

ALL POINTS HOME INSPECTION

Anybody Else Is Just Looking Around

18 HILDEBRAND COURT WOODLAND CA 95776

Tel: 530. 304- 6404

CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

Jonathon & Cindi Buyer

Inspection Address

4455 Ravine Dr., Vacaville, CA.

Inspection Date

11/20/2014

REPRESENTED BY:

Denny Realtor

Solano Homes Realty



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SUMMARY REPORT

Client: Jonathon & Cindi Buyer
Realtor: Denny Realtor, Solano Homes Realty
Inspection Address: 4455 Ravine Dr., Vacaville, CA.
Inspection Date: 11/20/2014
Inspected by: ROGER WARNER

This summary report will provide you with a preview of the components or conditions that need service or a second opinion, but it is not definitive. Therefore, it is essential that you read the full report. Regardless, in recommending service we have fulfilled our contractual obligation as generalists, and therefore disclaim any further responsibility. However, service is essential, because a specialist could identify further defects or recommend some upgrades that could affect your evaluation of the property.

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Components and Conditions Needing Service

Exterior

Grading & Drainage

Interior-Exterior Elevations

- 1.1 - Grading and drainage is either negative or neutral adjacent to the residence, and moisture intrusion into the crawlspace will remain a possibility. The soil or the hard surfaces should slope away from the residence to a distance of at least six feet, to keep moisture away from the footings.

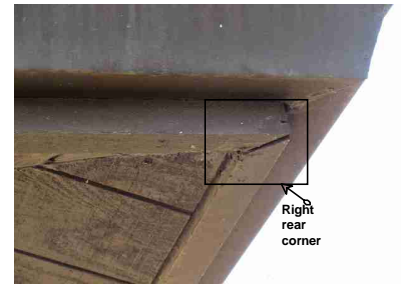
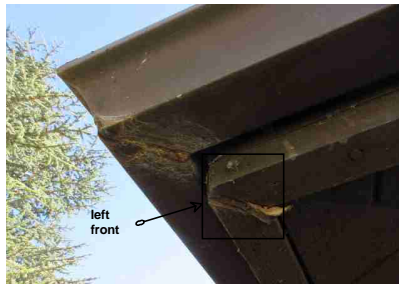
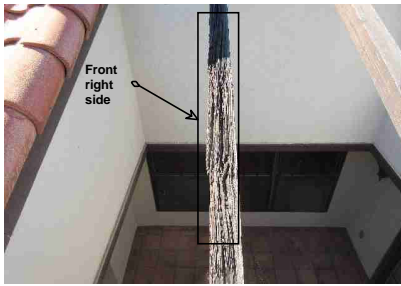


Exterior Components

Fascia & Trim

- 1.2 - There is damage to the wood trim and roof eaves that should be evaluated by a termite inspector.

There is damage to the wood trim that should be evaluated by a termite inspector - *Continued*



Outlets

1.3 - An outlet in the side yard needs a exterior cover.



Structural

Raised Foundation

Intermediate Floor Framing

2.1 - There are stains or moisture damage to the sub-floor beneath a bathroom. The termite inspector should evaluate and comment on the condition of the intermediate floor framing.



Electrical

2.2 - There is an open electrical junction box within the crawlspace, which should be sealed so that any arcing or sparking would be contained within the box.

There is an open electrical junction box within the crawlspace that should be sealed - *Continued*



Ventilation

- 2.3 - The crawlspace is not adequately ventilated, which is a major contributor to the moisture problem. There are several vent ports that have been blocked by insulation.
- 2.4 - One or more of the foundation ventilation screens are damaged or missing, and should be repaired or replaced to keep rodents and other pests out.

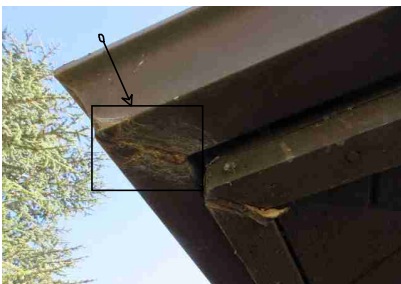


Roof

Composition Shingle Roof

Gutters & Drainage

- 3.1 - The gutters need to be serviced, such as resealing them, sealing seams, etc.



Concrete Tile Roof

Flashings

3.2 - The valley or roof to wall flashings need to be cleaned and kept clean to forestall moisture intrusion.



Plumbing

Waste & Drainage Systems

Drain Waste & Vent Pipes

5.1 - There is a leak below the master toilet.



Private Waste Disposal System

5.2 - This property is served by a private waste system that we do not have the expertise to inspect, but which should be evaluated by a specialist. However, we do recommend the use of biodegradable tissues, soaps, detergents, and other cleaners, and that you avoid depositing of grease within the system.

Electrical

Main Panel

Panel Cover Observations

6.1 - The interior cover panel has voids or open knockouts that should be covered. - duct tape is not a fix

The interior panel cover has voids that should be covered - *Continued*



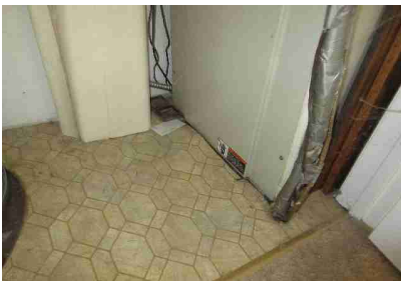
Heat-A/C

HVAC Split Systems

Common Observations

8.1 - For the reasons indicated in this report, * the split-systems need to be further evaluated and serviced. This service should be scheduled within the inspection period, because a specialist might reveal additional defects or recommend upgrades that could affect your evaluation of the systems.

* There are various issues or deficiencies within the system. The duct work needs repair and it appears to have been compromised by rodents, both units appear to be leaking as evidenced by the moisture damaged floor around them



Living

Main Entry

Outlets

9.1 - The outlet has open wire and should be serviced.



Office or Library

Lights

9.2 - A ceiling light in the library does not respond, and should be serviced.

Hallway

Primary Hallway

Smoke Detector

10.1 - There is no carbon monoxide detector, it is state mandated and one or more should be installed.

Lights

10.2 - A wall light did not respond, and should be serviced.- missing bulb

Bedrooms

Master Bedroom

Doors

12.1 - The door handle needs to be serviced to work smoothly.

Lights

12.2 - One or more ceiling lights not respond, and should be serviced.

1st guest Bedroom

Closets

12.3 - The closet door needs typical hardware service.- missing bottom guides

Bathrooms

Master Bathroom

Sink Faucet Valves & Connectors Trap & Drain

- 13.1 - The mechanical sink stopper is incomplete and should be serviced.
- 13.2 - The sink faucet is loose, and should be secured.
- 13.3 - The sink faucet drips, and should be repaired or replaced.
- 13.4 - There is a leak at a supply line below the sink that should be repaired.

Toilet & Bidet

- 13.5 - One of the toilets is loose, and should be secured.- east side

1st Guest Bathroom

Sink Faucet Valves & Connectors Trap & Drain

- 13.6 - There is a leak at a shut-off valve below the sink that should be repaired.

Lights

- 13.7 - The ceiling light does not respond, and should be serviced.

2nd Guest Bathroom

Tub-Shower

- 13.8 - There are open grout-joints in the tiles around the tub area of the master bathroom that should be sealed to prevent moisture damage.



Kitchen

Kitchen

Cabinets

- 14.1 - The floor of the sink cabinet is functional, but moisture damaged .There is a mold-like substance present that should be removed.

The floor of the sink cabinet is functional but moisture damaged - *Continued*



Built-in Electric Oven

14.2 - The door on the built-in, electrical, oven does not seal effectively, which could affect its performance and should be serviced.



Lights

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

Attic

Primary Attic

Exhaust Ducts

16.1 - The bathroom exhaust duct should be extended to an exterior vent port.



Garage

Double-Car Garage

Inspection Address: 4455 Ravine Dr., Vacaville, CA.
Inspection Date/Time: 11/20/2014

Automatic Opener

17.1 - One of the garage door openers is not functional. (right side) Recommend service.
The motor is spinning but the chain drive does not engage.

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GENERAL INFORMATION

Inspection Address: 4455 Ravine Dr., Vacaville, CA.
Inspection Date: 11/20/2014
Weather: Clear and Dry
Inspected by: ROGER WARNER

Client Information: Jonathon & Cindi Buyer
Buyer's Agent: Solano Homes Realty
Denny Realtor

Structure Type: Wood Frame
Foundation Type: Raised Foundation
Furnished: No
Number of Stories: One

Structure Style: Single Family

Structure Orientation: East

People on Site At Time of Inspection: Buyer(s)
Buyer's Agent

General Property Conditions

PLEASE NOTE:

This report is the exclusive property of All Points Home Inspections and the client whose name appears herewith, and its use by any unauthorized persons is strictly prohibited.

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

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

Report File: Bucktown Sample

SCOPE OF WORK

You have contracted with All Points Home Inspections to perform a generalist inspection in accordance with the standards of practice established by The National Association of Certified Home Inspectors, a copy of which is available upon request. Generalist inspections are essentially visual, and distinct from those of specialists, inasmuch as they do not include the use of specialized instruments, the dismantling of equipment, or the sampling of air and inert materials. Consequently, a generalist inspection and the subsequent report will not be as comprehensive, nor as technically exhaustive, as that generated by specialists, and it is not intended to be. The purpose of a generalist inspection is to identify significant defects or adverse conditions that would warrant a specialist evaluation. Therefore, you should be aware of the limitations of this type of inspection, which are clearly indicated in the standards. However, the inspection is not intended to document the type of cosmetic deficiencies that would be apparent to the average person, and certainly not intended to identify insignificant deficiencies.

Most homes built after 1978, are generally assumed to be free of asbestos and many other common environmental contaminants. However, as a courtesy to our clients, we are including some well documented, and therefore public, information about several environmental contaminants that could be of concern to you and your family, all of which we do not have the expertise or the authority to evaluate, such as asbestos, radon, methane, formaldehyde, termites and other wood-destroying organisms, pests and rodents, molds, microbes, bacterial organisms, and electromagnetic radiation, to name some of the more commonplace ones. Nevertheless, we will attempt to alert you to any suspicious substances that would warrant evaluation by a specialist. However, health and safety, and environmental hygiene are deeply personal responsibilities, and you should make sure that you are familiar with any contaminant that could affect your home environment. You can learn more about contaminants that can affect you home from a booklet published by The environmental Protection Agency, which you can read online at www.epa.gov/iaq/pubs/insidest.htm.

Mold is one such contaminant. It is a microorganism that has tiny seeds, or spores, that are spread on the air, land, and feed on organic matter. It has been in existence throughout human history, and actually contributes to the life process. It takes many different forms, many of them benign, like mildew. Some characterized as allergens are relatively benign but can provoke allergic reactions among sensitive people, and others characterized as pathogens can have adverse health effects on large segments of the population, such as the very young, the elderly, and people with suppressed immune systems. However, there are less common molds that are called toxigens that represent a serious health threat. All molds flourish in the presence of moisture, and we make a concerted effort to look for any evidence of it wherever there could be a water source, including that from condensation. Interestingly, the molds that commonly appear on ceramic tiles in bathrooms do not usually constitute a health threat, but they should be removed. However, some visibly similar molds that form on cellulose materials, such as on drywall, plaster, and wood, are potentially toxigenic. If mold is to be found anywhere within a home, it will likely be in the area of tubs, showers, toilets, sinks, water heaters, evaporator coils, inside attics with unvented bathroom exhaust fans, and return-air compartments that draw outside air, all of which are areas that we inspect very conscientiously. Nevertheless, mold can appear as though spontaneously at any time, so you should be prepared to monitor your home, and particularly those areas that we identified. Naturally, it is equally important to maintain clean air-supply ducts and to change filters as soon as they become soiled, because contaminated ducts are a common breeding ground for dust mites, rust, and other contaminants. Regardless, although some mold-like substances may be visually identified, the specific identification of molds can only be determined by specialists and laboratory analysis, and is absolutely beyond the scope of our inspection. Nonetheless, as a prudent investment in environmental hygiene, we categorically recommend that you have your home tested for the presence of any such contaminants, and particularly if you or any member of your family suffers from allergies or asthma. Also, you can learn more about mold from an Environmental Protection Agency document entitled "A Brief Guide to Mold, Moisture and Your Home," by visiting their web site at: <http://www.epa.gov/iaq/molds/moldguide.html/>, from which it can be downloaded.

Asbestos is a notorious contaminant that could be present in any home built before 1978. It is a naturally occurring mineral fiber that was first used by the Greek and Romans in the first century, and it has been widely used throughout the modern world in a variety of thermal insulators, including those in the form of

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

Radon is a gas that results from the natural decay of radioactive materials within the soil, and is purported to be the second leading cause of lung cancer in the United States. The gas is able to enter homes through the voids around pipes in concrete floors or through the floorboards of poorly ventilated crawlspaces, and particularly when the ground is wet and the gas cannot easily escape through the soil and dispersed into the atmosphere. However, it cannot be detected by the senses, and its existence can only be determined by sophisticated instruments and laboratory analysis, which is completely beyond the scope of our service. However, you can learn more about radon and other environmental contaminants and their affects on health, by contacting the EPA or a similar state agency, and it would be prudent for you to enquire about any high radon readings that might be prevalent in the general area surrounding your home.

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

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INVOICE

11/20/14

Client:

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Client's Agent:

Denny Realtor
Solano Homes Realty

Dixon, CA..

Inspection Address:

4455 Ravine Dr.
Vacaville, CA..

Inspection Date/Time:

11/20/2014

General Inspection

395.00

Total Due: \$ 395.00

THANK YOU for selecting All points Inspections.

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

Inspection Narratives - Page 5

Section 1.0 - Exterior

With the exception of townhomes, condominiums, and residences that are part of a planned urban development, or PUD, we evaluate the following exterior features: driveways, walkways, fences, gates, handrails, guardrails, yard walls, carports, patio covers, decks, building walls, fascia and trim, balconies, doors, windows, lights, and outlets. However, we do not evaluate any detached structures, such as storage sheds and stables, and we do not water test or evaluate subterranean drainage systems or any mechanical or remotely controlled components, such as driveway gates. Also, we do not evaluate landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. In addition, we do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this could only be confirmed by a geological evaluation of the soil.

Grading & Drainage

General Comments

Informational Conditions

1.1 - Water can be destructive and foster conditions that are deleterious to health. For this reason, the ideal property will have soils that slope away from the residence and the interior floors will be several inches higher than the exterior grade. Also, the residence will have roof gutters and downspouts that discharge into area drains with catch basins that carry water away to hard surfaces. However, we cannot guarantee the condition of any subterranean drainage system, but if a property does not meet this ideal, or if any portion of the interior floor is below the exterior grade, we cannot endorse it and recommend that you consult with a grading and drainage contractor, even though there may not be any evidence of moisture intrusion. The sellers or occupants will obviously have a more intimate knowledge of the site than we could possibly hope to have during our limited visit, however we have confirmed moisture intrusion in residences when it was raining that would not have been apparent otherwise. Also, in conjunction with the cellulose material found in most modern homes, moisture can facilitate the growth of biological organisms that can compromise building materials and produce mold-like substances that can have an adverse affect on health.

Interior-Exterior Elevations

Informational Conditions

1.2 - There is an adequate difference in elevation between the exterior grade and the interior floors that should ensure that moisture intrusion would not threaten the living space, but of course we cannot guarantee that.

Components and Conditions Needing Service

1.3 - Grading and drainage is either negative or neutral adjacent to the residence, and moisture intrusion into the crawlspace will remain a possibility. The soil or the hard surfaces should slope away from the residence to a distance of at least six feet, to keep moisture away from the footings.

Grading and drainage is negative or neutral adjacent to the residence and should be monitored - *Continued*



House Wall Finish

House Wall Finish Type

Informational Conditions

1.4 - The house walls are finished with stucco.

House Wall Finish Observations

Informational Conditions

1.5 - There are typical cracks in the stucco, which you should view for yourself. All cracks result from movement, and are structural in that respect, but the vast majority of them have only a cosmetic significance.

Exterior Components

General Comments

Informational Conditions

1.6 - It is important to maintain a property, including painting or sealing walkways, decks, and other hard surfaces, and it is particularly important to keep the house walls sealed, which provide the only barrier against deterioration. Unsealed cracks around windows, doors, and thresholds can permit moisture intrusion, which is the principle cause of the deterioration of any surface. Unfortunately, the evidence of such intrusion may only be obvious when it is raining. We have discovered leaking windows while it was raining that may not have been apparent otherwise. Regardless, there are many styles of windows but only two basic types, single and dual-glazed. Dual-glazed windows are superior, because they provide a thermal as well as an acoustical barrier. However, the hermetic seals on these windows can fail at any time, and cause condensation to form between the panes. Unfortunately, this is not always apparent, which is why we disclaim an evaluation of hermetic seals. Nevertheless, in accordance with industry standards, we test a representative number of unobstructed windows, and ensure that at least one window in every bedroom is operable and facilitates an emergency exit.

Driveways

Informational Conditions

1.7 - The driveway is in acceptable condition.

Walkways

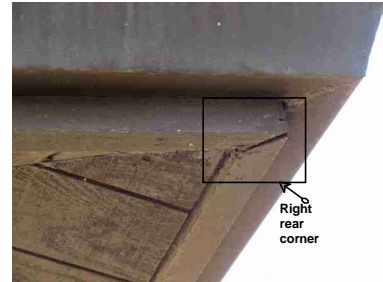
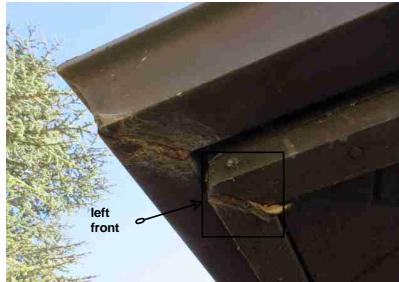
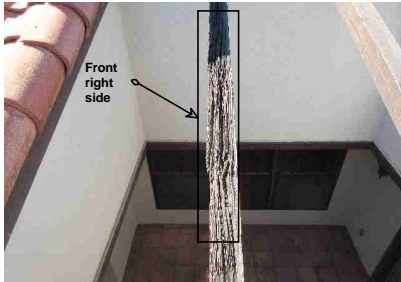
Informational Conditions

1.8 - The walkways have been displaced, probably due to the presence of expansive soils.

Fascia & Trim

Components and Conditions Needing Service

1.9 - There is damage to the wood trim and roof eaves that should be evaluated by a termite inspector.



Fences & Gates

Informational Conditions

1.10 - The fences and gates are serviceable, but have damage commensurate with their age.

Exterior Wooden Doors

Informational Conditions

1.11 - The exterior doors are in acceptable condition.

Outlets

Components and Conditions Needing Service

1.12 - An outlet in the side yard needs a exterior cover.



Lights

Informational Conditions

1.13 - The lights outside the doors of the residence are functional. However, we do not inspect or evaluate decorative lights.

Section 2.0 - Structural

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that might appear to be firm and solid can liquefy and become unstable during seismic activity. Also, there are soils that can expand to twice their volume with the influx of water and move structures with relative ease, raising and lowering them and fracturing slabs and other hard surfaces. In fact, expansive soils have accounted for more structural damage than most natural disasters. Regardless, foundations are not uniform, and conform to the structural standard of the year in which they were built. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural

deficiencies. However, cracks or deteriorated surfaces in foundations are quite common. In fact, it would be rare to find a raised foundation wall that was not cracked or deteriorated in some way, or a slab foundation that did not include some cracks concealed beneath the carpeting and padding. Fortunately, most of these cracks are related to the curing process or to common settling, including some wide ones called cold-joint separations that typically contour the footings, but others can be more structurally significant and reveal the presence of expansive soils that can predicate more or less continual movement. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

Various Hard Surfaces

Common Observations

Informational Conditions

2.1 - There are common settling, or curing cracks in the hard surfaces. This is somewhat predictable, and is typically and not regarded as being structurally significant.

Raised Foundation

General Comments

Informational Conditions

2.2 - This residence has a raised foundation. Such foundations permit access, and provide a convenient area for the distribution of water pipes, drain pipes, vent pipes, electrical conduits, and ducts. However, although raised foundations are far from uniform, most include concrete footings and walls that extend above the ground with anchor bolts that hold the house onto the foundation, but the size and spacing of the bolts vary. In the absence of major defects, most structural engineers agree that the one critical issue with raised foundations is that they should be bolted. Our inspection of these foundations conforms to industry standards, which is that of a generalist and not a specialist, and we do not use any specialized instruments to establish that the structure is level. We typically enter all accessible areas, to confirm that foundations are bolted and to look for any evidence of structural deformation or damage, but we may not comment on minor deficiencies, such as on commonplace settling cracks in the stem walls and slight deviations from plumb and level in the intermediate floor framing, which would have little structural significance. Interestingly, there is no absolute standard for evaluating cracks, but those that are less than 1/4" and which do not exhibit any vertical or horizontal displacement are generally not regarded as being structurally relevant. Nevertheless, all others should be evaluated by a specialist. However, in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

Raised Foundation Type

Informational Conditions

2.3 - The foundation is raised and bolted to the standards of the year in which it was constructed.

Method of Evaluation

Informational Conditions

2.4 - We evaluated the raised foundation by accessing and evaluating the components within the crawlspace.

2.5 - We cannot access all areas of the foundation crawlspace, due to the obstruction of ducts pipes or insufficient clearance.

Crawlspace Observations

Informational Conditions

2.6 - There is insufficient clearance to access all areas of the crawlspace, and some portions had to be evaluated from a distance with the aid of a high quality flashlight. Therefore, we cannot sensibly endorse the entire crawlspace.

2.7 - There is efflorescence on the stem wall and piers in the raised foundation, which confirms that moisture has penetrated the area and activated minerals that form a white powdery formation of salt crystals. This is a condition that should be monitored, and one that could produce musty odors.

Intermediate Floor Framing

Components and Conditions Needing Service

2.8 - There are stains or moisture damage to the sub-floor beneath a bathroom. The termite inspector should evaluate and comment on the condition of the intermediate floor framing.



Electrical

Components and Conditions Needing Service

2.9 - There is an open electrical junction box within the crawlspace, which should be sealed so that any arcing or sparking would be contained within the box.



Ventilation

Components and Conditions Needing Service

2.10 - The crawlspace is not adequately ventilated, which is a major contributor to the moisture problem. There are several vent ports that have been blocked by insulation.

2.11 - One or more of the foundation ventilation screens are damaged or missing, and should be repaired or replaced to keep rodents and other pests out.

Several of the foundation ventilation screens are damaged or missing and should be repaired or replaced - *Continued*



Floor Insulation

Informational Conditions

2.12 - Some pieces of insulation are hanging or have fallen from between the floor joists. This does not have any serious consequences, but you may wish to have it serviced.



Section 3.0 - Roof

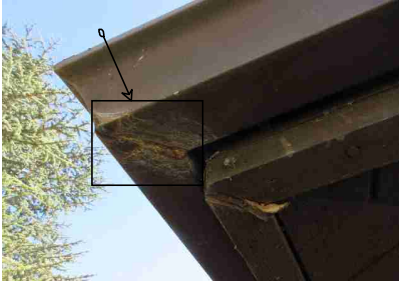
There are many different roof types, which we evaluate by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method that was used to evaluate them. Every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or other prevalent weather conditions, and the regularity of its maintenance. Regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material, and this is equally true of almost all roofs. In fact, the material on the majority of pitched roofs is not designed to be waterproof only water-resistant. However, what remains true of all roofs is that, whereas their condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings, or on the framing within attics, could be old and will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only the installers can credibly guarantee that a roof will not leak, and they do. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company.

Composition Shingle Roof

Gutters & Drainage

Components and Conditions Needing Service

3.1 - The gutters need to be serviced, such as resealing them, sealing seams, etc.



Concrete Tile Roof

General Comments

Informational Conditions

3.2 - Concrete tile roofs are among the most expensive and durable of all roofs, and are warranted by the manufacturer to last for forty years or more, but are usually only guaranteed against leaks by the installer from three to five years. Like other pitched roofs, they are not designed to be waterproof, only water resistant, and are dependant on the integrity of the waterproof membrane beneath them, which cannot be seen without removing the tiles, but which can be split by movement, deteriorated through time, or by ultra-violet contamination. Significantly, although there is some leeway in installation specifications, the type and quality of membranes that are installed can vary from one installer to another, and leaks do occur. The majority of leaks result when a roof has not been well maintained or kept clean, and we recommend servicing them annually.

Method of Evaluation

Informational Conditions

3.3 - We evaluated the roof and its components by walking on its surface.

Roofing Material

Informational Conditions

3.4 - The roof is in acceptable condition, but this is not a guarantee against leaks. For a guarantee, you would need to have a roofing company perform a water-test and issue a roof certification.

Flashings

Components and Conditions Needing Service

3.5 - The valley or roof to wall flashings need to be cleaned and kept clean to forestall moisture intrusion.

The valley flashings need to be cleaned and kept clean - *Continued*



Gutters & Drainage

Functional Components and Conditions

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

Section 4.0 - Chimney

There are a wide variety of chimneys, which represent an even wider variety of the interrelated components that comprise them. However, there are three basic types, single-walled metal, masonry, and pre-fabricated metal ones that are commonly referred to as factory-built ones. Single-walled metal ones should not be confused with factory-built metal ones, and are rarely found in residential use, but masonry and factory-built ones are a commonplace. Our inspection of them conforms to industry standards, and is that of a generalist and not a specialist. However, significant areas of chimney flues cannot be adequately viewed during a field inspection, as has been documented by the Chimney Safety Institute of America, which reported in 1992: "The inner reaches of a flue are relatively inaccessible, and it should not be expected that the distant oblique view from the top or bottom is adequate to fully document damage even with a strong light." Therefore, because our inspection of chimneys is limited to those areas that can be viewed without dismantling any portion of them, and does not include the use of specialized equipment, we will not guarantee their integrity or drafting ability.

Family Room Chimney

General Prefabricated

Informational Conditions

4.1 - There are a wide variety of pre-fabricated chimneys, which are constructed on site with approved components. We perform a competent inspection of them, but we are not specialists, and our inspection of them is limited to those areas that can be viewed without dismantling any portion of them, and we cannot guarantee that any particular component is the one stipulated for use by the manufacturer. For instance, experience has taught us that many prefabricated chimneys have been fitted with architectural shrouds that are not approved by the manufacturer, and which can inhibit drafting and convectional cooling. Therefore, you may wish to have a specialist evaluate the chimney before the close of escrow.

Chimney Flue

Informational Conditions

4.2 - The portions of the flue that are visible appear to be in acceptable condition.

Fireplace

Informational Conditions

4.3 - The fireplace is in acceptable condition.

Bedroom Chimney

General Prefabricated

Informational Conditions

4.4 - There are a wide variety of pre-fabricated chimneys, which are constructed on site with approved components. We perform a competent inspection of them, but we are not specialists, and our inspection of them is limited to those areas that can be viewed without dismantling any portion of them, and we cannot guarantee that any particular component is the one stipulated for use by the manufacturer. For instance, experience has taught us that many prefabricated chimneys have been fitted with architectural shrouds that are not approved by the manufacturer, and which can inhibit drafting and convectional cooling. Therefore, you may wish to have a specialist evaluate the chimney before the close of escrow.

Chimney Flue

Informational Conditions

4.5 - The portions of the flue that are visible appear to be in acceptable condition.

Section 5.0 - Plumbing

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

Waste and drainpipes pipes are equally varied, and range from modern ABS ones [acrylonitrile butadiene styrene] to older ones made of cast-iron, galvanized steel, clay, and even a cardboard-like material that is coated with tar. The condition of these pipes is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains. Nonetheless, blockages will occur in the life of any system, but blockages in drainpipes, and particularly in main drainpipes, can be expensive to repair, and for this reason we recommend having them video-scanned. This could also confirm that the house is connected to the public sewer system, which is important because all private systems must be evaluated by specialists.

Potable Water Supply Pipes

Water Main Shut-off Location

Informational Conditions

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

Copper Water Pipes

Informational Conditions

5.2 - The potable water pipes are in acceptable condition.

General Gas Components

Gas Main Shut-Off Location

Informational Conditions

5.3 - The gas main shut-off is located in the side yard. You should be aware that gas leaks are not uncommon, particularly underground ones, and that they can be difficult to detect without the use of sophisticated instruments, which is why natural gas is odorized in the manufacturing process. Therefore, we recommend that you request a recent gas bill from the sellers, so that you can establish a norm and thereby be alerted to any potential leak.

Gas Main Observations

Informational Conditions

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

Gas Supply Pipes

Informational Conditions

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

Gas Water Heaters

General Comments

Informational Conditions

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

Common Observations

Functional Components and Conditions

5.7 - The water heater is functional.

Seismic Straps

Informational Conditions

5.8 - The water heater is seismically secured.

Waste & Drainage Systems

General Comments

Informational Conditions

5.9 - We attempt to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a video-scan of the main line would confirm its actual condition. However, you can be sure that blockages will occur, usually relative in severity to the age of the system, and will range from minor ones in the branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main line. The minor ones are easily cleared, either by chemical means or by removing and cleaning the traps. However, if tree roots grow into the main drain that connects the house to the public sewer, repairs could become expensive and might include replacing the entire main line. For these reasons, we recommend that you ask the sellers if they have ever experienced any drainage problems, or you may wish to have the main waste line video-scanned before the close of escrow. Failing this, you should obtain an insurance policy that covers blockages and damage to the main line. However, most policies only cover plumbing repairs within the house, or the cost of roofer service, most of which are relatively inexpensive.

Type of Material

Informational Conditions

5.10 - The visible portions of the drainpipes are a modern acrylonitrile butadiene styrene type, or ABS.

Drain Waste & Vent Pipes

Components and Conditions Needing Service

5.11 - There is a leak below the master toilet.



Private Waste Disposal System

Components and Conditions Needing Service

5.12 - This property is served by a private waste system that we do not have the expertise to inspect, but which should be evaluated by a specialist. However, we do recommend the use of biodegradable tissues, soaps, detergents, and other cleaners, and that you avoid depositing of grease within the system.

Well or Private Water Systems

General Comments

Informational Conditions

5.13 - The water supply is private and provided by a well, which is the sole responsibility of the homeowner. The source of the water could be from a local spring or a more substantial aquifer, which are dependant upon rainfall. For this reason, neither the supply nor the quality of the water can be categorically guaranteed. Also, you should be aware that local and regional standards of adequate flow vary considerably, but are entirely dependant upon the yield of the well and are best determined by a

specialist.

5.14 - We recommend that you have the well and it's componants evaluated by a speccailist as well as the water tested to see that it is potable, or suitable for drinking.

Section 6.0 - Electrical

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

Main Panel

General Comments

Informational Conditions

6.1 - National safety standards require electrical panels to be weatherproof, readily accessible, and have a minimum of thirty-six inches of clear space in front of them for service. Also, they should have a main disconnect, and each circuit within the panel should be clearly labeled. Industry standards only require us to test a representative number of accessible switches, receptacles, and light fixtures. However, we attempt to test every one that is unobstructed, but if a residence is furnished we will obviously not be able to test each one.

Service Entrance

Informational Conditions

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

Panel Size & Location

Informational Conditions

6.3 - The residence is served by a 200 amp, 220 volt panel, located adjacent to the driveway.

Panel Cover Observations

Components and Conditions Needing Service

6.4 - The interior cover panel has voids or open knockouts that should be covered. - duct tape is not a fix



Wiring Observations

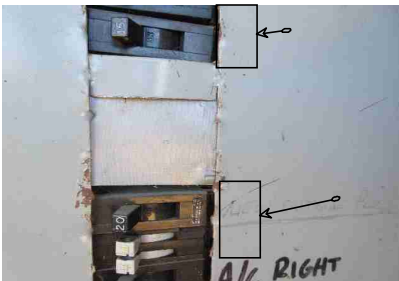
Informational Conditions

6.5 - The visible portions of the wiring has no visible deficiencies.

Circuit Breakers

Informational Conditions

6.6 - Various circuits are not labeled, which is recommended.



Grounding

Informational Conditions

6.7 - The panel is grounded to a driven rod.

Sub Panels

General Comments

Informational Conditions

6.8 - Sub-panels are often located inside residences, but they should not be located inside clothe closets, where they might be concealed and could impede an emergency disconnect. However, when they are located outside they are required to be weatherproof, unobstructed, and easily accessible, and their circuits should be clearly labeled.

Sub Panel Location

Informational Conditions

6.9 - The sub panel is located inside the garage.

Sub Panel Observations

Informational Conditions

6.10 - The electrical sub panel has no visible deficiencies.

Section 8.0 - Heat-A/C

The components of most heating and air-conditioning systems have a design-life ranging from ten to twenty years, but can fail prematurely with poor maintenance, which is why we apprise you of their age whenever possible. We test and evaluate them in accordance with the standards of practice, which means that we do not dismantle and inspect the concealed portions of evaporator and condensing coils, the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, ducts and in-line duct-motors or dampers. We perform a conscientious evaluation of both systems, but we are not specialists. However, even the most modern heating systems can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. Therefore, in accordance with the terms of our contract, it is essential that any recommendations that we make for service or a second opinion be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

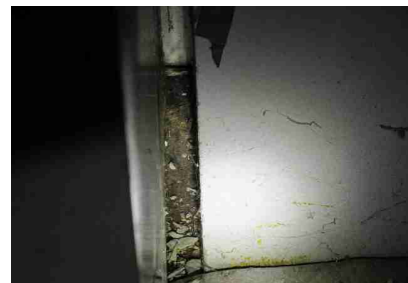
HVAC Split Systems

Common Observations

Components and Conditions Needing Service

8.1 - For the reasons indicated in this report, * the split-systems need to be further evaluated and serviced. This service should be scheduled within the inspection period, because a specialist might reveal additional defects or recommend upgrades that could affect your evaluation of the systems.

* There are various issues or deficiencies within the system. The duct work needs repair and it appears to have been compromised by rodents, both units appear to be leaking as evidenced by the moisture damaged floor around them



The split-system should be serviced before the close of escrow - *Continued*



Section 9.0 - Living

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. However, we do not evaluate window treatments, or move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Similarly, there are a number of environmental pollutants that we have already elaborated upon, the specific identification of which is beyond the scope of our service but which can become equally contentious. In addition, there are a host of lesser contaminants, such as that from moisture penetrating carpet-covered cracks in floor slabs, as well as odors from household pets and cigarette smoke that can permeate walls, carpets, heating and air conditioning ducts, and other porous surfaces, and which can be difficult to eradicate. However, inasmuch as the sense of smell adjusts rapidly, and the sensitivity to such odors is certainly not uniform, we recommend that you make this determination for yourself, and particularly if you or any member of your family suffers from allergies or asthma, and then schedule whatever remedial services may be deemed necessary before the close of escrow.

Main Entry

Outlets

Components and Conditions Needing Service

9.1 - The outlet has open wire and should be serviced.



Living Room

No Recommended Service

Informational Conditions

9.2 - We have evaluated the living room, and found it to be in acceptable condition.

Dining Room

No Recommended Service

Informational Conditions

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

Family Room

No Recommended Service

Informational Conditions

9.4 - We have evaluated the family room, and found it to be in acceptable condition.

Office or Library

Lights

Components and Conditions Needing Service

9.5 - A ceiling light in the library does not respond, and should be serviced.

Section 10.0 - Hallway

Our evaluation of hallways is identical to that of living space, except that we pay particular attention to safety issues, such as those involving handrails, guardrails, and smoke detectors.

Primary Hallway

Smoke Detector

Components and Conditions Needing Service

10.1 - There is no carbon monoxide detector, it is state mandated and one or more should be installed.

Lights

Components and Conditions Needing Service

10.2 - A wall light did not respond, and should be serviced.- missing bulb

Section 12.0 - Bedrooms

In accordance with the standards of practice, our inspection of bedrooms includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. We evaluate windows to ensure that they meet light and ventilation requirements and facilitate an emergency exit or egress, but we do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

Master Bedroom

Doors

Components and Conditions Needing Service

12.1 - The door handle needs to be serviced to work smoothly.

Closets

Informational Conditions

12.2 - The closet door needs typical hardware service. - door guides

Lights

Components and Conditions Needing Service

12.3 - One or more ceiling lights not respond, and should be serviced.

1st guest Bedroom

Location

Informational Conditions

12.4 - The first guest bedroom is located - first in the hallway

Flooring

Informational Conditions

12.5 - The floor is moisture stained in the closet. Unable to determine a reason. It does not appear to be coming from an exterior source.



Closets

Components and Conditions Needing Service

12.6 - The closet door needs typical hardware service.- missing bottom guides

Section 13.0 - Bathrooms

In accordance with industry standards, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans, which is usually the responsibility of a termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants.

Master Bathroom

Cabinets

Informational Conditions

13.1 - The cabinets have typical, cosmetic damage.

Sink Faucet Valves & Connectors Trap & Drain

Components and Conditions Needing Service

13.2 - The mechanical sink stopper is incomplete and should be serviced.

13.3 - The sink faucet is loose, and should be secured.

13.4 - The sink faucet drips, and should be repaired or replaced.

13.5 - There is a leak at a supply line below the sink that should be repaired.

Toilet & Bidet

Components and Conditions Needing Service

13.6 - One of the toilets is loose, and should be secured.- east side

Main Hallway Bathroom

Size and Location

Informational Conditions

13.7 - The main hallway bathroom is a three-quarter, located off of the hall

No Recommended Service

Informational Conditions

13.8 - We have evaluated the main hallway bathroom, and found it to be in acceptable condition.

1st Guest Bathroom

Sink Faucet Valves & Connectors Trap & Drain

Components and Conditions Needing Service

13.9 - There is a leak at a shut-off valve below the sink that should be repaired.

Lights

Components and Conditions Needing Service

13.10 - The ceiling light does not respond, and should be serviced.

2nd Guest Bathroom

Size and Location

Informational Conditions

13.11 - The second guest bathroom is a full, located off of the office

Flooring

Informational Conditions

13.12 - The floor seams are lifting, due to moisture penetration or poor workmanship.



Tub-Shower

Components and Conditions Needing Service

13.13 - There are open grout-joints in the tiles around the tub area of the master bathroom that should be sealed to prevent moisture damage.



Section 14.0 - Kitchen

We test kitchen appliances for their functionality, and cannot evaluate them for their performance nor for the variety of their settings or cycles. However, if they are older than ten years, they may well exhibit decreased efficiency. Also, many older gas and electric ranges are not secured and can be easily tipped, particularly when any weight is applied to an open range door, and all such appliances should be confirmed to be secure. Regardless, we do not inspect the following items: free-standing appliances, refrigerators, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills or rotisseries, timers, clocks, thermostats, the self-cleaning capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards.

Kitchen

Flooring

Informational Conditions

14.1 - The floor is worn or cosmetically damaged, which you should view for yourself.

14.2 - The floor is moisture damaged at the frig area. There is not current leak. There is a small amount of a mold-like substance that should be removed.

The floor is moisture damaged - *Continued*



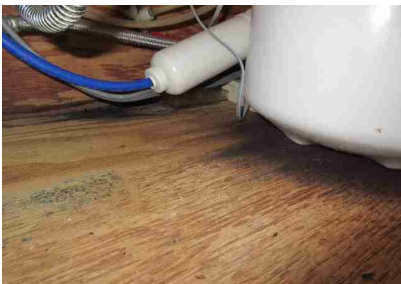
Cabinets

Informational Conditions

14.3 - The cabinets have typical, cosmetic damage, or that which is commensurate with their age.

Components and Conditions Needing Service

14.4 - The floor of the sink cabinet is functional, but moisture damaged. There is a mold-like substance present that should be removed.



Built-in Electric Oven

Components and Conditions Needing Service

14.5 - The door on the built-in, electrical, oven does not seal effectively, which could affect its performance and should be serviced.



Lights

Components and Conditions Needing Service

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

Section 15.0 - Laundry

In accordance with industry standards, we do not test clothes dryers, nor washing machines and their water connections and drainpipes. However, there are two things that you should be aware of. The water supply to washing machines is usually left on, and their hoses can leak or burst under pressure and continue to flow. Therefore, we recommend replacing the rubber hose type with newer braided stainless steel ones that are much more dependable. You should also be aware that the newer washing machines discharge a greater volume of water than many of the older drainpipes can handle, which causes the water to back up and overflow, and the only remedy would be to replace the standpipe and trap with one that is a size larger.

Laundry Room

No Recommended Service

Informational Conditions

15.1 - We have evaluated the laundry room, and found it to be in acceptable condition.

Section 16.0 - Attic

In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

Primary Attic

Attic Access Location

Informational Conditions

16.1 - The attic can be accessed through a hatch in the master bedroom closet.

Method of Evaluation

Informational Conditions

16.2 - We evaluated the attic by direct access.

No Recommended Service

Informational Conditions

16.3 - We have evaluated the attic in compliance with industry standards, and found it to be in acceptable condition.

Exhaust Ducts

Components and Conditions Needing Service

16.4 - The bathroom exhaust duct should be extended to an exterior vent port.

The bathroom exhaust duct should be extended to an exterior vent port - *Continued*



Section 17.0 - Garage

It is not uncommon for moisture to penetrate garages, because their slabs are on-grade. Evidence of this is typically apparent in the form of efflorescence, or salt crystal formations, that result when moisture penetrates the concrete slab or sidewalls. This is a common with garages that are below grade, and some sidewalls are even cored to relieve the pressure that can build up behind them, and which actually promotes drainage through the garage. Also, if there is living space above the garage, that space will be seismically vulnerable. Ideally, the columns and beams around the garage door will be made of structural steel, but in many residences these components are made of wood but could include some structural accessories, such as post-straps and hold-downs, and plywood shear paneling. However, we are not an authority in such matters, and you may wish to discuss this further with a structural engineer. In addition, and inasmuch as garage door openings are not standard, you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles.

Double-Car Garage

Automatic Opener

Components and Conditions Needing Service

17.1 - One of the garage door openers is not functional. (right side) Recommend service. The motor is spinning but the chain drive does not engage.

Section 18.0 - Pool/Spa

Pools and spas do leak, but without specialized equipment this may be impossible to confirm. However, it could become apparent from secondary evidence during our inspection, which is purely visual. Regardless, the owner or the occupant of a property would be aware that the water level drops regularly and must be topped off, and this should be disclosed. Unusually high water bills could reveal this, but only a pressure test of the pipes, a dye test of cracks, or a geo-phone test of specific areas would confirm it, and any such specialized test is beyond the scope of our service. Therefore, you should ask the sellers to guarantee that the spa does not leak, request to review the water bills for a twelve-month period, or obtain comprehensive insurance to cover such an eventuality.

Inspection Address: 4455 Ravine Dr., Vacaville, CA.
Inspection Date/Time: 11/20/2014

Pool Only

Pool Observations

Informational Conditions

18.1 - We did not evaluate the pool as part of this inspection. If you would like us to perform the service we would be happy to return to do to so. At the very least you should be aware of local ordinances governing pool-safety.

REPORT CONCLUSION

4455 Ravine Dr., Vacaville, CA.

Congratulations on the purchase of your new home. Inasmuch as we never know who will be occupying or visiting a property, whether it be children or the elderly, we ask you to consider following these general safety recommendations: install smoke and carbon monoxide detectors; identify all escape and rescue ports; rehearse an emergency evacuation of the home; upgrade older electrical systems by at least adding ground-fault outlets; never service any electrical equipment without first disconnecting its power source; safety-film all non-tempered glass; ensure that every elevated window and the railings of stairs, landings, balconies, and decks are child-safe, meaning that barriers are in place or that the distance between the rails is not wider than three inches; regulate the temperature of water heaters to prevent scalding; make sure that goods that contain caustic or poisonous compounds, such as bleach, drain cleaners, and nail polish removers be stored where small children cannot reach them; ensure that all garage doors are well balanced and have a safety device, particularly if they are the heavy wooden type; remove any double-cylinder deadbolts from exterior doors; and consider installing child-safe locks and alarms on the exterior doors of all pool and spa properties.

We are proud of our service, and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, and opened every window and door, or identified every minor defect. Also because we are not specialists or because our inspection is essentially visual, latent defects could exist. Therefore, you should not regard our inspection as conferring a guarantee or warranty. It does not. It is simply a report on the general condition of a particular property at a given point in time. Furthermore, as a homeowner, you should expect problems to occur. Roofs will leak, drain lines will become blocked, and components and systems will fail without warning. For these reasons, you should take into consideration the age of the house and its components and keep a comprehensive insurance policy current. If you have been provided with a home protection policy, read it carefully. Such policies usually only cover insignificant costs, such as that of roofer service, and the representatives of some insurance companies can be expected to deny coverage on the grounds that a given condition was preexisting or not covered because of what they claim to be a code violation or a manufacture's defect. Therefore, you should read such policies very carefully, and depend upon our company for any consultation that you may need.

Thank you for taking the time to read this report, and call us if you have any questions or observations whatsoever. We are always attempting to improve the quality of our service and our report, and we will continue to adhere to the highest standards of the real estate industry and to treat everyone with kindness, courtesy, and respect.

Roger Warner
All Points Home Inspections

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Hallway	21
Primary Hallway	21
Bedrooms	21
Master Bedroom	22
1st guest Bedroom	22
Bathrooms	22
Master Bathroom	23
Main Hallway Bathroom	23
1st Guest Bathroom	23
2nd Guest Bathroom	23
Kitchen	24
Kitchen	24
Laundry	26
Laundry Room	26
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Inspection Address: 4455 Ravine Dr., Vacaville, CA.
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ATTACHMENTS

ALL POINTS HOME INSPECTION

Anybody Else Is Just Looking Around

18 HILDEBRAND COURT WOODLAND CA 95776

Tel: 530. 304- 6404

Thursday, November 20, 2014

Property Address: 4455 Ravine Dr., Vacaville, CA.

Inspection Date: 11/20/2014

Dear Jonathon & Cindi Buyer:

Thank you for hiring All Points Home Inspections to be of service. We hope that you were pleased with the quality of our service, and that you would recommend us to others. Please read the report carefully, and call us with any questions that you might have. We remain your consultant indefinitely, and would be happy to assist you in any way that we can. We sincerely hope that you and your family will be happy and healthy in your new home.

Sincerely,
Roger Warner