

The Uniform Building Inspection Report™



Single Family Residence:
123 Fake St., Sacramento, CA 95618

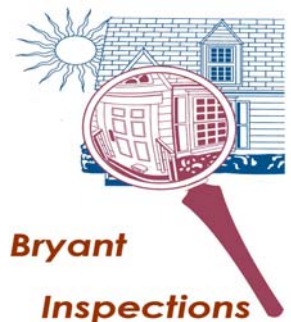
Prepared Exclusively for:
John Doe

Inspection Date:
12/4/2007, 9:00:00 AM

Report Number:
Sample

Inspection Company:
Bryant Inspections
7439 Wisam Ct,
Fair Oaks, CA 95628
916-965-7955
www.bryantinspections.com
bryantinspections@gmail.com

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: 123 Fake St., Sacramento, CA 95618

Client: John Doe

Date: 12/4/2007

Address:

Phone:

City:

State/Prov.:

Zip:

GENERAL INFORMATION

Selling Agent: John Q. Agent
Company: Q. Real Estate Agency
Phone:
E-Mail:
Present at Inspection: 100%

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

Client Present: 100%

Structure Type: Single Family Residence
Main Entry Faces: Easterly
Occupancy Status: Furnished/Occupied
Approx. Sq. Ft.: 2001-2500
Approx. Year Built: 2001
Weather Conditions: Clear
Approx. Temp.: Outside temp. = 55 deg.
Time Insp. Began: 9:00:00 AM

Inspector: Erik C Bryant

INVOICE

Report Number: Sample
Inspection Type: Visual

Inspection Base Fee: \$355.00

Pool:
Spa:
Pool/Spa Combo:
Underfloor Crawl:
Age 1931-1960
Age 1930 and older

Special
Discount

Total: \$355.00

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: 123 Fake St., Sacramento, CA 95618

Report Number: Sample

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: \$355.00

John Doe

CLIENT: _____ (sign) _____ Date: _____

Bryant Inspections , A Sole Proprietor

INSPECTION COMPANY: _____

Erik C Bryant

INSPECTOR: _____ (sign) _____ Date: _____

This Report Has Been Prepared Exclusively For: John Doe

Property Address: 123 Fake St., Sacramento, CA 95618
Date of Inspection: 12/4/2007 Start Time: 9:00:00 AM Report Number: Sample

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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Grounds Survey Findings:

[B] [M] 0080.02: Hardscape not sloped away from building.
Evidence of ponding noted, ie. concrete staining etc.. Noted at the rear of the structure.
See Photo(s) 0080.02.

[D] 0630.03: Gate(s) damaged.
Noted at the left side of the structure.
See Photo(s) 0630.03.

[P] 0860.01: Tree limb against building.
I recommend contacting an tree trimming specialist to review and correct condition. Noted at the front of the structure.
See Photo(s) 0860.01.

[N] 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 numerous and various areas around the grounds.
See Photo(s) 0860.02.

Exterior / Roof Survey Findings:

[R] [D] 1080.01: Roof tiles cracked.
Broken tiles may expose roofing felt which usually leads to deterioration of the felt and a leak.
Recommend roofing inspection and certification by qualified personnel.
See Photo(s) 1080.01.

[D] 1310.02: Siding holed.
Noted at the gate attachment on the left side of the house.
See Photo(s) 1310.02.

[N] 1400.01: Stucco (or exterior insulating finish system (EIFS)) cracked.
Noted at the ceiling of the entryway.
See Photo(s) 1400.01.

[D] 1640.11: Patio door screen damaged.
Noted at the rear of the house.
See Photo(s) 1640.11.

[P] 1900: Paint maintenance recommended.

(wood only)
Noted at the trim around the garage door.
See Photo(s) 1900.

[P] 1950: Finding not covered in narratives.
Tree at right front of the house is anchored to the house. This may cause damage to the siding and/or wall structure.
See Photo(s) 1950.

[P] 1950: Finding not covered in narratives.
Recommend sealing all siding penetrations to prevent water intrusion. Noted at the communication box on the left side of the house.
See Photo(s) 1950.

HVAC Survey Findings:

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

[F] [R] 2020.03: Heating system part(s) faulty or otherwise amiss.
The heating system cycles on and off every few minutes.
See Photo(s) 2020.03.

[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.
See Photo(s) 2030.

[B] [N] 2050.12: Condenser radiator blocked and/or air flow restricted.
I recommend that all vegetation be kept away from the compressor 18 to 24 inches. I also recommend that there be no obstruction above the fan discharge. Access to view the entire condenser was restricted.
See Photo(s) 2050.12.

[B] [R] 2310.05: Condensate drain faulty or otherwise amiss.
No secondary condensate drain pan installed.
Noted at the condensing furnace in the attic.
See Photo(s) 2310.05.

Pool / Spa Survey Findings:

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[N] 3950: Finding not covered in narratives. Client requested the pool/spa not be inspected and releases inspection company from any and all responsibility associated with the pool/spa and any electrical associated with the spa regardless of location, including but not limited to any other electrical within ten feet of the pool/spa.

See Photo(s) 3950.

Plumbing Survey Findings:

[B] [R] 4380.04: Pipe(s) faulty or otherwise amiss. Water supply to laundry sink in garage is not installed per building standards. See Photo(s) 4380.04.

[H] 4980: Finding not covered in narratives. Unused gas line not capped. Recommend capping or plugging if not going to be used. Noted in the kitchen. See Photo(s) 4980.

Electrical Survey Findings:

[B] 5100.03: Main panel missing part(s). Bushing missing from wire(s) entering main panel. See Photo(s) 5100.03.

[B] 5160: Main or sub panel circuit labeling incomplete. See Photo(s) 5160.

[R] 5490: Review of main or sub panel / entire system by qualified licensed Electrical Contractor advised (correct as needed). See Photo(s) 5490.

[B] [R] 5600: 3-prong receptacle outlet not grounded. Several were noted in the garage. See Photo(s) 5600.

[B] [C] 5640: Face or cover plate needed. Noted in the attic. See Photo(s) 5640.

[B] 5670.20: Receptacle outlet not designed for

damp or wet location. Exterior outlets for unattended use requires a cover that is water resistant when receptacle is used on a continuous basis. Noted at the exterior lighting fixtures. See Photo(s) 5670.20.

[B] [C] 5820: Exterior contact hazard. The main panel or disconnect is less than five feet to the spa.

See Photo(s) 5820.

[N] 5910: Finding not covered in narratives. There was an abandoned pond in the rear yard. I was unable to determine the electrical supply and inspect it due to vegetation. See Photo(s) 5910.

Bathroom(s) Survey Findings:

[D] 6180.01: Shower head fixture not sealed at the wall in the master bath.

See Photo(s) 6180.01.

Interior Survey Findings:

[D] 7010: Water intrusion evidence or water damage noted. Noted in the laundry room garage/house wall. See Photo(s) 7010.

[A] 7210.01: Carpet soiled/stained. Noted in the living room. See Photo(s) 7210.01.

[D] 7410.01: Door striker / striker plate not aligned. (door won't latch). Noted in the master bath. See Photo(s) 7410.01.

[D] 7420.01: Door lock-set damaged. Noted on the garage to house door. See Photo(s) 7420.01.

[F] 7500.22: Window lock faulty or otherwise amiss. Lock will not engage in master bath. See Photo(s) 7500.22.

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[F] 7510.02: Window difficult to operate.
Noted in the master bedroom.
See Photo(s) 7510.02.

Kitchen Survey Findings:

[D] 8410.05: Disposal faulty or otherwise amiss.
Retaining nut on fixture drain line is cracked and
appears to be leaking.
See Photo(s) 8410.05.

Structure Survey Findings:

No Structure Findings Noted.

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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
- 01c Yard drains (if visible and discovered)
- 01d(1) Above grade (with respect to roadway)
- 01f Flat pad/site
- 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

GROUNDS/PARKING LIGHTING:

- 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 outbuildings noted
- 02a(3) Pond

Exterior Components & Applications:

ROOF REVIEW METHOD:

- 17b The roof was partially viewed due the various reasons. Roof penetrations were not fully observed.
- 17d Viewed from eaves
- 17e Viewed with binoculars
- 17f Viewed from ground

ROOF / DECK STYLES:

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

ROOF/DECK/FLOOR WATERPROOFING MATERIALS:

- 15c(1) Concrete tile

ROOF FLASHING AND PENETRATIONS:

- 15p Metal flashing

GUTTERS / ROOF DRAINS:

- 11a Metal gutters

WALL CLADDING MATERIALS (Siding), FLASHING & TRIM:

- 16h(1) Stucco (all applications)
- 16r Exterior trims (all types)

WINDOWS AS VIEWED FROM EXTERIOR (see Interior Section also):

- 10a Multi-glaze (I.G.)
- 10c(2) Vinyl sash
- 10h Sliding sash
- 10m Single hung sash
- 10n Picture window(s)

ENTRY DOORS:

- 12b Solid core
- 12c(2) Glass (small pane(s))

VEHICLE DOORS and SAFETY REVERSE DEVICES:

- 14a(1) Automatic opener
- 14a(2) Obstruction sensor
- One or more garage door operators is/are equipped with an obstruction sensor safety reverse device(s). Test the operation on a regular basis.
- 14b(1) Sectional
- 14b(2) Roll-up
- 14g Metal (frame/skin)

Heating/Air Conditioning/Fireplace Components & Applications:

HEATING EQUIPMENT LOCATION(S):
Heating equipment #1 is located in the attic.

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.
- 21d Hydronic heat (all)
- 21m(1) Self igniting pilot light
- 21n Visually restricted heat exchanger

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HEATING EQUIPMENT THERMOSTATS / OPERATING CONTROLS / ZONING

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

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

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

COOLING / VENTILATION SYSTEM(S):

- 20a(1) Electric cooling system
- 20c(1) Condenser/evaporator separate (split system)

FIREPLACE(S), STOVE(S):

- 23b(1) Gas fireplace/stove

CHIMNEY, VENT SYSTEM(S):

- 23j (2) Metal chimney

CHIMNEY INTERIOR REVIEW METHOD(S):

- 23k(5) Not reviewed

Pool / Spa Components & Applications:

POOL / SPA BODY:

DECK, BOARD, SLIDE, ETC.:

POOL / SPA HEATER:

FILTER SYSTEM:

CLEANING EQUIPMENT:

PUMPS / LIGHTS / ELEC.:

PLUMBING:

Plumbing Components & Applications:

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

- 45a Main water valve located at the front of the building.
- 45f Water supply approximate size: 1"
- 42a Municipal water supply indicated
- 45d Handle type main water valve installed

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 left 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
- 43n Thermocouples, other safety control devices

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

Water Heater #1 is located in the garage.
The approximate age of this water heater is 5 to 10 years.
Its approximate size is 40 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

INTERIOR WATER SUPPLY AND DISTRIBUTION PIPING:

- 41c Copper/brass water lines visible

FUEL DISTRIBUTION PIPING AND SUPPORTS:

- 41g Steel gas/oil lines visible
- 41h Plastic gas/oil lines visible
- 41j Flex gas/oil connectors 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 left side of the building.

Sub-panel #1 located at the right side of the building.

SERVICE DROP/SERVICE LATERAL & SERVICE
PANEL:

- 51a Underground service lateral
- 51j Aluminum entrance conductors
- 51e Exterior main service panel
- 51g Single disconnect

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SERVICE AMPERAGE / VOLTAGE, ETC:

52b 110/120 volt service
52d Single phase
52g 100 to 200 amp service

DISTRIBUTION SYSTEMS:

53a Sub-panel(s)
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.
53g Metal conduit
53h Plastic conduit

A Representative Number of Lights and Switches were Tested.

A Representative Number of Receptacles were Tested.

GROUNDING METHOD, ETC.:

54b Grounded to water pipe
54c Grounded to wire/rebar in footing
54d Bonded service panel
54e Ground Fault Circuit Interrupters
(GFCI locations may be partially or fully compliant)

Bathroom(s) Components & Applications:

BATHTUB TYPE(S):
60c Fiberglass bathtub(s)

SHOWER FLOOR TYPE(S):

60d Fiberglass pan insert

TUB/SHOWER 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):

64f Vitreous china wash basin(s)
64j Self-rimming wash basin(s)

COUNTERTOP MATERIALS:

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)
61d Pop-up stopper(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)
67f Wood subfloor

Interior Components & Applications:

WALLS AND CEILINGS:

70b Drywall

FIRE SEPARATION WALLS AND CEILINGS

FIRE SEPARATION DOOR(S)

71n Fire separation/fire resistant door(s) was/were observed

EXTERIOR AND INTERIOR DOOR SYSTEMS:

71b Bypass door(s)
71e Hinged door(s)
71f Sliding glass door(s)
71g(1) Metal door(s)
71k French door(s)
71p(2) Automatic door(s)

WINDOWS

75a A representative number of windows were tested.

INTERIOR STYLES, STAIRS, ETC.:

72a Volume, vaulted or high ceilings

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
74h Ceiling fan(s)

Kitchen Components & Applications:

RANGE(S) / COOKTOP(S):

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

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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:

86a Floated tile

SINK(S):

82c Steel enameled sink
82f Let-in

REFRIGERATOR(S):

No refrigerator noted

LIGHTING AND ELECTRIC:

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

OTHER APPLIANCES:

88d Disposal
88e Dishwasher

ATTIC ACCESS LOCATION:

An attic access is located in the master bedroom 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 9 to 12 inches (attic)

APPROXIMATE FLOOR INSULATION THICKNESS:

INSTALLED ATTIC AND FLOOR INSULATION TYPES:

95a(1) Fiberglass (batt or loose)

VAPOR RETARDERS/BARRIERS:

Structure Components & Applications:

INSPECTED STRUCTURES BUILDING TYPE:

94a Single family residence

APPROXIMATE ERA OF CONSTRUCTION:

91g 1996 to Present

ROOF/CEILINGS STRUCTURAL COMPONENTS:

90a(1) Truss roof system
90c Plywood/OSB roof sheathing

FLOOR STRUCTURAL COMPONENTS:

90j(1) Concrete slab floor

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

SUB-AREA OBSERVATION EXTENT AND METHOD:

This type of construction has no sub-area

ATTIC OBSERVATION EXTENT AND METHOD:

96b Partially viewed

This Report Has Been Prepared Exclusively For: John Doe

Property Address: 123 Fake St., Sacramento, CA 95618
Date of Inspection: 12/4/2007 Start Time: 9:00:00 AM Report Number: Sample

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.