMC connector to local disconnect, insulation on suction line is in poor condition, service advisable.		
Approximate BTU: _____ Note: System needs to be recalculated if square footage of property is different than original.			

1. We do not light pilots. If pilots are off, a full inspection is not possible. Due to the limited visibility and accessibility of floor heating units, only a limited partial inspection is possible. It is suggested that the heating system be activated and fully inspected prior to the close of escrow. Also, the Gas Company will inspect the gas system before turning on the gas service.
2. Radiant heating systems, electronic air cleaners, de-humidifiers, and heat exchangers are beyond the scope of this inspection.
3. Asbestos materials have been commonly used in heating system. Determining the presence of asbestos can only be performed by laboratory testing and is beyond the scope of this inspection.
4. It is advisable to replace any semi-rigid aluminum gas feeding tube noted above with an approved flexible metal connector.

HVAC System

Electric Radiant Heating

Homes equipped with electric radiant heating have no furnace, ducts, flue, or chimney. The source of heat is electricity flowing throughout resistance wiring, which can be installed in the ceiling between two layers of wallboard or beneath the plaster. We do not inspect the radiant heating systems.

Heat Pump

This is a combination heating and cooling system that operates like a central air conditioner, with a reverse cycle for heating. An electric pump circulates refrigerant throughout a compressor, condenser, evaporator, and tubing. As the refrigerant circulates, it changes from a liquid to a gas and then back again. When it changes into gas, it absorbs heat, and when it changes into liquid, it releases heat. Depending on which direction it is flowing, the heat pump absorbs heat from one side and releases it on the other. This works well for cooling in the summer, but in cold weather it does not find enough heat outside the structure to absorb.

Wall Heaters

A small heater, using either gas or electricity, can be mounted on a wall to heat an individual room. Gas heaters cannot be installed in a bedroom unless they have a sealed air intake from the outside. Otherwise they may deplete the oxygen supply in the room. Unvented heaters should always be turned off before bedtime and should be used with care in all rooms.

Forced Air Heating

A central furnace burns oil, gas, coal, or wood to heat air that is circulated throughout the structure by a system of metal ducts. All combustion fumes are vented through a flue or chimney that is separate from the duct system.

Floor Unit

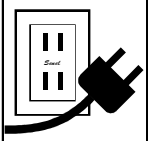
We cannot completely diagnose a floor unit. It needs to be inspected by the Gas Company.



View of condenser.



View of HVAC unit.

Electrical System	Operational	Not Operational	Remarks: Insulation is pulling away from roof at the service entrance wires. Breakers at the service panels are not labeled. Open breaker slot noted at dead front. Double taps to 20 Amp breaker noted. Service panel cover is not properly installed. Sub panel located at the exterior is rated for interior locations only. Neutral in sub panel is not isolated. Pink (insulation) wire to neutral bus is substandard. Advisable to have the electrical system evaluated and serviced by a licensed electrician. 
Service to Main	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Underground <input type="checkbox"/> Overhead <input type="checkbox"/> Does not have ten feet of clearance between ground and service drop, service advisable.
Service Panel Amp.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	200 Amp.
Circuit Protection	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Breakers <input checked="" type="checkbox"/> Cartridge <input type="checkbox"/> Fuse <input type="checkbox"/> Mixed Breaker Brands <input type="checkbox"/>
G.F.C.I.	<input type="checkbox"/>	<input type="checkbox"/>	None, installation advisable. <input checked="" type="checkbox"/> Locations:
Supply Voltage	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	120 Volt <input checked="" type="checkbox"/> 240 Volt <input checked="" type="checkbox"/> Others:
Wiring	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Copper <input checked="" type="checkbox"/> Aluminum* <input type="checkbox"/> Copper Clad <input type="checkbox"/>
Ground	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Cable <input type="checkbox"/> Bar <input checked="" type="checkbox"/>
Main Disconnect Operational <input checked="" type="checkbox"/> None <input type="checkbox"/> Not tested** <input type="checkbox"/> Remarks 			Manufacturer: Zinsco. Murray. FPE Stab-Lok / Zinsco: Present <input checked="" type="checkbox"/> Not Present <input type="checkbox"/> FPE (Federal Pacific Electric) Stab-Lok / Zinsco breaker panels have known product defects and are currently being investigated by several consumer groups. Reported failures of the equipment include breakers: * Failing to trip at the stated rating * Exploding * Still having power when off * Having poor connectors to tub bars

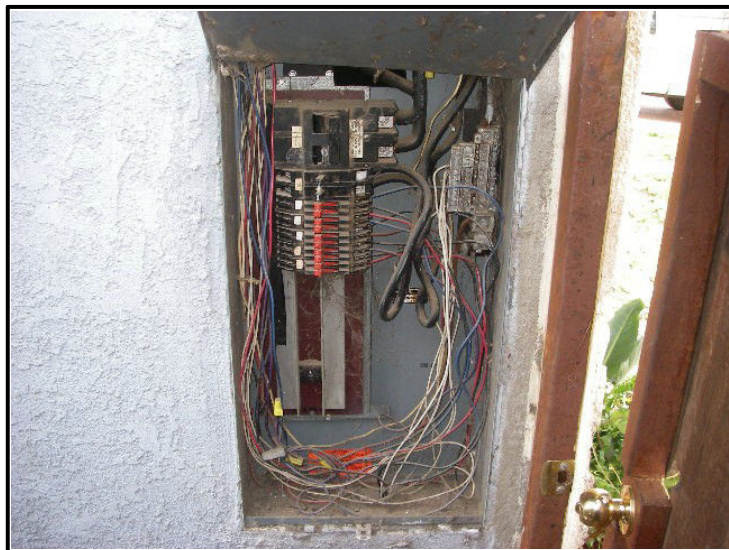
Please Note:

1. Extension cords cannot be used as part of hardwiring.
2. The supply voltage and service panel amperage varies depending on when the dwelling was built. Some areas require a minimum of 100 Amps. You can check with your local building department for the minimum amperage in your area.
3. Any two-prong outlet noted on this report is not checked by the inspector.
4. * It is advisable to have aluminum wiring and connections checked by a licensed electrician to decrease the risk of fire and increase performance.
5. ** In certain situations, we do not test main power disconnect switch due to the existence or possibility of existence of modern home equipment like computerized sprinkler systems, theft and/or fire alarm systems, timer-computer operated audio-video equipment, home business appliances and kitchen-laundry appliances.
6. The presence of mixed breaker brands has been known to cause problems; therefore, it is recommended to be evaluated by a licensed electrician.

Electrical System



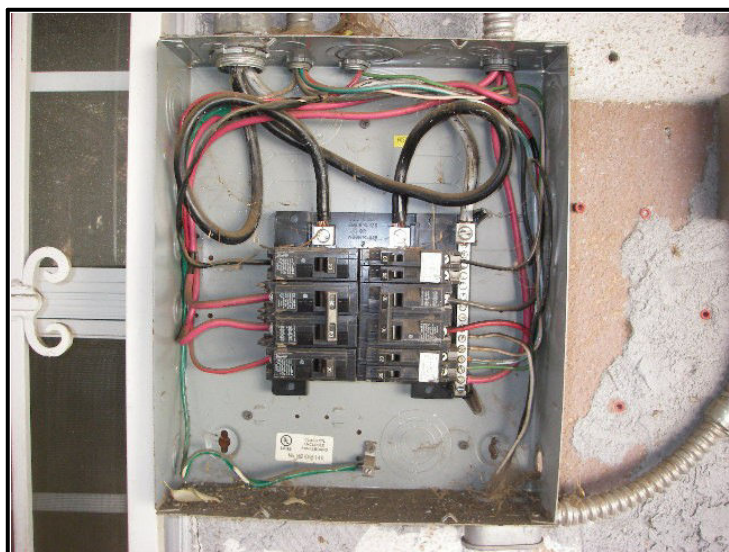
View of electrical panel.



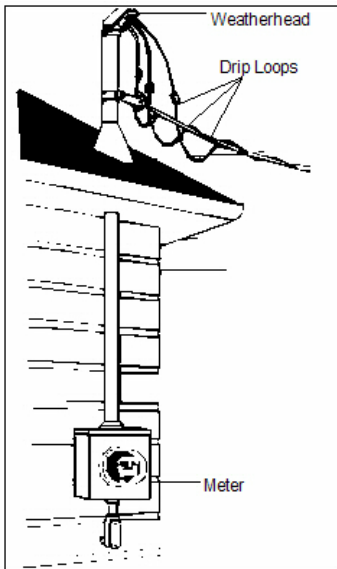
View of electrical panel.



View of sub panel.



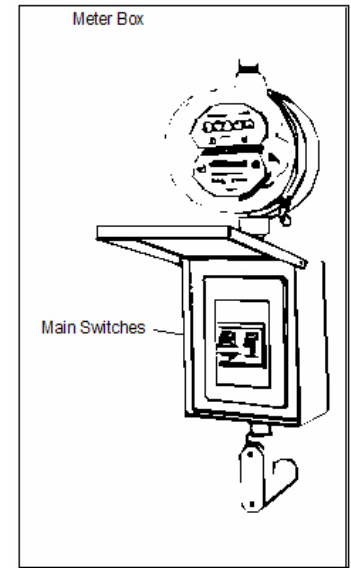
View of sub panel.



**** For Informational Purposes Only ****

HOW YOU GET ELECTRICITY

Electricity enters the home through wires hung from a power pole or buried underground. Most homes are served by three wires: two "hot" wire of 120 volts each and one "neutral" wire that provides a return path to complete the electrical circuit. Such a system has 120 volts for normal household needs and the capability of 240 volts for heavy duty appliances. Older homes that have two wires (one hot and one neutral) have only 120-volt capability. At the head of the electrical system is the meter. It is connected to the hot wires and measures incoming electricity. Next is the main disconnect, which allows you to turn off the entire electrical system. It might be a pull down lever, a pullout fuse block, or a large circuit breaker; it is located in a separate box by the meter or in the service panel. Local codes specify the location so that an emergency crew can find it quickly.

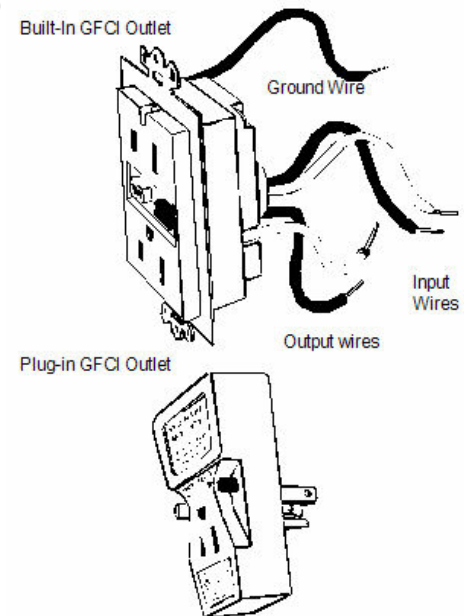


GROUND FAULT CIRCUIT INTERRUPTERS (G.F.C.I.)

The building code now requires that all outlets located in the bathroom, outdoors, and in the garage be protected by a GFCI device. Check your local code. It is possible that there are additional locations that are required to have these devices. A GFCI is for people protection, it constantly monitors the circuit for any voltage leaks that might cause shock, and it shuts off the outlet or circuit that it is protecting. You can reset it by pushing a button on the device. There are three ways that you can protect outlets; with a portable device that plugs into an ordinary outlet, with a built-in outlet, and with a circuit breaker that protects the entire circuit.

NOTE TO BUYER:

Safety should be considered, with the installation of a ground fault circuit interrupter protection outlet for any outlet, garage outlet, or exterior outlets within six-feet of any water source. Please note that this is not a building requirement at the time that some particular homes were constructed, but are standard in a new construction. Computer equipment should always be plugged into a grounded outlet.



SAFETY AND COMMON SENSE

The grounding system should never be considered a blanket insurance policy against electrical hazards, particularly when you are doing electrical wiring. The best backup system is caution and common sense. These safety rules are the most important techniques of any electrical work:

The Circuit: Always deaden the circuit you are working on. Trip the breaker you are working on. Then padlock the box shut or post a sign on it to warn others that you are working on the circuit.

The Wires: Before touching any wires, make sure that they are dead by checking with a voltage tester.

Tools: When working with electricity, use plastic or rubber-handled tools.

Damp Floors: Never stand on a wet or damp floor while working with electricity. Instead, stand on a rubber mat or dry boards.

Touching Pipes: Never touch any plumbing or gas pipes when working with electricity.

Ladders: Avoid using aluminum ladders near overhead entrance wires.

Rubber Gloves: Wear rubber gloves when working in the service box. A slip or a bare finger could put you in contact with a hot wire.

Service Panel: Make sure the service panel is securely screwed to the wall. It could slip unexpectedly and catch you unaware.

Fuses: Never use a fuse with an amperage rating higher than that specified for the circuit

Plugs: Always pull the plug, not the cord, out of an electrical socket. Teach children to do the same.

Extension Wires: Avoid running extension cords across doorways or other traffic corridors.

Grounded Fixtures: Never touch faucets or other grounded fixtures while holding an electric razor, hair dryer, or other appliance.

G.F.C.I.-Protected Outlets: When using power tools outdoors or on concrete floors in contact with the earth, always make sure the electrical outlet is G.F.C.I.-protected.

Voltage Tester: After completing any electrical work, turn on the power and use a voltage tester to check your work. Buy two or three of them and keep them handy.

Remarks:

Valve at meter is difficult to access.

Gas Service

On



Off



No Meter



Please Note:

Before your walkthrough, we recommend you to contact the Gas Company to check all gas appliances for leaks and/or other gas-related problems, including cracks in the firebox. We make no representation or warranty on any gas-related issues. Please call your local Gas Company. It is a FREE service that the Gas Company provides to us.

How To Shut Off The Gas In Emergencies

Before: * Know where your gas meter is located before an emergency occurs.
* Have a wrench stored in a specific location where it will be available.
* If you smell or hear gas escaping after an earthquake or any emergency, turn off your gas at the meter as shown.

After: * Contact your Gas Company to have your service restored.

Emergency shut-off wrench:

Present



Not Present



Automatic earthquake shut-off switch:

Installed

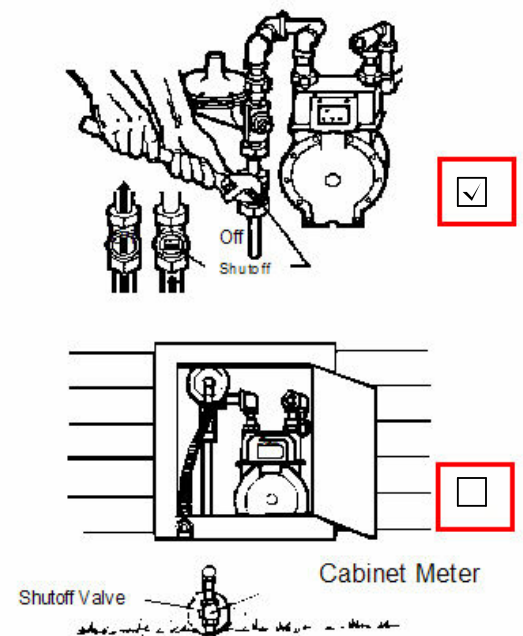
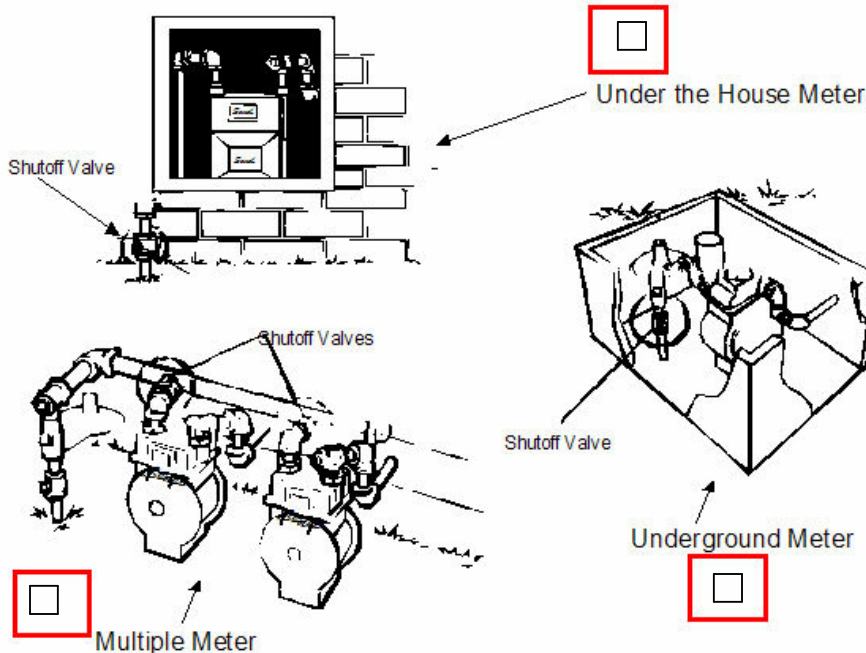


Not installed



We recommend the installation of an **automatic earthquake shut-off switch** and the availability of a dedicated **emergency shut-off wrench**, as a precaution in case of emergencies only.

If these items are not present at the property, it will not be reflected on summary page.




Gas Service



View of gas meter.



View of gas shut-off that is inaccessible and cannot be turned off by hand without a tool.

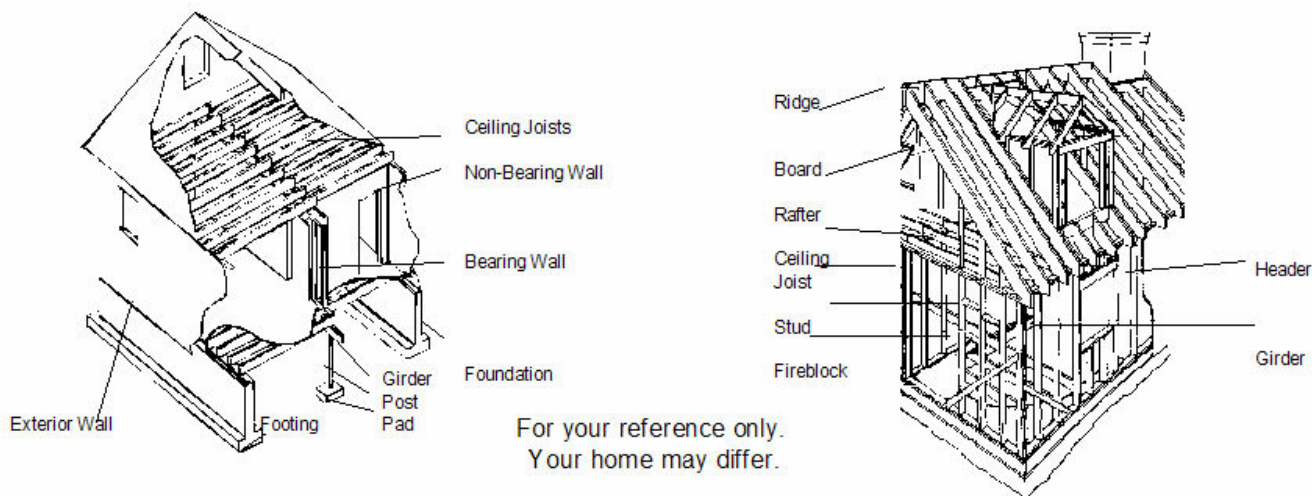
Structural Framing Cursory Inspection Only	Comments (if applicable): 
Rafters *	Not Detected <input checked="" type="checkbox"/> Detected <input type="checkbox"/> , Service Advisable Not Applicable <input type="checkbox"/>
Ceiling Joist *	Not Detected <input checked="" type="checkbox"/> Detected <input type="checkbox"/> , Service Advisable Not Applicable <input type="checkbox"/>
Floor Joist *	Not Detected <input type="checkbox"/> Detected <input type="checkbox"/> , Service Advisable Not Applicable <input checked="" type="checkbox"/>
Walls *	Not Detected <input type="checkbox"/> Detected <input type="checkbox"/> , Service Advisable Not Applicable <input checked="" type="checkbox"/>
Girders *	Not Detected <input type="checkbox"/> Detected <input type="checkbox"/> , Service Advisable Not Applicable <input checked="" type="checkbox"/>
Posts *	Not Detected <input type="checkbox"/> Detected <input type="checkbox"/> , Service Advisable Not Applicable <input checked="" type="checkbox"/>

Interior doors: Doors that stick, bind, or will not close properly can be adjusted or trimmed to fit. Sometimes, however, when doors are out of square and other related conditions are present, it may be an indication of movement in the structure of foundation. If these notes are made, a qualified professional should be consulted.

* Visual inspection for sagging and/or cracks

Please Note:

1. In the inspection, the words, "Detected" and "Not Detected" will be used to indicate if sagging and/or cracks are detected.
2. We do not represent ourselves to be structured engineers. This is only a cursory inspection.



Understanding Structure

A dwelling must withstand a variety of forces or loads: the **dead load** of the building materials; the **live loads** of the people in the dwelling and their possessions; **shear loads**, the effects of earthquakes, soil movement, wind and the like, which try to twist or rack a building. Loads are transferred downward, more or less equally, by the framing members. This is accomplished primarily by the exterior walls resting on a perimeter foundation and by interior **bearing walls**, often supported by a secondary foundation of girder posts, and pads. **Nonbearing walls**, as their name denotes, are not intended to bear anything but their own weight. **Headers** (or lintels) are bearing beams that carry loads across openings in walls. A **partition** is any interior wall, bearing or not. A **girder** (also called a carrying timber or beam) runs the length of the dwelling, with joists perpendicular to it. A **main bearing wall** often runs directly above the girder. Bearing walls down the middle of the dwelling are also likely to be supporting pairs of joists for the floors above. That is, most joists are not continuous from exterior wall to exterior wall – they end over bearing walls and are nailed to companion joists running from the opposite direction.

**** For Informational Purposes Only ****

**U.B.C. 1988, Section 1210.
Smoke Detectors**

1. General. Dwelling units, hotels or lodging house guest rooms that are used for sleeping purposes shall be provided with smoke detectors. Detectors shall be installed in accordance with the approved manufacturer's instructions.

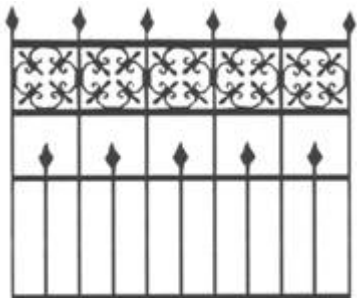
2. Additions. Alterations or repairs to Group R Occupancies. Smoke detectors shall be installed in accordance with Subsections 3, 4, and 5 of this section when the valuation of an addition, alteration or repair to a Group R Occupancy exceeds \$1,000.00 and a permit is required, or when one or more sleeping rooms are added or created in existing Group R Occupancies.

3. Power Source. In new construction, required smoke detectors shall receive their primary power from the building wiring when such wiring is served from a commercial source. Wiring shall be permanent and without a disconnecting switch other than those required for over current protection. Smoke detectors may be battery operated when installed in existing buildings, or in building without commercial power, or in buildings that undergo alterations, repairs, or additions regulated by Subsection 2 of this inspection.

4. Location within dwelling units. In dwelling units, detectors shall be mounted on the ceiling or wall at a point centrally located in the corridor or area giving access to each separate sleeping area. When the dwelling unit has more than one story and in dwellings with basements, a detector shall be installed on each story and in the basement. In dwelling units where a story or basement is split into two or more levels, the smoke detector shall be installed on the upper level, except that when the lower level contains a sleeping area, a detector shall be installed on each level. When sleeping rooms are on an upper level, the detector shall be installed on the ceiling of the upper level in close proximity to the stairway. In dwelling units where the ceiling height of a room open to the hallway serving the bedrooms exceeds that of the hallway by 24 inches or more, smoke detectors shall be installed in the hallway and in the adjacent room. Detector shall sound an alarm audible in all sleeping areas of the dwelling unit in which they are located.

5. Location in efficiency dwelling units and hotels. In efficiency dwelling units, hotel suites and in hotel sleeping rooms, detectors shall be located on the ceiling or wall of the main room or hotel sleeping room. When sleeping rooms within an efficiency dwelling unit or hotel suite are on an upper level, the detector shall be placed at the ceiling of the upper level in close proximity to the stairway. When actuated, the detector shall sound an alarm audible within the sleeping area of the dwelling.

* **Panic Hardware** is a door-latching assembly incorporating an unlatching device, the activating portion of which extends across at least one half the width of the door leaf on which it is installed. When installed, it shall comply with the requirements of U.B.C. Standard No. 33-4. The activating member shall be mounted at a height of not less than 30 inches nor more than 44 inches above the floor. The unlatching force shall not exceed 15 pounds when applied in the direction of exit travel.



Fire and Safety

Smoke Detectors

Operational ☐ Poor ☐ Missing ☒

Remarks:

It is advisable to install one smoke detector for each bedroom and adjacent hallway.

Fire Sprinkler System

Present ☐ Not Present ☒

Remarks:

Alarm Systems

Present ☐ Not Present ☒

You can install most alarm systems yourself if you have basic wiring skills, but get professional advice from several sources before you buy and install the system. Many insurance companies reduce their premiums with the installation of a security alarm.

Safety Glass

Operational ☐ Missing ☐ None ☒

Building and safety requires the use of specialty glass in skylights, overhead windows, glass doors, shower doors, and windows within 18" of the floor. Safety usually specifies one of the three types of glass; tempered glass, laminated safety glass, and wire glass.

Security Bars

None ☐ Operational ☐ Service Advisable ☒

Remarks:

RESIDENTIAL EARTHQUAKE HAZARDS REPORT

	Not Visible	Yes	No	Doesn't Apply
1. Is the water heater properly strapped to resist falling during an earthquake?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Is the dwelling anchored or bolted to the foundation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. If the dwelling has cripple walls:				
Are the exterior cripple walls braced?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If the exterior foundation consists of unconnected concrete piers and posts, have they been strengthened?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. If the exterior foundation, walls of the dwelling, or part of it is made of un-reinforced masonry, has it been strengthened?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. If the dwelling is built on a hillside, answer the following:				
Are the exterior tall foundation walls braced?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Were the tall posts or columns either built to resist earthquakes or have they been strengthened?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. If the dwelling has a living area over the garage, was the wall around the garage door opening either built to resist earthquakes or has it been strengthened?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If any of the questions are answered "No" the dwelling is likely to have earthquake weakness.

This page is being provided to our clients as a service from *Senel Inspection, Inc.*

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**If your report is missing any of the above pages,
it is possible that your dwelling does not have the item that was covered on it.**

This report is prepared for the buyer who signed the contract, discussed all the possibilities in writing and verbally with the inspector, and paid for this service. This same report might not cover or reach a second person's or party's expectations. Senel Inspection, Inc. will not be responsible for a second party who uses this report. If an agent ordered the inspection and signed the contract on behalf of a buyer, that buyer will be the second party (even if the buyer's name was not provided to Senel Inspection, Inc.).

This inspection report is not valid without a signed inspection agreement and full payment to Senel Inspection, Inc.

If you have any questions, please feel free to call *Senel Inspection* at 1-800-339-6988 prior to close of escrow.

Summary Notes: Page 1

It is advisable to:

- * Refer to termite inspection report (if present) for damaged, decayed, and moistured wood. Pertains also to interior wood such as baseboards, thresholds, trim, cabinets and wood floors.
- * Replace any missing or non-functional light bulbs and any missing light fixture covers.
- * Secure any loose cables or wires (at all locations, including the crawlspace, attic, and garage).
- * Replace any worn or damaged gaskets, pertaining to water faucets and spigots; cross reference home inspection report with final walkthrough; refer to Disclosure Statement for detail, and repair and/or replace all the items disclosed before escrow closes.
- * Ask for all instructional and operational booklets and obtain all warranties with the names of contractors who have done work on the property.
- * Test all controls for pools, spas, timers, alarms, smoke detectors, thermostats, and appliances.

This inspection report is based on a visual, noninvasive, physical examination of the essential components of a residential dwelling. Because this dwelling will likely be one of your most significant investments in life, it is advisable to obtain additional advice. This includes a:

- * Termite inspection
- * Asbestos inspection
- * Mold inspection
- * Indoor air quality allergen test
- * Radon inspection

Summary Notes: Page 2

5. Exterior:

- ☐ Drain pipe at northwest corner walkway is missing grill, presently covered with board, permanent grill cover installation is advisable to prevent injury.
- ☐ Missing weep holes at rear retaining wall.
- ☐ Weather Stripping- None, installation advisable.
- ☐ Light Fixture/Bulb- Missing fixtures, exposed wires noted, service advisable.
- ☐ Awning/Patio- Possible termite damage noted at 4"x4" posts and beams, termite inspection and service advisable.

7. Hallway:

- ☐ Smoke Detector- Not present, installation advisable.
- ☐ Switches & Outlets- Broken switch plate noted, service advisable.
- ☐ Light Fixtures- Missing lens, installation advisable.
- ☐ Walls/Ceiling- Acoustic in cabinet may contain asbestos, asbestos inspection advisable. Patching and painting is advisable.

10. Bedroom #1:

- ☐ Smoke Detector- Service advisable.
- ☐ Switches & Outlets- Hot and neutral wiring is reversed, service advisable.
- ☐ Light Fixture/Bulb- Fixture/bulb in closet is not operational, service advisable.
- ☐ Doors- Not operational, service advisable.
- ☐ Window(s)- Damaged lock noted, service advisable.
- ☐ Walls/Ceiling- Cracks noted, patching and painting is advisable.

10. Bedroom #2:

- ☐ Smoke Detector- Not present, installation advisable.
- ☐ Switches & Outlets- No power, service advisable.
- ☐ Light Fixture/Bulb- Not operational, service advisable.
- ☐ Walls/Ceiling- Patching and painting is advisable.

11. Bedroom #3:

- ☐ Smoke Detector- Not present, installation advisable.
- ☐ Switches & Outlets- Missing face plate, open ground outlets noted, service advisable.
- ☐ Window(s)- Dirty tracks noted, window sill is more than 44" high (emergency egress safety hazard), service advisable.
- ☐ Walls/Ceiling- Missing baseboard, patching and painting is advisable.
- ☐ Heating (Register)- Missing grill, service advisable.

11. Bedroom #4:

- ☐ Smoke Detector- Not present, installation advisable.
- ☐ Switches & Outlets- Open ground, object noted inside outlet, service advisable.
- ☐ Doors- Loose hinge at access door to exterior, service advisable.
- ☐ Window(s)- Window sill is too high for safe egress, missing interior release latch at security bars,

Summary Notes: Page 3

service advisable.

☐ Walls/Ceiling- Patching and painting is advisable.

12. Bathroom #1:

☐ Non-operational thermador wall noted noted below towel rack, service advisable.

☐ Outlets- Hot and neutral wiring is reversed, GFCI poor, service advisable.

☐ Windows- Missing, installation advisable.

☐ Toilet- Fill tube is not installed in tank, installation advisable.

☐ Trim- Water damage noted, mold inspection and service is advisable.

☐ Heating (Register)- Missing grill, service advisable.

13. Bathroom #2:

☐ Outlets- No power, GFCI poor, service advisable.

☐ Walls- Patching and painting is advisable.

☐ Trim- Missing baseboards, installation advisable.

15. Den:

☐ Switches & Outlets- Missing face plate, installation advisable.

☐ Light Fixture/Bulb- Bulbs are out, service advisable.

☐ Walls/Ceiling- Patching and painting is advisable.

17. Living Room:

☐ Switches & Outlets- Open ground receptacles noted, service advisable.

☐ Windows- Missing lock, installation advisable.

18. Kitchen:

☐ Improperly run Romex noted on finished walls, service advisable.

☐ Switches & Outlets- Improperly installed outlet noted, GFCI missing, service advisable.

☐ Garbage Disposal- Spliced wires noted outside of housing, service advisable.

☐ Cabinets- Water damage and mold-like substance noted, broken hinge noted, mold inspection and service advisable.

22. Gutters and Downspouts:

☐ Installation is advisable.

23. Water Heater:

☐ Char marks noted on unit housing, advisable to replace unit.

☐ Earthquake Strap- Improperly strapped, service advisable.

☐ Overflow Pipe- Missing, installation advisable.

☐ Thermal Insulation- Blanket insulation not present, installation advisable.

☐ Plumbing- Corrosion noted, service advisable.

☐ Gas Shut-off Valve- Not accessible, service advisable.

☐ Ventilation Pipe- Not properly installed, service advisable.

Summary Notes: Page 4

24. Roof:

- ☐ Transite pipe may contain asbestos, asbestos inspection advisable.
- ☐ Advisable to trim trees to prevent contact with roof.
- ☐ Advisable to remove debris from flat roof surface.
- ☐ Exposed nail heads noted at shingles, water stains noted at roof deck and rafter, service advisable.
- ☐ Composition- Loosing granules, service advisable.
- ☐ Rolled- Bubbling, exposed nail heads, lifting seams, losing granules, ponding, mold inspection advisable, service advisable.
- ☐ Further evaluation by a licensed roofing contractor is advisable.

26. Water Service:

- ☐ Exposed PVC serving sprinkler system, advisable to wrap to protect from UV rays.
- ☐ Corrosion noted at galvanized DWV.
- ☐ Unstrapped copper supply pipes run along exterior wall serving bathroom.
- ☐ Copper supply is touching electrical conduit, causing electrolysis, service advisable.
- ☐ Lock on valve at meter.
- ☐ Missing cap at clean-out pipe outside of laundry room.
- ☐ Advisable to have further evaluation by a licensed plumber.
- ☐ Main Water Shutoff- Corrosion, service advisable.
- ☐ Anti-Siphon Device- Not present, installation advisable.

29. Laundry:

- ☐ Attic Insulation- Missing/Loose, service advisable.
- ☐ Unfinished floor noted, trip hazard, service advisable.
- ☐ Electric- Blank face plate only, outlet installation advisable.
- ☐ Ventilation- Missing backdraft preventer at termination, installation advisable.

32. Heating & Air Conditioning System:

- ☐ Advisable to have a general servicing of the HVAC equipment by a licensed HVAC contractor or service company before the close of escrow, and thereafter twice a year for optimum performance and efficiency, with any adjustments, corrections, or component replacements to be made in accordance with the findings of each general servicing.
- ☐ Energy Source- Missing bushing at gas flex through housing, installation advisable.
- ☐ Air Plenum- Air leak, loose taping, service advisable.
- ☐ Duct System- Loose, service advisable.
- ☐ Venting- Transite pipe may contain asbestos, asbestos inspection advisable.
- ☐ Condenser- Missing 3" platform for proper clearance, substandard clearance from walls, loose FMC connector to local disconnect, insulation on suction line is in poor condition, service advisable.

34. Electrical System:

- ☐ Insulation is pulling away from roof at the service entrance wires, service advisable.
- ☐ Breakers at the service panels are not labeled, service advisable.
- ☐ Open breaker slot noted at dead front, service advisable.

Summary Notes: Page 5

- ☐ Double taps to 20 Amp breaker noted, service advisable.
- ☐ Service panel cover is not properly installed, service advisable.
- ☐ Sub panel located at the exterior is rated for interior locations only, service advisable.
- ☐ Neutral in sub panel is not isolated, service advisable.
- ☐ Pink (insulation) wire to neutral bus is substandard, service advisable.
- ☐ Advisable to have the electrical system evaluated and serviced by a licensed electrician.
- ☐ FPE (Federal Pacific Electric) Stab-Lok / Zinsco breaker panels have known product defects and are currently being investigated by several consumer groups. Reported failures of the equipment include breakers failing to trip at the stated rating, exploding, still having power when off, and having poor connectors to tub bars.
- ☐ Service to Main- Does not have ten feet of clearance between ground and service drop, service advisable.
- ☐ GFCI- None, installation advisable.

38. Fire and Safety:

- ☐ Smoke Detectors- It is advisable to install one smoke detector for each bedroom and adjacent hallway.
- ☐ Security Bars- Service advisable.

45. Checklist:

- ☐ It is advisable to follow all instructions on page 45.

RECALLS

Appliances make life easier in all aspects of the day, more so in the home. However, these appliances we so depend on are the creation of people and ideas that aren't always perfect. Even the best companies can make an honest mistake, and produce a defective appliance. It is important for everyone to be aware of the condition of the appliances they trust so much.

As much as we would like to run every client's appliance model number through a gigantic database, to ensure they have not been recalled, we can't. What is worse is that even IF we could, it would not serve our clients as much as we would like because a product we scan today may be recalled next week. For this reason we advise all of our clients to periodically cross-reference their appliances on **www.recalls.gov**. This will assist in not only the proper operation of the products, but the avoidance of harm to the residents.

If you have any questions concerning how to use this websites recall search engine, please feel free to contact our offices at (800) 339-6988. A customer service representative will be able to assist you.

MOLD IN THE RESIDENCE

In the recent years, public awareness of mold in the residence has increased dramatically. Mold is a very versatile and resilient organism that requires very little to survive, this is partly why it is so difficult to effectively remove mold from a residence. The problems imposed by mold vary from person to person. While the majority of the general public will not suffer any health related issues unless exposed to large quantities of mold, a small contingency is fatally allergic to mold. This fact alone makes mold appear on the level of fatal disease. While we do not feel this is necessarily the case, we have no way of knowing the medical background of our esteemed clients, and therefore must assume that mold is a topic of interest for them.

Our reports make a commentary note of "mold-like substance present", usually accompanied by a recommendation to have a mold inspection. In no way does this mean that you have a toxic mold spore, or that you have a mold growth issue, the statement simply means that the inspector located a mold-like substance. It would be impossible for our inspector to be able to determine what strand of mold, if any, is present in any given residence without lab testing of mold-like samples. We note this observation to insure that all of our clients are aware of possible growth in a residence. This is the advise our company has been given by the Environmental Protection Agency (EPA), which advise ALL traces of mold growth to be immediately remediated, whether they be toxic or not. More information can be found on this topic at **www.epa.gov/mold**.

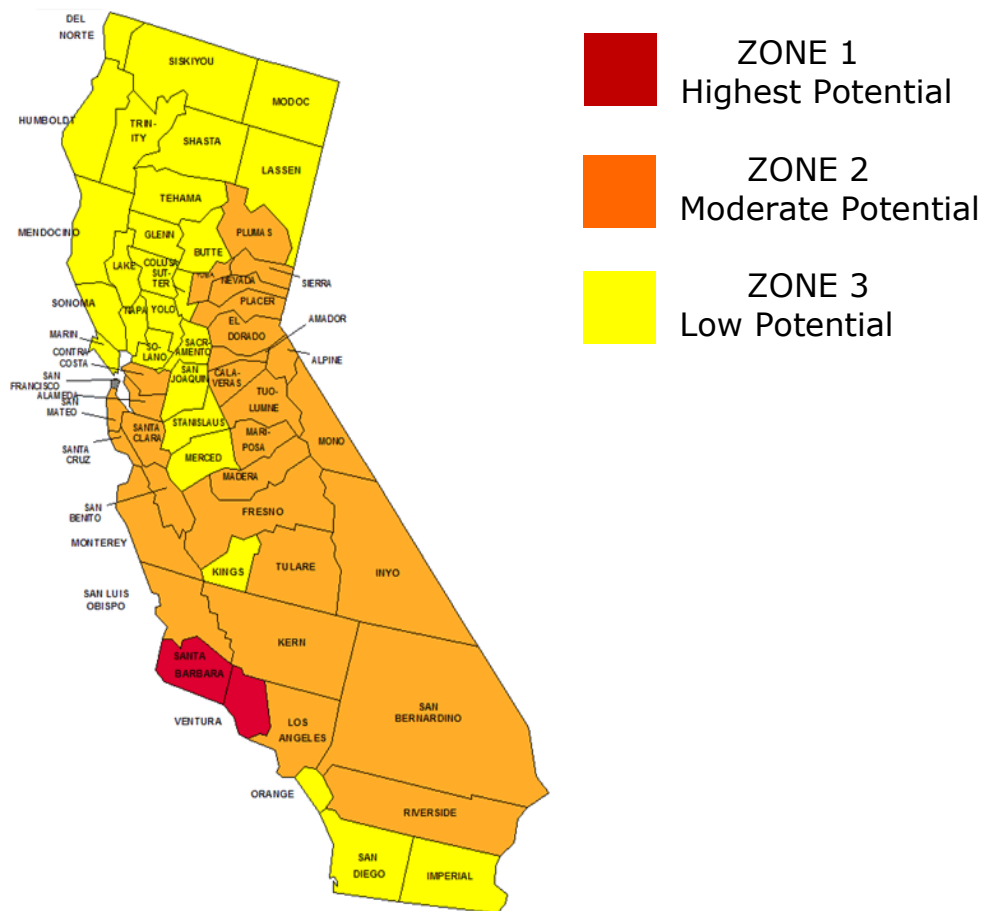
For a CRMI-certified residential mold inspector, you may contact Mold in California, Inc. at (888) 847-4848. www.moldincalifornia.com

Radon Gas

Radon gas is a naturally occurring gas, which is known to the U.S. Surgeon General to be a **cause of cancer**. Radon is odorless, colorless, and radioactive. While it is commonly found in quantities far too insignificant to cause any noticeable effect, it has been known to become concentrated in high-risk areas. The concentration of this gas makes it possible to be exposed to quantities large enough to cause bodily harm.

Currently, most home inspection companies are not adequately equipped to provide accurate radon testing. However, we feel that it is important that you are aware of radon gas and its postential health hazards. General radon levels in your area, as well as additional information, may be readily obtained from www.epa.gov/radon. Note, however, that radon levels can vary drastically even between next-door neighbors. For a certified technologist in your area contact the American Association of Radon Scientists and Technologists (www.aarst.com) or call Mold in California, Inc. at (888) 847-4848.

Radon testing is inexpensive. If problems are found, radon remediation is also inexpensive. For a radon inspection, contact a licensed radon inspection company.



EMF: Electric Magnetic Fields

Scientific Studies

According to a BioInitiative Working Group report released on August 31, 2007, scientific evidence shows evidence that power line EMF exposure is responsible for hundreds of new cases of childhood leukemia every year.

The Center for Disease Control (CDC) and the National Institute for Occupational Safety and Health (NIOSH) warn that scientific studies have shown increased cancer rates among workers exposed to high magnetic fields.

Six studies recently involved workers wearing EMF monitors. Five of the studies found significantly higher cancer rates for men with an average workday exposure above 4 milligauss.

Recommendations

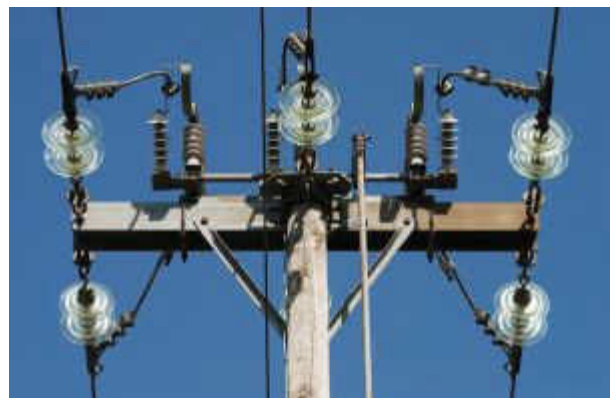
Call your electric company for a free EMF evaluation. Southern California Edison may be reached at (800) 200-4723. Make sure to get (in writing) where the technician(s) measure and the measurement readings. If possible, take pictures of the technician(s) performing the measurements in case of any future problems.

Based on scientific studies, the Environmental Protection Agency (EPA) warned "There is reason for concern" and advises "prudent avoidance."

The National Institute for Environmental Health Sciences (NIEHS) recommends continued education on ways of reducing exposures.

The National Institute for Occupational Safety and Health makes the following recommendations for businesses (of course, these are also wise recommendations for homes):

- * Inform workers and employers about possible hazards of magnetic field
- * Increase the worker's distance from the EMF source
- * Use low-EMF designs wherever possible
- * Reduce EMF exposure times



Check List and Reminders for walkthrough inspection prior to close of escrow

Any number of changes may occur at a property between a home inspection and the close of escrow. Therefore, it is essential to have a final walkthrough inspection just before the close of escrow. Below are the essentials for a proper final walkthrough inspection. If you would like a home inspector to accompany you on the final walkthrough, one may be contracted for an additional fee.

- ☐ Observe the areas or items that were not accessible during the professional inspection (obscured by furniture or stored items)
- ☐ Test any equipment that was not tested because utilities were not on or it was turned off.
- ☐ Determine if repairs have been completed that were noted in the report and covered by the working order clause of the real estate contract. Get warranties, if applicable.
- ☐ Look for any sign of roof leaks or water penetration. Weather damages may occur between the time of the inspection and the time of closing.
- ☐ Check all appliances to determine if they are in working order. Look for signs of leaks. Check garbage disposal, run dishwasher through a normal cycle. Check icemaker or ice and water dispensers, if applicable.
- ☐ Run water in drains, check for hot water, flush the toilets and check for leaks. Check under vanities as well.
- ☐ Check the heating/air conditioning equipment. Listen for abnormal sounds from the outside and inside of the units if applicable. Run system on the heat and cool cycles. Check airflow and temperature in all rooms. Never run an air conditioning unit, if the outside temperature is below 60 degrees F.
- ☐ Check electrical light switches and outlets. Trip GFCI test buttons.
- ☐ Check intercoms, burglar alarms, doorbells, lawn sprinkler timers, water heater, etc.
- ☐ Look for damage caused by inclement weather, tree limbs, hail, etc., or from a disgruntled owner or tenant.
- ☐ Look for signs of settlement or structural problem in walls, driveways, garage floors or patios.
- ☐ Check the water level in pools and listen for unusual noises from motor or equipment.
- ☐ Check windows, doors, screens, and screened enclosures.

EXTERIOR

- ☐ Roof / Fascia / Soffits
- ☐ Windows / Doors
- ☐ Stairs / Steps / Railings
- ☐ Decks / Porches / Patios
- ☐ Pool / Spa / Equipment
- ☐ Wood decay / Termite damage
- ☐ Sprinkler System / Timer

BATHROOM(S)

- ☐ Plumbing for leaks
- ☐ Toilet operation
- ☐ Floor around tub / shower
- ☐ Tub-Shower / Faucets / Tiles
- ☐ Sink / Cabinets / Faucets
- ☐ Floor around toilet

GARAGE

- ☐ Door operation
- ☐ Floors / Walls
- ☐ Electric Opener

APPLIANCES

- ☐ Range / Oven
- ☐ Dishwasher
- ☐ Refrigerator / Freezer
- ☐ Ice / Water Dispensers
- ☐ Disposal / Compactor
- ☐ Washer and Dryer
- ☐ Microwave Oven

INTERIOR

- ☐ Water stains
- ☐ Wall / Ceiling damage
- ☐ Settlement
- ☐ Decay / Rot
- ☐ Termite evidence
- ☐ Baseboards

ELECTRICAL

- ☐ Light Switches
- ☐ Doorbells
- ☐ Exterior Lighting

KITCHEN

- ☐ Plumbing for leaks
- ☐ Cabinets
- ☐ Countertop / Sink
- ☐ Floor

AIR CONDITIONER

- ☐ Operation of main system
- ☐ Thermostat(s)
- ☐ Room-by-room cooling

HEATING SYSTEM

- ☐ Operation of main system
- ☐ Thermostat(s)
- ☐ Room-by-room heating

WINDOWS AND DOORS

- ☐ Screens
- ☐ Handles / Cranks
- ☐ Window Sills
- ☐ Operation of each



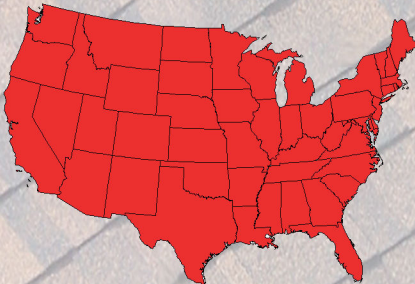
LETTER FROM FOUNDER

Senel Inspection, Inc. was founded on the ambition to provide excellent service to the real estate community and prospective buyers. Our company started out small with the courage and desire to provide quality reports, dedicated service and

highly trained inspectors. Currently, Senel Inspection, Inc. is the largest independent property inspection company in Southern California with the same dedication and excellent service since 1978.

We Provide

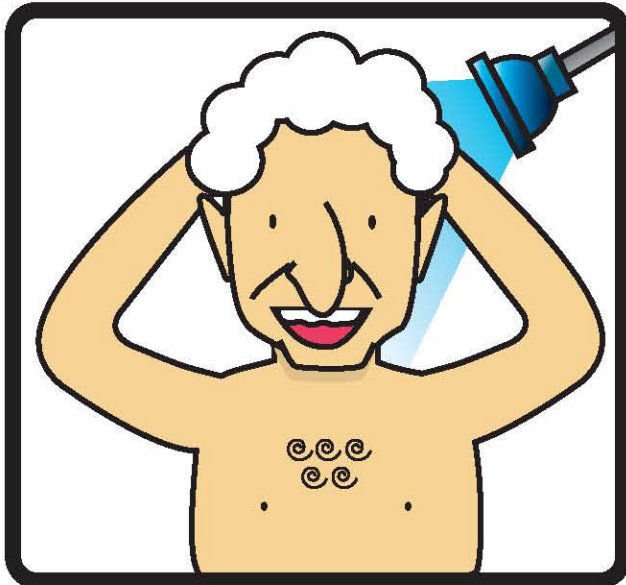
**Commercial and Industrial
Building Inspections
in the United States**



**Residential and
New Construction Inspections
in California**



WATER HEATER



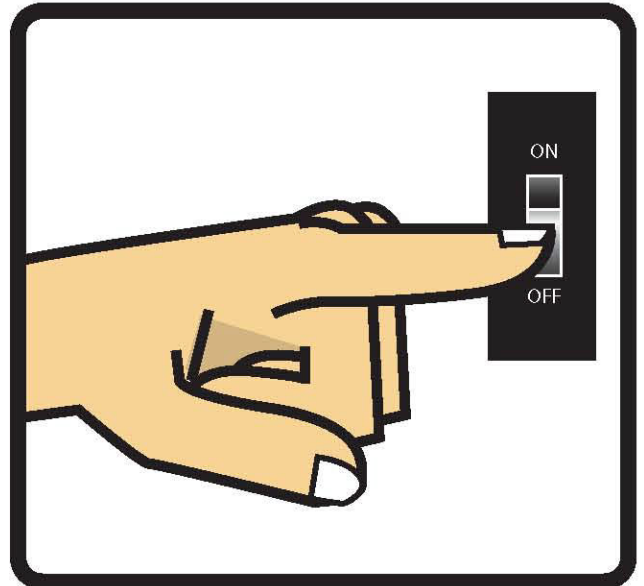
A bath can use up to 2.5 times as much as hot water as a 5 min shower. Install low-flow, water-saving showerheads to cut water use and save 5 to 10% on water heating costs.



Save up to 10% of water costs by washing full laundry loads in cold water.



Fix leaky faucets. One drop of hot water per second can waste 2,500 gallons per year.



If you have a gas water heater, turn it to the "Pilot" setting when you go on vacation.

Planning to sell or buy a house, contact:

(AGENT'S NAME)

Agent

(AGENT'S COMPANY)

Company

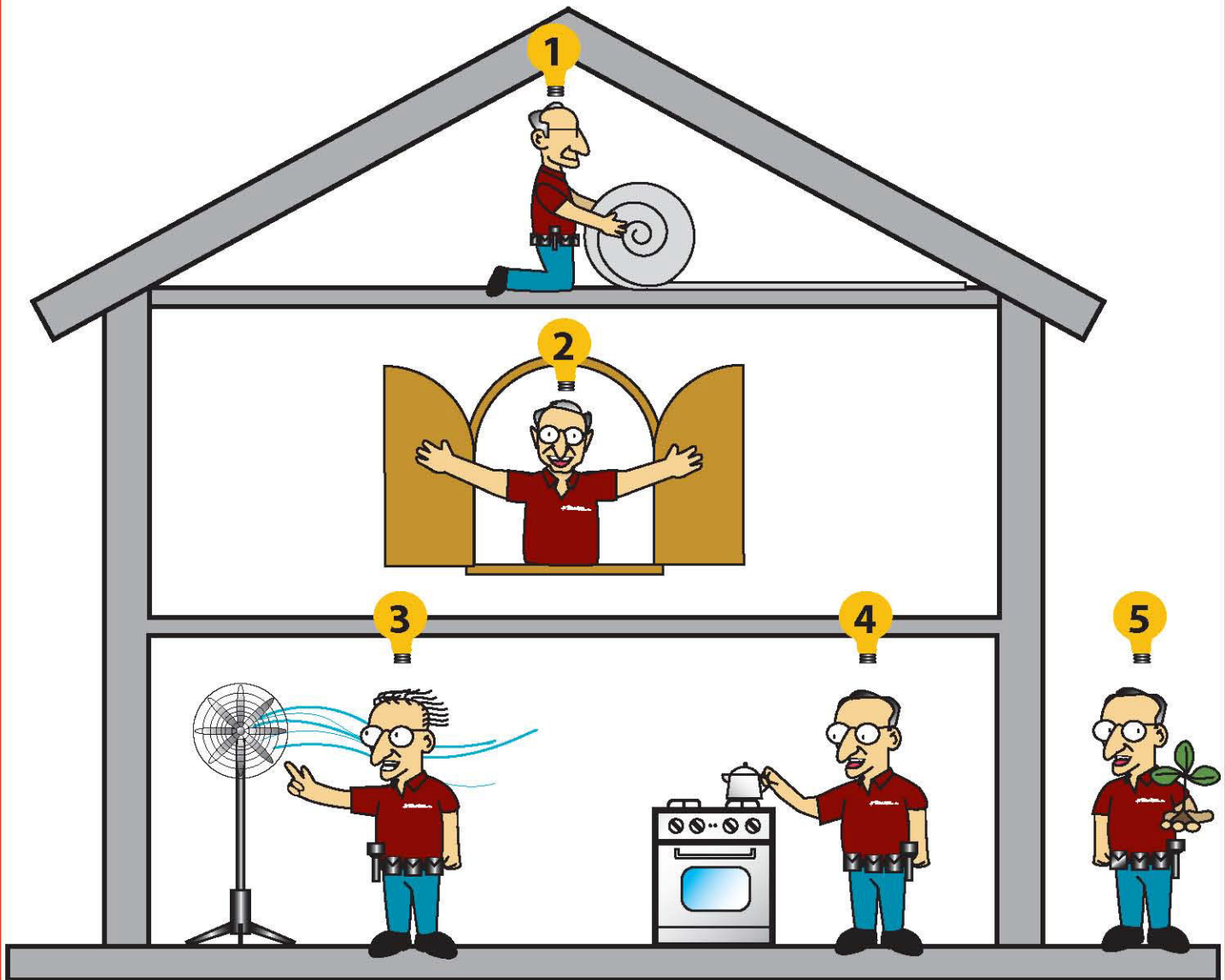
(AGENT'S PHONE NUMBER)

Phone

(AGENT'S EMAIL ADDRESS)

Email

INTERNAL TEMPERATURE



Source: www.socalgas.com/residential/conservation/index.html

1

Consider installing a programmable thermostat, attic/wall insulation.

2

Open windows for cool air during the evening and early morning.

3

Use a fan instead of your air conditioner to circulate air.

4

Don't open the oven door while food is cooking. You can lose up to 50 degrees in temperature and waste energy.

5

Trees, awnings, drapes, shades and sun-control window film will all help to keep temperatures down by keeping the sun out.

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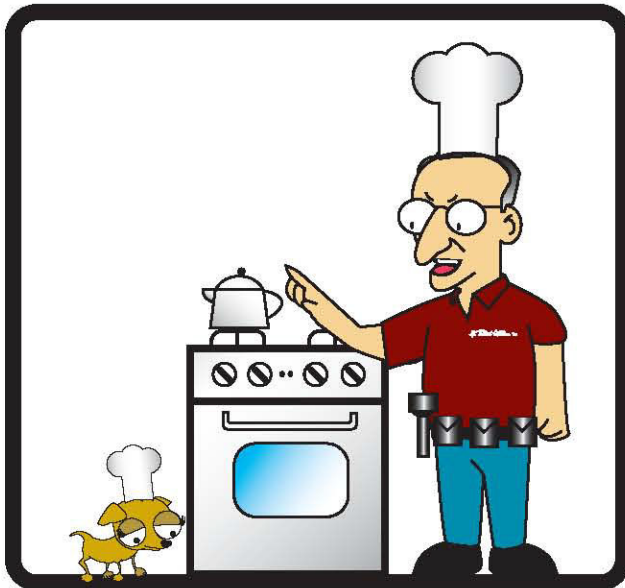
Phone

(AGENT'S EMAIL ADDRESS)

Email

If you want to order a Home Inspection: (800) 339-6988 or go to www.senel.net

COOKING



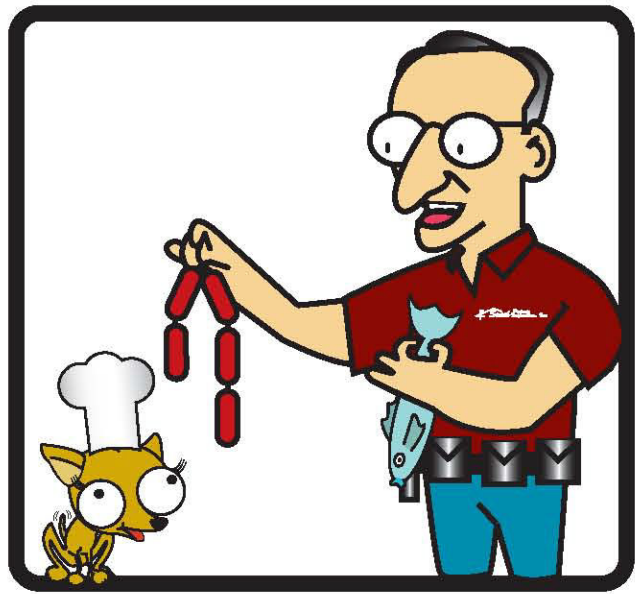
Don't open the oven door while food is cooking. You can lose up to 50 degrees in temperature and waste energy.



Keep oven and burners clean. A clean oven uses energy more efficiently.



Defrost frozen food prior to grilling.



Cook several meals at the same time.

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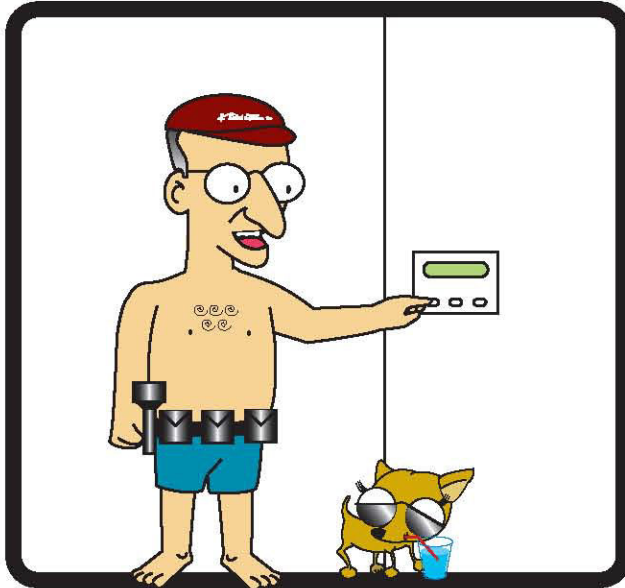
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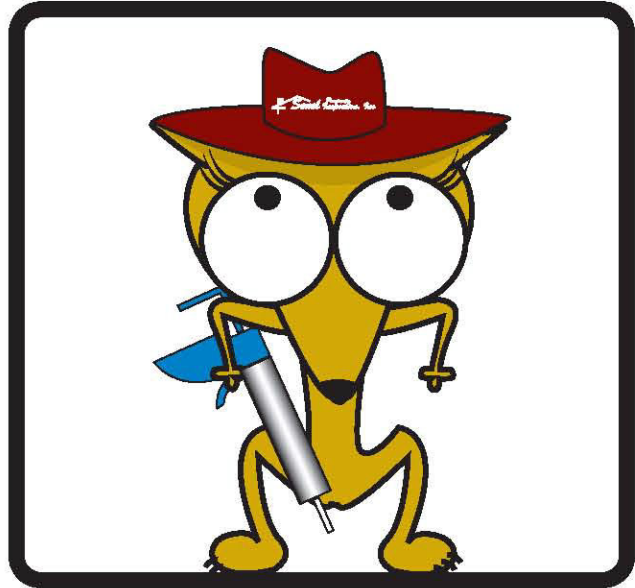
Source: www.socalgas.com/residential/conservation/index.html

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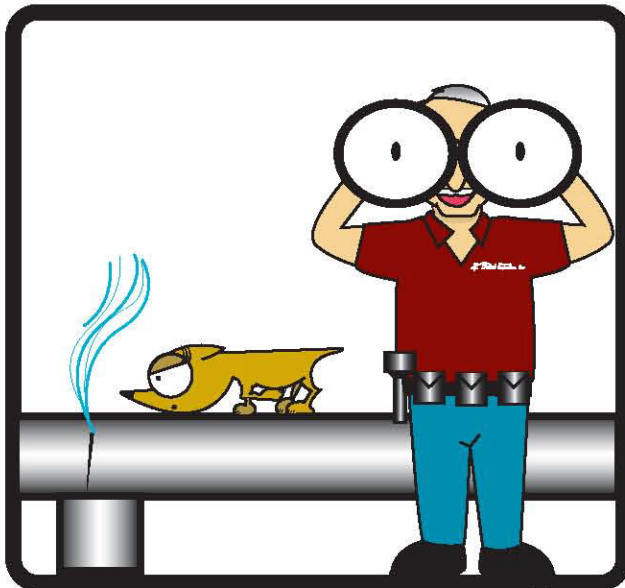
HEATING & DUCTS



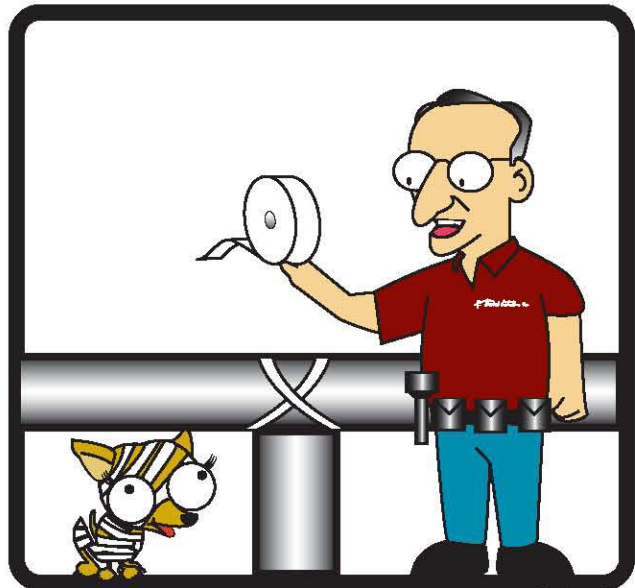
Save up to 10 to 20% on heating costs by lowering your furnace thermostat by 3 to 5 degrees (health permitting).



Caulk and weather-strip drafty windows and doors and save up to 5% on heating costs.



Have your ducts tested for air leakage.



Ducts should be repaired with mastic type sealant—not duct tape. You could save 5 to 20% of your heating costs.

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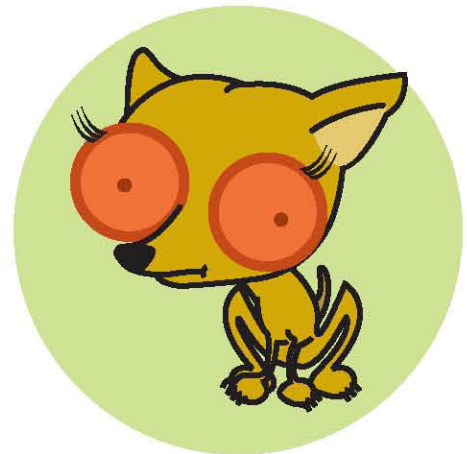
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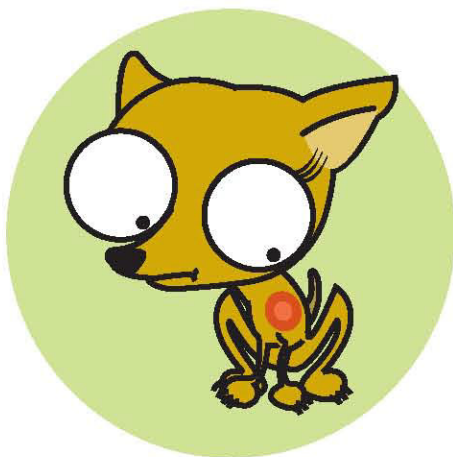
HOW DO MOLDS AFFECT PEOPLE?



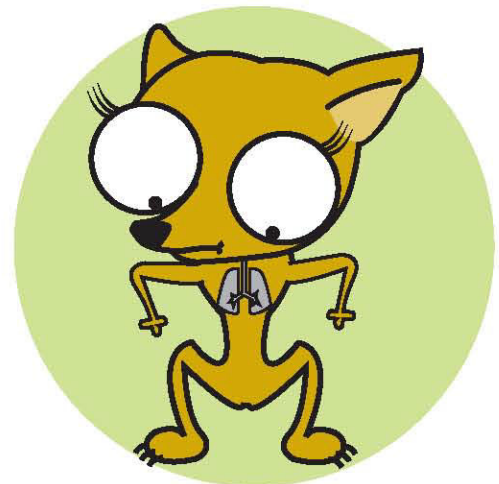
Nasal stuffiness



Eye irritation



Skin irritation.



Mold infections in lungs

Planning to sell or buy a house, contact:

Source: www.epa.gov/mold

(AGENT'S NAME)

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RADON



Radon is the second leading cause of lung cancer, following smoking. Radon is odorless, colorless, and tasteless.

It is a naturally occurring radioactive gas resulting from the decay of radium, itself a decay product of uranium.

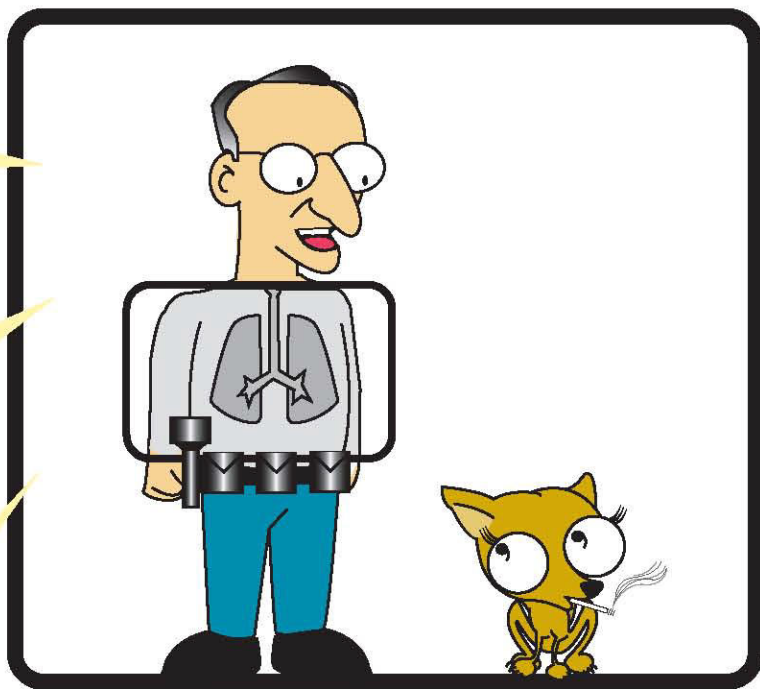
The EPA estimates that as many as six million homes throughout the country have elevated levels of radon.

Since 1988, EPA and the Office of the Surgeon General have recommended that homes below the third floor be tested for radon.

When radon decay products are inhaled and deposited in the lungs, the alpha emissions penetrate the cells of the epithelium lining the lung.

Energy deposited in these cells during irradiation is believed to initiate the process of carcinogenesis.

Scientists estimate that the increased risk of lung cancer to smokers from radon exposure is ten to twenty times higher than to people who have never smoked.



Planning to sell or buy a house, contact:

Source: www.epa.gov

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