



ILLINOIS HOME INSPECTION

ILLINOIS HOME INSPECTION
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Client: Jonh Doe-SAMPLE

Schedule Date: 4/26/2007

Client Address:

4432 Apple-SAMPLE
Oceanside, CA 92054

Report #: NOT AN ACTUAL INSPECTI

Subject Property:

541 Maple-SAMPLE
Oceanside, CA 92054-

KEY TO THE INSPECTION REPORT

Report # : NOT AN ACTUAL INSP

The "Matrix" Report lists the systems and components inspected by this company. Items not found in this report are considered beyond the scope of this inspection, and should not be considered inspected at this time.

When "APPEARS SERVICEABLE" is checked it means that we did not observe conditions that would lead us to believe problems existed with this system or component. The item is capable of being used. Some serviceable items may, however, show wear and tear. Other conditions are checked, if applicable, in the body of the report.

SIGNIFICANTLY DEFICIENT SYSTEMS OR COMPONENTS will be identified as: Not functional / unsafe / worn / near end of lifespan. When in the inspector's opinion, an item is "significantly deficient", the reason will be checked within the body of the report.

PLEASE READ THE ENTIRE REPORT FOR ALL ITEMS CHECKED.

NOTICE: This report contains technical information that may not be readily understandable to the lay person. Therefore, a verbal consultation with the inspector is a mandatory part of this inspection. 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 please call the office to arrange for your verbal consultation.

KEY TO THE INSPECTION REPORT

* Items that have an asterisk next to them. This item or component warrants additional attention, repair or monitoring.

(1) Items that have a (1) next to them. The Bracketed Numbers are defined as follows

- (1) Recommend evaluation by a qualified licensed structural engineer / geotechnical engineer.
- (2) Recommend further review and repairs as needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.
- (3) Recommend further review for the presence of any wood destroying pests or organisms by qualified Pest Inspector.
- (4) This item is a safety hazard - correction is needed.
- (5) Recommend upgrading for safety enhancement. This building may have been constructed before current safety standards were developed.

**NOTICE: AN ABRIDGED VERSION OF THIS KEY IS PRINTED AT THE TOP OF EACH PAGE.
If you do not understand how to read this report please contact our office.**

I have read and understand the Key to the Matrix Inspection Report.

Client's Initials _____ Representative/Agent's Initials _____

I agree to read the special "NOTICES" in each section of the report for further information concerning the limitations of this inspection. Client's Initials _____ Representative/Agent's Initials _____

Present During The Inspection: Client Buyer's Agent Seller's Agent Seller Other:

INSPECTOR : Jay Rogers

Inspection Date: 4/26/2007

Start Time: 8:00 am

Completion Time 10:00 am

The weather condition at the time of inspection was:

Sunny

Property Information:

The subject property inspected was a (an): Single Family # of units: 1

Approximate age of building: 6 - 10 yrs yrs. stated by Inspector's observation

Approximate age of roof: 6 - 10 yrs yrs. stated by Inspector's observation.

Additions / Alterations to: None

NOTICE: It is always wise to check with the building department for permit information, especially if additions or alterations are noted.

IMPORTANT NOTICE TO THIRD PARTIES OR OTHER PURCHASERS: RECEIPT OF THIS REPORT BY ANY PURCHASERS OF THIS PROPERTY OTHER THAN THE PARTY(IES) IDENTIFIED ON THE CONTRACT PAGE #1 IS NOT AUTHORIZED BY THE INSPECTOR. 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 AND REPORT ON THIS PROPERTY.

REPORT KEY - EVALUATIONS RECOMMENDED IN THE REPORT SHOULD BE COMPLETED PRIOR TO THE END OF THE CONTINGENCY PERIOD/TRANSACTION

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
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01. Driveway

Appears Serviceable

 Material:Dirt Deterioration / Damage (2)

Near end of lifespan (2) Not functional (2) Not fully visible Eroded asphalt *
 Maintenance / sealant needed * Evidence of poor drainage * Common cracks * Major cracks *
 Surface raised * Surface settled * Trip hazards (5)

Comments: Driveway appeared serviceable at time of inspection. Common cracks up to 1/4" were found in the driveway at the time of the inspection. * Tripping hazards noted, recommend repairs to increase safety. (2) (4) Tree roots causing damage. (2) Surface raised or settled, creates trip hazard. (2) Damaged at time of the inspection. (2) Major cracks were found in the driveway; recommend evaluation and repair by a qualified professional. (2)

02. Sidewalks

Appears Serviceable

 Materials: Deterioration / Damage (2)

Near end of lifespan (2) Not functional (2) Not fully visible * Common cracks * Major cracks *
 Surface raised * Surface settled * Trip hazards (5) Poor drainage / improper slope *

Comments: No additional comments.

03. Retaining Walls

Appears Serviceable

Comments: No additional comments.

04. Patio

Appears Serviceable

Comments: No additional comments.

05. Patio Cover

Appears Serviceable

Comments: No additional comments.

06. Decks/Porch

Safety Hazard
 Location(s): Material:

Deterioration / Damage (2) Near end of lifespan (2) Not functional (2) Not fully visible
 Common cracks * Major cracks (2) Deck on grade - framing not visible Deck appears unsound (1) (2)
 Flashing not visible / improper (2) Lacks proper support (2) Settled away from structure *
 Uneven steps / trip hazard (2) (4) Unable to determine active leakage * Evidence of poor drainage *
 Boards / fasteners loose * (5) Surface uneven (2) (5) Trip hazard (2) (4) Railing:

Comments: Recommend further evaluation and repairs as needed by a qualified professional. (2) The railings appear to be in serviceable condition. Flashings are not visible where the structure attaches to the building. (2) (3) Openings in the railing balusters are too wide, creating a safety hazard. (2) (4)

07. Fences & Gates

Appears Serviceable

Comments: No additional comments.

--- End of Category GROUNDS ---

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08. Exterior Stairs

Appears Serviceable

[] Material: [] Location:

- [] Deterioration / Damage (2) [] Near end of lifespan (2) [] Not functional (2) [] Not fully visible
 [] Moisture stains / damage (2) [] Earth contact * (3) [] Uneven rise / run (2) (4) [] Improper / no landing (2) (4)
 [] Railing:

Comments: No additional comments.

09. Exterior Walls

Repairs Recommended

[] Structure: [] Wall Covering:

- [] Deterioration / Damage [] Near end of lifespan (2) [] Not functional (2) [] Not fully visible
 [] Common cracks * [] Major cracks (1) [] Cracks / openings need repairs (2) [] Soil contact * (3)
 [] Moisture stains / damage (2) (3) [] Damaged / cracked: [] Nailing defects *

Comments: Recommend further evaluation and repairs by a qualified professional. (2) Recommend further evaluation by a qualified engineer. (1) Cracks or openings in the exterior walls are in need of repair. (2) Damaged siding at: Numerous locations. (2) (3)

Notice: Wall insulation type and value is not verified UFFI insulation or hazard are not identified* Conditions inside the wall cannot be judged* Lead testing is not performed**

10. Trim

Appears Serviceable

Comments: No additional comments.

11. Chimney(s)**Safety Hazard**

[X] Location:Bedroom [] Material:

- [] Deterioration / Damage (2) [] Near end of lifespan (2) [] Not functional (2) [] Not fully visible
 [] Chimney / brick / mortar: [X] Flashing is improper / not visible (2) [] Spark screen: [X] Raincap recommended *
 [] Cracks and separations noted (2) [] Unlined flue (2) (4) [] Cracks in chimney cap (2) [] Ash dump door is:

Comments: The chimney does not have a proper spark screen; recommend installation prior to using fireplace. (2) (4) The spark screen at the chimney was improperly installed and/or is the improper type; recommend proper screen be installed before the fireplace is used. (2) (5) Recommend the installation of a rain cap with approved spark arrestor. * The spark screen is not visible; recommend further inspection by a qualified professional to determine if an approved screen is properly installed. (2)

*Notice: The interior of the flue was not inspected at this time. We recommend that you retain a qualified chimney sweep to clean and evaluate the flue.**

12. Sprinklers

N/A

*Notice: Underground pipes cannot be judged for breaks or possible root intrusions. Association-maintained systems are not tested. Grove systems are not tested.**

13. Hose Faucets

N/A

14. Gutters & Downspouts

Repairs Recommended

[] Full [] Partial [] None Installed

- [] Deterioration / Damage (2) [] Near end of lifespan (2) [] Not functional (2) [] Not fully visible
 [] Drains blocked [] Debris filled [] Gutter system rusted * [] Gutter system leaks (2)
 [] Direct discharge away from building * [] Not draining properly * [] No secondary drain(s) on roof (2)

Comments: Loose downspouts were noted at the time of the inspection. * Missing downspouts were noted at the time of the inspection.

Notice: Gutters and subsurface drains are not water tested for leakage or blockage. Regular maintenance of drainage systems is required to avoid water problems at the roof and foundation.**

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15. Grading

Appears Serviceable

[X] Level Site [] Slope:

- [] Improper soil sloped towards foundation * [] Soil / pavement high at foundation *
 [] Recommend soil slope away from structure. * [] Earth to wood contact * (3) [] Foliage touches structure *
 [] Tree planted close to structure * [] Overgrown landscape * [] Signs of poor drainage / erosion *
 [] Surface drains visible - not inspected *

Comments: Drainage of the site appears serviceable.

Notice: This inspection does not include geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted.

16. Slab-on-Grade

N/A

*Notice: All slabs experience some degree of cracking due to shrinkage in the dry process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. The inspector will, at additional cost, reinspect, provided the client removes floor covering and releases the inspector from damage caused by this process. Floor coverings are not removed during this inspection.**

17. Raised Foundation

N/A

17a. Crawlspace

Appears Serviceable

[X] Crawlspace inspection:Entered / crawled

- [] Access cover: [] Deterioration / Damage (2) [] Ventilation appears serviceable [] Vents blocked *
 [] Vents needed (2) [] Vent screens damaged * [X] No moisture present [] Moisture stains / moderate moisture *
 [] Excessive moisture (2) [] Evidence of flooding (2) (3) [] Debris in crawlspace * (3) [] Insulation type:
 [] Insulation condition:

Comments: Sample comment.

17b. Floor Structure

Appears Serviceable

Comments: No additional comments.

18. Base. Foundation

Repairs Recommended

[] Foundation: [] Columns: [] Basement floor:

- [] Deterioration / Damage (2) [] Near end of lifespan (2) [] Not fully visible * [] Common cracks *
 [X] Major cracks (1) [] Not functional (2) (1) [] Evidence of foundation movement (1)
 [] Foundation is bowed/bulging (1) (2)

Comments: No additional comments.

18a. Basement

Repairs Recommended

[X] Basement inspection:Entered / crawled

- [X] Basement is:partial [X] Basement stairs appear serviceable [X] Basement stairs are:appears serviceable
 [X] Moisture stains / moderate moisture (2) (3) [] Excessive moisture (2) [X] Insulation type:Cellulose
 [X] Insulation installation:improper * [X] Evidence of flooding (2) (3) [X] Sump pump:appears serviceable

Comments:

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18b. Floor Structure

Appears Serviceable

Comments: No additional comments.

Notice: The inspector does not determine the effectiveness of any system installed to control or remove suspected hazardous substances No engineering is performed during this inspection.**

--- End of Category FOUNDATION ---

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19. Shingle / Shake**Safety Hazard**

[X] Location:Main [X] Roof style:Gable, Hip

[] Roof covering is: [X] Roof inspected by:viewing with binoculars [X] Number of layers:3 [X] Deterioration / Damage (2)
 [X] Near end of lifespan (2) [] Not functional (2) [] Not fully visible * [] Typical maintenance recommended (2)
 [] Weathering / aging * [] Burnt through (2) [] Membrane is: [] Cracking (2) [] Insufficient pitch (2)
 [X] Moss covered * [] Roof materials appear to be improperly installed. (2) [] Fasteners are:
 [] Evidence of prior patching and repairs (2)

Comments: No additional comments.

20. Tile Roof

N/A

[] Location: [] Roof style: [] Roof covering is:

[] Roof inspected by: [] Deterioration / Damage (2) [] Near end of lifespan (2) [] Not functional (2)
 [] Not fully visible * [] Typical maintenance recommended (2) [] Fasteners are: [] Membrane is:
 [] Insufficient pitch (2) [] Roof appears to be improperly installed (2) [] Moss covered *
 [] Evidence of prior patching and repairs *

*Notice: Roofs of this material are often not walked on to avoid causing damage. Not all tiles/slates are checked for attachment. * Inspection is limited.**

21. Built-up / Low slope

N/A

21b. Roof Notes

N/A

Notice: The report is an opinion of the general quality and condition of the roof. The inspector cannot, and does not, offer an opinion or warranty and to whether the roof has leaked in the past, or may be subject to future leakage. Notice: The report is an opinion of the general quality and condition of the roof.**

22. Exposed Flashings**Safety Hazard**

[] Deterioration / Damage (2)

[] Near end of lifespan (2) [] Not functional (2) [] Not fully visible * [] Separations / improper installation at:
 [] Vent caps appear serviceable [] Vents caps are: [] Improper flashing at: [] No visible flashing at:
 [] Skylights appear serviceable [] Skylights are:

Comments: Flashings were improperly installed at chimney. (2) Active leaking at: chimney. (2) The skylights are cracked at the time of the inspection. (2) The exposed flashings are broken at the time of the inspection. (2) Damaged flashings were noted at chimney. (2)

Notice: Determining the presence of asbestos or hazardous materials is beyond the scope of the inspection. Roofs, skylights and flashing are not water tested for leaks.* Notice: Tenting a home for fumigation may cause damage to roofs - recommend reinspection for damage after tenting is completed.**

--- End of Category ROOF ---

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23. Main Line

Appears Serviceable

Comments: No additional comments.

24. Supply Lines

Appears Serviceable

Comments: No additional comments.

Notice: Underground pipes or pipes inside walls cannot be judged for size, leaks or corrosion. Water quality testing or testing for hazards such as lead is not part of this inspection.*
 Notice: Be advised that some 'polybutylene' plastic piping systems have experienced documented problems.*

25. Waste Lines

Appears Serviceable

Comments: No additional comments.

Notice: City sewer service, septic systems and all underground pipes are not a part of this inspection. Future drainage performance is also not determined. Be advised that some 'ABS' plastic piping systems have experienced documented problems. Contact the manufacturer or plumbing expert for further information and evaluation.**

26. Fuel System

Appears Serviceable

Shutoff valve location: Fuel type is:

- Deterioration / Damage (2) Near end of lifespan (2) Not functional (2) Not fully visible
 Pipes not corrosion proofed (2) Corrosion is: Pipes lack proper support at: Improper materials at:
 Pipe is not 6" above ground (2) Improper union in crawlspace (2)

Comments: No additional comments.

*Notice: Underground piping & fuel tanks cannot be judged. Pipes inside walls or pipes concealed from view cannot be judged and the inspector does not perform tests for gas leaks or pipe size.**

27. Water Heater(s)**Safety Hazard**

Location: Type: Capacity:

- Deterioration / Damage (2) Near end of lifespan (2) Not functional (2)
 Pilot / system off, could not inspect. * Rust flakes in burner chamber * Burner flame appears improper (2)
 Heater leaks (2) Water shut off installed: Corrosion on pipes / valves *
 Heater in garage not properly elevated (2) (4) TPR valve installed: TPR discharge pipe properly installed:
 Vent flue piping: Insufficient clearance from combustibles (2) (5) Combustion air: Seismic straps:
 Thermal blanket: Missing catch pan with exterior drain (2) (5)
 Recommend protecting heater from physical damage * (5)

Comments: The pipes and valves are corroded. (2) The water heater vent was back drafting. Products of combustion were spilling from the draft diverter. (2) (4) The water heater vent is damaged. (2) The water heater vent system is disconnected. (2) (4) The water heater vent has an improper rise. (2) Improper materials installed on vent system. (2) (4)

*Notice: Estimate of remaining life is not part of this inspection. Solar systems are not part of this inspection. Hot water recirculating pumps/systems are not part of this inspection.**

--- End of Category PLUMBING ---

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28. Description

Repairs Recommended

Approximate input BTU's:

Heating type:forced air unit Fuel type:gas and electric Location:basement

Comments: No additional comments.

*Notice: If a fuel burning heater/furnace is located in a bedroom, we recommend evaluation by a qualified heating contractor for safety and air volume requirements.**

29. Condition

N/A

Deterioration / Damage (2)

- Near end of lifespan (2) Not functional (2) Utilities off, could not inspect (2)
 Electronic ignition malfunctioned (2) Maintenance recommended (2)

*Notice: Inspector does not light pilots. If pilots are 'OFF', a full inspection is not possible. It is suggested that heating systems be activated and fully inspected PRIOR TO CLOSE OF TRANSACTION.**

30. Venting

N/A

Deterioration / Damage (2)

- Near end of lifespan (2) Not functional (2) Not fully visible Lacks clearance from combustibles (2) (4)
 Improper materials (2) (4) Improper rise (2) (4) Soot on vent pipe (2) (4)
 Vent terminates near window / opening (2) (4) Defective:

31. Combustion Air

N/A

32. Burners

Repairs Recommended

Deterioration / Damage (2)

- Near end of lifespan (2) Not functional (2) Closed system not visible for inspection
 Unusual flame pattern (2) Rust flakes (2) (4) Soot / charring (2) Cracked refractory (2)

Comments: No additional comments.

Notice: The inspector is not equipped to thoroughly inspect heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit or other technical procedures. Some furnaces are designed in such a way that inspection is almost impossible.* Safety devices are not tested by this company.**

33. Distribution

Repairs Recommended

Materials: Near end of lifespan (2)

- Deterioration / Damage (2) Not functional (2) Not fully visible Ducts: Low air flow at:
 Damaged / missing registers * Insulation missing / damaged * Zone valve not operating (2)
 Circulation pump: Radiator:

Comments: No additional comments.

Notice: Asbestos materials have been commonly used in heating systems. Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection.**

--- End of Category HEATING ---

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34. Normal Controls

N/A

Notice: Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or even heat distribution of the system through the house is not part of this inspection.**

35. Air Filters

Safety Hazard

[X] Condition:dirty [] Hold down missing *

Comments: No additional comments.

Notice: Electronic air cleaners, humidifiers and dehumidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual.**

36. Heating Notes

Repairs Recommended

[X] Recommend complete system evaluation (2)

[X] Unable to locate heat in all rooms (2) [X] Suggest cleaning & servicing:blower, burners, blower [] Fuel leak (2) (4)
 [] System makes unusual noise (2) [] Undercut doors off carpet / floor * [] Temperature: [X] Pressure:high (2)
 [X] Condensate lines:appears serviceable

Comments: No additional comments.

Notice: Verification of the location or condition of underground fuel storage tanks is not part of this inspection. Environmental risks, if any, are not included.* Notice: Asbestos materials have been commonly used in heating systems.* Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection.**

37. Evaporative Cooler

N/A

38. Air Conditioning

Appears Serviceable

[X] Location:Rear [X] Type:Central Air Conditioning

[] Deterioration / Damage (2) [] Near end of lifespan (2) [] Not functional (2)
 [] Air temp below 65 degrees Fahrenheit+ [X] Condenser not level (2) [X] Condenser coil:fins deteriorated
 [] Temperature differential is incorrect (2)

Comments: No additional comments.

Notice: The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not part of the inspection.

38a. Power

Appears Serviceable

[X] Power:240 volt [] Electrical disconnect present

[] Refrigerant charge (not inspected) [] Electrical disconnect not present (2) [] Grounding inproper / not provided (2)
 [X] Electrical conduit:missing [] Heat pump auxillary heat not functional (2)

Comments: No additional comments.

38b. Condensate

Appears Serviceable

Comments: No additional comments.

38c. Refrigerant Lines

Appears Serviceable

Comments: No additional comments.

38d. Cooling Comments

Appears Serviceable

Comments: No additional comments.

--- End of Category HEAT2/COOL ---

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39. Service**Safety Hazard**

[X] Service Type:Overhead [X] Number of conductors:4

[X] Voltage:240 V / 120 V [] Amps: [] Amps not determined [] Deterioration / Damage (2) [] Near end of lifespan (2)
 [] Not functional (2) [] No drip loop on service line (2) [] Damaged connections at: [X] Frayed wires (2) (4)
 [X] Improper splice(s) (2) [] Tap on main wires (2) [] Conductors too close to:
 [X] Wires touch trees, contact utility company (2) (4) [] Main panel ground present
 [] Main panel ground loose / disconnected at: [] Main disconnect inspected at:
 [X] More than six breakers with no main disconnect (2)

Comments: No additional comments.

40. Main Panel**Safety Hazard**

[X] Location:Basement

[] Power off at main - no inspection performed. (2)+ [X] Deterioration / Damage (2) [X] Near end of lifespan (2)
 [] Not functional (2)

Comments:

Notice: Six or fewer breakers usually do not require a main breaker, however this may indicate minimal electrical capacity. If the service amperage is less than 100, upgrade may be needed to operate larger electrical appliances.**

41. Conductors**Safety Hazard**

Comments: No additional comments.

42. Sub-panels

N/A

43. Panel Notes

Repairs Recommended

[X] Overcurrent protection devices inspected - type:Breakers and Fuses [] Deterioration / Damage (2)
 [X] Near end of lifespan (2) [] Not functional (2) [] Improper wiring (2) (4)
 [] Breaker off - have reason verified (2)(4) [X] Multiple wires connected to a single wire rated breaker (20) (4)
 [] Scorching (2) (4) [] Corrosion (2) (4) [] Overfusing (fuse/breaker too large for wire) at panel (2) (4)
 [] Neutral and ground wires connected (2) (4)+ [] Direct tap (2) (4) [] Panel bond is not provided at panel (2) (4)+
 [] Antioxidant not visible on aluminum wire connections * [] Missing bushings / clamps (2) (4)
 [] Missing 240-volt handle ties at panel (2) (4) [] Breakers / fuses damaged (2) (4) [] Unprotected openings (2)
 [] Circuits are not labeled * (5)

Comments: No additional comments.

44. Wiring Notes**Safety Hazard**

[] Representative sample of fixtures, switches and outlets appear serviceable. [] GFCI(s) responded to test at:
 [] Furnishings prevent testing of some outlets and switches. * [] Three-prong outlets did not test properly at:
 [] Reverse polarity at: [X] Evidence of overheating at:Attic [] Loose or damaged outlet / switch at:
 [X] Missing / damaged cover plate at:Bedroom [] Non-exterior rated box / cover at: [] Non-exterior rated wire at:
 [X] Extension cord used as permanent wiring at:Bedroom [] Improper wiring at: [] Exposed splices at:
 [] Junction box covers missing at: [] GFCI(s) recommended at: [] Doorbell: [] Fixture:

Comments: No additional comments.

--- End of Category ELECTRICAL ---

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45. Entry Doors

N/A

46. Interior Doors

N/A

47. Exterior Doors

N/A

48. Windows

N/A

Notice: Determining condition of all insulated windows is not possible due to temperature, weather and lighting variations. Check with owner for further information.

49. Interior Walls

N/A

Notice: The condition of walls behind wallpaper, paneling and furnishings cannot be judged.

50. Ceilings

N/A

Notice: Determining whether acoustic sprayed ceilings contain asbestos is beyond the scope of this inspection. For more information please contact the American Lung Association or an asbestos specialist.

51. Floors

N/A

Notice: Determining odors or stains is not included! Floor covering damage/stains may be hidden by furniture.* The condition of wood flooring below carpet is not inspected.**

--- End of Category INTERIOR ---

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52. Fireplace(s)

N/A

[X] Location:den, family room, living room

[X] Type:Cast in place concrete [] Deterioration / Damaged (2) (4) [] Near end of lifespan (2) (5)

[] Not functional (2) (4) [] Deteriorated mortar (2) [] Cracked / loose brick (2)

[] Lacks clearance to combustibles (2) (5) [] Gas piping: [] Gas valve: [] Damper: [] Damper clamp needed:

[] Hearth extension: [] Doors / screens: [] Blower / fan operation:

Notice: Recommend installing safety spacer or damper when gas logs are present. Wood and ashes are not moved for inspection. Recommend clearing debris and further evaluation.**

53. Interior Features

N/A

53a. Ceiling Fans**Safety Hazard**

[] Not operational (2) [] Vibrates / wobbles *

[] Improperly supported * (5) [] Improperly wired (2) (4)

Comments: The ceiling fan is improperly wired. (2) (4)

53b. Interior Stairs

N/A

53c. Wet Bar

N/A

54. Smoke Detector

N/A

55. Laundry

N/A

Notice: Washing machines and dryers are not moved during this inspection - condition of walls or flooring under these machines cannot be judged. The inspector does not test washing machine drains or supply valves.* Water supply valves if turned may be subject to leaking.**

56. Attic General

N/A

56a. Ventilation & Insulation

<no ratings>

Comments: No additional comments.

Notice: Determining the presence of asbestos or other hazardous materials is beyond the scope of this inspection. Tenting a home for fumigation may cause damage to roofs- recommend reinspection for damage after tenting is completed.**

--- End of Category INTERIOR-2 ---

REPORT KEY - EVALUATIONS RECOMMENDED IN THE REPORT SHOULD BE COMPLETED PRIOR TO THE END OF THE CONTINGENCY PERIOD/TRANSACTION

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement
 (3) Refer to qualified termite report for further information * This item warrants attention/repair or monitoring

57. Floor Appears Serviceable

Comments: No additional comments.

58. Firewall/Ceiling Appears Serviceable

Comments: No additional comments.

59. Ventilation Appears Serviceable

Comments: No additional comments.

60. Door to Living Space Appears Serviceable

Comments: No additional comments.

61. Exterior Door Appears Serviceable

Comments: No additional comments.

62. Vehicle Door Appears Serviceable

Comments: No additional comments.

63. Automatic Opener N/A

64. Electrical **Safety Hazard**

Deterioration / Damage (2) (4)

- Near end of lifespan (2) (4) Not functional (2) (4) Not fully visible Improper wiring (2) (4)
- Exposed wiring subject to damage * (4) Extension cords used as permanent wiring (2) (4) Open splices (2) (4)
- Junction boxes missing covers * (4) GFCI recommended (2) (4) GFCI defective (2) (4)
- Some outlets not accessible * Cover plates missing * (4) Outlets not functional (2)

Comments:

65. Comments N/A

Stored items blocked view / access to garage, unable to fully inspect. *

Notice: Determining the rating of fire walls is beyond the scope of this inspection.

--- End of Category GARAGE ---

REPORT KEY - EVALUATIONS RECOMMENDED IN THE REPORT SHOULD BE COMPLETED PRIOR TO THE END OF THE CONTINGENCY PERIOD/TRANSACTION

KEY:

- (1) Recommend evaluation by a structural engineer/geo-technical engineer
- (2) Recommended evaluation and repairs by a licensed contractor
- (3) Refer to qualified termite report for further information
- (4) This item is a safety hazard - correction is needed
- (5) Upgrades are recommended for safety enhancement
- * This item warrants attention/repair or monitoring

--- End of Category KITCHEN ---

REPORT KEY - EVALUATIONS RECOMMENDED IN THE REPORT SHOULD BE COMPLETED PRIOR TO THE END OF THE CONTINGENCY PERIOD/TRANSACTION

KEY:

- (1) Recommend evaluation by a structural engineer/geo-technical engineer
- (2) Recommended evaluation and repairs by a licensed contractor
- (3) Refer to qualified termite report for further information
- (4) This item is a safety hazard - correction is needed
- (5) Upgrades are recommended for safety enhancement
- * This item warrants attention/repair or monitoring

--- End of Category BATHROOMS ---

REPORT KEY - EVALUATIONS RECOMMENDED IN THE REPORT SHOULD BE COMPLETED PRIOR TO THE END OF THE CONTINGENCY PERIOD/TRANSACTION

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement
 (3) Refer to qualified termite report for further information * This item warrants attention/repair or monitoring

77. Body Type

N/A

*Notice: Pool and spa bodies are beyond the scope of this inspection. * The information regarding the type of pool/spa is given as a courtesy only.*

78. Heater

N/A

78a. Heater Burner

N/A

78b. Heater Vent

N/A

79. Filter

N/A

80. Pumps

N/A

81. Blowers

N/A

82. Electrical

N/A

82a. Pool/Spa Lights

N/A

82b. Pool/Spa Controls

N/A

83. General

N/A

--- End of Category POOL/SPA & EQUIPMENT ---

REPORT KEY - EVALUATIONS RECOMMENDED IN THE REPORT SHOULD BE COMPLETED PRIOR TO THE END OF THE CONTINGENCY PERIOD/TRANSACTION

KEY:

- (1) Recommend evaluation by a structural engineer/geo-technical engineer
- (2) Recommended evaluation and repairs by a licensed contractor
- (3) Refer to qualified termite report for further information
- (4) This item is a safety hazard - correction is needed
- (5) Upgrades are recommended for safety enhancement
- * This item warrants attention/repair or monitoring

Client: Jonh Doe-SAMPLE
Date: 4/26/2007

Property: 541 Maple-SAMPLE
Oceanside, CA 92054-



SAMPLE PICTURES

ELECTRICAL

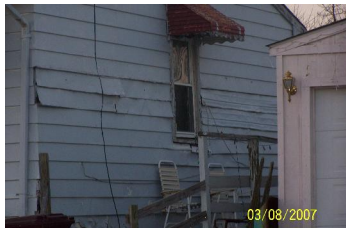


40-1. Main Panel
SAMPLE PICTURES

EXTERIOR



11-1. Chimney(s)
SAMPLE PICTURES



09-1. Exterior Walls
SAMPLE PICTURES



14-1. Gutters & Downspoi
SAMPLE PICTURES

Client: Jonh Doe-SAMPLE
Date: 4/26/2007

Property: 541 Maple-SAMPLE
Oceanside, CA 92054-

FOUNDATION



17a-1. Crawlspace
SAMPLE PICTURES



18a-1. Basement
SAMPLE PICTURES

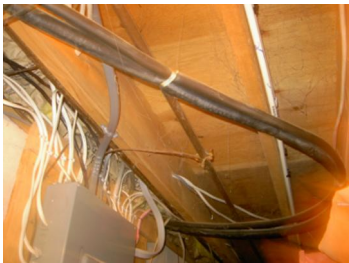


18a-2. Basement
SAMPLE PICTURES



18a-3. Basement
SAMPLE PICTURES

GARAGE

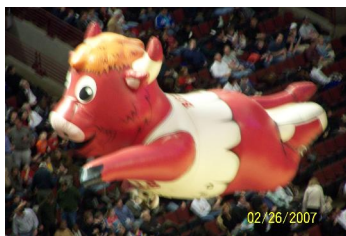


64-1. Electrical
SAMPLE PICTURES

GROUNDS



06-1. Decks/Porch
SAMPLE PICTURES



01-1. Driveway
SAMPLE PICTURES

Client: Jonh Doe-SAMPLE
Date: 4/26/2007

Property: 541 Maple-SAMPLE
Oceanside, CA 92054-

PLUMBING



27-1. Water Heater(s)
SAMPLE PICTURES



27-2. Water Heater(s)
SAMPLE PICTURES

ROOF



22-1. Exposed Flashings
SAMPLE PICTURES

Client: Jonh Doe-SAMPLE**Property:** 541 Maple-SAMPLE**Date:** 04/26/07

Oceanside, CA 92054-

GROUNDS**Decks/Porch -- Safety Hazard**

Recommend further evaluation and repairs as needed by a qualified professional. (2) The railings appear to be in serviceable condition. Flashings are not visible where the structure attaches to the building. (2) (3) Openings in the railing balusters are too wide, creating a safety hazard. (2) (4)

EXTERIOR**Exterior Walls -- Repairs Recommended**

Recommend further evaluation and repairs by a qualified professional. (2) Recommend further evaluation by a qualified engineer. (1) Cracks or openings in the exterior walls are in need of repair. (2)

Damaged siding at: Numerous locations. (2) (3)

Chimney(s) -- Safety Hazard

The chimney does not have a proper spark screen; recommend installation prior to using fireplace. (2) (4) The spark screen at the chimney was improperly installed and/or is the improper type; recommend proper screen be installed before the fireplace is used. (2) (5) Recommend the installation of a rain cap with approved spark arrestor. * The spark screen is not visible; recommend further inspection by a qualified professional to determine if an approved screen is properly installed. (2)

Gutters & Downspouts -- Repairs Recommended

Loose downspouts were noted at the time of the inspection. * Missing downspouts were noted at the time of the inspection.

FOUNDATION**Basement -- Repairs Recommended****ROOF**

Client: Jonh Doe-SAMPLE**Property:** 541 Maple-SAMPLE**Date:** 04/26/07

Oceanside, CA 92054-

Exposed Flashings -- Safety Hazard

Flashings were improperly installed at chimney. (2) Active leaking at: chimney. (2) The skylights are cracked at the time of the inspection. (2) The exposed flashings are broken at the time of the inspection. (2) Damaged flashings were noted at chimney. (2)

PLUMBING**Water Heater(s) -- Safety Hazard**

The pipes and valves are corroded. (2) The water heater vent was back drafting. Products of combustion were spilling from the draft diverter. (2) (4) The water heater vent is damaged. (2) The water heater vent system is disconnected. (2) (4) The water heater vent has an improper rise. (2) Improper materials installed on vent system. (2) (4)

HEATING**HEAT2/COOL****ELECTRICAL****Main Panel -- Safety Hazard****INTERIOR-2****Ceiling Fans -- Safety Hazard**

The ceiling fan is improperly wired. (2) (4)

GARAGE**Electrical -- Safety Hazard**