

Value Plus Home Inspections, Inc.

When only the best will do.

P.O. Box 1151, Lynn Haven, FL 32444

Tel: 850-866-4582

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SUMMARY REPORT

Client: Claire & Scott Noyes
Realtor: Carolyn Basham, Homes Your Way
Inspection Address: 921 De Witt St, Panama City, Florida 32404
Inspection Date: 07/29/2005 Start: 8:45 am End: 1:00 pm
Inspected by: David Bowers

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

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

General Property Conditions:

At the time of the inspection, the home was in the process of remodeling. The flooring, walls and ceiling were unfinished in many areas of the home including open walls and missing outlet face plates. The face plates should be installed for safety reasons. You should contact a licensed contractor for estimates on the completion and upgrades.

Components and Conditions Needing Service

Exterior

Exterior Components

Fascia and Trim

- There is moisture damage to the fascia, eave, and wood trim that should be evaluated by a termite inspector. The moisture damaged areas of the fascia, eave, and wood trim will need repair or replacement by a licensed contractor.

Windows

- The single hung window sills have wood rot that will need evaluation and replacement by a licensed contractor who may find additional defects if the moisture has penetrated the walls and damaged the framing.

Structural

Raised Foundation

Electrical

- An electrical connection within the crawlspace has been incorrectly made outside of a junction box, which is a potential fire-hazard. All such connections should be made inside a junction box, in order to contain any arcing or sparking within the box.

Plumbing

Gas Water Heaters

Relief Valve and Discharge Pipe

- The pressure relief valve on the water heater does not have a discharge pipe. One should be installed that terminates approximately six inches above grade.

Living

Living Room

Outlets

- An outlet has an open ground, and should be serviced. The outlet is marked with yellow tape.

Hallway

Primary Hallway

Outlets

- An outlet has an open ground, and should be serviced.

Attic

Primary Attic

Electrical

- There is an open electrical junction box, which should be sealed so that any arcing or sparking would be contained within the box.
- Several electrical connections have been incorrectly made outside of junction boxes. All such connections should be made within junction boxes in order to contain any arcing or sparking that could occur, a task that should be completed by a licensed electrician.

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CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

Claire & Scott Noyes

INSPECTION ADDRESS

921 De Witt St, Panama City, Florida 32404

INSPECTION DATE

07/29/2005 8:45 am to 1:00 pm

REPRESENTED BY:

Carolyn Basham

Homes Your Way



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GENERAL INFORMATION

Inspection Address: 921 De Witt St, Panama City, Florida 32404
Inspection Date: 07/29/2005 Time: 8:45 am to 1:00 pm
Weather: Partly Cloudy - Temperature at time of inspection: 85 Degrees

Inspected by: David Bowers

Client Information: Claire & Scott Noyes
Buyer's Agent: Homes Your Way
Carolyn Basham
2906 Thomas Drive , Panama City Beach, Florida Florida
Phone: (850) 236-1900
Fax: (850) 236-8709
Mobile: (850) 527-5913

Structure Type: Wood Frame
Furnished: Yes
Number of Stories: One

Structure Style: Rustic

Structure Orientation: South

Estimated Year Built: 1944
Unofficial Sq.Ft.: 1200

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

General Property Conditions

At the time of the inspection, the home was in the process of remodeling. The flooring, walls and ceiling were unfinished in many areas of the home including open walls and missing outlet face plates. The face plates should be installed for safety reasons. You should contact a licensed contractor for estimates on the completion and upgrades.

PLEASE NOTE:

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The observations and opinions expressed within this report are those of Value Plus Home Inspection and supercede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the standards of ASHI, 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: 0265 921 De Witt St

SCOPE OF WORK

You have contracted with Value Plus Home Inspection to perform a generalist inspection in accordance with the standards of practice established by ASHI, 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 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

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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.

Exterior

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.

Site and Other Observations

Renovations or Additions Recommendation

Informational Conditions

Additions have been made to this property. Therefore, you should request documentation that would include permits and any warranties or guarantees that might be applicable, because we do not approve of, or tacitly endorse, any work that was completed without permits, and latent defects could exist.

Landscaping Observations

Informational Conditions

Vegetation is encroaching on the structure, and should be kept a minimum of twelve inches away for the general welfare of the walls and foundation.

Neglected Property Disclaimer

Informational Conditions

The property has been neglected, and we will not comment further on the obvious and numerous deficiencies. However, you should obtain estimates from a general contractor, because the cost of renovation could significantly effect your evaluation of the property.

Grading and Drainage

General Comments and Description

Informational Conditions

Water can be destructive and foster conditions that are harmful 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. Our site visit is limited, and the sellers or occupants will obviously have a more intimate knowledge of the site than we could possibly hope to have, but 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 are harmful to health.

Moisture Dampness or Mold-like Issues

Informational Conditions

Moisture intrusion is a perennial problem, with which you should be aware. It involves a host of interrelated factors, and can be unpredictable, intermittent, or constant. When moisture intrusion is not self evident, it can be inferred by musty odors, peeling paint or plaster, efflorescence, or salt crystal formations, rust on metal components, and wood rot. However, condensation and humidity can produce similar conditions if the temperature in an area is not maintained above the dew point. Regardless, if the interior floors of a residence

are at the same elevation or lower than the exterior grade we could not rule out the potential for moisture intrusion and would not endorse any such areas. Nevertheless, if such conditions do exist, or if you or any member of your family suffers from allergies or asthma, you should schedule a specialist inspection.

Interior-Exterior Elevations

Informational Conditions

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 under normal conditions.

Drainage Mode

Informational Conditions

Drainage is facilitated by soil percolation hard surfaces and partial gutters, which is not ideal.

House Wall Finish

Identification of House Wall Finish

Informational Conditions

The house walls are finished with a combination of stucco and wood siding.

House Wall Finish Observations

Informational Conditions

The stucco and wood paint is peeling in places, as a result of inadequate bonding or preparation. The exposed wood will need to be prepared and painted by a licensed contractor to prevent further deterioration.

The stucco extends down to the soil without the benefit of a weep-screed. Weep screed is a horizontal strip of metal that isolates the stuccoed house walls from the foundation and allows them to move independent of the foundation. This not only prevents horizontal cosmetic cracks that are commonly seen at the base of many stuccoed walls but also isolates the stucco from the soil and inhibits the wicking effect of moisture being drawn up into the stucco which in turn creates the flaking and peeling that is common on such surfaces. There are separations or nail-pops on the siding that need to be serviced.

Exterior Components

General Comments and Description

Informational Conditions

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

The ribbons in the driveway have settled slightly, and would not necessarily need to be serviced.

Walkways

Informational Conditions

The walkways are in acceptable condition.

Fences and Gates

Informational Conditions

Portions of this property are not fenced or otherwise enclosed, to provide security for children or animals.

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Fascia and Trim

Components and Conditions Needing Service

There is moisture damage to the fascia, eave, and wood trim that should be evaluated by a termite inspector. The moisture damaged areas of the fascia, eave, and wood trim will need repair or replacement by a licensed contractor.



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Sliding Glass Doors

Informational Conditions

The sliding glass door is tempered and in acceptable condition.

Windows

Informational Conditions

The window-trim, and particularly that on the south facing side that is exposed to direct sunlight, is in poor condition and needs to be serviced.

There are window panes with broken hermetic seals at the main entry, which should be replaced.

Components and Conditions Needing Service

The single hung window sills have wood rot that will need evaluation and replacement by a licensed contractor who may find additional defects if the moisture has penetrated the walls and damaged the framing.



Outlets

Informational Conditions

All of the exterior outlets should be upgraded to have ground fault protection.

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.

Structural Elements

Identification of Wall Structure

Informational Conditions

The walls are conventionally framed with wooden studs.

Identification of Floor Structure

Informational Conditions

The floor structure consists of posts piers girders and joists sheathed with plywood or diagonal boards.

Identification of Ceiling Structure

Informational Conditions

The ceiling structure consists of standard joists.

Identification of Roof Structure

Informational Conditions

The roof structure is conventionally framed with rafters, purlins, collar-ties, et cetera.

Raised Foundation

General Comments & Description

Informational Conditions

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 ¼" 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.

Description of Foundation Type

Informational Conditions

The foundation is raised and built to the standards of the year in which it was constructed, which may well be adequate but which would not meet current structural standards.

Method of Evaluation

Informational Conditions

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

Crawlspace Observations

Informational Conditions

The crawlspace is accessible and in acceptable condition.

Intermediate Floor Framing

Informational Conditions

There are moisture stains to the sub-floor beneath the sliding glass door. There was no current moisture in the wood and it appears to be a previous leak. You may want to seek a second opinion.

Electrical

Components and Conditions Needing Service

An electrical connection within the crawlspace has been incorrectly made outside of a junction box, which is a potential fire-hazard. All such connections should be made inside a junction box, in order to contain any arcing or sparking within the box.



Ventilation

Informational Conditions

The ventilation in the foundation crawlspace appears to be standard and adequate.

Floor Insulation

Informational Conditions

There is no floor insulation, which would not have been required when this residence was constructed.

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

General Comments and Description

Informational Conditions

There are a wide variety of composition shingle roofs, which are comprised of asphalt or fiberglass materials impregnated with mineral granules that are designed to deflect the deteriorating ultra-violet rays of the sun. The commonest of these roofs are warranted by manufacturers to last from twenty to twenty-five years, and are typically guaranteed against leaks by the installer for three to five years. The actual life of the roof will vary, depending on a number of interrelated factors besides the quality of the material and the method of installation. However, the first indication of significant wear is apparent when the granules begin to separate and leave pockmarks or dark spots. This is referred to as primary decomposition, which means that the roof is in decline, and therefore susceptible to leakage. This typically begins with the hip and ridge shingles and to the field shingles on the south facing side. This does not mean that the roof needs to be replaced, but that it should be monitored more regularly and serviced when necessary. Regular maintenance will certainly extend the life of any roof, and will usually avert most leaks that only become evident after they have caused other damage.

Method of Evaluation

Informational Conditions

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

Estimated Age

Informational Conditions

The roof appears to be more than 17-20 years old.

Roofing Material

Informational Conditions

The roof is in the primary stages of decomposition, which means that the roof is in decline and susceptible to leaks. It will need to be maintained and closely monitored, because it is reaching the end of its serviceable life, and you may wish to have a second opinion before the close of escrow. There is a nail pop that you should have repaired by a licensed roofing contractor.



There are moisture stains and moisture damaged decking that should be evaluated and repaired or replaced by a licensed roofing contractor. There was no current moisture in and around the stains. You may want to seek a second opinion from a roofing contractor who can give a roofing guarantee with a water test.

Flashings

Informational Conditions

The roof flashings are in acceptable condition.

The chimney flashings need to be resealed. The mastic seal should be resealed every 2-3 years or as needed. The decking under the chimney area has some moisture stains and minor rot that should be replaced when the roof is replaced.



Gutters and Drainage

Informational Conditions

The gutters need to be cleaned and serviced to drain properly.

The roof only has partial gutters and full gutters are recommended for the general welfare of the residence and its foundation, because moisture is a perennial problem.

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 and recommend that they be video-scanned before the close of escrow.

Living Room Chimney

Fireplace

Informational Conditions

The chimney is no longer in use.

Plumbing

Plumbing systems have common components, but they are not uniform. In addition to fixtures, these components include gas pipes, potable water pipes, drain and vent pipes, shut-off valves, which we do not test if they are not in daily use, pressure regulators, pressure relief valves, and water-heating devices. 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 acrylonitrile butadiene styrene [ABS] ones 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, which we recommend having 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 Location

Informational Conditions

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

Galvanized Water Pipes

Informational Conditions

The potable water pipes within this residence are galvanized, and are assumed to be original. They appear to be in acceptable condition. However, they may produce rusty looking water from time to time and, because the water volume in such pipes will gradually be reduced by a build-up of minerals within them, we evaluate them but do not fully endorse them. However, there is a predictable but mild reduction in volume when two or more fixtures are in use at the same time that we can demonstrate, but which you may wish to have a plumber evaluate. The bathroom tub/shower has little pressure and should have the plumbing updated.

General Gas Components

Gas Main Shut-Off Location

Informational Conditions

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 Supply Pipes

Informational Conditions

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

Gas Water Heaters

General Gas Water Heater Comments

Informational Conditions

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.

Age Capacity and Location

Informational Conditions

Hot water is provided by a 10 year old, 40 gallon water heater that is located in the laundry room/ bathroom of the enclosed garage. I would recommend that you relocate the hot water heater to an exterior closet that will support combustion. It is not safe where it is currently located next to the toilet.

Combustion Chamber

Informational Conditions

The water heater is functional but beyond its warranty period.

Water Shut-Off Valve and Connectors

Informational Conditions

The shut-off valve and water connectors are functional.

Gas Shut-Off Valve and Connector

Informational Conditions

The gas control valve and its connector at the water heater are functional.

Vent Pipe and Cap

Informational Conditions

The vent pipe is functional.

Relief Valve and Discharge Pipe

Functional Components and Conditions

The water heater is equipped with a mandated pressure-temperature relief valve.

Components and Conditions Needing Service

The pressure relief valve on the water heater does not have a discharge pipe. One should be installed that terminates approximately six inches above grade.



Drain Valve

Informational Conditions

The drain valve is in place and presumed to be functional.

Drip Pan and Overflow Pipe

Informational Conditions

The water heater is not equipped with a drip pan or overflow pipe, which is recommended, and which is designed to prevent or minimize water damage from a leak.

Irrigation or Sprinklers

General Comments and Description

Informational Conditions

There are a wide variety of irrigation components, such as pipes that could include old galvanized ones, more dependable copper ones, and modern polyvinyl ones that are commonly referred to as PVC. However, among the latter, the quality can range from a dependable thick-walled type to a less dependable thin-walled type, and it is not uncommon to find a mixture of them. To complicate matters, significant portions of these pipes cannot be examined because they are buried. Therefore, we identify a system based on what type of pipe that can be seen. However, our inspection only includes the visible portions of the system, and we do not test each component, nor search below vegetation for any concealed hose bibs, actuators, risers, or heads. We test every visually accessible manual sprinkler actuator and evaluate its coverage, but due to the variety and complexity of many automatic control panels we do not test them. However, inasmuch as the actuators are under pressure, we look for any evidence of damage or leakage, but recommend that you have the sellers demonstrate an automatic sprinkler system before the close of escrow and indicate any seasonal changes that they may make to the program.

Hose Bibs

Informational Conditions

The hose bibs that we tested are functional, but do not include anti-siphon valves. These valves are relatively inexpensive, are required by current standards. However, we may not have located and tested every hose bib on the property

Waste & Drainage Systems

General Comments and Description

Informational Conditions

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

The visible portions of the drainpipes are an older cast-iron type, which is not as dependable as modern ABS drainpipes.

Drain Pipes Waste Pipes and Vent Pipes

Informational Conditions

Based on industry recommended water tests, the drainpipes are functional at this time. However, only a video-scan of the main drainpipe could confirm its actual condition.

Well or Private Water Systems

General Private Water Supply Comments

Informational Conditions

We recommend that you have the well water tested to see that it is potable, or suitable for drinking. This is a service that we provide upon request and many mortgage companies require well water test. The well serves the irrigation.

Well Housings

Informational Conditions

The well cover is in disrepair, and should be renovated.



Well Heads

Informational Conditions

The well head is in serviceable condition.

Pressure Tanks

Informational Conditions

The pressure tank is functional, and does not need service at this time.

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

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

The service entrance, mast weather head, and cleat are in acceptable condition.

Size and Location

Informational Conditions

The residence is served by a 200 amp, 220 volt panel, located in the house side yard.

Main Panel Observations

Informational Conditions

The panel and its components have no visible deficiencies.

The panel does not have thirty-six inches of clear space in front of it to facilitate an emergency disconnect, a condition which should be corrected.



Panel Cover Observations

Informational Conditions

The exterior panel cover is in acceptable condition.

Wiring Observations

Informational Conditions

The visible portions of the wiring has no visible deficiencies.

Circuit Breakers

Informational Conditions

There are no visible deficiencies with the circuit breakers.

Grounding

Informational Conditions

The panel is grounded to a water pipe. Current standards require the panel to be double-grounded, and you may wish to consider having this done as a safety upgrade. However, such an upgrade is not currently mandated.

Sub Panels

General Comments

Informational Conditions

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.

Location

Informational Conditions

The sub panel is located in the hallway.

Sub Panel Observations

Informational Conditions

The electrical sub panel has no visible deficiencies.

Panel Cover Observations

Informational Conditions

The exterior panel cover is in acceptable condition.

Wiring Observations

Informational Conditions

There are no visible deficiencies with the wiring in the sub panel.

Circuit Breakers

Informational Conditions

The circuit breakers have no visible deficiencies.

Grounding

Informational Conditions

The panel ground is correct.

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

Age and Location

Informational Conditions

Central heat and air-conditioning are provided by a single split-system, consisting of an estimated 20 year-old furnace with an evaporator coil that is located in a hallway closet, and a 10 year-old condensing coil that is located in the back yard.

Circulating Fan

Informational Conditions

The circulating fan is clean and functional.

Return-Air Compartment and Filter

Informational Conditions

The return-air compartment is in acceptable condition.

Evaporator Coil

Informational Conditions

The evaporator coil is functional.

Condensate Drainpipe

Informational Conditions

The condensate drainpipe discharges correctly outside the residence.

Drip Pan

Informational Conditions

The drip pan is functional.

Condensing Coil

Informational Conditions

The condensing coil responded to the thermostat and is functional.

Condensing Coil Disconnect

Informational Conditions

The electrical disconnect at the condensing coil is functional.

Refrigerant Lines

Informational Conditions

The refrigerant lines are in acceptable condition.

Differential Temperature Readings

Informational Conditions

The air-conditioning responded and achieved an acceptable differential temperature split between the air entering the system and that coming out, of 20 degrees.

Registers

Informational Conditions

The registers are reasonably clean and functional.

Flexible Ducting

Informational Conditions

The ducts have no visible deficiencies. They are a modern flexible type that are comprised of an outer plastic sleeve and a clear inner liner that contains fiberglass insulation.

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

A Probable Renovation or Addition

Informational Conditions

The entry appears to have been remodeled or part of an addition. If so, we recommend that you verify the permit and certificate of occupancy. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit, and latent defects could exist.

Environmental Hygiene Observations

Informational Conditions

Domestic animals occupy the residence, which can have an adverse affect on air quality, etc, and require extensive cleaning of walls, floors, air ducts, etc. We will not comment further, but do read the disclaimer at the beginning of this section of the report.

Furnished Residence Comment

Informational Conditions

The residence is furnished, and in accordance with ASHI standards we only inspect those surfaces that are exposed and readily accessible. We do not move furniture, lift carpets, nor remove or rearrange items within closets and cabinets.

Doors

Functional Components and Conditions

The door is functional.

Flooring

Informational Conditions

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

Walls and Ceiling

Informational Conditions

The walls and ceiling have typical cosmetic damage and are not finished.

Dual-Glazed Windows

Informational Conditions

All of the windows hace a broken hermetic seal, and should be replaced. This is evident from fogging, or condensation forming between the panes of glass, that confirm that the seal has failed.

Lights

Functional Components and Conditions

The lights are functional.

Outlets

Functional Components and Conditions

The outlets that were tested are functional.

Living Room

Flooring

Informational Conditions

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

Walls and Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

Functional Components and Conditions

The window is functional.

Lights

Functional Components and Conditions

The lights are functional.

Outlets

Informational Conditions

The ungrounded and obsolete outlets should be upgraded to include more modern and safer ones, which provide a pathway for the current to travel harmlessly to ground.

Components and Conditions Needing Service

An outlet has an open ground, and should be serviced. The outlet is marked with yellow tape.

Dining Room

Flooring

Informational Conditions

The floor is worn or cosmetically damaged and unfinished which you should view for yourself.

Walls and Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

Lights

Functional Components and Conditions

The lights are functional.

Outlets

Functional Components and Conditions

The outlets that were tested are functional.

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. 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

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

Walls and Ceiling

Informational Conditions

The walls or ceiling have cosmetic damage and are unfinished.

Sink & Countertop

Informational Conditions

The sink and countertop are functional.

Cabinets

Informational Conditions

The cabinets will need typical service to work well, such as adding drawer covers.

Valves and Connectors

Functional Components and Conditions

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

Faucet

Functional Components and Conditions

The sink faucet is functional.

Trap and Drain

Functional Components and Conditions

The trap and drain are functional.

Gas Cooktop

Functional Components and Conditions

The gas cook top is functional.

Built-in Gas Oven

Informational Conditions

The gas oven is functional, but was neither calibrated nor tested for its performance.

Lights

Informational Conditions

The light is functional.

Outlets

Informational Conditions

All of the countertop outlets should be upgraded to have ground fault protection, which is mandated by current standards and is an important safety feature.

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

Flooring

Informational Conditions

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

Walls and Ceiling

Informational Conditions

There is a moisture stain on the ceiling, which you should ask the sellers to explain or have explored further.

Lights

Functional Components and Conditions

The lights are functional.

Outlets

Components and Conditions Needing Service

An outlet has an open ground, and should be serviced.

Smoke Detector

Informational Conditions

There are no smoke detectors, however, they are an important safety feature that is required in many jurisdictions, and should be installed or certified as being compliant.

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

Access Location & General Condition

Informational Conditions

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

Method of Evaluation

Informational Conditions

We evaluated the attic by direct access.

Framing

Informational Conditions

The visible portions of the conventionally stacked roof framing are in acceptable condition, and would conform to the standards of the year in which they were installed.

Ventilation

Informational Conditions

Ventilation is provided by a combination of eave and gable vents, and should be adequate.

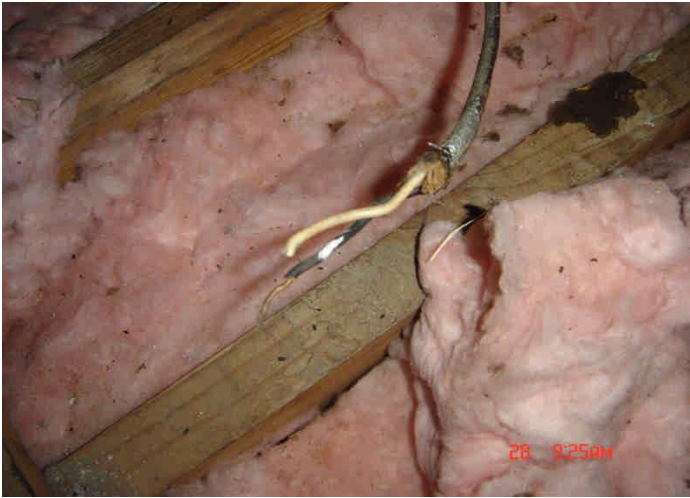
Electrical

Components and Conditions Needing Service

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



Several electrical connections have been incorrectly made outside of junction boxes. All such connections should be made within junction boxes in order to contain any arcing or sparking that could occur, a task that should be completed by a licensed electrician.



Batt Insulation

Informational Conditions

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

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.

1st Guest Bedroom

Location

Informational Conditions

The first guest bedroom is located on the south west side of the home.

Doors

Functional Components and Conditions

The door is functional.

Flooring

Informational Conditions

The floor has no significant defects.

Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

Informational Conditions

The windows that were unobstructed were checked, and found to be functional.

Closets

Functional Components and Conditions

The closet and its components are functional.

Lights

Functional Components and Conditions

The lights in the bedroom are functional.

Outlets

Informational Conditions

The obsolete and ungrounded outlets should be replaced modern and safer ones, which provide a pathway for the electrical current to travel harmlessly to ground.

Smoke Detector

Informational Conditions

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

2nd Guest Bedroom

Location

Informational Conditions

The second guest bedroom is located on the north west side of the home.

Doors

Functional Components and Conditions

The door is functional.

Flooring

Informational Conditions

The floor has no significant defects.

Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

Informational Conditions

The windows that were unobstructed were checked, and found to be functional.

Closets

Functional Components and Conditions

The closet and its components are functional.

Lights

Functional Components and Conditions

The lights are functional.

Outlets

Informational Conditions

The obsolete and ungrounded outlets should be replaced modern and safer ones, which provide a pathway for the electrical current to travel harmlessly to ground.

Smoke Detector

Informational Conditions

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

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.

Main Hallway Bathroom

Size and Location

Informational Conditions

The main hallway bathroom is a full, and located off the main hallway.

Doors

Functional Components and Conditions

The door is functional.

Flooring

Informational Conditions

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

Walls & Ceiling

Informational Conditions

The walls have typical cosmetic damage that is commensurate with time and use.

Single-Glazed Windows

Functional Components and Conditions

The window is functional.

Sink Countertop

Functional Components and Conditions

The sink countertop is functional.

Sink Faucet Valves & Connectors Trap & Drain

Functional Components and Conditions

The sink and its components are functional.

Tub-Shower

Functional Components and Conditions

The tub/shower is functional.

Toilet & Bidet

Functional Components and Conditions

The toilet is functional.

Exhaust Fan

Informational Conditions

The exhaust fan did not respond, and should be serviced although it is not required since there is an openable window in the bathroom.

Lights

Functional Components and Conditions

The lights are functional.

Outlets

Functional Components and Conditions

The outlets are functional and include ground-fault protection.

1st Guest Bathroom

Size and Location

Informational Conditions

The first guest bathroom is a full, located in the remodel or bonus room.

A Probable Addition

Informational Conditions

The first guest bathroom appears to be either an unfinished addition, and we recommend that you verify the permit and certificate of occupancy. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit, and latent defects could exist.

Sink Faucet Valves & Connectors Trap & Drain

Functional Components and Conditions

The sink and its components are functional.

Toilet & Bidet

Functional Components and Conditions

The toilet is functional.

Lights

Functional Components and Conditions

The lights are functional.

Outlets

Informational Conditions

The outlets should be upgraded to have ground-fault protection.

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

A Probable Renovation or Addition

Informational Conditions

The Laundry room appears to be an addition that is not completely finished. If so, we recommend that you verify the permit and certificate of occupancy. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit, and latent defects may exist.

Flooring

Informational Conditions

The floor has no significant defects.

Walls and Ceiling

Informational Conditions

The walls have typical cosmetic damage.

Dryer Vent

Informational Conditions

The dryer vent is a flexible type that traps lint more easily than a smooth metal type, which can compromise the performance of the dryer and can facilitate a fire, and you may wish to consider replacing it.

Lights

Functional Components and Conditions

The lights are functional.

Outlets

Functional Components and Conditions

The outlets that were tested are functional.

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.

Inspection Address: 921 De Witt St, Panama City Florida. 32404
Inspection Date/Time: 07/29/2005 8:45 am to 1:00 pm

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. Regardless, we are not engineers, and recommend that you read about this in a booklet that should have been given to you by the realtors, and you may wish to discuss this further with a structural engineer. Also, garage door openings are not standard, and you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles.

Single-Car Garage

Garage Conversion

Informational Conditions

The entire garage has been converted in living space and does not appear to be finished, and we recommend that you verify the permit and certificate of occupancy. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit, and latent defects may exist.

Slab Floor

Functional Components and Conditions

The slab floor is in acceptable condition. Small cracks are common and result as a consequence of the curing process, seismic activity, common settling, or the presence expansive soils, but are not structurally threatening. Also, you may notice some salt crystal formations that are activated by moisture penetrating the slab.

Lights

Functional Components and Conditions

The lights are functional, and do not need service at this time.

Outlets

Functional Components and Conditions

The outlets that were tested are functional.

REPORT CONCLUSION

921 De Witt St, Panama City, Florida 32404

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.

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