

The Uniform Building Inspection Report™



Single Family Residence:
555 XYX St., Sacramento, CA

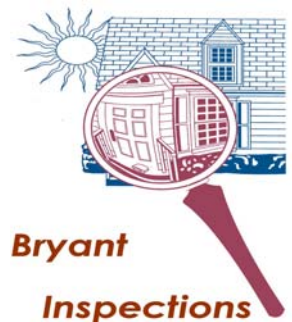
Prepared Exclusively for:
Jane Doe

Inspection Date:
1/17/2008, 9:00:00 AM

Report Number:
Old House 08

Inspection Company:
Bryant Inspections
7439 Wisam Ct,
Fair Oaks, CA 95628
916-965-7955
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Your Qualified Professional
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Bryant Inspections

7439 Wisam Ct, Fair Oaks, CA 95628
Phone: 916-965-7955 Fax: 877-849-2579

Your Qualified Professional

Address of inspection: 555 XYX St., Sacramento, CA

Client: Jane Doe

Date: 1/17/2008

Address:

Phone:

City:

State/Prov.:

Zip:

GENERAL INFORMATION

Selling Agent: John Q. Agent
Company: Q. Real Estate Agency
Phone:
E-Mail:
Present at Inspection: At Presentation

Listing Agent:
Company:
Phone:
E-Mail:
Present at Inspection: Agent did not attend

Client Present: At Presentation

Structure Type: Single Family Residence
Main Entry Faces: Northerly
Occupancy Status: Furnished/unoccupied
Approx. Sq. Ft.: 1200-2000
Approx. Year Built: 1925
Weather Conditions: Clear
Approx. Temp.: Outside temp. = 55 deg.
Time Insp. Began: 9:00:00 AM

Inspector: Erik C Bryant

INVOICE

Report Number: Old House 08
Inspection Type: Visual

Inspection Base Fee: \$355.00

Pool:
Spa:
Pool/Spa Combo:
Underfloor Crawl: \$75.00
Age 1931-1960 \$35.00
Age 1930 and older \$35.00

Special
Discount

Total: \$500.00

Paid by: _____

NOTICE: The written report, and all information gathered during the inspection, is not considered transferable to third parties. The inspection results are intended for the exclusive use of the client.

NOTICE: Client is responsible for payment at the time services are rendered. Any account 30 DAYS or more PAST DUE is subject to finance charges and/or collection proceedings. Escrow billing is not available.

Bryant Inspections Inspection Agreement

THIS IS A LEGALLY BINDING CONTRACT - PLEASE READ IT CAREFULLY

Address: 555 XYX St., Sacramento, CA

Report Number: Old House 08

VISUAL INSPECTION DEFINITIONS AND LIMITATIONS:

1. The Client understands and agrees that this Agreement is a part of the Inspection Report and acceptance of or payment for the Inspection Report by the Client will confirm this agreement, even if Client was not present at the inspection and/or has not signed this agreement.
2. The Client understands that this report and any information therein is intended for the sole use of the Client and shall not substitute for, replace or be used in lieu of any required Transfer Disclosure Statements and shall not be disclosed to any person or persons other than the parties to the transaction for which this Inspection report was ordered.
3. Nothing in the Inspection Report, and no opinion of the Inspector, shall be construed as advice to the Client to purchase, or not to purchase, the property.
4. The Visual Inspection will be made and the Inspection Report prepared in accordance with the *Standards of Practice* as published by CREIA, California Real Estate Inspection Association, and by these standards, is intended to provide an opinion, based on visual observation, as to the apparent general condition of a building's observable structure, fixed components and systems or parts thereof, including the identification of significant observable defects and deficiencies as they appear at the time of the inspection.
5. The inspection is LIMITED to a visual survey of the fixed structure, components and systems of the building. The inspection does NOT include any invasive inspection or destructive testing. ANY STRUCTURE, COMPONENTS, SYSTEM OR CONDITION WHICH IS NOT EXPOSED TO VIEW, IS CONCEALED, OR INACCESSIBLE, BECAUSE OF SOIL, WALLS, WALL COVERINGS, FLOORS, FLOOR COVERINGS, CEILINGS, FURNISHINGS, FIXTURES, FOLIAGE, DEBRIS, OR ANY OTHER THING, IS NOT INCLUDED IN THIS INSPECTION. Client expressly agrees to assume all risks of conditions which are concealed from view at the time of the inspection.
6. THE FOLLOWING ARE NOT INCLUDED IN THE INSPECTION: The inspector may, in his sole discretion, comment on any of the following items which are clearly apparent to visual inspection, but has no duty to do so, and is not liable for any failure to do so.
 - a. Latent or concealed defects, or any condition not apparent to visual inspection at the time of the inspection.
 - b. Hazardous or contaminant conditions, including but not limited to, mold, asbestos, radon gas, lead paint, urea formaldehyde, toxic or flammable chemicals, water or air quality, PCB's or other toxins, electro-magnetic fields, petroleum products contamination or other soils or water contamination, allergens, environmental or health hazards or hazardous waste
 - c. Structural, geological, soil or hydrological stability, survey, engineering, analysis or testing
 - d. Uniform Building Code, or other uniform, state, or local Code, statute, or regulation, manufacture's installation instructions, construction, permit, or zoning violations
 - e. Termites or other wood destroying insects, rodents or other pests, dry-rot or fungus
 - f. Permit research or validation
 - g. Radio, computer, or remote controlled devices or low-voltage systems or relays
 - h. Security, intercom, or other communication systems
 - i. Elevators, lifts or dumbwaiters
 - j. Thermostatic, time clock or photoelectric controls
 - k. Water softener or purifier systems
 - l. Furnace heat exchangers
 - m. Solar heating systems and freestanding appliances
 - n. Window coverings
 - o. Public or private water and waste systems
 - p. Landscape or farm irrigation systems or the condition of any vegetation
 - q. Any item which is hidden from view or impractical to test or observe
 - r. Any structure, system or component, which is not listed in the Standards of Practice of the California Real Estate Inspection Association as an inspection requirement
 - s. Any structure, system, or component, condition, application, or other item noted in the report as not inspected, not determined, or not reported on
 - t. Determining adequacy, efficiency, suitability, quality, age, or remaining life of any building, system, or component.
7. The *Uniform Building Inspection Report* manual, which is part of this report, utilizes referenced narratives corresponding to items listed on computer generated findings pages. **You must read the narratives in the accompanying manual corresponding to each item on the findings pages to have read the entire report.** The Client agrees to read the entire report. The Client agrees to immediately contact the

Inspection Company for copies of any pages found to be missing from any part of the report.

8. The Inspection Report, including the use of signifying letter codes, is the professional opinion of the Inspector, based on the visual inspection of accessible structures, systems, and conditions. Without dismantling any part of any structure or system, and without full use of all utilities, the Inspector may, in his sole discretion, infer and extrapolate opinions which cannot be confirmed during the inspection. Such inferred and extrapolated opinions shall put the Client on notice to perform further inspection or testing as needed.

9. The Inspection Company does not offer any warranty or insurance for the Client or any other person in connection with the Inspection Report. **THERE IS NO WARRANTY, EXPRESSED OR IMPLIED, OF THE INSPECTION SERVICE OR INSPECTION REPORT.** Conditions of the property may exist which are not visually apparent to the inspector at the time of the inspection, and therefore are not within the scope of the Inspection Report.

10. The Client agrees to submit to the Inspection Company, in written form, any claim(s) or complaint(s) not less than 30 days prior to taking any legal action on such claim(s) or complaint(s). Any legal action relating to the inspection, or Inspection Report, or the conduct of any officer, agent, or employee of the inspection company must be filed within one (1) year of the date of the inspection, and is thereafter barred by this agreement.

11. Any dispute, controversy, interpretation or claim including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation arising out of, from, or related to, this contract or arising out of, from, or related to the inspection or Inspection Report shall be submitted to **final and binding arbitration** under the **Rules and Procedures of the Expedited Arbitration of Home Inspection Disputes of Construction Arbitration Services, Inc.** The decision of the Arbitrator appointed thereunder shall be final and binding and judgement of the Award may be entered in any Court of competent jurisdiction.

12. Client understands and agrees that, to the fullest extent allowed by law, that the inspector and inspection company do not insure or warranty the inspection, and waives any claim of insurance or warranty. Payment for the inspection is made solely for the service provided by the inspector and inspection company in making a limited visual inspection of the property, without invasive investigation or destructive testing, and the production of a written inspection report which identifies the conditions actually observed by the inspector; the cost of such inspection and report would be substantially higher if any insurance or warranty were made. As consideration for the lower cost of inspection made possible by the foregoing waiver of insurance and warranty, Client agrees that the inspector's and inspection company's liability under this agreement shall be limited to one hundred fifty percent (150%) of the inspection fee.

13. Should any part of this Inspection Agreement be disallowed by any court or arbitrator the remainder shall be fully enforced.

The Fee for the Visual Inspection and Report is: \$500.00

Jane Doe

CLIENT: _____ (sign) _____ Date: _____

Bryant Inspections , A Sole Proprietor

INSPECTION COMPANY: _____

Erik C Bryant

INSPECTOR: _____ (sign) _____ Date: _____

This Report Has Been Prepared Exclusively For: Jane Doe

Property Address: 555 XYX St., Sacramento, CA
Date of Inspection: 1/17/2008 Start Time: 9:00:00 AM Report Number: Old House 08

Letter Code Definitions:

The letter code definitions provide the inspector's professional opinion regarding the finding significance, severity, ramifications, course of action, or path of resolution recommended. If further clarification is desired please contact your inspector.

- (+) The plus sign indicates a plus for the property.
- (A) APPEARANCE Repair or alteration usually improves component appearance and should decrease deterioration.
- (B) BUILDING STANDARDS The finding does not conform to building standards and practices in effect at the time of construction or installation. Further study and corrections as needed are advised.
- (C) CAUTION Caution advised. The situation or problem could be, or could become, hazardous under certain circumstances.
- (D) DAMAGED and/or DAMAGING Significant component damage and/or ongoing damage apparent. Corrections advised.
- (E) EFFICIENCY Repair, alteration or replacement usually improves the efficiency of the component or system.
- (F) FAILURE Failure of a system or component. The system or component fails to operate or to operate properly.
- (H) HAZARD The situation, problem or defect should be considered hazardous. Correction by a qualified licensed contractor is advised.
- (M) MONITOR Monitor the situation on a regular basis. Corrections by a qualified licensed contractor, if and when necessary, are recommended.
- (N) NOTICE Discretion advised. The significance of the situation, problem or defect is uncertain. Further study is advised.
- (P) PREVENTIVE MAINTENANCE Correction or modification decreases the probability of excessive deterioration.
- (R) REVIEW BY SPECIALIST It is recommended that the finding and all associated components be reviewed and corrected as needed, by a qualified licensed contractor.
- (T) TYPICAL/Common Although typical or common for the age of the structure or component, modifications may be in order.
- (U) UPGRADE RECOMMENDED Modification or addition is generally considered an upgrade which may improve safety or efficiency.

IMPORTANT: Findings, Components & Applications Listings:

Each section includes a list of Findings, if any, and a list of Components and Applications noted during the inspection. Please note that some components and some applications require additional maintenance and consideration and that the survey of some components is limited. Some component information contains disclosures. Some Findings information may be far-reaching. **To obtain this information you are advised to read all narratives in the Uniform Building Inspection Report™ Reference Manual, referenced by item number, before purchasing the property.**

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Property Address: 555 XYX St., Sacramento, CA
Date of Inspection: 1/17/2008 Start Time: 9:00:00 AM Report Number: Old House 08

Grounds Survey Findings:

[B] [R] 0060: Drainage near building questionable.
Drainage appeared to be lacking in several areas. The foundation could be adversely affected. Corrections are advised. Noted at several locations around the structure.
See Photo(s) 0060.

[B] 0080.02: Hardscape not sloped away from building.
This condition creates the potential for water to enter into the garage and cause moisture related problems in the walls and flooring.
See Photo(s) 0080.02.

[D] 0210.02: Concrete cracks and general deterioration noted.
Noted in the garage.
See Photo(s) 0210.02.

[B] 0800.01: Earth separation from degradable wood inadequate.
The recommended clearance from degradable wood to earth is four to six inches per most building material manufactures. Refer to pest report for information on this and related conditions. Noted in the sub area.
See Photo(s) 0800.01.

[P] 0860.02: Shrubbery/vegetation against building.
Shrubbery or vegetation against siding may hold moisture or provide location for insects. Also access to inspect these areas may be impaired.
Noted at several locations around the structure.
See Photo(s) 0860.02.

[B] [M] 0960: Finding not covered in the narratives.
Ventilation for sub area is below the grade of the drive way. Water intrusion could result. Noted at the right side of the structure.
See Photo(s) 0960.

Exterior / Roof Survey Findings:

[N] 1530.01: Window missing where once installed.
Several were noted at various locations.

See Photo(s) 1530.01.

[F] 1690.02: Security door part(s) missing. The security door has no lock set installed. Noted at the rear door.
See Photo(s) 1690.02.

HVAC Survey Findings:

(Includes Air Conditioning / Fireplace(s) / Stove(s) and Chimney(s), if present)

[N] 2030: Under 60 degrees F (cannot test air conditioner in cooling mode)
The unit could be damaged if operated. Even when no damage occurs the unit does not operate efficiently at lower temperatures and will give misleading results.

[C] [B] 2070.04: Heating/cooling unit support stand faulty or otherwise amiss.
Working platform is not installed.
See Photo(s) 2070.04.

[R] 2650: Clean and review chimney and firebox (soot / creosote noted). It is recommended that the situation, problem or defect be reviewed, and corrected as needed by a qualified licensed contractor.
See Photo(s) 2650.

[B] [R] 2660.02: Masonry chimney has no liner.
See Photo(s) 2660.02.

[R] 2710.01: Chimney mortar / bricks loose. Noted in the sub area at the base of the chimney.
See Photo(s) 2710.01.

[U] [B] 2750.32: Chimney spark arrestor not installed.
I recommend the installation of a rain cap in addition to the spark arrestor to reduce the deterioration of the chimney and rusting of the damper.
See Photo(s) 2750.32.

Plumbing Survey Findings:

[D] 4070.01: Water heater burner access cover missing.
See Photo(s) 4070.01.

This Report Has Been Prepared Exclusively For: Jane Doe

Property Address: 555 XYX St., Sacramento, CA
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[B] 4980: Finding not covered in narratives.
Copper water pipe is not supported properly.
Noted in the sub area.
See Photo(s) 4980.

Electrical Survey Findings:

[C] [R] 5340.01: Conduit connector loose.
Noted at the main service panel
See Photo(s) 5340.01.

[C] [R] 5600: 3-prong receptacle outlet not grounded.
Most outlets were marked with a blue tape. Noted at various locations.
See Photo(s) 5600.

[F] 5630: Circuit failure (no electric at receptacle outlet or light).
Noted on the outside receptacle(s).
See Photo(s) 5630.

[C] [B] 5640: Face or cover plate needed.
Numerous and various locations noted.
See Photo(s) 5640.

[D] 5650.20: Light fixture damaged.
Light fixture not secured to ceiling. Noted in the rear bedroom.
See Photo(s) 5650.20.

Bathroom(s) Survey Findings:

[D] 6180.01: Shower head damaged.
Shower head leaks. Noted in the hall bath.
See Photo(s) 6180.01.

[F] 6360.01: Drain stop inoperative.
Noted in the hall bath.
See Photo(s) 6360.01.

Interior Survey Findings:

[N] 7000.01: Stain noted on interior surface.
This may or may not be from a prior water intrusion event. The area appeared dry at the time of the inspection ie. not damp to the touch or soft.

Noted at left rear bedroom.
See Photo(s) 7000.01.

[R] [D] 7060.12: Wall covering faulty or otherwise amiss.
Plaster wall is separating from the frame. Noted in the entry.
See Photo(s) 7060.12.

[N] 7200.02: Floor or flooring sloped.
Noted in several areas throughout structure.

[D] 7300.01: Door drags jamb.
Noted at the right front bedroom.
See Photo(s) 7300.01.

[N] 7310.01: Door jamb out of square.
Noted at the right front bedroom.
See Photo(s) 7310.01.

[D] 7340.01: Door removed.
Noted in the laundry room.
See Photo(s) 7340.01.

[D] 7360.03: Bifold doors faulty or otherwise amiss.
Bifold doors are off track.
See Photo(s) 7360.03.

[H] [B] 7420.13: Deadbolt keyed on inside.
This could be a hazard if there were to be a fire in the house and the key was not in the door.
Recommend converting to twist knob on interior of door. Noted in the laundry room.
See Photo(s) 7420.13.

[D] 7510.13: Window counter balance damaged.
Noted at several locations.
See Photo(s) 7510.13.

[H] 7800.01: Smoke alarm not installed where required.
Noted in the bedrooms.
See Photo(s) 7800.01.

Kitchen Survey Findings:

[C] [B] 8450.01: Disposal electric supply wire not secure to unit.
See Photo(s) 8450.01.

Structure Survey Findings:

This Report Has Been Prepared Exclusively For: Jane Doe

Property Address: 555 XYX St., Sacramento, CA
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[D] [R] 9190.10: Concrete foundation wall cracked and deterioration noted at several locations..

See Photo(s) 9190.10.

[D] [R] 9200.01: Framing member cut and cracked.
Noted in the sub area at several floors joists.

See Photo(s) 9200.01.

[R] [D] 9200.03: Framing member split.
Noted in the attic at the rafter.
See Photo(s) 9200.03.

[R] 9200.05: Framing member faulty or otherwise amiss.
Floor beams not supported at required spacing and locations. Noted in the sub-area.
See Photo(s) 9200.05.

[R] 9210.01: Rafter deflection noted.
Noted in the attic and on the roof.
See Photo(s) 9210.01.

[R] 9240: Questionable framing techniques and workmanship.
Noted at numerous locations in the sub-area.
See Photo(s) 9240.

[B] [R] 9350: Porch or patio cover anchoring questionable.
Patio rafter is not anchored properly to the framing member. Noted at the rear of the structure.
See Photo(s) 9350.

[R] 9400.10: Prior or present moisture noted in the crawlspace area.
Water staining noted on several floor joists. Refer to pest report.
See Photo(s) 9400.10.

[C] [B] 9700.04: Insulation faulty or otherwise amiss.
Insulation installed with the flammable vapor barrier exposed. Manufacturer installation instructions printed on the paper side say that it should not be left exposed.
See Photo(s) 9700.04.

[N] 9810: Remodel, alterations, or additions noted.

I recommend obtaining all relevant information possible regarding remodel, alterations or additions such as operating instructions, permits, plans etc.

Noted at but not limited to the electrical, plumbing, roof, garage, and foundation work.

[N] [R] 9830: Review pest inspection report for wood rot and wood boring insect information.
See Photo(s) 9830.

[D] [R] 9840: Wood deterioration noted on building member.
Refer to pest report for further information on this and related items. Noted at siding and various trim boards.
See Photo(s) 9840.

This Report Has Been Prepared Exclusively For: Jane Doe

Property Address: 555 XYX St., Sacramento, CA
Date of Inspection: 1/17/2008 Start Time: 9:00:00 AM Report Number: Old House 08

Components & Applications Listings:

The following is a list of components, systems, and applications noted during the inspection. This is a very important part of the inspection report. Some components and some applications require additional maintenance and consideration. The survey of some components is limited. Some component information contains disclosures.

Where the general condition of a component or system is indicated, reference is to the visible and/or active components only.

Read all narratives in the Uniform Building Inspection Report™ Reference Manual, referenced by item number, before purchasing the property.

Grounds Components & Applications:

IRRIGATION:

The irrigation and/or sprinkler system(s) were not inspected

SITE ELEMENTS, GRADING, DRAINAGE:

- 01a Enclosed plant area next to foundation
- 01b(1) Planter against siding
- 01c Yard drains (if visible and discovered)
- 01d(1) Above grade (with respect to roadway)
- 01e(1) Low to moderate slope
- 01k Expansive/clay type soil

FENCES & GATES:

- 04c(1) Wood

WALKS, DRIVES, & PARKING:

- 05b(1) Cement concrete walks/drives

ATTACHED AND DETACHED UNCOVERED EXTERIOR DECKS / BALCONIES / PATIOS:

- 05a(4) Wood deck
- 05a(8) Deck soffit (underside(s)) unenclosed
- 05b(4) Cement concrete deck / patio

ATTACHED AND DETACHED EXTERIOR STEPS AND STAIRWAYS:

- 05e(1) Wood stairway / steps

GROUNDS/PARKING LIGHTING:

- 06a Low voltage lights
- 06c 110/120 volt lighting/outlets
- 06c(1) GFCI protected outlet(s) (The inspector indicates GFCI protection is provided at exterior outlets even though all exterior outlets may not be so equipped.)

MISC. GROUNDS DEVICES & OUTBUILDINGS:

- No misc. grounds devices noted
- No outbuildings noted

Exterior Components & Applications:

ROOF REVIEW METHOD:

17a Roof fully viewed from roof level. The inspector's vantage point allowed full view of the roof and all roof penetrations whether fully traversed or not.

ROOF / DECK STYLES:

- 13a Gable
- 13b Hip
- 13c Valley
- 13t 4 to 6/12 pitch

ROOF/DECK/FLOOR WATERPROOFING MATERIALS:

- 15b Comp shingles

ROOF FLASHING AND PENETRATIONS:

- 15n(1) Mineral flashing

GUTTERS / ROOF DRAINS:

- 11b "Plastic" gutters

WALL CLADDING MATERIALS (Siding), FLASHING & TRIM:

- 16b Wood siding (all types)
- 16h(1) Stucco (all applications)
- 16q(3) Wall flashing not visible
- 16r Exterior trims (all types)

EAVES, SOFFITS, FASCIA, PORCHES & RAILINGS

- 16s(1) Eaves with covered soffit(s)

WINDOWS AS VIEWED FROM EXTERIOR (see

Interior Section also):

- 10b Single glaze
- 10d Wood sash
- 10h Sliding sash
- 10k Double hung sash
- 10m Single hung sash
- 10n Picture window(s)

ENTRY DOORS:

- 12b Solid core
- 12c(1) Glass (large pane(s))
- 12d(2) Security door

VEHICLE DOORS and SAFETY REVERSE DEVICES:

- 14e Swing-out
- 14f Wood (frame/skin)

Heating/Air Conditioning/Fireplace Components & Applications:

HEATING EQUIPMENT LOCATION(S):

Heating equipment #1 is located on the roof.

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HEATING SYSTEM(S):

- 21a(1) Natural gas heating: If not presently installed, the installation of a carbon monoxide (CO) detector in each sleeping room is highly recommended.
- 21m(1) Self igniting pilot light
- 21n Visually restricted heat exchanger

HEATING EQUIPMENT THERMOSTATS / OPERATING CONTROLS / ZONING

- 22a Set-back thermostat(s)
- 24b Disposable or washable filters

- 25a Heat Distribution Methods
- 25a(2) Ducting (forced air)

APPROXIMATE AMBIENT TEMPERATURE AND TEMPERATURE DIFFERENTIAL TEST RESULTS, IF TAKEN:

- Outside temp. = 55 degrees
- Unit 1 Temperature Differential = Not taken

COOLING / VENTILATION SYSTEM(S):

- 20b Dual-Pack / Gas-Pack (gas heat, elec. cool)
- 20h Cooling Distribution Methods
- 20h(1) Ducting

FIREPLACE(S), STOVE(S):

- 23a(2) Site-built wood burning fireplace
- 23f Combustion air from outside
- 23h(2) Face screen in place

CHIMNEY, VENT SYSTEM(S):

- 23j (1) Masonry chimney

CHIMNEY INTERIOR REVIEW METHOD(S):

- 23k(2) Partially reviewed
- 23k(3) From atop roof
- 23k(4) From inside firebox.

Plumbing Components & Applications:

MAIN WATER SOURCE, SHUTOFF LOCATION, VACUUM BREAKERS AND ANTI-SIPHON DEVICES:

- 45a Main water valve located at the right side of the building.
- 45f Water supply approximate size: 3/4"
- 42a Municipal water supply indicated
- 45d Handle type main water valve installed
- 42c Backflow prevention device installed in main

FUNCTIONAL FLOW AND FUNCTIONAL DRAINAGE:

- 47a Functional water flow tested
- 47b Functional drainage tested

PRIMARY INTERIOR HEATING ENERGY SOURCE AND SHUTOFF LOCATION:

- 44a Natural gas
- Gas shutoff valve located at the right side of the

building.

WATER HEATER(S):

- 43a(1) Natural gas water heater(s)

WATER HEATER AUTOMATIC SAFETY CONTROL DEVICE(S) OBSERVED:

- 43k Temperature, pressure relief valve

WATER HEATER LOCATION(S), APPROXIMATE AGE(S) AND SIZE(S):

- Water Heater #1 is located in the utility closet.
- The approximate age of this water heater is 5 to 10 years.
- Its approximate size is 50 gals.

APPLIANCE VENT TYPES AND CONDITION:

- 41a(1) Sheet-metal appliance vents

LAUNDRY FACILITIES AND VENTING:

- 40a Washer connections
- 40b Electric dryer connections
- 40c Gas dryer connections
- 40d Laundry sink
- 40k Dryer vent terminates at vertical exterior wall

INTERIOR WATER SUPPLY AND DISTRIBUTION PIPING:

- 41c Copper/brass water lines visible

FUEL DISTRIBUTION PIPING AND SUPPORTS:

- 41j Flex gas/oil connectors visible
- 41k Galv. gas/oil lines/fittings visible

WASTE AND VENT PIPING SYSTEM:

- 41q Plastic drain lines visible
- 41q(1) Acrylonitrilebutadiene-styrene (ABS)

SEWAGE DISPOSAL:

- 46a It is believed the sewer is connected to municipal lines. This is not verified by the inspector. You are advised to verify the connection with the proper authorities.

Electrical Components & Applications:

MAIN / SUB-PANEL LOCATION(S):

- Main service panel located at the front of the building.

SERVICE DROP/SERVICE LATERAL & SERVICE PANEL:

- 51b Overhead service drop
- 51j Aluminum entrance conductors
- 51e Exterior main service panel
- 51g Single disconnect

SERVICE AMPERAGE / VOLTAGE, ETC:

- 52b 110/120 volt service
 - 52d Single phase
-

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52g 100 to 200 amp service

DISTRIBUTION SYSTEMS:

53b Circuit breakers
53f Nonmetallic sheathed cable ("Romex")
53j Copper wires
53k(1) Stranded aluminum wire noted in single branch circuit(s).
Stranded aluminum wire is acceptable in single branch circuits. This would include circuits for dryers, ovens, ranges, AC units, etc.

A Representative Number of Lights and Switches were Tested.

A Representative Number of Receptacles were Tested.

GROUNDING METHOD, ETC.:

54a Grounded to rod driven in earth
54b Grounded to water pipe
54d Bonded service panel
54e Ground Fault Circuit Interrupters
(GFCI locations may be partially or fully compliant)

Bathroom(s) Components & Applications:

BATHTUB TYPE(S):

60a(1) Cast iron bathtub(s)
60c Fiberglass bathtub(s)

SHOWER FLOOR TYPE(S):

60a(2) Tub/shower combination
60f (2) Tile shower floor(s)

TUB/SHOWER WALLS:

62a Floated tile walls
62e Fiberglass or plastics walls
62h(1) The tub and/or shower door(s) appeared to be safety glaze
62j The tub and/or shower was/were enclosed with a curtain

WASH BASIN(S):

64e(1) Cultured marble wash basin(s)
64f Vitreous china wash basin(s)
64g(1) The wash basin(s) and the countertop(s) are molded as a single unit
64j Self-rimming wash basin(s)

COUNTERTOP MATERIALS:

65a Floated tile countertop(s)
65d Cultured marble countertop(s)

WATER CLOSET(S):

63a(1) Down-flush toilet

PLUMBING AND ACCESSORIES:

61a "Washerless" faucet(s)
61b Washer type faucet(s)
61c Diverter valve(s)

VENTILATION, SUPPLEMENTAL HEATING AND ELECTRICAL:

No supplemental bathroom heating noted
66a(1) Openable window(s)
66b Exhaust fan(s)
66g GFCI Receptacle(s)

FLOOR(S):

67b(1) Tile floor(s)

Interior Components & Applications:

WALLS AND CEILINGS:

70a Plaster / veneer plaster
70b Drywall

FIRE SEPARATION WALLS AND CEILINGS

FIRE SEPARATION DOOR(S)

EXTERIOR AND INTERIOR DOOR SYSTEMS:

71a Bi-fold door(s)
71b Bypass door(s)
71e Hinged door(s)
71f Sliding glass door(s)
71g(1) Metal door(s)
71g(3) Wood product door(s) (may be solid wood, pressed wood or simulated wood)
71h Dead bolt(s)
71j Side light(s)
71m Weather stripped

WINDOWS

75a A representative number of windows were tested.

INTERIOR STYLES, STAIRS, ETC.:

72c Nominal 8' ceilings
72d Raised entry

FINISH FLOORING:

73a Carpet
73c Vinyl and baseboard
73d Wood (may be simulated)
73e(1) Tile (All types)

MISC. SYSTEMS:

74a(1) Smoke alarm
74e(3) Interior cabinetry

Kitchen Components & Applications:

RANGE(S) / COOKTOP(S):

80a(1) Gas range or cooktop
80b Free-standing range

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Property Address: 555 XYX St., Sacramento, CA
Date of Inspection: 1/17/2008 Start Time: 9:00:00 AM Report Number: Old House 08

OVEN(S):

- 83a(1) Gas oven
- 83b Free-standing oven
- 83e Self-cleaning oven
- 83h Microwave oven

VENTILATION:

- 81a Mechanical exhaust

CABINETS:

- 84a Modular wood cabinets

COUNTERTOP(S) AND BACKSPLASH:

- 86c(1) Marble (may be simulated)

SINK(S):

- 82c Steel enameled sink
- 82d Self-rimming sink

REFRIGERATOR(S):

No refrigerator noted

LIGHTING AND ELECTRIC:

- 87a Counter outlets
- 87a(1) GFCI Protection
- 87b Fluorescent lighting
- 87c Incandescent lighting

OTHER APPLIANCES:

- 88d Disposal
- 88e Dishwasher

Structure Components & Applications:

INSPECTED STRUCTURES BUILDING TYPE:

- 94a Single family residence

APPROXIMATE ERA OF CONSTRUCTION:

- 91e 1900 to 1929

ROOF/CEILINGS STRUCTURAL COMPONENTS:

- 90b(1) Site-framed roof system
- 90c Plywood/OSB roof sheathing

FLOOR STRUCTURAL COMPONENTS:

- 90b(2) Site-framed floor system
- 90h 2" x 6" T and G subfloor

EXTERIOR WALLS STRUCTURAL COMPONENTS:

- 90t Wood framing

FOUNDATION AND/OR BASEMENT STRUCTURES

WHERE VISIBLE (if basement present):

- 93m Bolted sill plate
- 93a Concrete pier and/or perimeter foundation
- 93j Post and pier/beam

SUB-AREA OBSERVATION EXTENT AND METHOD:

97a Fully viewed

97c(2) From inside sub-area

SUB-AREA ACCESS LOCATION:

A sub-area access is located at the rear of the building. There may be other sub-area access locations not listed here.

93e(2) Below grade crawl space with foundation partially below grade

92b Sub-area ventilation

ATTIC OBSERVATION EXTENT AND METHOD:

96a Fully viewed

96c(2) From inside attic

ATTIC ACCESS LOCATION:

An attic access is located in the hall closet. There may be other attic access locations not listed here.

ATTIC VENTILATION:

92a Attic ventilation

APPROXIMATE ATTIC INSULATION THICKNESS:

(In many cases, such as with flat or vaulted roof structures without attics, the inspector cannot ascertain the thickness of the insulation or whether any is installed. An indication of insulation thickness does not guarantee complete coverage. The presence of wall insulation generally cannot be ascertained at all)

95e 5 to 8 inches (attic)

APPROXIMATE FLOOR INSULATION THICKNESS:

INSTALLED ATTIC AND FLOOR INSULATION

TYPES:

95a(1) Fiberglass (batt or loose)

VAPOR RETARDERS/BARRIERS:

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Additional Information:

CONDITIONS MAY CHANGE AFTER INSPECTION, FINAL WALK THROUGH ADVISED:

Read the first page of the Uniform Building Inspection Report Reference Manual and the CREIA Standards of Practice for an insight into the scope of the inspection. The inspection represents the condition of the visually inspected areas of the property on the date of the inspection. Component conditions may change between the date of the inspection and the title transfer date. A thorough walk-through prior to title transfer helps protect against unexpected surprises, and is recommended.

REPAIRS OR MODIFICATIONS SHOULD BE DONE BY APPROPRIATE QUALIFIED PROFESSIONALS;

It is recommended that any deficiencies and the components / systems related to those deficiencies noted in the preceding report be evaluated / inspected and properly repaired as needed by a qualified licensed contractor or other appropriate tradesperson or professional before the title transfer date. This further evaluation before the title transfer date is recommended so they can evaluate our concerns further and inspect the remainder of the system or components for any additional concerns that may be outside our area of expertise or outside the scope of our inspection. Please call our office for any clarifications or further questions

THE PURCHASE OF A HOME
WARRANTY FROM A REPUTABLE

COMPANY IS HIGHLY
RECOMMENDED!

THIS IS NOT A CODE COMPLIANCE
INSPECTION:

While this inspection is NOT a code compliance inspection, the inspection may have made references to building codes verbally or in this printed report. Many observations / findings are based on the concepts in various building codes etc. Please be aware that the local building jurisdiction may interpret the building codes differently than the inspector.