



Sample Inspection Report

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Table of Contents

INSPECTION INFORMATION	2
FOUNDATION/UNDER-FLOOR AREAS	5
EXTERIORS	6
ROOF COVERINGS	9
ATTIC AREAS & ROOF FRAMING	11
PLUMBING	12
WATER HEATERS	13
ELECTRICAL SYSTEMS	14
HEATING SYSTEMS	16
KITCHEN	17
LAUNDRY	19
BATHROOMS	20
BUILDING INTERIOR	22
GARAGE - CARPORT	25

INSPECTION INFORMATION

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

CLIENT & SITE INFORMATION

101 FILE/DATE/TIME	File #60503 Date: 6/5/2004 Time: 9:00 AM.
102 CLIENT NAME	Mr & Mrs. Home Buyer.
103 LOCATION	105 Springview Ave Orange County, CA. 92677.



CLIMATIC CHARACTERISTICS

106 WEATHER & SOIL	Weather conditions during the inspection: partly cloudy 70-80 degrees and the ground was dry.
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BUILDING CHARACTERISTICS

108 STRUCTURE	Age: 10-15 years old, 2 story, single-family residence.
109 FOUNDATION	Foundation types: concrete slab on grade.

UTILITY SERVICES

113 UTILITIES	All utilities on.
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OTHER INFORMATION

114 ATTENDING	People present: client(s) buyer's agent, and, listing agency.
115 OCCUPIED	The building was occupied and access to some items such as; electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report.

This document was prepared for the client listed above in accordance with our inspection agreement and is subject to the terms and conditions agreed upon therein. If you were not present during the inspection, please contact our office for a full discussion of this document.

Inspection Report Exclusively For: Mr. & Mrs. Home Buyer

116 INSPECTED BY

Five Star Property Inspections, Inc.

117 COMMENTS

There were material defect(s) noted in the systems, structures, and components of the building. These conditions are preceded by codes e.g. [SC], [FE], [CR] and [RU]. Each code is defined in the "DEFINITIONS" section below. We recommend all maintenance, repairs, or corrections be made by specialists in the appropriate trade using approved methods prior to the close of escrow.

INTRODUCTORY NOTES

118 IMPORTANT INFORMATION

[NOTE] Any statements made in the body of this inspection report pertaining to left, right, front or rear were referenced by standing in front of and facing the building.

[NOTE] We recommend obtaining equipment operating manuals and documentation for all warranted items of the building.

[NOTE] We recommend inquiring about any/all permits and inspection records with final signatures for any changes or additions that may have been made to the building, and/or any known conditions that may have been inadvertently left out of the disclosure statements.

[NOTE] We recommend having the locks of all exterior doors re-keyed after taking possession of the building for security reasons.

[NOTE] Photographs, when used, are simply a tool to convey our findings, they are not intended to enhance those findings or diminish any findings not photographed.

[NOTE] We are not soil or geotechnical engineers and cannot render an opinion regarding soil stability or potential soil movement. If desired, a qualified specialists in the appropriate trade should be consulted on these matters.

[NOTE] [FE] Sections of the building appeared to have been remodeled. We recommend inquiring about any/all permits and inspection records with final signatures for any changes or additions that may have been made to the building.

[NOTE] We recommend inquiring about any/all permits and inspection records with final signatures for any changes or additions that may have been made to the building, and/or any known conditions that may have been inadvertently left out of the disclosure statements.

119 ENVIRONMENTAL CONCERNS

Environmental issues include, but are not limited to, asbestos, lead paint, lead contamination, mold, mildew, radon, toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, ground water contamination, and soil contamination. We are not trained or licensed to recognize or analyze any of these materials. We may make reference to one or more of these materials when/if noted during the inspection. Should further study or analysis seem prudent, then a full evaluation by a specialist in the appropriate trade is recommended. Information related to these products can be found in the "Homeowners Guide to Earthquake Safety & Environmental Hazards" pamphlet.

DEFINITIONS

120 MATERIAL DEFECT

A material defect is a condition that significantly affects the value, desirability, habitability, or safety of the building. Style or aesthetics shall not be considered in determining whether a specific system, structure, or component is defective.

121 SAFETY CONCERNS

[SC] Safety Concerns: Conditions noted that may pose a hazard to humans, the building or both. These conditions warrant further evaluation and corrections by a specialist in the appropriate trade.

122 FURTHER EVALUATION

[FE] Further Evaluation: Conditions noted that warrant further evaluation by specialists in the appropriate trades.

123 CORRECTIONS RECOMMENDED

[CR] Corrections Recommended: Conditions noted in need of maintenance, repair, or replacement. We recommend that all corrections be made by specialists in the appropriate trades.

124 RECOMMENDED UPGRADE

[RU] Recommended Upgrades: Upgrades are systems and/or components that may not have been available or have been improved since the building was constructed. These may be, but are not limited to, safety-related items such as GFCI receptacle(s) and smoke detector locations and the installation of safety glass where subject to human impact.

125 NOTE

The term [NOTE], where used in this report was designed to draw your attention to a specific condition or component of a system. While corrective action may not be warranted, we felt it was important that you be aware of its existence.

126 FUNCTIONED

Functioned: as defined in the CREIA/ASHI Standards of Practice, "Performing its normal, proper and characteristic action."

127 FAILED

Failed: As defined in Webster's Dictionary, "To be deficient or negligent in an obligation, duty, or expectation." If an item did not *function*, then it was not *serviceable* and was considered to have *failed*.

128 SPECIALIST

Specialist: as defined in Webster's Dictionary, "A person who specializes in a particular field of study, professional work. Any individual schooled, trained and/or who otherwise holds a special knowledge of specific systems or components." Trade school or factory trained individuals in specific fields of expertise may be considered a "*Specialist*", as well as qualified state licensed contractors in specific occupations.

FOUNDATION/UNDER-FLOOR AREAS

The visible areas of the foundation system and structural components were examined to determine their current condition. Areas of the foundation and/or structural components of the building were inaccessible because they were installed at or below grade level, and/or behind walls. Areas concealed from view by any means are excluded from this report. All concrete experiences some degree of cracking due to shrinkage in the drying process. If large cracks are present along with movement, we recommend further evaluation by a structural engineer. All exterior grades should allow for surface water and roof runoff to be directed away from the foundation system.

We recommend that all *material defects* noted below be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the close of escrow or contingencies.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

FOUNDATION INFORMATION

201 TYPE(S)	Foundation types: Concrete slab on grade.
202 BOLTS & BRACING	A visual examination could not confirm the presence or condition of foundation anchor bolting because of concealment due to the type of foundation system employed. (slab-on-grade)

SLAB ON GRADE CONDITIONS

	Where applicable, the following system(s)/component(s) were visually/functionally examined and determined to be functional unless stated otherwise: <i>where visible, exterior concrete foundation, interior concrete floor</i> . Those components determined to have material defects are itemized below.
203 EXTERIOR	The visible exterior areas of the concrete foundation showed no sign of unusual cracking or movement.
204 INTERIOR	The current condition of the concrete slab could not be confirmed by visual inspection due to wall-to-wall floor coverings.
205 COMMENTS	a. [NOTE] The interior floors of the building are not required to be perfectly smooth, flat and/or level.

EXTERIORS

The visible exterior surfaces and materials of the building were examined to determine their current condition. Areas concealed from view by any means are excluded from this report. Moisture intrusion through cracks or openings in the exterior siding, trim, windows, and doors is the source of moisture damage and deterioration. We recommend sealing all cracks or openings in, and between the exterior siding and trim materials, especially around windows and doors. Routine maintenance may extend the service life and minimize deterioration of the exterior surfaces.

We recommend that all *material defects* noted below be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the close of escrow or contingencies.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

EXTERIOR INFORMATION

301 SIDING TYPE(S)	Materials: stucco.
303 TRIM TYPE(S)	Materials: wood and stucco.
304 DOOR TYPE(S)	Materials: wood and metal.
305 WINDOW TYPE(S)	Types: horizontal/vertical sliding, fixed, and, There was a combination of single-pane/non-thermal and double-pane/thermal windows present, Materials: vinyl/plastic and metal cladding over wood.

EXTERIOR CONDITIONS

	Where applicable, the following system(s)/component(s) were visually/functionally examined and determined to be functional unless stated otherwise: <i>wall cladding/ siding, veneer, trim, doors, windows, balconies, guardrails, lights, receptacles, chimneys</i> . Those components determined to have material defects are itemized below.
307 STUCCO SIDING	The stucco siding appeared functional.
319 EXTERIOR TRIM	The visible exterior trim materials appeared functional, with signs of aging and wear.
320 DOOR(S)	The doors viewed from the exterior appeared functional,
321 WINDOW(S)	The windows viewed from the exterior appeared functional.
322 BALCONY(S)	The balcony/deck coating appeared functional.
323 GUARDRAIL(S)	The railings appeared functional.
324 LIGHT(S)/ FIXTURE(S)	The light(s) were functional, with exceptions noted. a. [FE] The photo-electric operated light(s) could not be checked in the day time. We recommend inquiring about the condition(s) noted.
325 RECEPTACLE(S)	The accessible receptacles were functional and GFCI protected where required.
326 CHIMNEY(S)	The chimney [from grade to the roof line] appeared functional.

Inspection Report Exclusively For: Mr. & Mrs. Home Buyer

328 MOIST CONTROL

a. [NOTE] Our observations regarding evidence of damaged or deteriorated wood should not be a substitute for an inspection by a licensed pest control operator or exterminator. We report current visible conditions only and cannot render an opinion regarding their cause or remediation.

329 COMMENTS

a. NOTE: The exterior siding was recently painted, thus conditions may be present that were not readily visible during the inspection. Areas concealed from view by any means are excluded from this report.

The items listed below were visually examined to determine their current condition during the inspection. Areas concealed from view by any means are excluded from this report. The permanently installed components or equipment are checked for basic operation, with the exception of lawn sprinklers and low-voltage yard lighting. This inspection is a visual examination and does not attempt to determine site drainage performance or the condition of any underground piping, including municipal or private water and sewer service piping or concealed clean-outs. This inspection is not intended to address or include any geological conditions or site stability information. For information in these areas we recommend consulting with a geologist and/or a geotechnical engineer.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

GROUNDS INFORMATION

330 DRIVEWAY(S)

Materials: concrete.

332 WALKWAY(S)

Materials: concrete pavers.

334 MAIN ENTRY

Materials: brick.

335 PATIO(S)

Materials: concrete pavers.

336 PATIO COVER(S)

An extension of the main roof structure.

339 FENCING & GATE(S)

Materials: block, and, with metal and wood gate(s)

GROUNDS CONDITIONS

Where applicable, the following system(s)/component(s) were visually/functionally examined and determined to be functional unless stated otherwise: driveway, parking lot, walkways, handrails, guardrails, steps/stairs, main entry, patios, patio covers, wood decks, trash enclosures, retaining walls, fencing/gates. Those components determined to have material defects are itemized below.

341 DRIVEWAY(S)

The driveway appeared functional, with some cracks noted.

343 WALKWAY(S)

The walkways appeared functional.

347 MAIN ENTRY

The entry/porch appeared functional.

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348 PATIO(S)

The patio appeared functional, with exceptions noted.
a. [FE] The patio surface was above the weep screed at the bottom edge of the stucco wall. This condition is conducive to moisture intrusion and deterioration of the wall. We recommend a full evaluation and/or corrections by a specialist in the appropriate trade.



353 FENCING & GATE(S)

The yard fencing appeared functional, with exceptions noted.
a. [CR] The gate(s) were damaged/deteriorating. We recommend correcting the condition(s) noted.



GRADING/DRAINAGE/LANDSCAPING INFORMATION

360 SITE GRADING

A combination of slopes.

361 SITE DRAINAGE

Surface and underground drains.

362 LAWN SPRINKLER(S)

a. [FE] These system(s) are outside the scope of the inspection and are not inspected. We recommend consulting with a specialist regarding the operation and maintenance of this system.

GRADING/DRAINAGE/LANDSCAPING CONDITIONS

Where applicable, the following system(s)/component(s) were visually/functionally examined and determined to be functional unless stated otherwise: site grading, drainage, landscaping. Those components determined to have material defects are itemized below.

365 SITE GRADING

a. [NOTE] Present standards require a minimum of 4 inches clearance between the soil and any wood/metal construction. We recommend maintaining this clearance as much as is practical without creating a negative slope towards the structure.

366 SITE DRAINAGE

The exposed areas of the surface drainage system appeared functional.
a. [NOTE] An underground drainage system was installed, but it was not water tested during the inspection. We make no representations as to its effectiveness and recommend its operation be noted during adverse weather.

Inspection Report Exclusively For: Mr. & Mrs. Home Buyer

367 LANDSCAPING

The vegetation and landscaping appeared manicured.

368 SPRINKLER CONTROL(S)

The sprinkler controls and valves appeared functional.

370 VISIBLE PIPING

a. [CR] The exposed/unpainted sprinkler pipes will deteriorate from exposure to the UV rays from sunlight. We recommend correcting the condition(s) noted.



371 SPRINKLER HEAD(S)

The sprinkler heads appeared functional, with exceptions noted. a. [CR] Some of the sprinkler heads were spraying on the exterior walls of the building. This conditions is conducive to moisture intrusion, damage and deterioration. We recommend correcting the condition(s) noted.

ROOF COVERINGS

The visible areas of the roof and components were examined to determine their current condition. Areas concealed from view by any means are excluded from this report. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The testing of gutters, downspouts and underground drain piping is outside the scope of this report.

We recommend that all material defects noted below be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the close of escrow or contingencies.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

ROOF INFORMATION

401 INSPECTION METHOD

Tile roofs are not walked on, but are viewed from the eaves, windows and the ground when possible. These precautions are taken to prevent damage the roof tiles and for inspector safety.

402 ROOF COVERING(S)

Materials: concrete tile and built-up with a cap sheet surface.

403 ROOF LAYERS(S)

1 layer.

404 CHIMNEY(S)/ FLUE(S)

Materials: stucco chimney with a metal flue.

This document was prepared for the client listed above in accordance with our inspection agreement and is subject to the terms and conditions agreed upon therein. If you were not present during the inspection, please contact our office for a full discussion of this document.

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This document is not to be used for the purpose of substitute disclosure.

Inspection Report Exclusively For: Mr. & Mrs. Home Buyer

405 ROOF DRAINAGE

Materials: metal rain gutters.

ROOF CONDITIONS

Where applicable, the following system(s)/component(s) were visually/functionally examined and determined to be functional unless stated otherwise: roof coverings, flashings, flue pipes, skylights, chimneys, roof drainage systems. Those components determined to have material defects are itemized below.

410 CONCRETE TILES

The visible areas of the roof surface appeared functional. Periodic inspection and maintenance is recommended.

414 BUILT-UP ROOFING

a. [FE] The roof had advanced deterioration and damaged areas. These conditions are conducive to leakage. We recommend a full evaluation and/or corrections by a specialist in the appropriate trade.



417 FLUE PIPE(S)

The visible exhaust flue pipes and weather caps appeared functional.

418 SKYLIGHT(S)

The visible skylight(s) appeared functional, with no evidence of leakage.

419 CHIMNEY(S)

There was a spark arrester installed.

420 ROOF DRAINAGE

a. [RU] The roof drainage was directed to collect into gutters. They were not installed on all down-sloped roofs. We recommend additional gutters and downspouts be installed.

421 DOWNSPOUT(S)

The downspout(s) discharge away from the building to minimize water accumulation near the foundation.

422 COMMENTS

a. NOTE We recommend having all roof surfaces re-inspected following any maintenance, corrections, and/or tenting, prior to the close of escrow.

ATTIC AREAS & ROOF FRAMING

The visible areas of the attic and roof framing were examined to determine their current condition. Areas concealed from view by any means are excluded from this report. The accessible permanently installed equipment or components are checked for basic operation. Thermostatically operated attic vent fans are excluded from the inspection.

We recommend that all *material defects* noted below be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the close of escrow or contingencies.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

ATTIC/FRAMING INFORMATION

501 ATTIC ACCESS(S)	Accesses: 1 Location: master bedroom closet, Type: hatch in the ceiling.
502 FRAMING	Framing types: conventional framing and factory-built trusses.
503 SHEATHING	Materials: plywood.
504 INSULATION	Materials: fiberglass batts.
505 VENTILATION	Vent types: roof and gable.

ATTIC/FRAMING CONDITIONS

Where applicable, the following system(s)/component(s) were visually/functionally examined and determined to be functional unless stated otherwise: access, framing, rafters, trusses, purlins, collar ties, ceiling joists, sheathing, insulation, ventilation, electrical wiring, fireplace flues, exhaust vents. Those components determined to have material defects are itemized below.

506 ACCESS(S)	The attic was fully accessible.
507 FRAMING	The visible areas of the roof framing appeared functional.
508 RAFTER(S)	The visible areas of the rafter framing appeared functional.
509 TRUSS(S)	The visible areas of the roof trusses appeared functional.
510 PURLIN(S)	The visible areas of the purlins and braces appeared functional.
511 COLLAR TIE(S)	The visible areas of the collar ties appeared functional.
512 CEILING JOIST(S)	The visible areas of the ceiling joists appeared functional.
513 SHEATHING	<p>The visible areas of the roof sheathing appeared functional, with exceptions noted.</p> <p>a. [FE] Moisture stains and damage were noted on the sheathing, and, The area appeared dry during the inspection. We recommend locating and repairing the source as well as any damaged materials.</p>



Inspection Report Exclusively For: Mr. & Mrs. Home Buyer

514 INSULATION	The visible attic insulation appeared functional.
515 VENTILATION	The visible attic ventilation appeared adequate.
516 ELECT. WIRING	The visible areas of the exposed wiring appeared functional.
517 FIREPLACE FLUE(S)	The visible areas of the chimney flue pipe(s) appeared functional.
518 EXHAUST VENT(S)	The visible areas of the exhaust vent pipe(s) appeared functional.
519 PEST(S)	There was no readily visible evidence of rodent activity in the accessible attic area(s)

PLUMBING

The visible areas of the main water line, shutoff valve, water supply and drain lines, gas meter and piping were examined to determine their current condition. Areas concealed from view by any means are excluded from this report. The accessible permanently installed equipment or components are checked for basic operation. Leakage or corrosion in underground or concealed piping cannot be detected by a visual examination. Older fixtures or components should be budgeted for replacement. Some corrosion is common. We are not equipped to repair leaky shutoffs, therefore we do not operate fixture shutoffs. We recommend fixture shutoffs be examined by a specialist in the appropriate trade equipped to repair or replace the shutoffs should leakage occur.

We recommend that all *material defects* noted below be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the close of escrow or contingencies.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

PLUMBING INFORMATION

601 MAIN WATER LINE	Materials: copper piping.
602 WATER SHUTOFF	The main water shutoff valve was located at the front of the building.
603 WATER PRESSURE	50-60 PSI.
604 WATER PIPING	Materials: copper piping.
605 WASTE LINES	Materials: ABS black plastic piping.
606 GAS SHUTOFF	The gas meter and shutoff valve are located at the left side of the building.

PLUMBING CONDITIONS

	Where applicable, the following system(s)/component(s) were visually/functionally examined and determined to be functional unless stated otherwise: <i>water shutoff, water pressure, water piping, water flow, hose faucets, waste piping, waste flow, sewage ejector, vent piping, gas shutoff, gas piping, water heater</i> . Those components determined to have material defects are itemized below.
607 WATER SHUTOFF	The main water shutoff valve appeared functional, no leakage noted. We do not operate these devices.

Inspection Report Exclusively For: Mr. & Mrs. Home Buyer

608 WATER PRESSURE	The water pressure measured at an exterior hose faucet was within the acceptable range.
609 WATER PIPING	The visible water supply piping appeared functional.
610 WATER FLOW	A number of fixtures were operated simultaneously with a functional water flow.
611 HOSE FAUCET(S)	The accessible hose faucets were functional, vacuum breakers were installed.
612 WASTE PIPING	The visible waste piping appeared functional.
613 WASTE FLOW	A number of drains were emptied simultaneously and appeared functional.
615 VENT PIPING	The visible areas of the vent pipes appeared functional.
616 GAS SHUTOFF	a. [RU] The supply shutoff appeared functional. We do not operate these devices. There is no emergency shutoff wrench or automatic valve present. We recommend providing a wrench or installing a seismic automatic shut off valve for emergencies.
617 GAS PIPING	The visible areas of the gas piping appeared functional.

WATER HEATERS

The water heater(s) and the related components were examined to determine their current condition. Areas concealed from view by any means are excluded from this report. Water heaters that were shut down, turned off or inactive will not be turned on or activated. Water that is hotter than the manufacturer's recommended setting of 125 degrees is considered a scald hazard. The water temperature should not be set higher than the manufacturer's recommended setting.

We recommend that all material defects noted below be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the close of escrow or contingencies.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

WATER HEATER INFORMATION

701 LOCATION(S)	The water heater was located in the garage.
702 BRAND NAME(S)	American.
703 APPROX. AGE(S)	1990.
704 SIZE / GALLONS	50 gallon.
705 ENERGY TYPE(S)	Natural gas.

WATER HEATER CONDITIONS

Where applicable, the following system(s)/component(s) were visually/functionally examined and determined to be functional unless stated otherwise: venting system, water pipes, T&P valve, tank, seismic strapping, combustion/ventilating air, energy supply, controls, elevation, circulating piping. Those components determined to have material defects are itemized below.

Inspection Report Exclusively For: Mr. & Mrs. Home Buyer

707 VENTING SYSTEM(S)

The visible areas of the flue vent piping were intact and secured at the connections.

708 SUPPLY PIPING

The shutoff valve and visible water supply connectors appeared functional and were insulated to minimize heat loss, with exceptions noted.
 a. [NOTE] The shutoff valve was corroded, no leakage noted.



710 TANK(S)

The water heater tank appeared functional, no leakage noted.

711 SEISMIC BRACING

The water heater was double strapped and stabilized/blocked to resist movement, with exceptions noted.
 a. [SC] The water heater was double strapped. It was not stabilized/blocked to resist movement as required by the State Architect. We recommend correcting the condition(s) noted.

712 COMBUSTION AIR

A combustion air supply for the water heater was present. Adequate ventilation for all fuel-burning appliances is vital for their safe operation.

713 ENERGY SUPPLY(S)

The gas shutoff valve and flexible gas connector appeared functional.

714 CONTROL(S)

The temperature control was set in the "normal range" and the water at the faucets was warm/hot.

715 ELEVATION(S)

The water heater was in a location that did not require the ignition source/pilot light to be elevated above the floor.

ELECTRICAL SYSTEMS

The visible areas of the service entrance, main and sub panels, grounding system and branch wiring were examined to determine their current condition. Areas concealed from view by any means are excluded from the report. Lights, ceiling fans and accessible receptacles are checked for basic operation. Light fixtures that have missing or dead bulbs are considered nonfunctional. The location of GFCI circuit protection devices will be identified when present. The operation of time control devices is not verified. The location of smoke detectors will be identified when present.

We recommend that all *material defects* noted below be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the close of escrow or contingencies.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

ELECTRICAL SERVICE INFORMATION

801 SERVICE TYPE	Underground.
802 MAIN PANEL	Located at the front of the building.
803 SERVICE RATING	120/240 volt system, rated at 125 amperes.
804 SERVICE WIRING	Materials: aluminum.
805 BRANCH WIRING	Materials: aluminum, Wire system type(s): non-metallic sheathed cable.
806 DISCONNECT TYPE	Circuit breakers.
807 GROUNDING	Water piping.

ELECTRICAL SERVICE CONDITIONS

	Where applicable, the following system(s)/component(s) were visually/functionally examined and determined to be functional unless stated otherwise: <u>service wiring, grounding, main panel, subpanels, workmanship, breaker/wire connections, anti-oxidants, branch wiring, lights, fixtures, receptacles</u> . Those components determined to have material defects are itemized below.
808 SERVICE WIRING	The underground service lateral was not visible to inspect.
809 MAIN PANEL	The circuit breakers/fuses in the panel were labeled. The accuracy of the labeling was not verified.
810 WORKMANSHIP	The wiring within the panel appeared functional.

ELECTRICAL COMPONENT CONDITIONS

814 DOOR BELL	The doorbell functioned when the button was operated.
815 SWITCHES	Functional overall; deficiencies are identified in the location of the conditions.
816 LIGHT(S)/ FIXTURE(S)	Functional overall; deficiencies are identified in the location of the conditions.
817 RECEPTACLE(S)	Functional overall; deficiencies are identified in the location of the conditions.

HEATING SYSTEMS

The visible areas of the heating system(s) and related components were examined to determine their current condition. Areas concealed from view by any means are excluded from this report. The accessible permanently installed equipment or components are checked for basic operation. Determining the condition of heat exchangers is beyond the scope of this report. The inspector does not light pilot lights. Thermostats are not checked for calibration or timed functions. Routine maintenance is recommended per the manufacturer's specifications and operating conditions.

We recommend that all *material defects* noted below be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the close of escrow or contingencies.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

HEATING SYSTEM INFORMATION

901 LOCATION(S)	The unit was located in an interior closet.
902 BRAND NAME(S)	Carrier.
903 APPROX. AGE(S)	1990.
904 TYPE & FUEL	Forced air natural gas-fired system.
906 FILTER TYPE(S)	Washable.

HEATING SYSTEM CONDITIONS

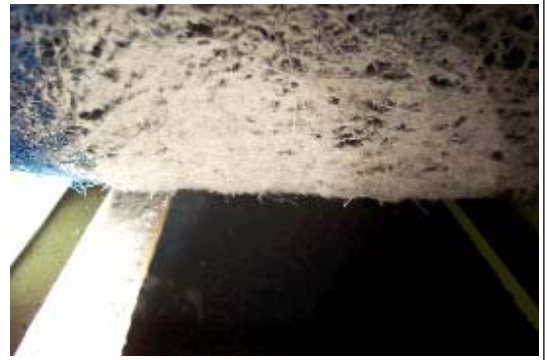
Where applicable, the following system(s)/component(s) were visually/functionally examined and determined to be functional unless stated otherwise: venting system, supply air plenum, heating unit, combustion/ventilating air, energy supply connections, burners, blower, filter, thermostat, ducting system, and registers/grills. Those components determined to have material defects are itemized below.

908 VENTING SYSTEM(S)	The visible areas of the flue vent piping were intact and secured at the connections.
909 SUPPLY PLENUM(S)	The supply air plenum appeared functional.
910 HEATING UNIT(S)	The furnace was functional, with exceptions noted. a. [SC] The furnace was located in a closet over the return air vent, and the door to the closet did not close tight. This condition can draw products of combustion into the conditioned air. We recommend correcting the condition(s) noted.
911 COMBUSTION AIR	The combustion air supply for the furnace appeared adequate.
912 ENERGY SUPPLY(S)	The gas shutoff valve and flexible gas connector appeared functional.
913 BURNER(S)	The burner flame(s) appeared typical for this type of unit.
914 HEAT EXCHANGER(S)	a. [NOTE] The heat exchanger was not visible to inspect without dismantling the unit, which is beyond the scope of the inspection.

Inspection Report Exclusively For: Mr. & Mrs. Home Buyer

915 BLOWER / FILTER(S)

The blower and filter appeared functional, with exceptions noted.
 a. [CR] The blower and filter were dirty. These conditions restrict the air flow and reduce the system's efficiency. We recommend having the system cleaned and serviced by a specialist in the appropriate trade.



916 RETURN PLENUM(S)

The return air ducting appeared functional.

917 THERMOSTAT(S)

The thermostat was operated and the system responded.

918 COMMENTS

a. [NOTE] The coolant lines and electrical wiring had been installed for a future air conditioning system.

DUCTING SYSTEMS

919 DUCT TYPE(S)

Plastic covered and insulated flexible ducting.

920 DUCT CONDITIONS

The visible areas of the conditioned air ducts appeared functional.

921 VENT(S) & GRILL(S)

There was air movement from the air register(s)/grill(s)

KITCHEN

The visible areas of the walls, ceilings, floors, cabinets, and counters were examined to determine their current condition. Areas concealed from view by any means are excluded from this report. The accessible doors, windows, lights, receptacles, conditioned air vents, and permanently installed components or equipment are checked for basic operation. Self or continuous cleaning functions, timing devices, and thermostat accuracy are beyond the scope of the inspection.

We recommend that all *material defects* noted below be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the close of escrow or contingencies.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

KITCHEN INFORMATION

1101 SINK/PLUMBING

1 present.

1102 DISPOSAL(S)

1 present.

1103 DISHWASHER(S)

1 present.

Inspection Report Exclusively For: Mr. & Mrs. Home Buyer

1105 EXHAUST VENT(S)	Up draft system.
1106 COOKTOP(S)	A gas cooktop/range.
1107 OVEN(S)	Electric oven x 2.
1108 MICROWAVE(S)	Present.

KITCHEN CONDITIONS

Where applicable, the following system(s)/component(s) were visually/functionally examined and determined to be functional unless stated otherwise: walls, floors, doors, windows, heating/cooling, lights, receptacles, cabinets, sink/plumbing, disposal, dishwasher, compactor, exhaust vent, cooktop/range, ovens, microwave, filtered water, Insta-hot, refrigerator, dish warmer, vegetable chiller, wine chiller, fireplaces. Those components determined to have material defects are itemized below.

1117 WALLS/CEILING	The visible areas of the walls and ceiling appeared functional.
1119 TILE FLOOR	The visible areas of the tile floor appeared functional.
1124 EXTERIOR DOORS	The door(s) were functional and there were visible safety glass markings on the glass pane(s)
1125 WINDOWS	The accessible window(s) were functional.
1127 LIGHTS/FIXTURES	a. [CR] Some of the light(s) failed to function. We recommend correcting the condition(s) noted.
1128 RECEPTACLE(S)	The accessible receptacles were functional and GFCI protected where required .
1129 CABINET(S)	The cabinet(s)/ counter(s) were functional, no visible leakage noted.
1130 SINK/PLUMBING	The faucet(s), sink(s) and piping were functional, no leakage noted .
1131 DISPOSAL(S)	The garbage disposal(s) functioned.
1132 DISHWASHER(S)	The dishwasher(s) functioned through the "Normal Cycle", no leakage noted, with exceptions noted. a. [SC] The dishwasher was connected directly to the garbage disposal. The dishwasher should connect to an air gap device and from there to the disposal or drain piping. We recommend correcting the condition(s) noted.
1134 EXHAUST VENT(S)	The exhaust fan(s)/ light(s) functioned.
1135 COOKTOP(S)	Gas: The cooktop/range burners functioned.
1136 OVEN(S)	Electric: The oven functioned.
1137 MICROWAVE(S)	The microwave oven functioned and heated a glass of water.

LAUNDRY

The visible areas of the walls, ceilings, floors, cabinets and counters were examined to determine their current condition. Areas concealed from view by any means are excluded from this report. The accessible doors, windows, lights, receptacles, conditioned air vents and permanently installed components or equipment are checked for basic operation. Drain lines and water/gas supply valves serving the laundry machines are not operated during the inspection. The supply valves sit for long periods of time without being operated and are subject to leak when turned off and the present equipment is removed. We recommend checking these valves for evidence of leakage during your final walk-through before closing escrow.

We recommend that all *material defects* noted below be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the close of escrow or contingencies.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

LAUNDRY INFORMATION

1201 LOCATION(S)	Located in the garage.
1202 VENTILATION	Exterior wall vents.
1203 CABINETS/TOPS	Present.
1204 SINK/PLUMBING	Present.
1205 WASHER SERVICE	Present.
1206 DRYER SERVICE	The dryer hookup was provided for a gas unit only.
1207 DRYER VENT(S)	Present.

LAUNDRY CONDITIONS

	Where applicable, the following system(s)/component(s) were visually/functionally examined and determined to be functional unless stated otherwise: <i>walls, floors, doors, windows, heating/cooling, lights, receptacles, closets, cabinets, sinks</i> . Those components determined to have material defects are itemized below.
1208 WALLS/CEILING	The visible areas of the walls and ceiling appeared functional.
1213 CONCRETE FLOOR	The visible areas of the concrete floor appeared functional.
1218 LIGHTS/FIXTURES	The light(s) were functional.
1219 RECEPTACLE(S)	The accessible receptacles were functional.
1220 VENTILATION	Exterior wall vents appeared serviceable.
1221 CABINET(S)	The cabinet(s)/ counter(s) were functional.
1222 SINK/PLUMBING	The faucet(s), sink(s) and piping were functional, no leakage noted.
1223 WASHER SERVICE	The laundry faucets were functional, no visible leaks, a machine was connected. We do not operate the faucets.

This document was prepared for the client listed above in accordance with our inspection agreement and is subject to the terms and conditions agreed upon therein. If you were not present during the inspection, please contact our office for a full discussion of this document.

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Inspection Report Exclusively For: Mr. & Mrs. Home Buyer

1224 DRYER SERVICE	The dryer hookup was provided for a gas unit only.
1225 DRYER VENT(S)	Dryer venting was provided and terminated at the exterior.
1226 COMMENTS	a. [CR] The vehicle impact barrier was not present. We recommend correcting the condition(s) noted.

BATHROOMS

The visible areas of the walls, ceilings, floors, cabinets and counters were examined to determine their current condition. Areas concealed from view by any means are excluded from this report. The accessible doors, windows, lights, receptacles, conditioned air vents and permanently installed components or equipment are checked for basic operation.

We recommend that all *material defects* noted below be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the close of escrow or contingencies.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

LOWER HALL BATH:

Where applicable, the following system(s)/component(s) were visually/functionally examined and determined to be functional unless stated otherwise: walls, floors, doors, windows, heating/cooling, lights, receptacles, vents, cabinets, sinks, toilets, tubs, showers, enclosures. Those components determined to have material defects are itemized below.

1301 WALL(S)/ CEILING(S)	The visible areas of the walls and ceiling appeared functional.
1303 TILE FLOORING	The visible areas of the tile floor appeared functional.
1307 INTERIOR DOOR(S)	The door(s) were functional.
1309 WINDOW(S)	The accessible window(s) were functional.
1311 LIGHTS/FIXTURES	The light(s) were functional.
1312 RECEPTACLE(S)	The accessible receptacles were functional, with exceptions noted. a. [SC] The GFCI receptacle was providing power, but failed to trip when "Test Button" was pressed. This condition is a safety hazard. We recommend correcting the condition(s) noted.
1313 VENTILATION	The exhaust vent fan functioned.
1314 CABINET(S)	The cabinet(s)/ counter(s) were functional.
1315 SINK/PLUMBING	The faucet(s), sink(s) and piping were functional, no leakage noted.
1316 TOILET(S)	The toilet(s) functioned, no leakage noted.
1327 TOWEL BAR(S)	The towel bar(s) and toilet paper holder(s) were functional.

JACK & JILL BATH:

Where applicable, the following system(s)/component(s) were visually/functionally examined and determined to be functional unless stated otherwise: walls, floors, doors, windows, heating/cooling, lights, receptacles, vents, cabinets, sinks, toilets, tubs, showers, enclosures. Those components determined to have material defects are itemized below.

1301 WALL(S)/
CEILING(S)

The visible areas of the walls and ceiling appeared functional.

1303 TILE FLOORING

The visible areas of the tile floor appeared functional.

1307 INTERIOR
DOOR(S)

The door(s) were functional.

1309 WINDOW(S)

The accessible window(s) were functional.

1311 LIGHTS/FIXTURES

The light(s) were functional.

1312 RECEPTACLE(S)

The accessible receptacles were functional and GFCI protected where required .

1313 VENTILATION

The exhaust vent fan functioned.

1314 CABINET(S)

The cabinet(s)/ counter(s) were functional, no visible leakage noted.

1315 SINK/PLUMBING

The faucet(s), sink(s) and piping were functional with exceptions noted.
a. [NOTE] Evidence of past leakage was noted at the water supply piping/shutoff valves. We recommend monitoring this area for future leaks.

1316 TOILET(S)

The toilet(s) functioned, no leakage noted.

1319 TUB/SHOWER(S)

The tub/shower and faucet(s) were functional.

1322 ENCLOSURE(S)

There was a shower curtain present.

1327 TOWEL BAR(S)

The towel bar(s) and toilet paper holder(s) were functional.

MASTER BATH:

Where applicable, the following system(s)/component(s) were visually/functionally examined and determined to be functional unless stated otherwise: walls, floors, doors, windows, heating/cooling, lights, receptacles, vents, cabinets, sinks, toilets, tubs, showers, enclosures. Those components determined to have material defects are itemized below.

1301 WALL(S)/
CEILING(S)

The visible areas of the walls and ceiling appeared functional.

1303 TILE FLOORING

The visible areas of the tile floor appeared functional.

1307 INTERIOR
DOOR(S)

The door(s) were functional.

1309 WINDOW(S)

The accessible windows(s) were functional and there were visible safety glass markings on the glass at the required locations.

1311 LIGHTS/FIXTURES

The light(s) were functional.

1312 RECEPTACLE(S)

The accessible receptacles were functional and GFCI protected where required .

Inspection Report Exclusively For: Mr. & Mrs. Home Buyer

1313 VENTILATION	The exhaust vent fan functioned.
1314 CABINET(S)	The cabinet(s)/ counter(s) were functional, no visible leakage noted.
1315 SINK/PLUMBING	The faucet(s), sink(s) and piping were functional with exceptions noted. a. [CR] The sink drain was slow or blocked (right sink). We recommend correcting the condition(s) noted.
1316 TOILET(S)	The toilet(s) functioned, no leakage noted. with exceptions noted. a. [CR] The toilet was loose on the floor, no leakage noted. We recommend correcting the condition(s) noted.
1320 WHIRLPOOL EQUIP.	The whirlpool pump and jets were functional.
1321 SHOWER(S)	The shower and faucet(s) were functional.
1322 ENCLOSURE(S)	The enclosure(s) were functional, with safety glass markings.
1327 TOWEL BAR(S)	The towel bar(s) and toilet paper holder(s) were functional.

BUILDING INTERIOR

The visible areas of the walls, ceilings, floors, cabinets and counters were examined to determine their current condition. Areas concealed from view by any means are excluded from this report. The accessible doors, windows, lights, receptacles, conditioned air vents, and permanently installed components or equipment are checked for basic operation. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. In general almost all insulated glass window seals will fail and can fail at any time. Fireplaces with gas lines should have the damper fixed so it will not close and the gas line should be sealed to the wall where it enters the fireplace. All fireplaces should be cleaned and inspected on a regular basis to insure safe operation. Smoke detectors should be installed within 15 feet of all sleeping rooms. To examine or test smoke detectors is beyond the scope of the inspection. We recommend older homes be upgraded to meet the current smoke detector installation standards for additional occupant safety.

We recommend that all *material defects* noted below be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the close of escrow or contingencies.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

BUILDING INTERIOR INFORMATION

1402 WALLS/CEILINGS	Materials: sheetrock.
1403 FLOORS	Materials: carpet, tile, and, wood.
1405 FIREPLACES #	Fireplace(s): 2 manufactured (zero clearance), gas or wood burning.
1406 SMOKE DETECTORS	Smoke detectors were noted at; hallway a. [RU] We recommend upgrading to the current building standards and installing smoke detectors in each of the sleeping rooms and areas adjacent to them and in all other locations recommended by the smoke detector manufacturer's installation instructions.

BUILDING INTERIOR CONDITIONS

1407 COMMENTS

a. [FE] The interior of the building was repainted and there have been flooring changes. Each of these can remove or conceal evidence of any past conditions that may have been present prior to the work being done. We recommend inquiring about any past conditions that may no longer be visible.

b. [NOTE] Double-pane windows/doors reduce street noise and improve efficiency of heating/cooling systems. The space between the panes is factory sealed. If a seal is broken, air from the environment may enter the formerly sealed space. This condition may cause condensation or fogging in the window(s), depending on the climatic conditions. We cannot assure the seal on each and every window, but we will report the presence of visible condensation, fogging and/or moisture staining noted during the inspection. Unless otherwise noted in the report, no condensation, fogging or stains were present during the inspection.

c. [FE] The proper wiring and mounting of ceiling fans cannot be determined by visual observations or operational checks. Ceiling fans are heavier than standard light fixtures and require special mounting. We recommend further evaluation and correction(s) if warranted by a specialist in the appropriate trade.

LIVING/DINING ROOM:

Where applicable, the following system(s)/component(s) were visually/functionally examined and determined to be functional unless stated otherwise: walls, floors, doors, windows, heating/cooling, lights, receptacles, closets, smoke detectors, cabinets, sinks, hand/guard rails, stairwells, fireplaces. Those components determined to have material defects are itemized below.

**1408 WALL(S)/
CEILING(S)**

The visible areas of the walls and ceiling appeared functional.

1412 WOOD FLOORING

The visible areas of the wood flooring appeared functional.

**1415 EXTERIOR
DOOR(S)**

The door(s) were functional and there were visible safety glass markings on the glass pane(s)

1416 WINDOW(S)

The accessible window(s) were functional.

**1418 LIGHTS/
FIXTURE(S)**

The light(s) and ceiling fan were functional.

1419 RECEPTACLE(S)

The accessible receptacles were functional.

1420 CLOSET(S)

The visible areas of the closet(s) appeared functional, stored items were present.

1422 CABINET(S)

The cabinet(s)/ counter(s) were functional.

1424 HANDRAIL(S)

The handrail(s) were functional.

1425 GUARDRAIL(S)

The guardrails were functional, with exceptions noted.

a. [SC] The guard rail(s) may have met the building standards at the time of construction, however the wide spaces between the balusters are a hazard for small children. Modern construction guidelines typically state that a "4 inch sphere" should not pass between the balusters. While upgrading may not be required, additional measures for child safety like netting or some other means is strongly recommended.

1426 STAIRWELL(S)

The stairs were functional.

Inspection Report Exclusively For: Mr. & Mrs. Home Buyer

1427 FIREPLACE(S)

The fireplace and visible areas of the flue appeared functional, with exceptions noted.

a. [SC] The gas line was not sealed at the wall where it entered the firebox. We recommend sealing the gap around the pipe to the firebox wall.



ALL BEDROOMS:

Where applicable, the following system(s)/component(s) were visually/functionally examined and determined to be functional unless stated otherwise: walls, floors, doors, windows, heating/cooling, lights, receptacles, closets, smoke detectors, cabinets, sinks, hand/guard rails, stairwells, fireplaces. Those components determined to have material defects are itemized below.

1408 WALL(S)/
CEILING(S)

The visible areas of the walls and ceiling appeared functional.

1409 CARPET
FLOORING

The visible areas of the carpet appeared functional.

1416 WINDOW(S)

The accessible window(s) were functional.

1418 LIGHTS/
FIXTURE(S)

The light(s) were functional.

1419 RECEPTACLE(S)

The accessible receptacles were functional, with exceptions noted.

a. [SC] Some of the receptacle cover plates were damaged/missing (guest bedroom). We recommend correcting the condition(s) noted.

1420 CLOSET(S)

The visible areas of the closet(s) appeared functional, stored items were present, with exceptions noted.

a. [CR] The door(s) were removed (left upper bedroom). We recommend inquiring about the condition(s) noted.

1427 FIREPLACE(S)

a. [SC] There was a gas log set installed in the fireplace (master bedroom). We recommend that the flue damper be permanently blocked/clamped in the open position to prevent products of combustion from spilling out into the room.

GARAGE - CARPORT

The visible areas of the walls, ceilings, floors, cabinets and counters were examined to determine their current condition. Areas concealed from view by any means are excluded from this report. The accessible doors, windows, lights, receptacles and permanently installed components or equipment are checked for basic operation. The garage door balance and spring tension should be checked regularly by a garage door specialist. All garage door openers should have functional auto-reverse system safety features for child safety.

We recommend that all *material defects* noted below be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the close of escrow or contingencies.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

GARAGE/CARPORT INFORMATION

1501 TYPE & LOCATION(S)	Garage; attached, two car.
1503 VENTILATION	Vent types: exterior wall vents.
1504 EXT DOOR TYPE(S)	Materials: wood.
1507 GARAGE DOOR(S)	Door types: aluminum, sectional(s)
1508 INTERIOR WALL(S)	Materials: sheetrock.
1509 INTERIOR FLOOR(S)	Materials: concrete.

GARAGE/CARPORT CONDITIONS

	Where applicable, the following system(s)/component(s) were visually/functionally examined and determined to be functional unless stated otherwise: <i>ventilation, exterior doors, windows, framing, interior walls, garage floor, cabinets, sink/plumbing, fire wall, fire door, garage doors, lights, fixtures, receptacles</i> . Those components determined to have material defects are itemized below.
1510 VENTILATION	The vents appeared functional.
1511 EXTERIOR DOOR(S)	The door(s) were functional and there were visible safety glass markings on the glass pane(s)

Inspection Report Exclusively For: Mr. & Mrs. Home Buyer

1514 INTERIOR WALL(S)

The visible areas of the walls and ceiling appeared functional, with exceptions noted.
a. [CR] Portions of the interior walls and floors were not visible at this time due to stored personal items. We recommend checking these areas after the items have been removed.



1515 GARAGE FLOOR(S)

The visible areas of the garage floor appeared functional, with cracks present.

1518 FIRE WALL(S)

The visible areas of the garage firewall/ceiling appeared functional, with exceptions noted.
a. [SC] There were holes noted in the fire-resistive wall(s) between the garage and living space. We recommend correcting the condition(s) noted.



1519 FIRE DOOR(S)

The door between the garage and living space appeared to be a fire-resistant door and was self-closing & latching.

1520 GARAGE DOOR(S)

The garage door(s) were operated and appeared functional.

1521 DOOR OPENERS

The automatic car door opener(s) were functional, with exceptions noted.
a. [SC] The secondary safety system (electric eyes) were mounted higher than the manufacturer's recommendation of 4" to 6" above the floor. We recommend correcting the condition(s) noted.



1522 LIGHTS/ FIXTURE(S)

The light(s) were functional.

1523 RECEPTACLE(S)

The accessible receptacles were functional and GFCI protected where required.