



xy

Home Inspection Tel. 626-367-8565

www.xyhomeinspection.com

PROPERTY INSPECTION REPORT



Front View

Property Address: 19314 Good Property Rd, Walnut, CA 91789

Inspector: Xing (James) Fang

Date of Inspection: 04-01-2007

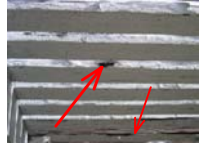
Client: Joe Smith

Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

1. Walks: Concrete Cracked and raised slab on the backyard, Trip hazard
2. Patio: Wood Moisture damage on the patio wood; please refer to the termite inspection report for all wood related damages.
3. Swimming Pool: Pool & SPA Pool Heater is not functional; please refer to the pool specialist for further evaluation and pool & SPA operation
4. Lawn Sprinklers: Front and back yard Timer in the garage needs reset and re-program



Air Conditioning

5. Main AC System Exterior Unit: Ground mounted Not properly supported



Bathroom

6. Hallway Bathroom Walls: Paint Wall molding interior and exterior in the hallway near the bathtub has moisture damage



Defective Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

1. Exterior Surface Drain: Covered drain **Broken drain opening cover; clogged drain opening**



Exterior Surface and Components

2. Exterior Side Doors: Wood **Garage side door panel is moisture damaged**



3. Exterior Lighting: Surface mount **Electrical wiring needs to be installed inside of conduits; rear exterior light outside of master bedroom is not functional**



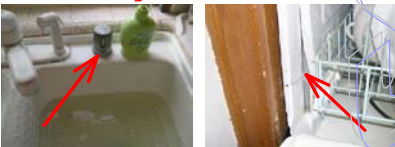
Roof

4. Main Roof Surface Material: Cement tile **Loose roof tiles on the left side**



Kitchen

5. 1st Floor Kitchen Garbage Disposal: In-Sinkerator **Inoperative**
6. 1st Floor Kitchen Dishwasher: Whirlpool **Air gap clogged and back up into into sink - needs cleaning; broken door seal**



7. 1st Floor Kitchen Electrical: 110 VAC GFCI **Ceiling light panel is broken; right side light tubes are not functional**



Bedroom

8. Front left Bedroom Closet: Single **2 closet door panels are not installed**



Defective Summary (Continued)

Bathroom

9. Master Bathroom Walls: Paint Water stains present on the shower enclosure wall



Living Space

10. Living Room Living Space Windows: Vinyl slider Water stain on the front bay window ceiling



sample only

General Disclaimer

1. **General Disclaimer** It is the client's sole responsibility to READ THIS REPORT IN ITS ENTIRETY and to research any and all jurisdictional permits required by local authorities regarding the property in contract before the close of escrow. The client is to personally perform a diligent visual inspection of the property after the seller vacates to insure that no "condition" was concealed by personal property and/or stored items while occupied or damaged during the seller's evacuation of the building. Should any "condition" be revealed that was not addressed within this report prior to or after the close of escrow, please contact our office immediately for an additional evaluation regarding such "condition"

This inspection and report are designed to conform to the Standard Real Estate Inspection Agreement requirements and does not include an inspection of cosmetic or aesthetic items. The inspection will be performed only on readily accessible components of the home. This includes general systems and components and is aimed at identifying any system or component, which requires immediate attention or major repair.

The inspection is performed in compliance with accepted standards of practice and performance and conforms to the standards established by the California Real Estate Inspection Association (CREIA). A copy of the CREIA Standards is available upon request and also can be downloaded from the Internet, <http://www.creia.org/>

The inspection is limited to visual observations of apparent conditions existing at the time of the inspection. When necessary and appropriate the inspector will perform simple mechanical tests to determine whether or not a system or appliance is in good working order.

The inspection and report are performed and prepared for the sole, confidential and exclusive use and possession of the customer and / or the customer's agent or delegate. If the inspector recommends consulting other specialized experts, any such consultation shall be at the customer's sole discretion and expense.

This inspection and report is not an expressed or implied warranty of any items inspected. Deficiencies and defects, which are latent or concealed, are excluded from the inspection. The inspector is not required to move debris, furniture, equipment, carpeting or other items, which may impede access or limit visibility, or enter any area with less than 24 inches clearance or where entry could cause damage or pose a hazard to the inspector.

This inspection is not a substitute to replace any real property disclosure statements required by law; nor does it substitute or replace any disclosure obligation of the customer.

The inspector has no present or contemplated future interest in the property described and covered by this inspection report.

The inspector will not report on cosmetic/aesthetic defects which includes but is not limited to the following: foggy window panes, scratches, small holes, defective carpet, typical minor cracks found in concrete, stucco, CB construction and asphalt, painting requirements when structural damage is not imminent, and other minor defects which have no bearing on the structural integrity of the property.

It is not the scope of this inspection to determine compliance to code or local ordinance. The inspector is not required to enter any area having less than 24-inch clearance in any area, which would endanger the instructor or cause harm to the structure.

It is not the scope of this inspection to determine the size of the property. The inspector doesn't check permit related issues. We advise clients to ask for any/all permits and inspection records with final signatures for any modifications or additions that may have been made to the dwelling, and/or any know conditions that may have inadvertently left out of disclosure statements.

Product recalls and consumer product safety alerts are added almost daily. If client is concerned about appliances or other items installed in the home that may be on such lists, client may wish to visit the U.S. Consumer Protection Safety Commission (CPSC) web site <http://www.cpsc.gov> or www.recalls.com for further information. A basic home inspection does not include the identification or research for appliances and other items installed in the home that may be on the CPSC lists. <http://www.cpsc.gov/>

WE RECOMMEND THAT ALL MATERIAL DEFECTS NOTED BELOW BE FULLY EVALUATED AND/OR CORRECTED BY SPECIALISTS IN THE APPROPRIATE TRADE USING APPROVED METHODS, PRIOR TO THE CLOSE OF ESCROW OR CONTINGENCIES.

ENVIRONMENTAL CONCERNS:

Client acknowledges what is being contracted for is a building inspection and NOT an environmental evaluation and the inspection is NOT to intended to; detect, identify or disclose any health or environmental concerns regarding the building(s) and/or adjacent property, including, but not limited to, the presence of asbestos, radon, lead, urea-formaldehyde, fungi, mold, mildew, bio-organic growth, PCBs, or any other toxic materials or substances contained in the water, air, soils or building materials or products. Information related to these products can be found in the "Homeowners Guide to Earthquake Safety & Environmental Hazards" pamphlet.

NOTE: This report contains technical information that may not be readily understandable to the layperson. Therefore, a verbal consultation with the inspector is a mandatory part of this inspection report. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of this report's contents. If you were not present during this inspection,

General Disclaimer (Continued)

please call the office to arrange for your verbal consultation.

Important notice to third parties or other purchasers:

This report prepared for the sole and exclusive use for the client listed above in accordance with our written agreement and is subject to the terms and conditions agreed upon, this report is a work product and is copyrighted by the company shown above as of the date of this report. Duplication by any means whatsoever is prohibited without prior written permission and authorization from the company shown above. Unauthorized duplication of, use of or reliance on this report has the effect of all parties agreeing to hold harmless, individually, jointly, and/or otherwise, the inspector, the Company, their successors and assigns. The inspector strongly advises against any reliance on this report. We recommend that you retain a qualified professional inspector to provide you with your own inspection report on this property.

sample only

X Y Home Inspection

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Joe Smith

Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

- A Acceptable Items noted at time of inspection were found to be in working order and serviceable condition (excluding cosmetic consideration and normal wear.) It doesn't imply that the system and/or component was in perfect or like new condition or that it would meet every individuals interpretation of an acceptable state.
- NI Not Inspected Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
- NP Not Present Item not present or not found.
- M Marginal Items are not fully functional and require repair or servicing. Conditions notes that may warrant further evaluation by specialists in the appropriate trade.
- D Defective Conditions noted that may need immediate repair or replacement. It is unable to perform its intended function and may significantly affect the value, desirability, habitability, or safety of the building. Style or aesthetics shall not be considered in determining whether a specific system, structure or component is defective.

General Information

Property Information

Property Address 19314 Good Property Rd
City Walnut State California Zip 91789
Agent Name
Agent Phone Fax

Client Information

Client Name Joe Smith
Client Address
City State Zip
Phone Fax

Inspection Company

Inspector Name Xing (James) Fang
Company Name X Y Home Inspection
Company Address 15480 Three Palms St.
City Hacienda Hts. State CA Zip 91745
Inspection Company XY Home Inspection
Phone 626-367-8565 Fax
E-Mail service@xyhomeinspection.com
Inspection Fee \$350

Conditions

Others Present Buyer and Listing agent, Home Owner Property Occupied Occupied
Estimated Age 20 to 25 years Entrance Faces North
Inspection Date 04/01/2007
Start Time 0900 End Time 1100
Electric On Yes No Not Applicable
Gas/Oil On Yes No Not Applicable
Water On Yes No Not Applicable
Temperature 60
Weather Clear Soil Conditions Damp
Space Below Grade None
Building Type Single family Garage Attached
Sewage Disposal Public How Verified Visual Inspection
Additions/Modifications None

Lots and Grounds

Note:

It is beyond the scope of this inspection to include site stability information or geological conditions. USFT (underground fuel storage tank) location determination is beyond the scope of this inspection. The inspector cannot determine the future stability of wood decks, patios or balconies. The current general condition is observed and reported without regard to current age or expected life. Subterranean drains are not evaluated. Detection of the presence of concealed moisture, mold or wood decay present behind exterior finishes is beyond the scope of this inspection.

Concealed sprinkler lines cannot be inspected. To determine efficiency of the sprinkler system is beyond the scope of this inspection. Lawn sprinkler system is an ongoing maintenance item. We recommend having system and controls demonstrated to you prior to the close of escrow.

A N I N P M D

- 1. Driveway: Concrete
- 2. Walks: Concrete Cracked and raised slab on the backyard, Trip hazard



- 3. Steps/Stoops:
- 4. Porch:
- 5. Patio: Wood Moisture damage on the patio wood; please refer to the termite inspection report for all wood related damages.



- 6. Deck:
- 7. Balcony:
- 8. Grading: Flat
- 9. Retaining Walls:
- 10. Swimming Pool: Pool & SPA Pool Heater is not functional; please refer to the pool specialist for further evaluation and pool & SPA operation



- 11. Exterior Surface Drain: Covered drain Broken drain opening cover; clogged drain opening



- 12. Fences: Block
- 13. Lawn Sprinklers: Front and back yard Timer in the garage needs reset and re-program

Exterior Surface and Components

Note:



Only visible exterior surfaces and materials of the building, foundation system and structural components were examined to determine their current condition. Areas concealed from view by any means are excluded from this report. Moisture intrusion through cracks or openings in the exterior siding, trim, windows, and doors is the source of moisture damage and deterioration. We recommend sealing all cracks or openings in, and between the exterior siding and trim materials, especially around the windows and doors.

Most slabs experience some degree of cracking as a result of shrinkage during the drying process. Most all cracks in the slabs, unless severe, are not visible or noticeable due to the floor covering. Floor coverings are not removed for this inspection. If large cracks are present along with movement, we recommend further evaluation by a structural engineer. No engineering calculations are performed during this inspection.

All exterior grades should allow for surface water and roof runoff to be directed away from the foundation system. This inspection is a visual examination and does not attempt to use water test to determine site drainage performance. The condition of any underground piping, including municipal or private water and sewer service piping or concealed clean-outs can not be examined. For information in these areas, please refer to seller's disclosure documents and consult specialists in appropriate trade.

A N I N P M D

Whole property Exterior Surface

- | | | | | | | |
|---|-------------------------------------|--------------------------|-------------------------------------|--------------------------|-------------------------------------|---|
| 1. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Type: Stucco |
| 2. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Trim: |
| 3. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Fascia: Wood |
| 4. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Soffits: Wood |
| 5. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Door Bell: Hard wired |
| 6. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Entry Doors: Wood |
| 7. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Exterior Side Doors: Wood Garage side door panel is moisture damaged |
|  | | | | | | |
| 8. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Patio Door: Vinyl sliding |
| 9. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Windows: Vinyl slider |
| 10. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Window Screens: Vinyl mesh |
| 11. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Exterior Lighting: Surface mount Electrical wiring needs to be installed inside of conduits; rear exterior light outside of master bedroom is not functional |
|  | | | | | | |
| 12. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Exterior Electric Outlets: 110 VAC |
| 13. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Hose Bibs: Rotary |

Roof

Notes:

Clay tiles, concrete tile and slate tile roofs are often not walked to avoid damage. Not all tiles can be checked for proper attachment. Areas concealed from view by any means are excluded from this report. The report is an opinion of the general condition and general quality of the roof. The inspector cannot and does not offer an opinion or warranty as to whether the roof may be subject for future leakage. The inspector cannot offer an opinion of current leakage unless leakage occurs and is visible at the time of the inspection.

Always check with the manufacturer for installation instructions. They should also have a product approval report which dictates how it can be installed over various assemblies. Retrofitted tile roofs are not allowed to be installed without permits and engineering approval. Permits and engineering approval are not verified. Beyond the scope of this inspection. Roofing tiles are installed without the benefit of a felt underlayment, may not have been required at time of original construction. Roof requires periodic inspection and maintenance to prevent moisture intrusion. Suggest complete review by a qualified licensed roofing contractor.

Homes that have tile or wood shingle/shake materials are going to be tented for termites should be re-inspected for possible damage caused by the extermination process before the close of escrow.

Gutters and subsurface drains are not water tested for leakage or blockage. Ongoing maintenance of roof drain systems is required to avoid water problems at the roof and foundation. Damage to roofs can occur when tenting a home for fumigation. Recommend inspection for damage after the fumigation (tenting) is completed. It is beyond the scope of this inspection to determine the presence of asbestos or other hazardous materials not specified. In the event the inspector notes "asbestos-like" material this is not a specific declaration of the presence of asbestos. Thermostatically operated attic fans are excluded from the inspection. Cash

A N I P M D

Main Roof Surface

1. Method of Inspection: Ground level
2. Unable to Inspect: 20%
3. Material: Cement tile Loose roof tiles on the left side



4. Type: Gable
5. Approximate Age: 20 to 25 years
6. Flashing: Galvanized
7. Valleys: Preformed metal
8. Skylights:
9. Plumbing Vents: ABS
10. Electrical Mast:
11. Gutters: Plastic
12. Downspouts: Plastic

West Chimney

13. Chimney: Brick
14. Flue/Flue Cap: Unable to view due to height
15. Chimney Flashing: Galvanized

Garage/Carport

A N I N P M D

Attached Garage

1. Type of Structure: Attached Car Spaces: 2
2. Garage Doors: Insulated aluminum
3. Door Operation: Mechanized
4. Door Opener: Craftsman
5. Exterior Surface: Stucco
6. Roof: Cement tile
7. Roof Structure: 2x4 Truss
8. Access Doors: Wood
9. Ceiling:
10. Walls: Paint
11. Floor/Foundation: Poured slab
12. Hose Bibs:
13. Electrical: 110 VAC
14. Windows:

Electrical

Notes:

- The inspector will not determine the capacity and adequacy of the electrical service for servicing the home if the main breaker is not present. GFCI (ground fault circuit interrupter) is used for protection in wet areas (bath, kitchen, laundry, wet bar, etc.). These are safety devices. These may not be present in older homes. It is recommended this be upgraded, if not present. The inspector will not:
- Determine the compliance to municipal or NEC electrical code. Dismantle any electrical device or control other than to gain access to visibly inspect electrical components.
 - Insert any tool, probe or testing device into the main or sub panels.
 - Activate electrical systems or branch circuits, which are not energized.
 - Operate overload protection devices.
 - Inspect any electrical equipment, which is not in a readily accessible area, or move furniture, stored items or appliances to inspect panels, wiring or connections.
 - Test all switches, receptacles or fixtures. A representative sample would be tested.
 - Remove switch or outlet cover plates.
 - Trace wiring origins or destinations.
 - Inspect ancillary systems such as wiring for telephones, audio / video systems, landscape lighting, intercom wiring and burglar alarm / security system wiring.

A N I N P M D

1. Service Size Amps: Unknown Volts: 110-240 VAC
2. 240 VAC Branch Circuits: Not visible
3. Conductor Type: Not visible
4. Circuit Wiring: Not visible
5. Grounding: Not visible

Left side of house Electric Panel

6. Manufacturer: Challenger



7. Maximum Capacity: 125 Amps
8. Main Breaker Size: 125 Amps
9. Breakers: Non-visible wiring
10. Fuses:
11. AFCI:
12. GFCI:

X Y Home Inspection

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Structure

Notes:

Only visible and accessible components of the building, foundation and structural systems were examined to determine their current condition. Geotechnical, engineering, structural, architectural, geological, hydrological, land surveying or soil related examinations are not performed during this inspection.

	A	NI	NP	M	D	
1.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Structure Type: Wood frame
2.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Foundation: Poured
3.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Beams:
4.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bearing Walls:
5.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Joists/Trusses: 2x4 trusses
6.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Piers/Posts:
7.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Floor/Slab:
8.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Stairs/Handrails:
9.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Subfloor:

Attic

	A	NI	NP	M	D	
Hallway Attic						
1.						Method of Inspection: From the attic access
2.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Unable to Inspect: 50%
3.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Roof Framing: 2x4 Truss
4.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sheathing: Plywood
5.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ventilation: Roof and soffit vents
6.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Insulation: Batts
7.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Insulation Depth: 6"
8.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Vapor Barrier:
9.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Wiring/Lighting:
10.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Moisture Penetration:
11.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bathroom Fan Venting: Electric fan

Air Conditioning

Notes:

No representation is made regarding line integrity or coolant charges since the inspector does not perform pressure tests on coolant systems. The inspector will not operate the cooling system if the outside temperature is less than 60 degrees (F).

Window or wall mounted and gas fired units are not inspected. Due to variations in the type of materials and construction methods the adequacy of the cooling system for this home is not determined specifically by the inspector, however the typical home requires one (1) tone (12,000 Btu) per 600 square feet.

Pressure checks of system coolant and system coolant leaks are not checked. The inspector does not check the electric draw (current) or the system.

COOLING / HEATING DISTRIBUTION (DUCTS, VENT, FLUE)

The uniformity of the supply of conditioned air to the various parts of the structure is not calculated. The types of insulation material used for wrapping pipes, ducts, jackets and boilers are not determined. The inspector will not operate venting systems unless ambient temperatures or other circumstances, in the opinion of the inspector are conducive to safe operation without damage to the equipment. The inspector will not operate equipment outside its normal operating range as determined by the inspector.

A NI NP M D

Air Conditioning (Continued)

Main AC System

- A/C System Operation: Functional
- Condensate Removal: PVC
- Exterior Unit: Ground mounted **Not properly supported**



4. Manufacturer: Payne
5. Area Served: Whole property Approximate Age: over 15 years
6. Fuel Type: 220 VAC Temperature Differential: 15
7. Type: Central A/C Capacity: Not listed
8. Visible Coil:
9. Refrigerant Lines: High pressure
10. Electrical Disconnect: Fused
11. Exposed Ductwork: Insulated flex
12. Thermostats: Programmable

Heating System

Notes:

No representation is made regarding line integrity or coolant charges since the inspector does not perform pressure tests on coolant systems. The inspector will not operate the cooling system if the outside temperature is less than 60 degrees (F).

Window or wall mounted and gas fired units are not inspected. Due to variations in the type of materials and construction methods the adequacy of the cooling system for this home is not determined specifically by the inspector, however the typical home requires one (1) tone (12,000 Btu) per 600 square feet.

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COOLING / HEATING DISTRIBUTION (DUCTS, VENT, FLUE)

The uniformity of the supply of conditioned air to the various parts of the structure is not calculated. The types of insulation material used for wrapping pipes, ducts, jackets and boilers are not determined. The inspector will not operate venting systems unless ambient temperatures or other circumstances, in the opinion of the inspector are conducive to safe operation without damage to the equipment. The inspector will not operate equipment outside its normal operating range as determined by the inspector.

A N I N P M D

Main Heating System

- Heating System Operation: Appears functional
2. Manufacturer: Payne



3. Type: Forced air Capacity: Not listed
4. Area Served: Whole property Approximate Age: over 15 years
5. Fuel Type: Natural gas
6. Blower Fan/Filter: Direct drive with reusable filter
7. Distribution: Insulflex duct

Heating System (Continued)

8. Draft Control:
9. Flue Pipe: Metal vent
10. Thermostats: Programmable

Fireplace/Wood Stove

A N I N P M D

Living Room Fireplace

1. Type: Gas log
2. Firebox Block
3. Flue: Not visible
4. Damper: Metal
5. Hearth Extension: Raised

Plumbing

Notes:

Underground and wall hidden pipes cannot be judged for sizing, leaks, and corrosion or other damage / problems. Water quality testing and testing for hazardous material is not performed during this inspection. Sizing of pipes and adequacy determinations are not performed. Some polybutylene plastic piping supply systems have documented problems. Some ABS plastic drain systems have documented problems. Contact the polybutylene / ABS manufacturer or a plumbing expert for details regarding these problems. Supply water pressure exceeding 80 psi can cause damage to fixtures and may result in leaks. A pressure regulator is recommended. Underground fuel supply lines and fuel tanks cannot be inspected nor judged. Fuel pipes inside walls concealed from view cannot be judged. The inspector does not determine sizing or adequacy of fuel lines.

The inspector is not required to do the following:

Operate a main shut-off valve. Inspect any system that has been shut down and secured. Inspect any components that are not readily accessible or visible. Inspect any exterior plumbing components such as private sewer systems, water wells, pressure tanks, sprinkler systems, spas, or swimming pools unless specifically contracted to do so by the customer. Inspect fire sprinkler systems. Inspect or operate drain pumps or waste ejector pumps. Inspect the quality / portability of water. Inspect water conditioning such as water softeners or water filters. Determine the effectiveness of anti-siphoning devices. Determine proper sizing, design or use of proper materials in the system.

Laundry:

Drain lines and water/gas supply valves serving the laundry machines are not operated during the inspection. The supply valves sit for long periods of time without being operated and are subject to leak when turned off and the present equipment is removed. We recommend checking these valves for evidence of leakage during your final walk-through before closing escrow.

Water Heaters:

The inspector does not provide an estimate of remaining life of water heaters. Solar heating system heating elements are not inspected. The inspector does not activate pilot lights. If the pilot light is off, a complete inspection is not performed. The water heater pressure relief valve is not tested. Manually opening this valve may result in leaking water heater shut-off valve, if present, is not operated. The inspector will not remove an insulation blanket to gain access to a water heater.

A N I N P M D

1. Service Line: Copper
2. Main Water Shutoff: Front of house
3. Water Lines: Copper
4. Drain Pipes: Not visible
5. Vent Pipes: ABS
6. Gas Service Lines: Cast iron

Garage Water Heater

7. Water Heater Operation: Functional at time of inspection

Plumbing (Continued)

8. Manufacturer: HOYT



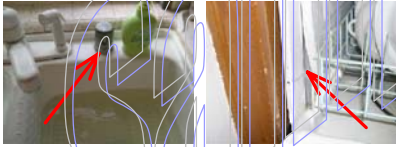
9. Model Number: ENERGY MASTER D86
 10. Type: Natural gas Capacity: 40 Gal.
 11. Approximate Age: 10 to 15 years Area Served: Whole property
 12. Seismic Safety Strap Metal Strap
 13. Flue Pipe: Metal vent
 14. TPRV and Drain Tube: Copper

Kitchen

A N I N P M D

1st Floor Kitchen

1. Cook-tops Whirlpool
 2. Ovens Whirlpool
 3. Rangehood Vent PacAir
 4. Garbage Disposal: In-Sinkerator **Inoperative**
 5. Dishwasher: Whirlpool **Air gap clogged and back up into into sink - needs cleaning; broken door seal**



6. Air Gap Present? Yes No
 7. Trash Compactor:
 8. Refrigerator:
 9. Microwave:
 10. Sink: Porcelain Coated
 11. Electrical: 110 VAC GFCI **Ceiling light panel is broken; right side light tubes are not functional**



12. Plumbing/Fixtures: Chrome
 13. Counter Tops: Tiles
 14. Cabinets: Wood
 15.
 16. Ceiling: Paint
 17. Walls: Paint
 18. Floor: Tile
 19. Doors:
 20. Windows: Vinyl slider
 21. HVAC Source: AC/Heating system register

X Y Home Inspection

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Joe Smith

Bedroom

New code requires that every bedroom shall install smoke alarm; please refer to real estate requirement for installation.

A N I N P M D

Front Bedroom

- | | | | | | | |
|----|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|---|
| 1. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Closet: Single |
| 2. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Ceiling: Paint |
| 3. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Walls: Paint |
| 4. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Floor: Tile |
| 5. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Doors: Hollow wood |
| 6. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Windows: Vinyl slider |
| 7. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Electrical: 110 VAC |
| 8. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | HVAC Source: AC/Heating system register |
| 9. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Smoke Detector: Battery operated |

Front left Bedroom

- | | | | | | | |
|-----|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|---|
| 10. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Closet: Single |
| 11. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Ceiling: Paint |
| 12. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Walls: Paint |
| 13. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Floor: Tile |
| 14. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Doors: Hollow wood |
| 15. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Windows: Vinyl slider |
| 16. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Electrical: 110 VAC |
| 17. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | HVAC Source: AC/Heating system register |
| 18. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Smoke Detector: Battery operated |

Front left Bedroom

- | | | | | | | |
|-----|--------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|---|
| 19. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Closet: Single - 2 closet door panels are not installed |
|-----|--------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|---|



- | | | | | | | |
|-----|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|---|
| 20. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Ceiling: Paint |
| 21. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Walls: Paint |
| 22. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Floor: Tile |
| 23. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Doors: Hollow wood |
| 24. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Windows: Vinyl slider |
| 25. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Electrical: 110 VAC |
| 26. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | HVAC Source: AC/Heating system register |
| 27. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Smoke Detector: Battery operated |

Bathroom

Notes:

The inspector does not determine the condition of thermopane windows due to weather, temperature and lighting variations. The condition of walls and framing behind wallpaper, drywall, paneling, other coverings and furniture cannot be determined. Determining the presence of asbestos in acoustic sprayed ceilings is beyond the scope of this inspection. The inspector will not determine the origin of odors or stains in carpets. The condition of wood and concrete flooring below carpets is not inspected. Firewall rating determination is beyond the scope of this inspection.

ENVIRONMENTAL CONCERNS:

Client acknowledges what is being contracted for is a building inspection and NOT an environmental evaluation and the inspection is NOT to intended to; detect, identify or disclose any health or environmental concerns regarding the building(s) and/or adjacent property, including, but not limited to, the presence of asbestos, radon, lead, urea-formaldehyde, fungi, mold, mildew, bio-organic growth, PCBs, or any other toxic materials or substances contained in the water, air, soils or building materials or products. Information related to these products can be found in the "Homeowners Guide to Earthquake Safety & Environmental Hazards" pamphlet.

A N I N P M D
Hallway Bathroom

- | | | | | | |
|----|-------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| 1. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Ceiling: Paint

Walls: Paint Wall molding interior and exterior in the hallway near the bathtub has moisture damage



- | | | | | | |
|-----|-------------------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|
| 4. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 9. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 10. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 11. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 12. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 13. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 14. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 15. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 16. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Floor: Tile

Doors: Hollow wood

Windows:

Electrical: 110 VAC GFCI

Counter/Cabinet: Granite

Sink/Basin: Granite/Porcelain

Faucets/Traps: No brand name

Tub/Surround: Fiberglass tub and fiberglass surround

Shower/Surround:

Spa Tub/Surround:

Toilets: unknown brand

HVAC Source: AC/Heating system register

Ventilation: Electric ventilation fan

Master Bathroom

- | | | | | | |
|-----|-------------------------------------|--------------------------|-------------------------------------|--------------------------|-------------------------------------|
| 17. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 18. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 19. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Ceiling: Paint

Walls: Paint Water stains present on the shower enclosure wall



- | | | | | | |
|-----|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| 20. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 21. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 22. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 23. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 24. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 25. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 26. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Floor: Tile

Doors: Hollow wood

Windows: Aluminum slider

Electrical: 110 VAC GFCI

Counter/Cabinet: Granite

Sink/Basin: Granite/Porcelain

Faucets/Traps: No brand name

X Y Home Inspection

Bathroom (Continued)

- 27. Tub/Surround:
- 28. Shower/Surround: Fiberglass pan and fiberglass surround
- 29. Spa Tub/Surround:
- 30. Toilets: unknown brand
- 31. HVAC Source: AC/Heating system register
- 32. Ventilation: Window

Living Space

Notes:

The inspector does not determine the condition of thermopane windows due to weather, temperature and lighting variations. The condition of walls and framing behind wallpaper, drywall, paneling, other coverings and furniture cannot be determined. Determining the presence of asbestos in acoustic sprayed ceilings is beyond the scope of this inspection. The inspector will not determine the origin of odors or stains in carpets. The condition of wood and concrete flooring below carpets is not inspected. Firewall rating determination is beyond the scope of this inspection.

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A N I N P M D

Living Room Living Space

- 1. Closet:
- 2. Ceiling: Texture paint
- 3. Walls: Paint
- 4. Floor: Tile
- 5. Doors:
- 6. Windows: Vinyl slider Water stain on the front bay window ceiling



- 7. Electrical: 110 VAC
- 8. HVAC Source: AC/Heating system register
- 9.

Family Room Living Space

- 10. Closet:
- 11. Ceiling: Texture paint
- 12. Walls: Paint
- 13. Floor: Tile
- 14. Doors:
- 15. Windows: Vinyl slider
- 16. Electrical: 110 VAC
- 17. HVAC Source: AC/Heating system register
- 18.

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Joe Smith

Invoice/Receipt

PLEASE MAKE THE PAYMENT TO
XY HOME INSPECTION
15480 THREE PALMS ST.
HACIENDA HTS, CA 91745

Invoice

Company Name X Y Home Inspection
Company Address 15480 Three Palms St.
City Hacienda Hts. State CA Zip 91745

Client Name: Joe Smith
Client Address:
Client City State Zip:
Property Address: 19314 Good Property Rd
Property City: Walnut

Services Performed	Amount Due
Inspection Fee	\$350

Method of Payment Check

Amount Received **\$350**

THANK YOU!

We value the opportunity to provide you with a comprehensive inspection report essential to your purchasing decision.

If you have any questions about your home inspection, please call us at 626-367-8565