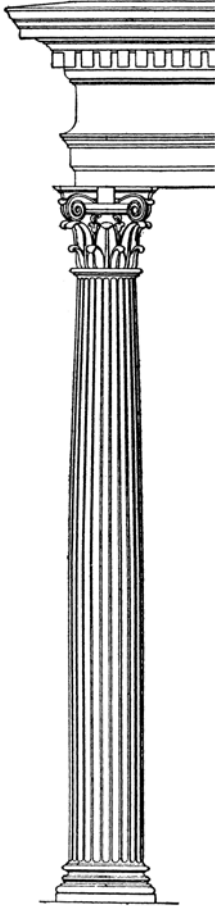


Property Inspection Report

By Chris Temple

Temple
Home Inspection

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Report Number: 000000-A
Property Address: 1234 Neighborhood St. Paso Robles, CA
Client(s): Sample Report

Thank you for choosing
Temple Home Inspection



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Report Introduction

Inspection Information:

Report Number: 000000-A
Property Address: 1234 Neighborhood St. Paso Robles, CA
Client(s): Sample Report

Building Description: Single Family Residence
Approximate Age: Year Built: 1995
Front of the Building Generally Faces: North

Inspection Date & Time: 0/0/2008, 9:00am – 11:00am (on site)
Attendance: Buyers and Agent
State of Occupancy: Vacant
Weather Conditions: Clear and Warm, 60 – 80 degrees
Inspector: Chris Temple

Reading Your Inspection Report: It is important that you read this inspection report completely. This report not only contains conditions found by the inspector, but also provides a context for which the inspection was performed. The context of the inspection is important to understand because there are limits to what the inspector can inspect and determine.

A verbal consultation with the inspector is also essential. This report contains technical information that may not be easily understood by the lay person. If you choose not to consult with the inspector, this Inspection Company cannot be held liable for your uninformed interpretation of the report's contents. If you were not present at the inspection for a report review please call our office for your verbal consultation.

Recommendations: We recommend that all *Corrections, Repairs, and Further Evaluations* noted in this report be performed by a licensed contractor or other appropriately qualified specialist. We advise against any unqualified person performing evaluations, corrections, repairs, improvements or upgrades.

We recommend that all conditions noted in this report be evaluated, corrected and/or repaired to the satisfaction of the client(s) prior to the close of the real estate transaction (if a transaction applies). This Inspector / Inspection Company can not be held liable if our recommendations are not followed in a timely manor. We also strongly suggest that cost estimates for repairs be obtained in writing.

Serviceable means that the component or system appears to be capable of performing its intended function and/or task. It does not imply that the component or system was in perfect or like new condition or that it would meet every individual's interpretation of an acceptable state.

Building Permits, Age and Square Footage: We recommend clients check with Building Department for verification of all necessary permits and final inspections, and to verify the age and square footage of the building(s).

Inspection Contract and Standards of Practice: The written inspection contract and a copy the California Real Estate Inspection Association (CREIA) Standards of Practice are attached to this inspection report. Both documents are to be considered part of, and integral to, this report.

Important Disclaimers

- Attention Third Parties / Other Purchasers:** This is a Confidential Report specially prepared for the clients named in this report. If you have received this inspection report from anyone other than Inspector Chris Temple / Temple Home Inspection, YOU SHALL NOT RELY UPON THIS REPORT, or any representations contained therein, in any manner whatsoever, without first agreeing to and accepting each and every of the following terms and conditions:
1. Recipient shall contact Temple Home Inspection (805-461-9589)
 2. Recipient shall agree to all the terms, conditions and limitations of a Standard Inspection Agreement by signing a said Agreement prepared by Temple Home Inspection.
 3. Recipient shall hire the original Inspector, for a fee to be negotiated between Recipient and Inspector, to review the conditions identified in the original Inspection Report as they existed at the time of the original inspection. (This is not a re-inspection)
 4. Recipient's reliance upon this Inspection Report, or any representations contained herein, without Recipient's strict compliance with the terms and conditions set forth herein, would be unreasonable and contrary to Inspector's expectations regarding this Inspection Report.
- Mold Disclaimer:** This property inspection will not include any inspection for mold, testing related to its presence, advice concerning health or safety issues arising from mold, or remediation or eradication methods. The insurance provided for this home inspector does not cover mold claims. The only way to provide any reasonable assurance that this property does not have a mold or other related health hazard problem is to retain the services of an environmental expert. You can learn more about mold from a document issued by the Environmental Protection Agency entitled "A Brief Guide to Mold, Moisture and Your home", by visiting their web site at <http://www.epa.gov/mold/moldguide.html>, which can be downloaded.
- Environmental Concerns:** Environmental issues include but are not limited to asbestos, lead paint, lead contamination, radon, toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, ground water contamination and soil contamination. This Inspector / Inspection Company is not trained, qualified or licensed to recognize or discuss any of these materials. The inspector may make reference to one or more of these materials in this report if the material is visible in a common and apparent form. If further evaluation seems prudent, the advice and services of an appropriately qualified person is recommended.

Summary Information:

Health & Safety Summary:

The following are considered to be health and safety concerns. Recommend evaluations and repairs / corrections be performed as needed by a licensed contractor or other appropriately qualified specialist.

Plumbing: The water softener drain pipe is directly connected to the house drain pipe system. This is a "Cross-Connection" that may allow sewage or sewage gases to pass into the water supply.

Recommendation: Evaluation and repairs / corrections be performed as needed by a licensed plumbing contractor.

Water Heater: The water heater is not braced tight to the wall. Spacers or blocking are needed between the unit and the wall.

The water heater TPR (Temperature Pressure Relief) drain pipe improperly slopes upward in places.

Recommendation: Evaluation and repairs / corrections be performed as needed by a licensed contractor or other appropriately qualified specialist.

Heating / AC: The heater furnace vent pipe lacks adequate clearance to combustible material in the attic.

Recommendation: Evaluation and repairs / corrections be performed as needed by a licensed warm-air heating, ventilating and air-conditioning contractor.

Electrical: Faulty GFCI (Ground Fault Circuit Interrupter) receptacle outlet noted in the garage.

Recommendation: Evaluation and repairs / corrections be performed as needed by a licensed electrical contractor.

Smoke Alarms: The smoke alarm in the hallway did not respond to test the button.

Recommendation: Evaluation and repairs / corrections be performed by an appropriately qualified person.

Garage: The self-closing mechanism on the garage interior door is inoperative. (The garage interior door is required to be fire-resistive, self-closing, and tight-fitting)

Recommendation: Evaluation and repairs / corrections be performed as needed by a licensed contractor.

Defect / Malfunction Summary:

The following are considered to be defective / functional concerns. Recommend evaluations and repairs / corrections be performed as needed by a licensed contractor or other appropriately qualified specialist.

Soil Grade: The soil improperly slopes toward the building at the back yard planters.

Recommendation: Evaluation and repairs / corrections be performed as needed by a licensed general contractor or other appropriately qualified specialist.

Roof: There are several cracked and damaged shingles on the roof. The sealant on the vent pipe flashings is deteriorated.

Recommendation: Evaluation and repairs / corrections be performed as needed by a licensed roofing contractor.

Exterior Walls: Evidence of moisture damage noted at the east side roof eave.

Recommendation: Further evaluation by an appropriately qualified pest control inspector (or review the recent pest inspection report if one is available).

Interiors: Cracked floor tiles noted at the entry way. There is damaged vinyl flooring in the hall bathroom.

Recommendation: Evaluation and repairs / corrections be performed as needed by a licensed contractor or other appropriately qualified specialist.

Kitchen: The dishwasher did not operate.

Recommendation: Evaluation and repairs / corrections be performed by an appropriately qualified appliance technician.

Master Bathroom: The toilet is loose at the floor.

Recommendation: Evaluation and repairs / corrections be performed as needed by a licensed contractor or other appropriately qualified specialist.

Plumbing: The water pressure is too high, above 80 PSI. Recommend adjusting the regulator to reduce the water pressure. (The regulator may need repair)

Recommendation: Evaluation and repairs / corrections be performed as needed by a licensed plumbing contractor.

Heating / AC: The heat / air system appears to be overdue for servicing.

Recommendation: A professional servicing be performed by a licensed warm-air heating, ventilating and air-conditioning contractor.

Needed Maintenance Summary:

The following are considered to be needed maintenance concerns. These concerns can typically be remedied by a knowledgeable building owner or handyman.

Exterior Walls: The roof eaves appear to need repainting.

Interiors: Common cracks were observed in places in the walls and ceilings. Loose door threshold noted at the kitchen porch door.

Kitchen: The splash guard on garbage disposal is deteriorated and needs replacement.

Master Bathroom: Caulking is needed at the tub/shower fixtures. Caulking is needed at the shower enclosure door frame.

Fireplace: The inside of the fireplace glass appears to need cleaning. (Regular cleaning of the fireplace glass is important to prevent etching of the glass by the combustion gases. Use of special cleaners designed for this purpose is advised)

Garage: The garage vehicle door hardware appears to need lubrication.

Site / Grounds: Recommend trimming the foliage away from the building to help prevent insect and moisture damage and to keep plants and trees from physically damaging the roof and wall coverings.

Improvements Summary:

The following are suggested changes or new installations that are considered upgrades or improvements because they were not required or available at the time of construction. We recommend that improvements and upgrades be performed or installed by a licensed contractor or other appropriately qualified specialist.

Water Heater: Recommend installing a catch pan under the water heater with a drain pipe extending to the outside of the building.

Soil Grade and Foundation

General Information:

This section of the report describes the general visible condition of the building foundation, substructure, and the surface grade of the soil adjacent to and affecting the inspected buildings.

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geotechnical engineer should be consulted. We note that all foundations and slabs experience a certain amount of cracking due to shrinkage during the curing process. Foundation moisture barriers are installed below grade and are not visible for inspection. A representative number of anchor bolts are spot checked only. Anchor bolts are not visible for inspection in buildings with slab foundations.

Areas of the surface grade, foundation, and substructure that are not accessible or are hidden from view cannot be judged and are not part of this inspection. Underground drainage systems if present are not visible and cannot be judged. Foundation moisture barriers are below grade and not visible for inspection. Floor coverings prevent recognition of cracks or settlement in all but the most severe cases in slab foundations.

Routine Maintenance Note: The soil grade should allow for surface and roof water to drain away from buildings. It is important to monitor the site during and after rains for areas of ponding and poor drainage. Re-grade as needed to maintain proper drainage of surface and roof water away from the buildings (and toward the street or public drainage inlet if applicable).

Soil Grade

Soil Grade Description: Minor Sloping Site
Visible Condition: Corrections / Repairs Recommended

Defect / Malfunction: The soil improperly slopes toward the building at the back yard planters.

Recommendation: Evaluation and repairs / corrections be performed as needed by a licensed general contractor or other appropriately qualified specialist.

Foundation

Foundation Description: Concrete Slab
Anchor Bolts: Anchor Bolts are Covered and Not Visible for Inspection
Visible Condition: Serviceable

Roof and Attic

General Information:

This section of the report describes the general visible condition of the inspected building's roof coverings and accessible attic spaces. Roof materials that are subject to physical damage such as tile are not walked on. In these cases the roof is viewed from the ground and/or ladder. Findings stated in this report do not constitute an opinion or warranty as to whether the roof may be subject to future leakage. We do not estimate the life expectancy of roofing materials.

Disclaimer: The only way to determine whether a roof is absolutely watertight is to observe it during a prolonged heavy rainfall. This situation is not present during most inspections. Also note that gutters are not probed for corrosion. Areas of the roof and attic space that are not accessible or are hidden from view cannot be judged and are not part of this inspection.

Routine Maintenance Note: Recommend keeping the roof surface, gutters systems, and roof drains (if any are present) clear of leaves and debris.

Roof

Roof Style:	Gable
Roofing Material:	Asphalt Composition Shingles
Flashing:	Metal
Accessibility:	The roof was walked and was fully accessibility for inspection
Visible Condition:	Corrections / Repairs Recommended

Defect / Malfunction: There are several cracked and damaged shingles on the roof. The sealant on the vent pipe flashings is deteriorated.

Recommendation: Evaluation and repairs / corrections be performed as needed by a licensed roofing contractor.

Attic

Attic Access Location:	Hallway
Roof and Ceiling Construction:	Truss Framing with OSB (Oriented Stranded Board) Sheathing
Insulation:	Fiberglass Batt, 8" – 10"
Ventilation:	Air Vents
Accessibility:	Limited access due to low clearances and restricted space
Visible Condition:	Serviceable

Exterior Walls

General Information:

This section of the report describes the general visible condition of the building's exterior wall cladding, veneers, roof eaves, and support columns. Normal weathering, deteriorated paint, and cracks, gaps and holes are typically noted as part of routine maintenance. We note that all stucco wall-covering experiences a certain amount of cracking due to shrinkage during the curing process. Areas of the exterior that are not accessible or are hidden from view cannot be judged and are not part of this inspection.

Exterior Walls

Wall Construction:	Not Visible, Undetermined
Wall Coverings:	Stucco, Masonry Veneer
Roof Eaves and Fascia:	Wood Eaves and Fascia
Visible Condition:	Corrections / Repairs Recommended

Defect / Malfunction: Evidence of moisture damage noted at the east side roof eave.

Recommendation: Further evaluation by an appropriately qualified pest control inspector (or review the recent pest inspection report if one is available).

Needed Maintenance: The roof eaves appear to need repainting.

General Information:

This section of the report describes the general visible condition of the interior floors, walls, ceilings, doors, and windows.

Note that in occupied buildings many areas of the interior are not accessible or visible due to the occupant's furnishings and belongings. We do not move the occupant's items during the inspection. The conditions of floors underlying floor coverings are not inspected. Areas that are hidden from view or are not accessible cannot be judged and are not part of this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining odors or like conditions is not part of this inspection.

Interior

Flooring: Carpet, Sheet Vinyl, Hard Tile
Walls: Drywall
Ceilings: Drywall
Doors: Various Types
Windows: Vinyl Frame with Dual Pane Glass
Visible Condition: Corrections / Repairs Recommended

Defect / Malfunction: Cracked floor tiles noted at the entry way. There is damaged vinyl flooring in the hall bathroom.

Recommendation: Evaluation and repairs / corrections be performed as needed by a licensed contractor or other appropriately qualified specialist.

Needed Maintenance: Common cracks were observed in places in the walls and ceilings. Loose door threshold noted at the kitchen porch door.

General Information:

This section of the report describes the general visible condition of the kitchen counters, cabinetry, plumbing fixtures, and certain kitchen appliances.

Kitchen appliances not within the scope of this inspection include but are not limited to: refrigerators, freezers, drinking water systems, instant hot water devices, portable dishwashers and trash compactors, and built-in countertop blenders. Oven self / continuous cleaning operations, timers, lights and clocks are not tested or evaluated. The functional adequacy of the appliances is not determined in the course of this inspection. Kitchen areas that are hidden from view or are not accessible cannot be judged and are not part of this inspection.

Counters, Cabinets and Sinks

Counters and Cabinets Description: Tile Countertops and Wood / Laminate Cabinetry
Visible Condition: Serviceable

Kitchen Appliances

Inspected Appliances: Garbage Disposal, Gas Cooktop, Electric Oven, Microwave, Dishwasher
Visible Condition: Corrections / Repairs Recommended

Defect / Malfunction: The dishwasher did not operate.

Recommendation: Evaluation and repairs / corrections be performed by an appropriately qualified appliance technician.

Needed Maintenance: The splash guard on garbage disposal is deteriorated and needs replacement.

General Information:

This section of the report describes the general visible condition of the clothes washer and dryer hook-ups and laundry sinks.

Clothes washers and dryers are not within the scope of this inspection and are not tested or evaluated. Areas that are hidden from view or are not accessible cannot be judged and are not part of this inspection. Water supply valves that are prone to leakage are not operated. Washer drain pipes are not tested and should be capped or otherwise sealed if not used. The presence of floor / overflow drains cannot always be verified and are not tested.

Routine Maintenance Note: Dryer vent pipes need periodic cleaning, especially in cases where the vent pipe is long and/or installed vertically.

Laundry

Laundry location: Laundry Room
Visible Condition: Serviceable

Bathrooms

General Information:

This section of the report describes the general visible condition of bathroom counters and cabinetry, plumbing fixtures, bathtubs and showers.

Bathtub and shower pans are not filled or tested for leakage. Water supply valves for sinks and toilets that are prone to leakage are not operated. Overflow drains are not tested. We note that bathrooms typically require a significant amount of routine maintenance and that it is important to maintain all bathroom caulking and grouting.

Routine Maintenance Note: Re-caulking is part of routine maintenance at bathroom fixtures. Caulking should be maintained at countertop edges, tub / shower water fixtures, wall and floor edges of tubs, showers and enclosures, and toilet bases.

Bathroom

Bathroom: Master
Visible Condition: Corrections / Repairs Recommended

Defect / Malfunction: The toilet is loose at the floor.

Recommendation: Evaluation and repairs / corrections be performed as needed by a licensed contractor or other appropriately qualified specialist.

Needed Maintenance: Caulking is needed at the tub/shower fixtures. Caulking is needed at the shower enclosure door frame.

Bathroom

Bathroom: Hallway
Visible Condition: Serviceable

General Information:

This section of the report describes the general visible condition of the water supply piping, drain, waste and vent piping, and certain plumbing fixtures.

Concealed piping is not visible or accessible and therefore is excluded from this inspection. Pipe descriptions included in this report are based on visible portions of piping. Future drainage performance cannot be predicted. The main water supply valve and the individual fixture valves (angle-stop valves) are not operated. These supply valves can be corroded or frozen due to a lack of operation and turning the valves could cause leakage.

Components of the plumbing system that are hidden from view or are not accessible cannot be judged and are not part of this inspection. Plumbing components and systems that are not within the scope of this inspection include but are not limited to: private wells and water tanks, fire sprinkler systems, water filter and softener systems, instant hot water appliances, public sewer lines, septic systems, and gray water systems.

Testing for water quality and hazardous materials is not within the scope of his inspection. For information concerning water quality an appropriately qualified person should be consulted.

Water Main Shut-Off

Main Water Shut-off Location: Front of the Building
Water Main Size and Type: ¾" Copper
Visible Condition: Serviceable

Water Supply Piping

Type of Pipe: Copper Pipe
Water Pressure: 100 PSI, tested at 10:00am at a hose faucet.
Visible Condition: Corrections / Repairs Recommended

Defect / Malfunction: The water pressure is too high, above 80 PSI. Recommend adjusting the regulator to reduce the water pressure. (The regulator may need repair)

Recommendation: Evaluation and repairs / corrections be performed as needed by a licensed plumbing contractor.

Drain, Waste and Vent Piping

Type of Pipe: ABS Plastic Pipe (Acrylonitrile Butadiene Styrene)
Visible Condition: Corrections / Repairs Recommended

Health & Safety: The water softener drain pipe is directly connected to the house drain pipe system. This is a "Cross-Connection" that may allow sewage or sewage gases to pass into the water supply.

Recommendation: Evaluation and repairs / corrections be performed as needed by a licensed plumbing contractor.

General Information:

This section of the report describes the general visible condition of the water heating equipment. We note that California law requires that all water heaters be braced, anchored, or strapped to resist falling or horizontal displacement due to earthquake forces. We recommend that the temperature setting of the water heater be checked regularly and that it be set at less than 120 degrees.

The remaining useful life of water heaters can not be predicted. Solar water heating systems are not within the scope of this inspection. Components of the water heating system that are hidden from view or are not accessible cannot be judged and are not part of this inspection.

Water Heater

Water Heater Location: Garage
Size and Fuel Type: 40 Gallon Natural Gas
Approximate Age: 2 – 5 Years
Visible Condition: Corrections / Repairs Recommended

Health & Safety: The water heater is not braced tight to the wall. Spacers or blocking are needed between the unit and the wall.

The water heater TPR (Temperature Pressure Relief) drain pipe improperly slopes upward in places.

Recommendation: Evaluation and repairs / corrections be performed as needed by a licensed contractor or other appropriately qualified specialist.

Improvements: Recommend installing a catch pan under the water heater with a drain pipe extending to the outside of the building.

Heating / Cooling

General Information:

This section of the report describes the general visible condition of the built-in heating and cooling equipment. Manufacturers of heating and cooling equipment recommend in their "Installation and Operating Instruction Manual" that service inspections of the equipment be performed annually. We recommend that buyers inquire with the property sellers about the service history of the heating and cooling equipment. It is also important to note that there have been recent changes to the energy efficiency standards which may require that the heating / cooling system be upgraded if certain components should need to be replaced.

Equipment is not dismantled in the course of this inspection and therefore it is not possible to fully inspect heat exchangers for cracks or damage. The inspector can not light pilots. Heating and cooling components and systems that are not within the scope of this inspection include but are not limited to: window and wall mount units, humidifiers and dehumidifiers, and electronic air filters. Adequacy and efficiency of heating and cooling equipment is not determined. Components of heating and cooling systems that are hidden from view or are not accessible cannot be judged and are not part of this inspection.

Heating / Cooling System

Heater Location:	Attic
Heater Fuel and Type:	Natural Gas / Forced Air
Air Conditioner Location:	Back Yard
Air Conditioner Energy:	Electric
Distribution Type:	Duct System
Air Filter Location:	Hall Ceiling
Visible Condition:	Corrections / Repairs Recommended

Health & Safety: The heater furnace vent pipe lacks adequate clearance to combustible material in the attic.

Recommendation: Evaluation and repairs / corrections be performed as needed by a licensed warm-air heating, ventilating and air-conditioning contractor.

Defect / Malfunction: The heat / air system appears to be overdue for servicing.

Recommendation: A professional servicing be performed by a licensed warm-air heating, ventilating and air-conditioning contractor.

Fireplaces and Chimneys

General Information:

This section of the report describes the general visible condition of solid fuel and gas burning fireplaces and chimney flue pipes. All fireplaces and chimneys should be cleaned and serviced regularly. We recommend that homebuyers inquire with the property sellers about the service history of the fireplace(s) and chimney(s). In the case where a fireplace insert is installed, we recommend that an appropriately qualified person remove the insert and fully evaluate fireplace and chimney.

We do not ignite fires in solid fuel-burning fireplaces. Gas burning fireplaces are only operated by an available switch or normally operated controls. The inspector can not ignite burners or light pilot lights. Pellet stoves are not operated in the course of this inspection and should be evaluated by an appropriately qualified person. Components of fireplaces and chimneys that are hidden from view or are not accessible cannot be judged and are not part of this inspection.

Fireplace

Fireplace Location: Living Room
Fireplace And Chimney Type: Gas Appliance Fireplace with a Metal Chimney (not wood burning)
Visible Condition: Serviceable

Needed Maintenance: The inside of the fireplace glass appears to need cleaning. (Regular cleaning of the fireplace glass is important to prevent etching of the glass by the combustion gases. Use of special cleaners designed for this purpose is advised)

General Information:

This section of the report describes the general visible condition of the inspected building's electrical system. Due to the potential shock and fire hazard posed by electrical miss-wiring and damage, we consider all substandard electrical conditions to be a health and safety concern. We advise against any unqualified person performing electrical repairs or upgrades.

Components of the electrical system that are hidden from view or are not accessible cannot be judged and are not part of this inspection. It is not possible in the course of this inspection to verify the function of the system ground. We do not move occupant's belongings or replace burned-out light bulbs. Electrical components and systems that are not within the scope of this inspection include but are not limited to: low voltage wiring (less than typical 120 volt), antennas, security systems, TV cable and satellite, telephone, remote controls, timers, intercoms, and light fixtures operated by motion or light detection.

Electrical Service

Service Entrance Wiring: Underground
Service Voltage and Amperage: 110 / 220 Volt - 200 Amp
Grounding: Present
Electrical Main Shut-off Location: Main Service Panel
Visible Condition: Serviceable

Main Electrical Service Panel

Main Service Panel Location: East Side of the Building
Type of Over-Current Protection: Circuit Breakers
Visible Condition: Serviceable

Wiring

Wiring Type: Copper Wire in Nonmetallic-sheathed Cable (Romex)
Visible Condition: Serviceable

Receptacle Outlets

Visible Condition: Corrections / Repairs Recommended

Health & Safety: Faulty GFCI (Ground Fault Circuit Interrupter) receptacle outlet noted in the garage.

Recommendation: Evaluation and repairs / corrections be performed as needed by a licensed electrical contractor.

Light Fixtures and Ceiling Fans

Visible Condition: Serviceable

Fuel System

General Information:

This section of the report describes the general visible condition of the gas fuel piping system. Concealed piping is not visible or accessible and therefore is excluded from this inspection. Pipe descriptions included in this report are based on visible portions of piping. Components of the fuel system that are hidden from view or are not accessible cannot be judged and are not part of this inspection. The inspector can not light pilot lights or operate shut-off valves in the course of this inspection.

Fuel System

Fuel Type:	Natural Gas
Gas Main Shut-off Location:	East Side of the Building
Fuel Piping:	Steel / Wrought Iron
Visible Condition:	Serviceable

Smoke Alarms

General Information:

This section of the report describes the general visible condition of the installed smoke alarms or lack thereof.

Smoke alarms are only tested by means of the test button on the detector. Alarms are not "smoke tested". Recommend retesting all smoke alarms upon moving in. Smoke alarms that are not within reach due to height or occupants belongings are not tested. Smoke alarm batteries are not checked. Installation of carbon monoxide detectors is advisable in homes with gas appliances.

Routine Maintenance Note: Smoke alarm batteries should be replaced at least twice annually. An intermittently beeping smoke alarm may indicate a low battery.

Smoke Alarms

Visible Condition: Corrections / Repairs Recommended

Health & Safety: The smoke alarm in the hallway did not respond to test the button.

Recommendation: Evaluation and repairs / corrections be performed by an appropriately qualified person.

Parking Structure

General Information:

This section of the report describes the general visible condition of the primary parking structure. Additional garages and/or carports are only inspected at the special request of the client (an additional fee may apply). Areas of the parking structure's interior and exterior that are not accessible or are hidden from view cannot be judged and are not part of this inspection.

Routine Maintenance Note: It is important that overhead garage door safety devices be tested and adjusted frequently by a knowledgeable / qualified person to insure proper and safe operation.

Parking Structure

Description: Attached Garage
Vehicle Door: Metal Sectional Door with an Opener
Visible Condition: Corrections / Repairs Recommended

Health & Safety: The self-closing mechanism on the garage interior door is inoperative. (The garage interior door is required to be fire-resistive, self-closing, and tight-fitting)

Recommendation: Evaluation and repairs / corrections be performed as needed by a licensed contractor.

Needed Maintenance: The garage vehicle door hardware appears to need lubrication.

Site and Grounds

General Information:

This section of the report describes the general visible condition of the property hardscaping, attached porches, decks and balconies, attached patios covers, and yard fencing.

Landscaping is only inspected as to its effects on the inspected buildings(s). Site area components that are not within the scope of this inspection include but are not limited to: pools, spas and related equipment, sprinklers and sprinkler systems, sheds, outbuildings, barns, corals, fencing on acreage, power gate openers, fountains, ponds and barbecue equipment. Areas that are not accessible or are hidden from view cannot be judged and are not part of this inspection.

Site and Grounds

Driveway:	Concrete
Porches, Walks, and Patios:	Concrete
Decks / Balconies:	Wood
Fencing:	Block Masonry
Visible Condition:	Serviceable

Needed Maintenance: Recommend trimming the foliage away from the building to help prevent insect and moisture damage and to keep plants and trees from physically damaging the roof and wall coverings.