



Advanced Home Inspection Services
3388 Orcutt rd.
Santa Maria, Ca 93455
(805) 934-8486 Fax (805) 934-8444



Client: Tom Smith

Schedule Date: 9/30/2007

Report #: SAMPLE

Client Address:

1200 Somewhere Street
Lompoc, CA 93436

Subject Property:

1111 Anywhere St.
San Luis Obispo, Ca 44011

KEY TO THE INSPECTION REPORT

Report # : SAMPLE

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

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

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

PLEASE READ THE ENTIRE REPORT FOR ALL ITEMS CHECKED.

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

KEY TO THE INSPECTION REPORT

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

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

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

NOTICE: AN ABRIDGED VERSION OF THIS KEY IS PRINTED AT THE TOP OF EACH PAGE.

If you do not understand how to read this report please contact our office.

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

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

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

Present During The Inspection: [] Client [X] Buyer's Agent [] Seller's Agent [X] Seller [X] Other: Neighbor

INSPECTOR : Clouseau

Inspection Date: 9/30/2007

Start Time: 9:45 AM

Completion Time 2:00 AM

The weather condition at the time of inspection was:

Sunny and warm.

Property Information:

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

Approximate age of building: Over 30 Yrs

Approximate age of roof: New

Additions / Alterations to: Rear Deck

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

IMPORTANT NOTICE TO THIRD PARTIES OR OTHER PURCHASERS: RECEIPT OF THIS REPORT BY ANY PURCHASERS OF THIS PROPERTY OTHER THAN THE PARTY(IES) IDENTIFIED ON THE CONTRACT PAGE #1 IS NOT AUTHORIZED BY THE INSPECTOR. THE INSPECTOR STRONGLY ADVISES AGAINST ANY RELIANCE ON THIS REPORT. WE RECOMMEND THAT YOU RETAIN A QUALIFIED PROFESSIONAL INSPECTOR TO PROVIDE YOU WITH YOUR OWN INSPECTION AND REPORT ON THIS PROPERTY.

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

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement
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01. Driveway	Appears Serviceable	[X] Deterioration / Damage (2)
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Comments: No additional comments.

02. Sidewalks	Repairs Recommended	[X] Materials: Concrete
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Comments: Major cracks noted in sidewalk; warrant further attention or repair. (2) Surface drain covers damaged; underground piping not inspected. Deterioration noted at the sidewalk at the time of the inspection. (2)

03. Retaining Walls	Repairs Recommended	[X] Location(s): Front [X] Material: Concrete
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Comments: Major cracks; recommend evaluation by a structural/geotechnical engineer and repairs as needed. (1) (2)

04. Patio	Appears Serviceable	[X] Material: Flagstone [X] Location(s): Front
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Comments: No additional comments.

05. Porch Cover	Appears Serviceable	[X] Unsecure attachment (2) [X] Open design
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[X] Location(s): Rear

06. Decks/Porch	Repairs Recommended	[X] Railing: deteriorated (2) (4)
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Comments: Railings are in need of repairs. (2) Railings are missing. Recommend proper installation for safety. (2) (4)

07. Fences & Gates	Repairs Recommended	[X] Loose / rotten: boards and posts
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[X] Material: Composite [X] Broken / missing: boards and posts [X] Self closing device is: Appears Serviceable

Comments: Gate damaged at the time of the inspection. * Fence, walls, gates have signs of normal wear and tear, including common cracks, discoloration, weathering, etc. The fencing had broken/missing boards at the time of the inspection.

--- End of Category GROUNDS ---

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08. Exterior Stairs**Safety Hazard**

[X] Material: Stone, Concrete, Pavers

[X] Railing: missing (2) (4) [X] Location: Front, Left side

Comments: Railings are in need of repairs. (2) Stairs damaged and warrant repairs. (2)**09. Exterior Walls**

Appears Serviceable

[X] Wall Covering: Wood Siding

[X] Structure: Brick, Masonry

Comments: Damaged siding at: South side. (2) (3) Structure appears to be recently painted. Check with seller to determine condition of structure before painting: were there any significant repairs performed prior to painting; is there a transferable warranty. Defects were noted at the exterior walls at: North side. (2) Deteriorated siding at: South side. (2) (3)*Notice: Wall insulation type and value is not verified* UFFI insulation or hazard are not identified* Conditions inside the wall cannot be judged* Lead testing is not performed****10. Trim****Repairs Recommended**

[X] Flashing / trim damaged at: soffits (2)

[X] Material: Wood

Comments: Exterior trim was deteriorated, torn at the soffits. (2)**11. Chimney(s)**

Appears Serviceable

[X] Spark screen: present, appears serviceable

[X] Material: Metal [X] Location: Family Room, Bedroom, Den.

Comments: No additional comments.*Notice: The interior of the flue was not inspected at this time. We recommend that you retain a qualified chimney sweep to clean and evaluate the flue.****12. Sprinklers**

N/A

Comments: No additional comments.*Notice: Underground pipes cannot be judged for breaks or possible root intrusions. Association-maintained systems are not tested. Grove systems are not tested.****13. Hose Faucets**

Appears Serviceable

[X] Anti-siphon valves: No [X] Frost Type: Yes

Comments: No additional comments.**14. Gutters & Downspouts**

Appears Serviceable

Comments: No additional comments.*Notice: Gutters and subsurface drains are not water tested for leakage or blockage.* Regular maintenance of drainage systems is required to avoid water problems at the roof and foundation.**

--- End of Category EXTERIOR ---

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15. Grading

Appears Serviceable

[X] Earth to wood contact * (3)

[X] Slope: This is the prompt.

Comments: No additional comments.

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

16. Slab-on-Grade

Appears Serviceable

[X] Perimeter visibility: This is a test

Comments: No additional comments.

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

17. Raised Foundation

Appears Serviceable

[X] Deterioration / Damage (2)

[X] Columns: Masonry Block [X] Foundation: [X] Common cracks * [X] Not functional (2) (1)

Comments: No additional comments.**17a. Crawlspace**

N/A

[X] Access cover: This is the wayl.

[X] Crawlspace inspection: How much to go here [X] Insulation condition: damaged *, appears serviceable

[X] Insulation type: Fiberglass blown, Fiberglass rolled

Comments: No additional comments.**17b. Floor Structure**

Appears Serviceable

[X] Near end of lifespan (2)

[X] Deterioration / Damage (2) (3) [X] Floor Construction: Trusses [X] Lateral bracing: installed

[X] Anchor bolts: Installed

Comments: No additional comments.**18. Base. Foundation**

Repairs Recommended

[X] Foundation:Trusses [X] Basement floor: concrete

[X] Columns:Steel

Comments: Recommend further evaluation and repairs of foundation by a qualified professional. Deterioration in the foundation materials; further evaluation and repairs recommended. (2) Horizontal crack(s) on foundation wall. (2) (1) Vertical crack(s) on foundation wall. (1) (2)

18a. Basement

Safety Hazard

[X] Sump pump: not functional (2)

[X] Insulation installation: appears serviceable

Comments: Handrail is not the proper configuration or dimension which could lead to personal injury. (2) (5)**18b. Floor Structure**

Repairs Recommended

[X] Wood Frame: Trusses and wood framing

[X] Floor Construction: concrete [X] Anchor bolts: Missing nuts & washers (2)

Comments: Cracks at Conventional wood framing. (2) Floor system does not appear to be properly supported. (2) (1) Over-notching of joists at north side of basement. (2) Probing where deterioration is suspected revealed deteriorated wood (2) (3). (2) (3)

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



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(3) Refer to qualified termite report for further information * This item warrants attention/repair or monitoring

--- End of Category FOUNDATION ---

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19. Shingle / Shake

Appears Serviceable

Comments: No additional comments.

20. Tile Roof

Appears Serviceable

Comments: No additional comments.

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

21. Built-up / Low slope

Appears Serviceable

Comments: No additional comments.

21b. Roof Notes

Appears Serviceable

Comments: No additional comments.

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

22. Exposed Flashings

Appears Serviceable

Comments: No additional comments.

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

--- End of Category ROOF ---

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

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23. Main Line

Appears Serviceable

Comments: No additional comments.

24. Supply Lines

Appears Serviceable

Comments: No additional comments.

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

25. Waste Lines

Appears Serviceable

[X] Material: «matl plumb»

Comments: No additional comments.

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

26. Fuel System

Appears Serviceable

[X] Shutoff valve location: «location extr»

Comments: No additional comments.

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

27. Water Heater(s)

Appears Serviceable

[X] Rust flakes in burner chamber *

Comments: No additional comments.

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

--- End of Category PLUMBING ---

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

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28. Description	Appears Serviceable	[X] Location: attic [X] Fuel type: natural gas
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[X] Heating type: forced air unit [X] Approximate input BTU's: 64000

Comments: No additional comments.

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

29. Condition		
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Comments: Recommend further evaluation by a certified technician. This is another comment. Two all beef patties special sauce lettuce cheese pickles onions on a sesame see bun.

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

30. Venting		
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Comments: No additional comments.

31. Combustion Air		
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[X] Combustion air: is blocked (2) (4), restricted by screen (2) (4) [X] Recommend sealing holes / gaps in platform * (4)

Comments: No additional comments.

32. Burners		
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Comments: No additional comments.

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

33. Distribution		
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Comments: No additional comments.

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

--- End of Category HEATING ---

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

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34. Normal Controls

Comments: No additional comments.

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

35. Air Filters

Comments: No additional comments.

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

36. Heating Notes

Comments: No additional comments.

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

37. Evaporative Cooler

Comments: No additional comments.

38. Air Conditioning

Comments: No additional comments.

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

38a. Power

Comments: No additional comments.

38b. Condensate

Comments: No additional comments.

38c. Refrigerant Lines

Comments: No additional comments.

38d. Cooling Comments

Comments: No additional comments.

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

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

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39. Service

Comments: No additional comments.

40. Main Panel

Comments: No additional comments.

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

41. Conductors

Comments: No additional comments.

42. Sub-panels

Comments: No additional comments.

43. Panel Notes

Comments: No additional comments.

44. Wiring Notes

Comments: No additional comments.

--- End of Category ELECTRICAL ---

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

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45. Entry Doors

Comments: No additional comments.

46. Interior Doors

Comments: No additional comments.

47. Exterior Doors

Comments: No additional comments.

48. Windows

Comments: No additional comments.

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

49. Interior Walls

Comments: No additional comments.

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

50. Ceilings

Comments: No additional comments.

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

51. Floors

Comments: No additional comments.

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

--- End of Category INTERIOR ---

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52. Fireplace(s)

Comments: No additional comments.

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

53. Interior Features

Comments: No additional comments.

53a. Ceiling Fans

Comments: No additional comments.

53b. Interior Stairs

Comments: No additional comments.

53c. Wet Bar

Comments: No additional comments.

54. Smoke Detector

Comments: No additional comments.

55. Laundry

Comments: No additional comments.

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

56. Attic General

Comments: No additional comments.

56a. Ventilation & Insulation

Comments: No additional comments.

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

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

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

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57. Floor

Comments: No additional comments.

58. Firewall/Ceiling

Comments: No additional comments.

59. Ventilation

Comments: No additional comments.

60. Door to Living Space

[X] Type: «door gar type»

Comments: No additional comments.

61. Exterior Door

Comments: No additional comments.

62. Vehicle Door

Comments: No additional comments.

63. Automatic Opener

Comments: No additional comments.

64. Electrical

Comments: No additional comments.

--- End of Category GARAGE ---

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

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66. Kitchen Sink(s)**Repairs Recommended**

[X] Leaks at: faucet handles (2) (3)

[X] Faucet is: damaged (2) (3)

Comments: Grout and caulking are needed at the kitchen sink(s) counter. * An improper drain trap is installed on the kitchen sink(s). (2) Drain is leaking at kitchen sink(s). (2) (3)

67. Kitchen (general)**Appears Serviceable**

[X] Counters appear serviceable

[X] Cabinets appear serviceable

Comments: No additional comments.

68. Disposal**Repairs Recommended**

Comments: Loose/missing wire clamp. (2) (4) The disposal switch is in a hazardous location. (2) (4)

69. Range/Cooktop**Repairs Recommended**

[X] Door gasket: deteriorated

[X] Fuel type: natural gas [X] Number of ovens: 2 [X] Ventilation fan filter: missing *

[X] Ventilation hood: not visible [X] Gas shut-off valve(s): appears serviceable [X] Separate cooktop: defective

Comments: The upper-left burner on the range did not operate at the time of the inspection. * The oven door gasket is damaged. (2) The fan/hood was in operational condition at the time of the inspection.

*Notice: Self and/or continuous cleaning operations, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. * Appliances are not moved. **

70. Dishwasher**Repairs Recommended**

[X] Leaking noted at: with high-loop method * (3)

[X] Drain line installed: with high-loop method [X] Door seal: appears serviceable

Comments: The door seals are deteriorated. *

*Notice: Determining the adequacy of washing and drying functions of dishwashers is not part of this inspection. **

71. Special Features**Appears Serviceable**

[X] Microwave: Not inspected (2)

[X] Trash compactor: Not inspected (2) [X] Water purification: Near end of lifespan *

Comments: No additional comments.

*Notice: Refrigerators, freezers and built-in ice maker are not part of this inspection. **

--- End of Category KITCHEN ---

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66. Kitchen Sink(s)

Repairs Recommended

[X] Faucet is: damaged (2) (3)

[X] Leaks at: faucet handles (2) (3)

Comments: Grout and caulking are needed at the kitchen sink(s) counter. * An improper drain trap is installed on the kitchen sink(s). (2) Drain is leaking at kitchen sink(s). (2) (3)

67. Kitchen (general)

Appears Serviceable

[X] Counters appear serviceable

[X] Cabinets appear serviceable

Comments: No additional comments.

68. Disposal

Repairs Recommended

Comments: Loose/missing wire clamp. (2) (4) The disposal switch is in a hazardous location. (2) (4)

69. Range/Cooktop

Repairs Recommended

[X] Number of ovens: 2 [X] Fuel type: natural gas

[X] Gas shut-off valve(s): appears serviceable [X] Ventilation hood: not visible [X] Ventilation fan filter: missing *
 [X] Separate cooktop: defective [X] Door gasket: deteriorated

Comments: The upper-left burner on the range did not operate at the time of the inspection. * The oven door gasket is damaged. (2) The fan/hood was in operational condition at the time of the inspection.

*Notice: Self and/or continuous cleaning operations, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. * Appliances are not moved. **

70. Dishwasher

Repairs Recommended

[X] Door seal: appears serviceable

[X] Drain line installed: with high-loop method [X] Leaking noted at: with high-loop method * (3)

Comments: The door seals are deteriorated. *

*Notice: Determining the adequacy of washing and drying functions of dishwashers is not part of this inspection. **

71. Special Features

Appears Serviceable

[X] Trash compactor: Not inspected (2)

[X] Microwave: Not inspected (2) [X] Water purification: Near end of lifespan *

Comments: No additional comments.

*Notice: Refrigerators, freezers and built-in ice maker are not part of this inspection. **

--- End of Category KITCHEN - Basement ---

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

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72. Toilet

Appears Serviceable

Comments: No additional comments.

73. Sink**Repairs Recommended**

[X] Cabinet is: damaged (2)

[X] Counter is: deteriorated (2) [X] Leaks at: faucet handles (2) (3) [X] Plumbing under sink is: deteriorated (2) (3)
 [X] Faucet is: damaged (2) (3)

Comments: Grout and caulking are needed at the utility sink(s) counter. * An improper drain trap is installed on the laundry sink(s). (2)

74. Vent/Heat**Repairs Recommended**

[X] Ventilation: appears serviceable

[X] Exhaust fan: did not operate * [X] Window: did not operate *

Comments: Exhaust fan makes an unusual noise in the main floor bathroom. *

75. Bathtub**Repairs Recommended**

[X] Drain is: slow draining * (3)

[X] Faucet is: dripping * (3) [X] Hydromassage style tub: present - jets/pump not tested (2)

Comments: The drain stopper is missing in the main floor bathroom, half bathroom, hall bathroom. *

76. Shower**Repairs Recommended**

[X] Enclosure is: not visible [X] Drain is: corroded

[X] Shower head is: broken

Comments: There are cracked tiles in the shower in the [1]master bathroom. (2) (3)

*Notice: Determined whether shower pans are watertight is beyond the scope of this inspection.**

--- End of Category BATHROOMS ---

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

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

72. Toilet	Repairs Recommended	
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Comments: No additional comments.

73. Sink	Repairs Recommended	
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Comments: No additional comments.

74. Vent/Heat	Appears Serviceable	
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Comments: Exhaust fan makes an unusual noise in the main floor bathroom. *

75. Bathtub	Repairs Recommended	[X] Faucet is: dripping * (3)
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[X] Drain is: slow draining * (3) [X] Hydromassage style tub: present - jets/pump not tested (2)

Comments: The drain stopper is missing in the main floor bathroom, half bathroom, hall bathroom. *

76. Shower	Repairs Recommended	[X] Shower head is: broken [X] Drain is: corroded
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[X] Enclosure is: not visible

Comments: There are cracked tiles in the shower in the [1]master bathroom. (2) (3)

*Notice: Determined whether shower pans are watertight is beyond the scope of this inspection. **

--- End of Category Master Bath ---

Client: Tom Smith
Date: 9/30/2007

Property: 1111 Anywhere St.
San Luis Obispo, Ca 44011

ELECTRICAL



attic/wiring

Improper wiring/exposed splices noted in attic space. Repairs recommended



Main overhead power

Main overhead power line connection point is below roof line. Recommend masthead installation to raise lines to proper height above structure.

EXTERIOR



Exterior walls

Deterioration noted at rear patio and front entry. Maintenance/repairs recommended.



Patio cover

Loose fasteners noted at rear patio cover. Maintenance/repairs recommended.

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GROUNDS



fences and gates

Loose block and stepcracking noted at rear block wall

HEAT2/COOL



Distribution/Ducts

Improper ductwork repairs noted in attic. Maintenance/repairs recommended.

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Date: 9/30/2007

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INTERIOR



Windows

Missing/damaged hardware noted at various windows

PLUMBING



Water heater

Active leak noted at base of water heater tank



Plumbing in Crawlspace

Active leak noted at drainline below master bathroom.
Maintenance/repairs recommended

Client: Tom Smith
Date: 9/30/2007

Property: 1111 Anywhere St.
San Luis Obispo, Ca 44011

ROOF



Concrete tiles

Section of roof tiles are missing above front entry. Repairs recommended.

