

American Dream Home Inspection

"Inspection For Your Protection"

www.americandreamhomeinspection.net Rancho Santa Margarita, CA

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SUMMARY REPORT

Client: Ms. Future Home Owner
Realtor: Lisa Money, Prudential

Inspection Address: 1783 N. Running Springs Street, Anaheim, CA 92807
Inspection Date: 9/17/2013 Start: 6:10 pm End: 7:18 pm

Inspected by: Justin Watts

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

This report is the exclusive property of the Inspection Company and the client whose name appears herewith, and its use by any unauthorized persons is prohibited.

Components and Conditions Needing Service

Exterior

Exterior Components

Fascia & Trim

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

Sliding Glass Doors

- The sliding glass door does not appear to include tempered glass and replacement recommended
- You may wish to upgrade all the old single pane sliding glass doors to dual pane ones

Windows

- The windows appear to be the same age as the house and will not necessarily function smoothly
- Dual pane windows are recommended to replace all single pane windows for energy efficiency reasons

Outlets

- All of the exterior outlets should be upgraded to have ground-fault protection by a licensed electrician

Plumbing

Potable Water Supply Pipes

Water Main Shut-off Location

- The main water shut-off valves are not labeled or marked with addresses and should be identified

Pressure Regulators

- A water pressure regulator installed by a licensed plumber is recommended upgrade to protect copper pipes

General Gas Components

Gas Main Observations

- There is no wrench at the gas shut-off valve which we recommend obtaining as a safety precaution

Gas Supply Pipes

- The Gas Utility Company should inspect all gas appliances before close of escrow for a safety check

Gas Water Heaters

Relief Valve & Discharge Pipe

- The water heater temperature and pressure relief valve should be replaced by a plumber based on the age of unit

Irrigation or Sprinklers

Hose Bibs

- Some hose bibs leak at the handles when turned on and should be replaced by a licensed plumber

Electrical

Sub Panels

Circuit Breakers

- The subpanel does not have arc-fault circuit interrupter breakers which is a recommended safety upgrade

Heating and Air Conditioning

HVAC Split Systems

Common Observations

- The furnace and AC split-system should be serviced by a licensed heating contractor based on age
- The furnace and AC split-system are not original however are approaching end of design life spans based on age

Furnace

- The furnace is functional but should be serviced by a licensed heating contractor based on age

Return-Air Compartment

- The filter is dirty and should be changed

Condensing Coil

- The AC condensing coil is functional however may be approaching end of lifespan and not energy efficient

ACM Ducting

- The ducts are old obsolete and insulated with a asbestos-containing material and replacement recommended

Living

Indoor Environmental Issues

Environmental Observations

- Given the age of this residence asbestos and lead-based paint could be present

Living Room

Outlets

- An outlet has a hot-ground reverse and should be serviced by a licensed electrician for safety
- Some cover plates are missing off outlets in residence and should be installed for child safety reasons
- The existing outlets throughout home are not a child tamper resistant type as required by new standards

Kitchen

Kitchen Outlets

- All countertop outlets should be upgraded to have ground-fault protection by a licensed electrician for safety

Hallway

Primary Hallway Smoke Detector

- The smoke detector did not respond and should be replaced based on age for fire safety

Carbon monoxide alarms

- A carbon monoxide alarm is missing and needs to be installed in the hallway and is mandated

Attic

Primary Attic Common Observations

- There is no fire-resistive rated drywall installed between the units and you may wish to have installed by a specialist

Electrical

- There is unprotected electrical conduit within six feet of the access point which should be shielded

Bedrooms

Main Bedroom Smoke Detector

- There is no smoke detector which is mandated in this jurisdiction and should be installed

1st Guest Bedroom Smoke Detector

- There is no smoke detector which is mandated in this jurisdiction and should be installed

Bathrooms

Hallway Bathroom Outlets

- The ungrounded outlet near toilet should be upgraded to have ground-fault protection by an electrician for safety

Laundry

Laundry Room Trap & Drain

- A drain pan should be installed under the washing machine appliance in laundry room to contain any possible leaks

Dryer Vent

- Faulty dryer vents have been responsible for thousands of fires hundreds of injuries and even deaths
- The dryer vent should be cleaned by a licensed specialist to its termination point for fire safety

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Outlets

- The appliance outlets should be upgraded to have ground fault protection by a licensed electrician for safety

Garage

Single-Car Garage

No access to inspect garage

- The garage components could not be accessed for inspection and no evaluation could be completed

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CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

Ms. Future Home Owner

INSPECTION ADDRESS

1783 N. Running Springs Street, Anaheim, CA 92807

INSPECTION DATE

9/17/2013 6:10 pm to 7:18 pm

REPRESENTED BY:

Lisa Money

Prudential



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GENERAL INFORMATION

Inspection Address: 1783 N. Running Springs Street, Anaheim, CA 92807
Inspection Date: 9/17/2013 Time: 6:10 pm to 7:18 pm
Weather: Clear and Dry - Temperature at time of inspection: 60-70 Degrees

Inspected by: Justin Watts

Client Information: Ms. Future Home Owner
Buyer's Agent: Prudential
Lisa Money
-, -, --
Fax: -
Mobile: -

Structure Type: Wood Frame
Foundation Type: Slab
Furnished: Partial
Number of Stories: One - unit on bottom story

Structure Style: Condominium

Estimated Year Built: 1973
Unofficial Sq.Ft.: 886

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

PLEASE NOTE:

This report is the exclusive property of Justin Watts, of American Dream Home Inspection and the client whose name appears herewith, and its use by any unauthorized persons is strictly prohibited.

The observations and opinions expressed within this report are those of Justin Watts of American Dream Home Inspection and supercede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the standards of the National Association of Certified Home Inspectors (NACHI), 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. Digital Pictures are included with this report and are included at the discretion of the inspector, due to file size restrictions and emailing pdf. file reports, a limited number of pictures are included.

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. You should also verify all city or county construction permits for the property including improvements such as room additions, bathroom remodels, swimming pools and spas, roof installations, water heaters, furnaces, and other improvements that are required by the governmental jurisdiction for your protection.

PLEASE READ THE (ENTIRE) INSPECTION REPORT INCLUDING ALL HIGHLIGHTED AND NON-HIGHLIGHTED SECTIONS FOR A COMPLETE UNDERSTANDING OF THE PROPERTY INSPECTION AND ANY CONDITIONS OR DEFECTS NOTED. I ENCOURAGE YOU TO READ EVERY PARAGRAPH AND

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**SENTENCE IN THIS REPORT PROVIDED TO YOU. CLIENT SHOULD FOLLOW EVERY
RECOMMENDATION FOR SERVICE, REPAIRS OR FURTHER EVALUATION BY LICENSED SPECIALISTS
OR ASSUME ALL RISKS WITH FAILURE TO DO SO.**

Report File: 129-2013

SCOPE OF WORK

You have contracted with Justin Watts of American Dream Home Inspection to perform a generalist inspection in accordance with the standards of practice established by the National Association of Certified Home Inspectors (NACHI), a copy of which is available upon request and available at the website www.nachi.org. 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. Similarly, we do not inspect for vermin infestation, which is the responsibility of a licensed exterminator.

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

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

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

Radon is a gas that results from the natural decay of radioactive materials within the soil, and is purported to be the second leading cause of lung cancer in the United States. The gas is able to enter homes through the voids around pipes in concrete floors or through the floorboards of poorly ventilated crawlspaces, and particularly when the ground is wet and the gas cannot easily escape through the soil and be 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 Environmental Protection Agency (EPA), at www.epa.gov/radon/images/hmbuygud.pdf, 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 is not an immediate health threat, but as a component of potable water pipes it is a definite health-hazard. Although rarely found in modern 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 within the contingency period.

Exterior

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

Site & Other Observations

Landscaping Observations

Informational Conditions

There are trees on this property that we do not have the expertise to evaluate, but which you may wish to have evaluated by an arborist.

Condominium Disclaimer

Informational Conditions

Because this is a report on a condominium inspection, we do not inspect or report on the condition of the roof, the foundation, grading and drainage, or components beyond the unit, which are typically the responsibility of the home owners' association. This report may contain information regarding these items for informational purposes.

Grading & Drainage

General Comments

Informational Conditions

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

Moisture & Related 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, but of course we cannot guarantee that.

House Wall Finish

House Wall Finish Type

Informational Conditions

The house walls are finished with stucco.

House Wall Finish Observations

Informational Conditions

The house wall finish is in acceptable condition.

Exterior Components

General Comments

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.



Walkways

Informational Conditions

The walkways are in acceptable condition.

Yard Walls

Informational Conditions

The yard walls may have some cosmetic damage but are functional.

Fences & Gates

Informational Conditions

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

Fascia & Trim

Components and Conditions Needing Service

There is damage to the wood trim that should be evaluated by a termite inspector.

Sliding Glass Doors

Components and Conditions Needing Service

The sliding glass door does not appear to include tempered glass and should be replaced with a dual pane safety tempered sliding glass door for safety by a licensed window contractor before close of escrow.

You may wish to upgrade all the old single pane sliding glass doors to new dual pane ones for improved energy efficiency, ease of use, and outside noise reduction. Consult with a licensed window contractor if you desire this upgrade.

Exterior Wooden Doors

Informational Conditions

The exterior doors are in acceptable condition.

Windows

Components and Conditions Needing Service

The windows appear to be the same age as the house and will not necessarily function smoothly and should be lubricated or serviced. Newer dual pane windows are recommended.

Dual pane windows are recommended to replace all single pane windows for energy efficiency and outside noise reduction. Consult with a licensed window contractor if you desire this upgrade.

Screens

Informational Conditions

We do not evaluate window screens, because many people choose to remove them for aesthetic reasons. Also, they are easily damaged and can be removed after our inspection. Therefore, we choose to disclaim them.

The window screens are functional.

Outlets

Components and Conditions Needing Service

All of the exterior outlets should be upgraded to have ground fault protection by a licensed electrician before close of escrow for safety.

All of the exterior outlets should be upgraded to have ground-fault protection by a licensed electrician - *Continued*



Lights

Informational Conditions

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

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.

Slab Foundation

General Comments

Informational Conditions

This residence has a slab foundation. Such foundations vary considerably from older ones that have no moisture barrier under them and no reinforcing steel within them to newer ones that have both. Our inspection of slab foundations conforms to industry standards, which is that of a generalist and not a specialist. We check the visible portion of the stem walls on the outside for any evidence of significant cracks or structural deformation, but we do not move furniture or lift carpeting and padding to look for cracks or moisture penetration, and we do not use any of the specialized devices that are used to establish relative elevations and

confirm differential movement. Significantly, many slabs are built or move out of level, but the average person may not become aware of this until there is a difference of more than one inch in twenty feet, which most authorities regard as being tolerable.

Many slabs are found to contain cracks when the carpet and padding are removed, including some that contour the edge and can be quite wide. They typically result from shrinkage and usually have little structural significance. However, there is no absolute standard for evaluating cracks, and those that are less than 1/4" and which exhibit no significant vertical or horizontal displacement are generally not regarded as being significant. Although they typically do result from common shrinkage, they can also be caused by a deficient mixture of concrete, deterioration through time, seismic activity, adverse soil conditions, and poor drainage, and if they are not sealed they can allow moisture to enter a residence, and particularly if the residence is surcharged by a hill or even a slope, or if downspouts discharge adjacent to the slab. 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, and we would be happy to refer one.

Method of Evaluation

Informational Conditions

We evaluated the slab foundation on the exterior, by examining the stem walls that project above the footing at the base of the house walls. The interior portions of the slab, which is also known as the slab floor, have little structural significance and, inasmuch as they are covered and not visually accessible, it is beyond the scope of our inspection.

Common Observations

Informational Conditions

The residence has a bolted, slab foundation with no visible or significant abnormalities.

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

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.

Roofing Material

Informational Conditions

The roof is in acceptable condition, but this is not a guarantee against leaks. For a guarantee, you would need to have a roofing company perform a water-test and issue a roof certification. Association appears responsible for roof components and you may wish to verify this before close of escrow.

Plumbing

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

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

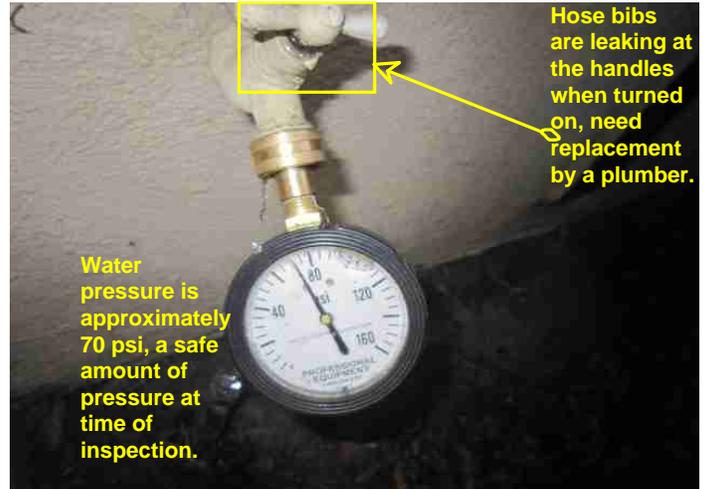
Potable Water Supply Pipes

Water Main Shut-off Location

Components and Conditions Needing Service

Water shut off valves are not marked for each address and some need to be replaced by a licensed plumber. A licensed plumber should identify the one for this unit and service as necessary before close of escrow. A ball type lever valve should be installed.

The main water shut-off valves are not labeled or marked with addresses and should be identified - *Continued*



Pressure Regulators

Informational Conditions

The water pressure was at a safe level at time of inspection. My pressure gauge read approximately 70 psi. Water pressure should be checked annually, and if pressure exceeds 80 psi, a licensed plumber should install a pressure regulator to protect pipes from possible damage.

Components and Conditions Needing Service

A water pressure regulator installed by a licensed plumber is recommended upgrade to protect copper pipes. Water pressure can fluctuate, and although the pressure was safe and below 80 psi at time of inspection, it could be higher at a different time of day. A pressure regulator can be set not to exceed 60 psi and add protection against pressure fluctuations.

Copper Water Pipes

Informational Conditions

The potable water pipes are in acceptable condition.

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.

The gas main shut-off is located in the side yard - *Continued*



Gas Main Observations

Components and Conditions Needing Service

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

Gas Supply Pipes

Informational Conditions

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

Components and Conditions Needing Service

The Gas Utility Company should inspect all gas appliances before close of escrow for a safety check, and annually thereafter. These inspections are usually free of charge.

Gas Water Heaters

General 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. Some pressure relief valves should be tested annually for safety as listed for safety, you may wish to have a licensed plumber inspect and test the pressure discharge relief valves on an annual basis as required for safety.

Inspection Address:
Inspection Date/Time:

1783 N. Running Springs Street, Anaheim, CA 92807
9/17/2013 6:10 pm to 7:18 pm

General Gas Water Heater Comments - *Continued*



Age Capacity & Location

Informational Conditions

Hot water is provided by an approximately 7 year old, Whirlpool make, 40 gallon water heater that is located in the laundry room.

Water Shut-Off Valve & Connectors

Informational Conditions

The shut-off valve and water connectors are functional.

Gas Shut-Off Valve & Connector

Informational Conditions

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

Vent Pipe & Cap

Informational Conditions

The vent pipe is functional.

Relief Valve & Discharge Pipe

Components and Conditions Needing Service

The water heater temperature and pressure relief valve should be replaced based by a licensed plumber based on age of the water heater. Most manufacturers require valves be tested annually, and if not they should be replaced for safety reasons. A licensed plumber should replace the valve if it has not been tested annually.

See these websites for reference:

http://inspect-ny.com/plumbing/Water_Heater_Relief_Valves.htm

<http://reliefvalve.net>

The water heater temperature and pressure relief valve should be replaced by a plumber based on the age of unit - Conti



Drain Valve

Informational Conditions

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

Drain Pan & Discharge Pipe

Informational Conditions

The water heater is equipped with a drain pan, which is designed to minimize water damage from a leak, but does not have a visible drain pipe to the exterior. Therefore, it should be monitored periodically for signs of a leak.

Combustion Air Vents

Functional Components and Conditions

The water heater does have appropriate combustion-air vents.

Seismic Straps

Informational Conditions

The water heater is seismically secured.

Irrigation or Sprinklers

Hose Bibs

Components and Conditions Needing Service

Some hose bibs leak at the handles when turned on and should be replaced by a licensed plumber.

Waste & Drainage Systems

General Comments

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 roter service, most of which are relatively inexpensive.

Type of Material

Informational Conditions

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

Drain Waste & 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.

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.

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.

General Comments and Description - *Continued*



Sub Panel Location

Informational Conditions

The sub panel is located in the laundry room.

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.

Components and Conditions Needing Service

The subpanel does not have arc-fault circuit interrupter breakers which is a recommended safety feature. AFCI (arc fault circuit interrupter) type breakers were probably not required when this home was constructed, however they are recommended for additional electrical safety. Consult with a licensed electrician regarding this safety upgrade, because AFCI's are known to prevent possible house fires my service recommends them to be installed before close of escrow.

You may wish to visit these websites for more information to learn about AFCI breakers.

<http://www.afcisafety.org/qa.html>

<http://www.cpsc.gov/CPSCPUB/PUBS/afcifac8.pdf>

<http://www.afcisafety.org/files/AFCI8pager.pdf>

Grounding

Informational Conditions

The panel ground is correct.

Heating and Air Conditioning

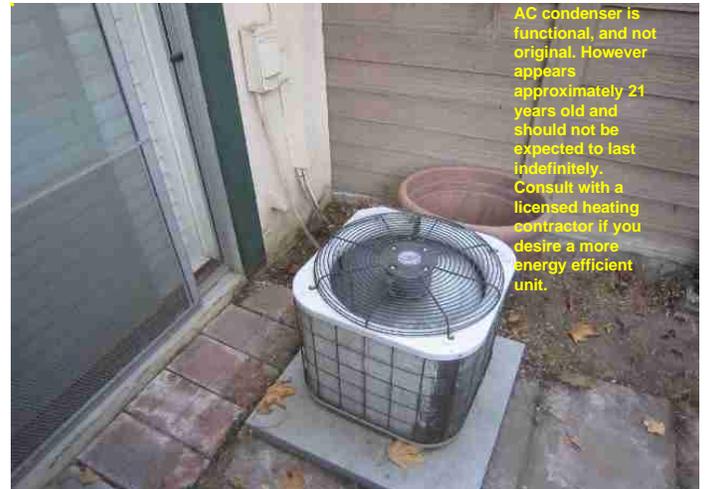
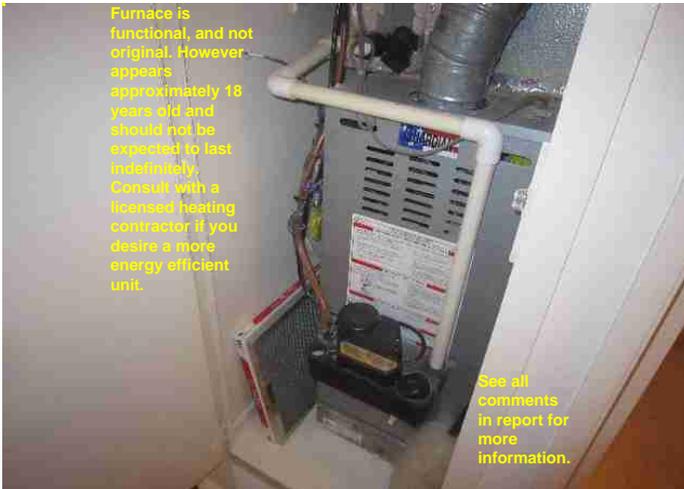
The components of most heating and air-conditioning systems have a design-life ranging from ten to twenty years, but can fail prematurely with poor maintenance, which is why we apprise you of their age whenever possible. We test and evaluate them in accordance with the standards of practice, which means 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 & Location

Informational Conditions

Central heat and air-conditioning are provided by a single split-system, consisting of an approximately 18 year-old Guardian make furnace with an evaporator coil that is located in laundry room , and an approximately 21 year-old, Carrier make AC condensing coil that is located in rear yard.



Common Observations

Components and Conditions Needing Service

The furnace and AC split-system should be serviced by a licensed heating contractor based on age. This service should be scheduled within the inspection period, because a specialist might reveal additional defects or recommend upgrades that could affect your evaluation of the systems.

The furnace and AC split-system are not original however are approaching end of design life spans. They systems were functional upon test however near or past a 20 year age period. The systems cannot be assumed to last indefinitely. It also not uncommon for electronic components to fail, etc. Therefore if not upgraded, it will need to be more closely monitored, serviced annually, and have its filters changed every two to three months. However, it would also be wise to keep a home protection policy current.

Furnace

Components and Conditions Needing Service

The furnace is functional but should be serviced by a licensed heating contractor before close of escrow based on age, and inspected annually by the Gas Utility Company for safety.

Vent Pipe

Informational Conditions

The vent pipe has no visible deficiencies.

Circulating Fan

Informational Conditions

The circulating fan is clean and functional.

Gas Valve & Connector

Informational Conditions

The gas valve and connector are in acceptable condition.

Combustion-Air Vents

Informational Conditions

The combustion-air vents appear to be adequate to support complete combustion.

Return-Air Compartment

Components and Conditions Needing Service

The filter is dirty and should be changed now and at a minimum every three months thereafter. If filters are not changed regularly, the evaporator coil and the ducts can become contaminated, and can be expensive to clean.



Evaporator Coil

Informational Conditions

The evaporator coil is functional.

Condensate Drainpipe

Informational Conditions

The condensate pipe discharges at a bathroom sink drain.

Condensation from the evaporator coil is pumped to the bathroom sink drain, and should be monitored periodically to ensure that there are no leaks within the residence.

Condensing Coil

Informational Conditions

The condensing coil responded to the thermostat and is functional.

Components and Conditions Needing Service

The AC condensing coil is functional however may be approaching end of life span and not energy efficient as newer units. Consult with a licensed heating/AC contractor if you desire to upgrade unit. The replacement of furnace and AC units can be costly, and you may wish to obtain estimates before close of escrow, or have system serviced.

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 eighteen degrees or more.



Thermostats

Informational Conditions

The thermostat is functional.

Registers

Informational Conditions

The registers are reasonably clean and functional.

ACM Ducting

Components and Conditions Needing Service

The ducts are old, obsolete, and insulated with a known asbestos-containing material. Because asbestos has become such a litigious issue we will not endorse them and recommend that they be evaluated by an asbestos abatement contractor, and removal and replacement of the ducts by a licensed specialist is recommended before close of escrow.

Consult with a licensed heating contractor if you desire new heating/cooling supply ducts installed.

The ducts are old obsolete and insulated with a asbestos-containing material and replacement recommended - *Continued*



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.

Indoor Environmental Issues

Environmental Observations

Informational Conditions

We do not test for mold or measure indoor air quality, which the Consumer Product safety Commission ranks fifth among potential contaminants. Regardless, a person's health is a truly personal responsibility, and inasmuch as we do not inspect for mold or test for other environmental contaminants we recommend that you schedule an inspection by an environmental hygienist before the close of escrow. And this would be imperative if you or any member of your family suffers from allergies or asthma, and could require the sanitizing of air ducts and other concealed areas.

Note: Mold cannot exist without moisture. Therefore, any moisture whatsoever, whether it be from inadequate grading and drainage, a leaking roof, window, or door, or moisture from a faulty exhaust vent, a condensate pipe, an evaporator coil, or a component of a plumbing system should be serviced immediately, or the potential for mold infestation will remain.

Vermin and other pests are part of the natural habitat, but they often invade homes. Rats and mice have collapsible rib-cages and can enter even the tiniest crevices. And it is not uncommon for them to establish colonies within crawlspaces, attic, closets, and even inside walls, where they can breed and become a health threat. Therefore, it would be prudent to make sure that a home is rodent-proof, and to monitor those areas that are not readily accessible.

Components and Conditions Needing Service

Given the age of the residence, asbestos and lead-based paint could be present. In fact, any residence built before 1978 should not be assumed to be free from these and other well-known contaminants. Regardless, we do not have the expertise or the authority to detect the presence of environmental contaminants, but if this is a concern you should consult with an environmental hygienist, and particularly if you intend to remodel any area of the residence.

Main Entry

Furnished Residence Comment

Informational Conditions

The residence is partially furnished, and in accordance with industry 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. You should view the entire residence when the sellers vacate the property and preferably before close of escrow since defects may exist that could not be identified during this inspection.

Living Room

Flooring

Informational Conditions

The floor has no significant defects.

Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

Single-Glazed Windows

Informational Conditions

The windows are functional.

Outlets

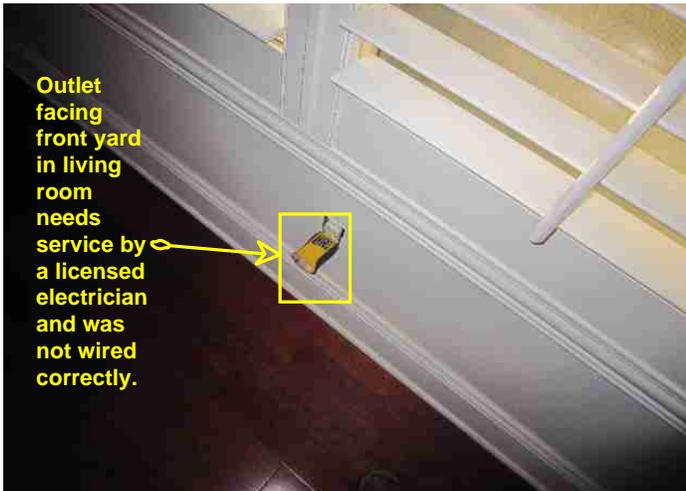
Functional Components and Conditions

The outlets that were tested are functional.

Components and Conditions Needing Service

An outlet has a hot-ground reverse and should be serviced by a licensed electrician for safety before close of escrow. This outlet is facing the front yard area on main entry door side.

An outlet has a hot-ground reverse and should be serviced by a licensed electrician for safety - *Continued*



Some cover plates are missing off outlets in residence and should be installed for child safety reasons before close of escrow.

The existing outlets throughout home are not a child tamper resistant type as required by new standards. You may wish to have them installed by a licensed electrician before close of escrow if children visit or occupy residence, or install other approved child safety devices over outlets.

Kitchen

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

Kitchen

Flooring

Informational Conditions

The floor has no significant defects.

The floor has no significant defects - *Continued*



Walls & Ceiling

Functional Components and Conditions

The walls and ceiling are in acceptable condition.

Single-Glazed Windows

Informational Conditions

The windows are functional.

Sink & Countertop

Informational Conditions

The sink and countertop are functional.

Cabinets

Informational Conditions

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

Valves & 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.

Garbage Disposal

Functional Components and Conditions

The garbage disposal is functional.

Electric Range

Functional Components and Conditions

The electric range is functional, but was neither calibrated nor tested for its performance.

Dishwasher

Functional Components and Conditions

The dishwasher is functional.

Built-in Microwave

Functional Components and Conditions

The built-in microwave is functional but we did not test it for leakage, which would require a specialized instrument.

Lights

Functional Components and Conditions

The lights are functional.

Outlets

Components and Conditions Needing Service

All of the countertop outlets should be upgraded to have ground fault protection by a licensed electrician for safety before close of escrow, 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 has no significant defects.

Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

Closets & Cabinets

Informational Conditions

The closet, or closets, is in acceptable condition.

Lights

Functional Components and Conditions

The lights are functional.

Smoke Detector

Components and Conditions Needing Service

The smoke detector did not respond and should be replaced based on age for fire safety. Smoke alarms are mandated in all hallways and bedrooms and should be installed before close of escrow and tested periodically.

The smoke detector did not respond and should be replaced based on age for fire safety - *Continued*



Carbon monoxide alarms

Components and Conditions Needing Service

A carbon monoxide alarm is missing and needs to be installed in the hallway before close of escrow and is mandated. Once installed, the unit should be tested periodically.

Attic

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

Primary Attic

Attic Access Location

Informational Conditions

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

Method of Evaluation

Informational Conditions

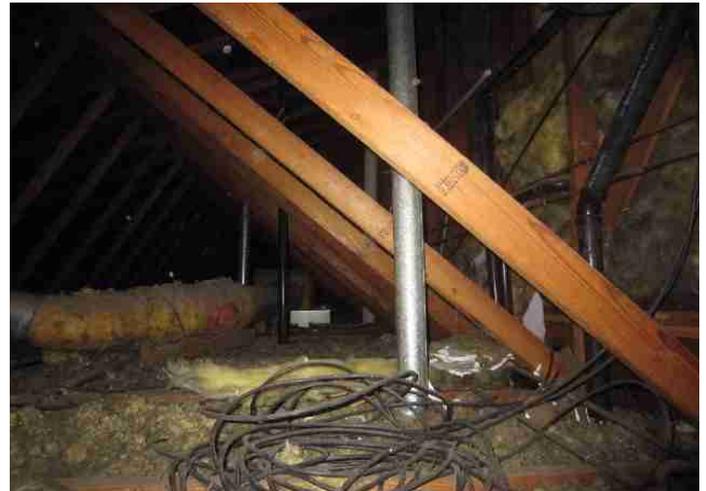
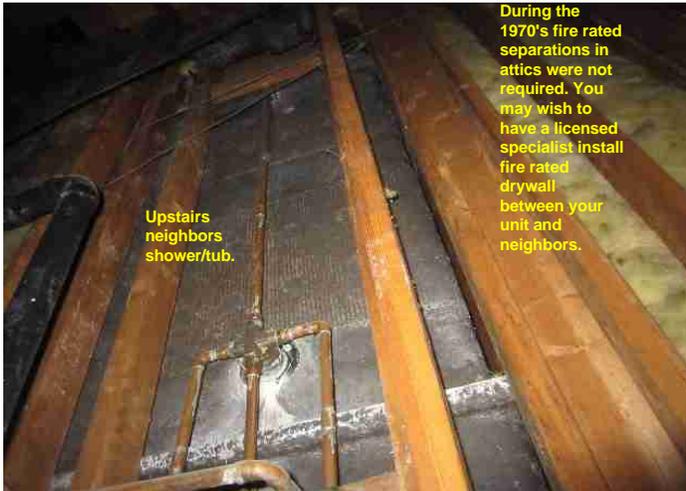
We evaluated the attic by direct access.

Common Observations

Components and Conditions Needing Service

There is no fire-resistive wall between the units, which is required to inhibit the spread of a fire, and represents a safety-hazard that should be corrected as soon as conveniently possible. Consult with a licensed specialist or drywall specialist to install Type X or fire rated drywall between the units in attic. During the 1970's fire rated separations in attics were not required. You may wish to have a licensed specialist install fire rated drywall between your unit and neighbors.

You may wish to also consult with the Association regarding this issue between neighbors. The Association may not be aware of this safety issue and may wish to address concerns within the community.



Framing

Informational Conditions

The roof framing consists of a factory- built truss system, comprised of components called chords, webs, and struts that are connected by wood or metal gussets nailed or glued in place. Each component of the truss is designed for a specific purpose, and cannot be removed or modified without compromising the integrity of the entire truss. The lowest component, which is called the chord and to which the ceiling is attached, can move by thermal expansion and contraction and cause creaking sounds, which are more pronounced in the mornings and evenings along with temperature changes. Such movement has no structural significance, but can result in small cracks or divots in the drywall or plaster.

Ventilation

Informational Conditions

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

Electrical

Informational Conditions

The electrical components that are fully visible appear to be in acceptable condition.

Components and Conditions Needing Service

There is unprotected electrical conduit within six feet of the attic access that is typically required to be shielded to prevent damage or a trip-hazard, and should be serviced to comply by a licensed electrician for safety reasons before close of escrow.

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.

Main Bedroom

Location

Informational Conditions

The main bedroom is located at end of hallway with closet that has access to the attic area.

Doors

Informational Conditions

The doors are functional and glass entry doors were listed as safety tempered as required.

Flooring

Informational Conditions

The floor has no significant defects.

Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

Single-Glazed Windows

Informational Conditions

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

Outlets

Functional Components and Conditions

The outlets that were unobstructed and able to be tested are functional.

Smoke Detector

Components and Conditions Needing Service

There is no smoke detector, which is mandated in this jurisdiction and should be installed.

1st Guest Bedroom

Location

Informational Conditions

The first guest bedroom is located in hallway and closest to the living room.

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.

Single-Glazed Windows

Informational Conditions

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

Outlets

Functional Components and Conditions

The outlets that were unobstructed and able to be tested are functional.

Smoke Detector

Components and Conditions Needing Service

There is no smoke detector, which is mandated in this jurisdiction and should be installed.

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.

Hallway Bathroom

Size and Location

Informational Conditions

The 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 has no significant defects.

Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

Cabinets

Functional Components and Conditions

The cabinets are in acceptable condition.

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.

Stall Shower

Functional Components and Conditions

The stall shower is functional.

Toilet & Bidet

Functional Components and Conditions

The toilet is functional.

Exhaust Fan

Functional Components and Conditions

The exhaust fan is functional.

Lights

Functional Components and Conditions

The lights are functional.

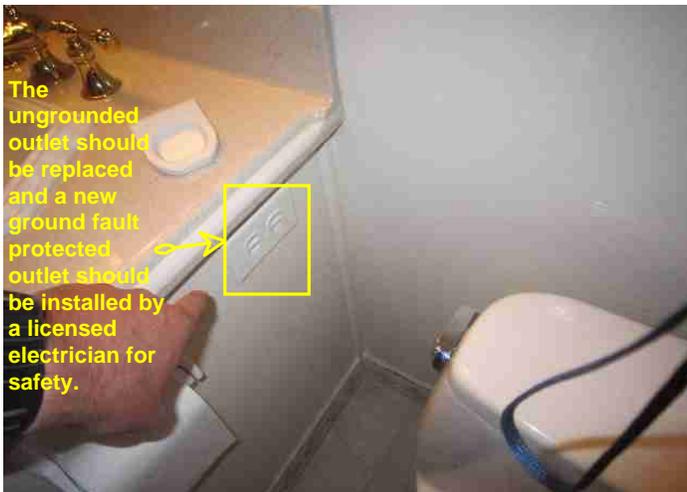
Outlets

Informational Conditions

One outlet is functional and includes ground-fault protection.

Components and Conditions Needing Service

The ungrounded outlet near toilet and in cabinet should be upgraded to have ground-fault protection by a licensed electrician before close of escrow for safety.



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

Flooring

Informational Conditions

The floor has no significant defects.

Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

Valves & Connectors

Functional Components and Conditions

The valves and connectors are functional. However, because they are not in daily use they typically become stiff or frozen.

Trap & Drain

Components and Conditions Needing Service

A drain pan should be installed under the washing machine appliance in laundry room to contain any possible leaks.

Gas Valve & Connector

Informational Conditions

The gas valve and connector are functional.

220 Volt Receptacle

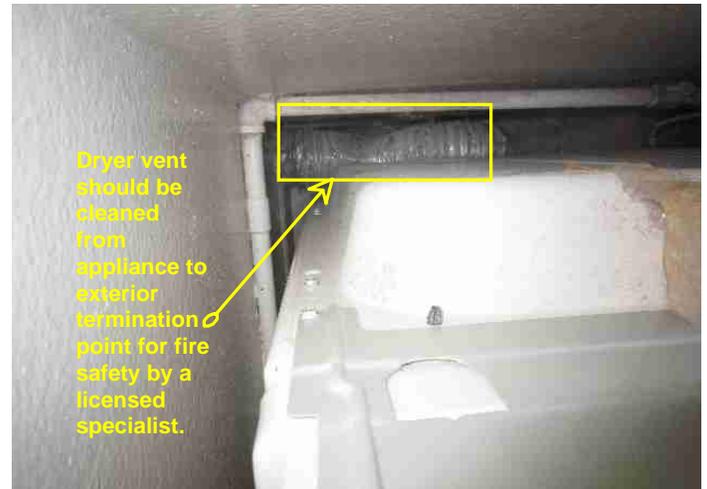
Informational Conditions

A 220 volt receptacle for the dryer is not in use and was not tested.

Dryer Vent

Components and Conditions Needing Service

Faulty dryer vents have been responsible for thousands of fires, hundreds of injuries, and even deaths. The best vents are a smooth-walled metal type that travels a short distance; all other types should be regarded as suspect, and should be inspected bi-annually to ensure that they do not contain trapped lint or moisture. The dryer vent should be cleaned to its termination point by a licensed specialist for fire safety reasons before close of escrow, and annually thereafter. Dryer vents can become obstructed with lint and can become fire hazards.



Lights

Functional Components and Conditions

The lights are functional.

Outlets

Components and Conditions Needing Service

The appliance outlets should be upgraded to have ground fault protection by a licensed electrician before close of escrow, which is mandated by current standards and is an important safety feature.

Garage

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

Single-Car Garage

No access to inspect garage

Components and Conditions Needing Service

The garage components could not be accessed for inspection and no evaluation could be completed during the inspection. No remotes were present or seen inside residence or left by the sellers. The garage door should be verified functional and safe with reverse safety devices before close of escrow. All outlets inside garage should also be a ground fault protected type for safety.

AFFILIATIONS AND CERTIFICATIONS



ICC (International Code Council) Certified Residential Building Inspector # 5112133-10

ICC (International Code Council) Certified Commercial Building Inspector #5112133-10

INTERNACHI - National Association of Certified Inspectors - Member

REPORT CONCLUSION

1783 N. Running Springs Street, Anaheim, CA 92807

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.

You should also contact the local Gas Utility Company and arrange a safety inspection of all gas fueled appliances including furnaces before the close of escrow or before occupying the property. For safety reasons, I also encourage all home buyers to verify property improvements and all construction permits at the City or County Building Department before close of escrow.

I am proud of my service, and trust that you will be happy with the quality of your report. I 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, I may not have tested every outlet, and opened every window and door, or identified every minor defect. Also because I am not a specialist and because this 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 manufacturer'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. I am always attempting to improve the quality of my service, and will continue to adhere to the highest standards of the real estate industry and to treat everyone with kindness, courtesy, and respect.

Please feel free to call or email if you have any questions regarding this inspection report or have any home maintenance questions.

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