

# The Uniform Building Inspection Report™

---



---

**Single Family Residence:**  
1234 Your Street, Your City, CA 94596

**Prepared Exclusively for:**  
Joe Smith

**Inspection Date:**  
8/4/2009, 9:00:00 AM

**Report Number:**  
90804a

**Inspection Company:**  
Crampton Inspection Service  
John Crampton  
P.O. Box 6043,  
Moraga, CA 94570  
(925) 376-7707  
[www.your-home-inspector.com](http://www.your-home-inspector.com)  
[john@your-home-inspector.com](mailto:john@your-home-inspector.com)

**Professional Commercial and Residential Building Analysis**  
Copyright © 2009 Crampton Inspection Service



## Crampton Inspection Service

P.O. Box 6043, Moraga, CA 94570  
Phone: (925) 376-7707 Fax: (925) 376-7711

**Professional Commercial and Residential Building Analysis**

**Address of inspection:** 1234 Your Street, Your City, CA 94596

**Client:** Joe Smith  
**Address:** 5470 B Street  
**City:** Moraga

**Date:** 8/4/2009  
**Phone:** 925-555-5555  
**State/Prov.:** CA **Zip:** 94556

### GENERAL INFORMATION

**Selling Agent:** Jane Realtor  
**Company:** Realty Office  
**Phone / Cell:** 415-555-5555 /  
**E-Mail:** jane@email.com  
**Present at Inspection:** 100%

**Listing Agent:** Greg Realtor  
**Company:** Realty Office  
**Phone / Cell:** 707-555-5555 /  
**E-Mail:** greg@email.com  
**Present at Inspection:** Approx. 10%

**Client E-Mail:** JSmith@email.com  
**Client Present:** 100%

**Structure Type:** Single Family Residence  
**Occupancy Status:** Furnished/occupied  
**Approx. Sq. Ft.:** 2215  
**Approx. Year Built:** 1990  
**Weather Conditions:** Clear  
**Approx. Temp.:** Outside temp. = 70  
**Time Insp. Began:** 9:00:00 AM

**Inspector:** John Crampton

### INVOICE

**Report Number:** 90804a  
**Inspection Type:** Visual

>2000sq. ft.:	
2001 - 2500 sq. ft.:	\$350.00
2501 - 3000 sq. ft.:	
3001 - 3500 sq. ft.:	
3501 - 4000 sq. ft.:	
4001 - 4500 sq. ft.:	
4501 - 5500 sq. ft.:	
Outbuildings:	
Crawl Space:	\$50.00
Built before 1970:	
Built Before 1930:	
Special:	
<b>Total:</b>	<b>\$400.00</b>

**Paid by:** Master Card

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/attorney billing is available for an additional fee but does not relieve the client's responsibility for payment should the property fail to close.

# Crampton Inspection Service Inspection Agreement

**THIS IS A LEGALLY BINDING CONTRACT - PLEASE READ IT CAREFULLY**

**Address: 1234 Your Street, Your City, CA 94596**

**Report Number: 90804a**

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. **Distribution of Report** - We are authorized to distribute copies of the Inspection Report to those directly involved in this transaction, unless otherwise instructed in writing.
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.

## **VISUAL INSPECTION DEFINITIONS AND LIMITATIONS:**

4. The Visual Inspection Service is performed in accordance with the *Standards of Practice* as published by the California Real Estate Inspection Association (CREIA) and according to these standards, is a survey and basic operation of the systems and components of a building which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may result in damage to the property or personal injury to the Inspector. The specific systems, structures, and components of a building to be examined are listed in these Standards of Practice. The purpose of the inspection is to provide the Client with information regarding the general condition of the building(s).

5. Any area which is not exposed to view, is concealed, or is inaccessible because of soil, walls or wall coverings, floors or floor coverings, ceilings, furnishings or any other thing, is NOT included in this inspection.

6. Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection.

7. The following are NOT included in the inspection:

- Recalls or Callbacks of any kind and from any source
- Latent or concealed defects
- Environmental hazards or conditions, including, but not limited to, toxic, reactive, combustible, or corrosive contaminants, wildfire, odors, noise, flood potential, electromagnetic fields, underground storage tanks, asbestos, radon gas, lead paint, urea formaldehyde, PCB's, water or air quality, the proximity to toxic waste sites, or other environmental or health hazards
- Structural, geological, soil or hydrological stability, survey, engineering, analysis or testing
- Permit research or validation, code, installation or zoning violations
- The examination of conditions related to animals, rodents, insects, wood destroying insects, organisms, mold and mildew, or the damage caused thereby
- Radio controlled devices or low-voltage systems or relays
- Security or intercom systems, elevators, lifts or dumbwaiters
- Thermostatic, time clock or photoelectric controls
- Water softener or purifier systems
- Furnace heat exchangers, solar heating systems and freestanding appliances
- Window coverings
- The examination or operation of any sewage disposal system or component including, but not limited to, septic tanks, cesspools, or any underground system or portion thereof, or ejector pumps for rain or waste
- Landscape or farm irrigation systems
- The condition and/or irrigation of trees, shrubs or vegetation of any kind
- Any item which is hidden from view or impractical to test
- Any system or component not listed in the *Standards of Practice* as published by the California Real Estate Inspection Association as an observation requirement
- Any system or component, condition, or application noted in the report as not inspected, not determined, or not reported on

8. The Uniform Building Inspection 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.

9. The report, including the use of signifying letter codes, is the professional opinion of the Inspector, based on the accessibility of the certain fixed components surveyed. Without dismantling parts of the building and/or its components, and without full use of all utilities, the Inspector may extrapolate conclusions which cannot be confirmed during the inspection.

10. 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.**

11. The Client agrees to submit to the Inspection Company, in written form, any claims or complaints prior to taking any action thereupon. Any legal action or proceeding of any kind, whether sounding in tort or contract, against the Inspector/Inspection Company or its officers, agents, or employees, must be brought within one (1) year from the date of the inspection or will be deemed waived and forever barred.

12. 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.

13. To the extent allowed by law, it is understood and agreed by and between the parties hereto that the Inspector/Inspection Company is not an insurer, that the payment for the subject inspection is based solely on the value of the service provided by the Inspector/Inspection Company in the performance of its limited visual inspection and production of a written inspection report as described herein, that it is impracticable and extremely difficult to fix the actual damages, if any, which may result from a failure to perform such services, and a resulting loss that the Inspector/Inspection Company's and its officers, agents, or employees' liability hereunder shall be limited and fixed in an amount equal to one hundred fifty percent (150%) of the inspection fee, as liquidated damages, and not as penalty, and this liability shall be exclusive.

14. By signing this agreement you authorize Broadview Security to call you at the phone number you have provided to discuss a special alarm system offer.

**The fee for this inspection and report is: \$400.00**

CLIENT: Joe Smith (sign) \_\_\_\_\_ Date: \_\_\_\_\_

INSPECTION COMPANY: Crampton Inspection Service, a Sole Proprietorship

INSPECTOR: John Crampton (sign) \_\_\_\_\_ Date: \_\_\_\_\_

## This Report Has Been Prepared Exclusively For: Joe Smith

Property Address: 1234 Your Street, Your City, CA 94596  
Date of Inspection: 8/4/2009 Start Time: 9:00:00 AM Report Number: 90804a

---

### 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.**

## This Report Has Been Prepared Exclusively For: Joe Smith

Property Address: 1234 Your Street, Your City, CA 94596  
Date of Inspection: 8/4/2009 Start Time: 9:00:00 AM Report Number: 90804a

### Grounds Survey Findings:

If present, vegetation, grading, drainage, driveways, patio ground surfaces, walkways and retaining walls, stoops, steps, non-abutting decks, visible components of grounds electrical systems and watering systems, and other general conditions were observed. The inspector is not required to test grounds lighting systems or watering systems.

Significant visible deficiencies or potential concerns, if any, are reported below.

Grounds systems or components are indicated by type or described in the components section.

The condition of exterior faucets is addressed in this section, though any observed leaks may be reported in the Plumbing Section.

[C] 0220: Trip or safety concern.  
Uneven walkway noted at left side of the structure. Caution advised. The situation or problem could be, or could become, hazardous under certain circumstances.  
See Photo(s) 0220.

[N] [B] 0240: Entry tile is against pressed wood product siding.  
This type of installation may lead to siding damage

in this area. No damaged noticed at the time of inspection at the visible areas.

The bottom edge of the siding is with less than the recommended distances in places. 2" above pavement and 4" above the ground is recommended. The photo is an example at the right side of the garage along the walkway. Adjustments recommended.  
See Photo(s) 0240.

[N] 0270: Wood deck covered with tile.  
Several cracks found in the entry tile and grout. The condition of the wood decking below the tile is not known.  
See Photo(s) 0270.

[R] 0270.03: Wood deck deteriorated.  
Noted at a number of areas of the support system. The planks are weathered and loose in places. It is recommended that the finding and all associated components be reviewed and corrected as needed, by a qualified licensed contractor.  
See Photo(s) 0270.03.

[N] 0270.04: Wood deck faulty.  
There is an indication of improper fasteners used at the metal deck framing attachments evident by rusting nail heads. Discretion advised. The



Photo: 0220 (1)



Photo: 0240 (1)



Photo: 0240 (2)



Photo: 0270 (1)



Photo: 0270.03 (1)



Photo: 0270.03 (2)

## This Report Has Been Prepared Exclusively For: Joe Smith

Property Address: 1234 Your Street, Your City, CA 94596  
Date of Inspection: 8/4/2009 Start Time: 9:00:00 AM Report Number: 90804a

---

significance of the situation, problem or defect is uncertain. Further study is advised.  
See Photo(s) 0270.04.

[A] 0270.10: Wood walkway damaged.  
Noted at the back bridge. Repair or alteration usually improves component appearance and should decrease deterioration.  
See Photo(s) 0270.10.

[U] 0290.02: Exterior steps handrail improper.  
Recommend installing a grippable handrail at the back stairways. Modification or addition is generally considered an upgrade which may improve safety.  
See Photo(s) 0290.02.

[B] 0290.11: Patio/deck guardrail improper.  
Baluster spacing is more than 4". This is a building standard. Adjustments recommended if conformance is desired. Noted at the back decking.  
See Photo(s) 0290.11.

[P] 0380.03: Irrigation pipeline unprotected where could be damaged.  
A section of piping is above the ground and exposed to damage. Installing below the ground is recommended. Noted at the back right.  
See Photo(s) 0380.03.

[U] 0500: Fence post(s) loose or broken.  
There is an indication of damaged fence posts evident by the added metal bracing. Be prepared to replace sections of damaged fencing in the near future.  
See Photo(s) 0500.

[E] 0630.02: Gate(s) not latchable.  
Noted at the right side gate. Repair, alteration or replacement usually improves the efficiency of the component or system.  
See Photo(s) 0630.02.

[E] 0710.01: Shed in need of repairs and maintenance.  
The door drags on the walkway. Repair, alteration or replacement usually improves the efficiency of the component or system.  
See Photo(s) 0710.01.

[P] 0860: Tree limb / shrubbery against building.  
Recommend keeping all vegetation from touching the structure. Noted mostly with ivy at the left side of the garage and tree limbs at the left side of the main structure. Correction or modification decreases the probability of excessive deterioration.  
See Photo(s) 0860.



Photo: 0270.04 (1)



Photo: 0270.10 (1)



Photo: 0290.02 (1)



Photo: 0290.11 (1)



Photo: 0290.11 (2)



Photo: 0380.03 (1)

## This Report Has Been Prepared Exclusively For: Joe Smith

Property Address: 1234 Your Street, Your City, CA 94596  
Date of Inspection: 8/4/2009 Start Time: 9:00:00 AM Report Number: 90804a

---

### Grounds Components & Applications:

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.**

#### IRRIGATION:

00a(1) All or part of the irrigation or sprinkler system is automatically activated. Be aware that the inspector does not inspect or review the operational characteristics of irrigation or sprinkler systems.

#### SITE ELEMENTS, GRADING, DRAINAGE:

01a Enclosed plant area next to foundation  
01c Yard drains (if visible and discovered)  
01d(2) Below grade (with respect to roadway)  
01e(2) Moderate to steep slope

01k Expansive/clay type soil

#### RETAINING WALLS:

03c Wood

#### FENCES & GATES:

04c(1) Wood

04d Metal, chain-link, or wire

#### WALKS, DRIVES, & PARKING:

05b(1) Cement concrete walks/drives

#### ATTACHED AND DETACHED UNCOVERED EXTERIOR DECKS / BALCONIES / PATIOS:

05a(4) Wood deck

#### ATTACHED AND DETACHED EXTERIOR STEPS AND STAIRWAYS:

05e(1) Wood stairway / steps

05e(5) Handrails / guardrails

#### 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.)



Photo: 0500 (1)



Photo: 0630.02 (1)



Photo: 0710.01 (1)



Photo: 0860 (1)



Photo: 0860 (2)

---

Questions or concerns? Please call (925) 376-7707

**Crampton Inspection Service**

Copyright © 2009 Crampton Inspection Service

**This Report Has Been Prepared Exclusively For: Joe Smith**

Property Address: 1234 Your Street, Your City, CA 94596  
Date of Inspection: 8/4/2009 Start Time: 9:00:00 AM Report Number: 90804a

---

MISC. GROUNDS DEVICES & OUTBUILDINGS:

02d Satellite dish  
02e(1) Storage shed



## This Report Has Been Prepared Exclusively For: Joe Smith

Property Address: 1234 Your Street, Your City, CA 94596  
Date of Inspection: 8/4/2009 Start Time: 9:00:00 AM Report Number: 90804a

### Exterior / Roof Survey Findings:

The roof, roof drainage systems, jacks, flashings, skylights, chimneys, other roof penetrations were observed within the limits of accessibility. The method of observation, which is suggestive of the extent to which the roof and related components were observed, is set forth in the components section.

Wall cladding, flashing, trim, eaves and rake fascias (barge rafters), all doors, a representative number of windows, and all garage doors were observed if present. Any garage door operators were tested for the ability to stop or reverse when meeting normal hand resistance. If bedroom windows have security bars, they may be required to have release mechanisms. The release mechanisms are not tested by the inspection company. It is strongly recommended that you have the owner or agent demonstrate the release mechanism on each window.

Significant visible deficiencies or potential concerns, if any, are reported below.

Any visible deficiencies in abutting or attached decks may be reported in the STRUCTURE section rather than here.

Visible signs of leaks or abnormal condensation (if any) on surfaces are reported in this, and/or other pertinent, sections.

Exterior systems or components are indicated by type or

described in the components section.

[P] 1000: Roof repairs / general maintenance needed.

Several areas of damage found to roofing in places. The photos are examples. Correction or modification decreases the probability of excessive deterioration.

See Photo(s) 1000.

[N] 1070: Patch or other prior repairs noted.

Noted near the ridge area above the chimney. Discretion advised. The significance of the situation, problem or defect is uncertain. Further study is advised.

See Photo(s) 1070.

[N] 1180: Moss growth noted on front upper roofing.

Discretion advised. The significance of the situation, problem or defect is uncertain. Further study is advised.

See Photo(s) 1180.

[N] 1200: Seal pipes, vents, and conduits at jack penetrations.

There is an indication of roof leaks evident by the



Photo: 1000 (1)



Photo: 1000 (2)



Photo: 1070 (1)



Photo: 1070 (2)



Photo: 1180 (1)



Photo: 1200 (1)

## This Report Has Been Prepared Exclusively For: Joe Smith

Property Address: 1234 Your Street, Your City, CA 94596  
Date of Inspection: 8/4/2009 Start Time: 9:00:00 AM Report Number: 90804a

---

stains found at the garage ceiling below the right plumbing vent. Further review and repairs recommended.  
See Photo(s) 1200.

[P] 1280.13: Downspout part(s) appear to be missing.  
The diverter piece is missing at the end of the downspout. Recommend extending the downspout pass the bottom edge of the siding. Noted at the back of the structure.  
See Photo(s) 1280.13.

[E] 1290: Gutters need cleaning.  
See Photo(s) 1290.

[N] 1310.02: Siding sheathing with water stains.  
This was noticed in the sub-area under the kitchen eating area at the left vent opening. Discretion advised. The significance of the situation, problem or defect is uncertain. Further study is advised.  
See Photo(s) 1310.02.

[R] 1310.04: Siding damaged.  
Noted at the left side above the upper window. It is recommended that the finding and all associated components be reviewed and corrected as needed, by a qualified licensed contractor.

See Photo(s) 1310.04.

[R] 1430.12: Window trim damaged.  
Rotted wood trim noted at the top right corner of the front left upper window. It is recommended that the finding and all associated components be reviewed and corrected as needed, by a qualified licensed contractor.  
See Photo(s) 1430.12.

[P] 1430.21: Siding trim loose.  
Noted at several locations. The photo is an example at the back right side of the chimney. Securing and sealing is recommended. Correction or modification decreases the probability of excessive deterioration.  
See Photo(s) 1430.21.

[P] 1430.22: Siding trim weathered.  
The photo is an example at the chimney front left below the roof line. Correction or modification decreases the probability of excessive deterioration.  
See Photo(s) 1430.22.

[N] 1510: Insulated window (I.G.) lost seal.  
Noted at several windows. For example: the back right living room, kitchen garden window and master bedroom front window. There may be others that



Photo: 1200 (2)



Photo: 1200 (3)



Photo: 1280.13 (1)



Photo: 1290 (1)



Photo: 1310.02 (1)



Photo: 1310.04 (1)

## This Report Has Been Prepared Exclusively For: Joe Smith

Property Address: 1234 Your Street, Your City, CA 94596  
Date of Inspection: 8/4/2009 Start Time: 9:00:00 AM Report Number: 90804a

were not obvious at the time of inspection.  
See Photo(s) 1510.

[E] 1550.02: Window screen(s) damaged.  
Several screens were found with small rips and/or loose areas at the frames. Repair, alteration or replacement usually improves the efficiency of the component or system.

[P] 1900.02: Overall painting recommended.  
The photos are examples where the painting is weathered. Correction or modification decreases the probability of excessive deterioration.  
See Photo(s) 1900.02.

[P] 1910: Caulking, sealing and general repairs to siding / doors / windows needed.  
Small gaps noted at wood trims to stucco junctures in many places. Caulking as needed recommended.

Recommend adding a drip loop to all wires as they enter the structure in places. This will help prevent moisture from entering. Several areas with a questionable drip loop.

Caulking recommended at all exterior light fixtures to stucco along top and sides but not on bottom.  
Correction or modification decreases the probability of excessive deterioration.

See Photo(s) 1910.

### Exterior Components & Applications:

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.**

### ROOF REVIEW METHOD:

17b The roof was partially viewed due the various reasons. Roof penetrations were not fully observed.  
17g Partially traversed

### ROOF / DECK STYLES:

13a Gable  
13b Hip  
13c Valley  
13m Shed



Photo: 1430.12 (1)



Photo: 1430.21 (1)



Photo: 1430.22 (1)



Photo: 1510 (1)



Photo: 1900.02 (1)



Photo: 1900.02 (2)

## This Report Has Been Prepared Exclusively For: Joe Smith

Property Address: 1234 Your Street, Your City, CA 94596  
Date of Inspection: 8/4/2009 Start Time: 9:00:00 AM Report Number: 90804a

---

13t 4 to 6/12 pitch  
13u 7 in 12 pitch and up

### ROOF/DECKFLOOR WATERPROOFING MATERIALS:

15b Comp shingles

### ROOF FLASHING AND PENETRATIONS:

15n(1) Mineral flashing

15n(2) Tar "flashing"

15p Metal flashing

### GUTTERS / ROOF DRAINS:

11a Metal gutters

### WALL CLADDING MATERIALS (Siding), FLASHING & TRIM:

16c Pressed wood (all types)

16e Plywood siding (all types)

16q(2) Wall flashing partially visible

16r Exterior trims (all types)

### EAVES, SOFFITS, FASCIA, PORCHES & RAILINGS

16s(10) Covered or partially visible bargeboard(s)

16s(4) Porch(es) with open soffit(s)

16s(8) No fascias are installed in this roof design

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

10a Multi-glaze (I.G.)

10c(1) Metal sash

10h Sliding sash

10n Picture window(s)

### ENTRY DOORS:

12b Solid core

12c(1) Glass (large pane(s))

### VEHICLE DOORS and SAFETY REVERSE DEVICES:

14a(1) Automatic opener

14a(3) Pressure sensitive reverse mechanism

One or more garage door operators is/are equipped with pressure sensitive safety reverse device(s). Test the operation on a regular basis and keep the reverse pressure properly adjusted.

The pressure sensitive Safety Reverse mechanism(s) was/were tested by the Inspector and it/they did reverse.

14b(1) Sectional

14g Metal (frame/skin)



Photo: 1910 (1)

## This Report Has Been Prepared Exclusively For: Joe Smith

Property Address: 1234 Your Street, Your City, CA 94596  
Date of Inspection: 8/4/2009 Start Time: 9:00:00 AM Report Number: 90804a

### HVAC Survey Findings:

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

Within the limits of visibility, heating equipment, normal operating controls, automatic safety controls, related chimneys, flues, & vents were observed. If present and visible, fans, pumps, piping, supports, dampers, related insulation, registers, radiators, fan coil units or convectors were observed. The inspector looked for the presence of installed heat and cooling sources for each room.

If installed, the fireplace(s) and parts of any chimney(s) were observed.

Significant visible deficiencies or potential concerns, if any, are reported below.

Heating/air conditioning/fireplace systems or components, if present, are indicated by type or described in the components section.

[P] 2070.04: Heating/cooling unit support stand faulty or otherwise amiss.  
The AC pad is not 3" above the surrounding area.  
Adjustments are recommended.  
See Photo(s) 2070.04.

[E] 2200.03: Ducting leaking.

This is suspected where dirt has accumulated on the insulation around the ducting in places. Noted in the garage and in the sub-area. Repair, alteration or replacement usually improves the efficiency of the component or system.

See Photo(s) 2200.03.

[R] [N] 2200.06: Ducting faulty or otherwise amiss.

The cold air return is open under the stairway. The area under the stairway has debris build-up.

Recommend installing ducting to connect to the wall grill. It is recommended that the finding and all associated components be reviewed and corrected as needed, by a qualified licensed contractor.

See Photo(s) 2200.06.

[E] 2210.04: Ducting vapor barrier wrap damaged.

Noted at several locations in the sub-area. Repairs are recommended. Repair, alteration or replacement usually improves the efficiency of the component or system.

See Photo(s) 2210.04.

[E] 2250.01: Filter dirty.

Replace the filter is advised. Noted at the top of the



Photo: 2070.04 (1)



Photo: 2200.03 (1)



Photo: 2200.06 (1)



Photo: 2200.06 (2)



Photo: 2200.06 (3)



Photo: 2210.04 (1)

Questions or concerns? Please call (925) 376-7707

Crampton Inspection Service

Copyright © 2009 Crampton Inspection Service

Page 13 of 34

## This Report Has Been Prepared Exclusively For: Joe Smith

Property Address: 1234 Your Street, Your City, CA 94596  
Date of Inspection: 8/4/2009 Start Time: 9:00:00 AM Report Number: 90804a

furnace in the garage.

[E] 2300.03: Refrigerant line insulation faulty or otherwise amiss.  
Adding insulation at the gap recommended. Noted in the sub-area.  
See Photo(s) 2300.03.

[N] 2310.04: Condensate drain improper.  
Trap and vent missing near the furnace in condensate drain line. Water marks found near the furnace and stand indicate a past or present leak in the line. Discretion advised. The significance of the situation, problem or defect is uncertain. Further study is advised.  
See Photo(s) 2310.04.

[R] 2520: Firechamber panel cracked / damaged / amiss.  
Cracks of any significance require the panel be replaced and not repaired.

It is recommended that the finding and all associated components be reviewed and corrected as needed, by a qualified licensed contractor.  
See Photo(s) 2520.

[U] 2560.30: Caulk gas line entering firechamber. Use furnace caulk or other extreme heat resistant material.  
Modification or addition is generally considered an upgrade which may improve safety or efficiency.  
See Photo(s) 2560.30.

[C] 2620.04: Chimney damper not fixed open, or designed to allow gas to escape, and gas log installed.  
Caution advised. The situation or problem could be, or could become, hazardous under certain circumstances.  
See Photo(s) 2620.04.

### HVAC / Fireplace / Stove Components:

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.



Photo: 2300.03 (1)



Photo: 2310.04 (1)



Photo: 2310.04 (2)



Photo: 2520 (1)



Photo: 2560.30 (1)



Photo: 2620.04 (1)

**This Report Has Been Prepared Exclusively For: Joe Smith**

Property Address: 1234 Your Street, Your City, CA 94596  
Date of Inspection: 8/4/2009 Start Time: 9:00:00 AM Report Number: 90804a

---

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

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

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.  
21e Forced air heat  
21m(1) Self igniting pilot light  
21n Visually restricted heat exchanger

HEATING EQUIPMENT THERMOSTATS / OPERATING CONTROLS / ZONING  
22a Set-back thermostat(s)  
24b Disposable or washable filters

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

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

Outside Temp. = Outside temp. = 70  
Unit 1 Temperature Differential = 20 degrees AC mode

COOLING / VENTILATION SYSTEM(S):  
20c(1) Condenser/evaporator separate (split system)  
20h Cooling Distribution Methods  
20h(1) Ducting

FIREPLACE(S), STOVE(S):  
23d(1) Gas log in wood burning fireplace  
23h(1) Glass or metal door(s)

CHIMNEY, VENT SYSTEM(S):  
23j (2) Metal chimney

CHIMNEY INTERIOR REVIEW METHOD(S):  
23k(2) Partially reviewed  
23k(4) From inside firebox.

## This Report Has Been Prepared Exclusively For: Joe Smith

Property Address: 1234 Your Street, Your City, CA 94596  
Date of Inspection: 8/4/2009 Start Time: 9:00:00 AM Report Number: 90804a

### Plumbing Survey Findings:

The hot water systems, visible sections of interior water supply and distribution systems, including pipes, supports, and insulation, and functional flow (if water was on) were observed.

All water handling fixtures, faucets & valves, interior drain systems including waste & vent systems, functional drainage (if water was on) and sump pumps (if installed) were observed.

(Drains to clothes washers, roofs, floors, and decks were not tested.)

If present, interior and exterior fuel storage & distribution systems were observed.

The inspector did inspect for visible evidence of leaks and cross connections.

The clothes dryer venting system was also visibly examined, if accessible, though not tested (unless so stated).

Significant visible deficiencies or potential concerns, if any, are reported below.

Visible plumbing systems or components are indicated by type or described in the components section.

[C] [B] 4140.02: Water heater pressure / temperature relief valve discharge line not sloped downward (trapped).

To prevent damage by corrosion, the discharge pipe draining a water heater relief valve should be sloped downward its entire length.  
See Photo(s) 4140.02.

[B] 4230.04: Water heater seismic restraint system appears insufficient.

There is a gap between the water heater and the wall which allows for movement. Recommend adjustment that will prevent the water heater from movement in the event of an earthquake.  
See Photo(s) 4230.04.

[B] 4350: Copper pipe in concrete without protective wrap.

The wrap acts as a buffer to withstand some impact and to withstand expansion and shrinkage of the concrete. Noted at the left side at the main water line. 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.  
See Photo(s) 4350.

[N] 4430: Water pipes or fittings leaking.

There is an indication of a water leak evident by water along the bottom of the pipe. Noted on the plastic pipe under the back deck. The exact



Photo: 4140.02 (1)



Photo: 4230.04 (1)



Photo: 4350 (1)



Photo: 4430 (1)



Photo: 4440.01 (1)



Photo: 4530.01 (1)



**This Report Has Been Prepared Exclusively For: Joe Smith**

Property Address: 1234 Your Street, Your City, CA 94596  
Date of Inspection: 8/4/2009 Start Time: 9:00:00 AM Report Number: 90804a

location of a leak was not found. Discretion advised. The significance of the situation, problem or defect is uncertain. Further study is advised. See Photo(s) 4430.

[P] 4440.01: Water pipe(s) not insulated. Recommend adding insulation around the exterior water lines to protect from freezing during the cold winter months. This will also protect plastic piping from UV sun damage. Noted under and close to the back decking. See Photo(s) 4440.01.

[U] 4530.01: Hose bib backflow prevention device not installed. Adding the backflow prevention devices as an upgrade are recommended. See Photo(s) 4530.01.

[B] 4610.21: Plumbing vent missing. Noted at the kitchen island sink. 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. See Photo(s) 4610.21.

[P] 4610.22: Plumbing vent faulty or otherwise

amiss. Recommend painting all plastic ABS vent piping that is exposed to sunlight to protect from UV ray damage. See Photo(s) 4610.22.

[P] 4610.22: Plumbing vent faulty or otherwise amiss. Several support straps are loose. Noted in the garage attic. Securing the straps recommended. Correction or modification decreases the probability of excessive deterioration. See Photo(s) 4610.22.

[U] 4650: Supply / waste cross connection potential noted. Recommend installing a device for the toilet fill tube to be 1" above the water fill line. Noted at downstairs and upstairs hall toilet tanks. Modification or addition is generally considered an upgrade which may improve safety or efficiency. See Photo(s) 4650.

[U] 4810.21: Dryer vent improper. A foil flex vent is in use between the dryer and the wall connection. Recommend venting the dryer using a metal flex vent. See Photo(s) 4810.21.



Photo: 4610.21 (1)



Photo: 4610.22 (1)



Photo: 4610.22 (2)



Photo: 4650 (1)



Photo: 4810.21 (1)

## This Report Has Been Prepared Exclusively For: Joe Smith

Property Address: 1234 Your Street, Your City, CA 94596  
Date of Inspection: 8/4/2009 Start Time: 9:00:00 AM Report Number: 90804a

---

### Plumbing Components & Applications:

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.**

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

- 45a Main water valve located at the left side of the building.
- 45f Water supply approximate size: 3/4"
- 42a Municipal water supply indicated
- 45c Spade type main water valve installed
- 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 right side of the garage.

#### WATER HEATER(S):

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

#### WATER HEATER AUTOMATIC SAFETY CONTROL DEVICE(S) OBSERVED:

- 43k Temperature, pressure relief valve

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

Water Heater #1 is located in the garage.  
The approximate age of this water heater is 1 to 5 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
- 40k Dryer vent terminates at vertical exterior wall

#### INTERIOR WATER SUPPLY AND DISTRIBUTION PIPING:

- 41c Copper/brass water lines visible

#### FUEL DISTRIBUTION PIPING AND SUPPORTS:

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

#### WASTE AND VENT PIPING SYSTEM:

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

#### SEWAGE DISPOSAL:

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

## This Report Has Been Prepared Exclusively For: Joe Smith

Property Address: 1234 Your Street, Your City, CA 94596  
Date of Inspection: 8/4/2009 Start Time: 9:00:00 AM Report Number: 90804a

### Electrical Survey Findings:

Where visible and if installed, the service entrance conductors, service equipment, main over-current device, main & distribution panels, grounding equipment, amperage and voltage ratings, branch circuit conductors, including the presence of aluminum conductors, their overcurrent devices, and the compatibility of the ampacities and voltages were observed.

A representative number of lighting fixtures, switches, and receptacles (if power was on) were observed with respect to their operation, polarity and grounding, on the interior, within 6 feet of plumbing fixtures, in attached garages, carports, and on the exterior.

All accessible ground fault circuit interrupters and arc fault circuit interrupters (if power was on) were tested with the installed test button.

Significant visible deficiencies or potential concerns, if any, are reported below.

Visible electrical systems or components are indicated by type, or described, in the Components Section.

[B] 5160: Main panel circuit labeling incomplete. Labeling all the breakers is necessary if conformance is desired. See Photo(s) 5160.

[B] 5280.01: Sub panel clearances sub-standard. The A/C shut-off / disconnect sub panel is directly behind the unit. Adjustments recommended if conformance is desired. See Photo(s) 5280.01.

[B] 5300: Junction box not installed as required (exposed splice). Noted at the added under cabinet lights to the right of the cook-top. Recommend making the wire connections inside the light fixture or adding a junction box. The wires also are required to be protected. See Photo(s) 5300.

[B] 5370.06: Use or placement of flexible cord questionable. Noted at the back deck lighting and paddle fan where the cord is plugged into the outlet. Adjustments recommended. See Photo(s) 5370.06.

[N] 5470: Electrical additions/modifications noted. Added wires noted in the sub-area and attic which are not properly secured in place. Check for permits and municipal inspection records. See Photo(s) 5470.



Photo: 5160 (1)



Photo: 5280.01 (1)



Photo: 5300 (1)



Photo: 5370.06 (1)



Photo: 5470 (1)



Photo: 5610 (1)

## This Report Has Been Prepared Exclusively For: Joe Smith

Property Address: 1234 Your Street, Your City, CA 94596  
Date of Inspection: 8/4/2009 Start Time: 9:00:00 AM Report Number: 90804a

---

[U] 5610: Receptacle outlet not installed where required.  
Several wall spaces that are 2' or more noted without a receptacle outlet in the entry area. This is an upgrade consideration.  
See Photo(s) 5610.

[P] 5660.20: Receptacle outlet not secure. Noted at the upstairs hallway. Securing is recommended to prevent movement. All receptacle outlets where not accessible as storage and furniture prevented a full review.

[P] 5800.03: Doorbell transformer is loose. Securing in place is recommended. Noted at the back wall of the garage.  
Correction or modification decreases the probability of excessive deterioration.  
See Photo(s) 5800.03.

### Electrical Components & Applications:

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.**

#### MAIN / SUB-PANEL LOCATION(S):

Main service panel located at the right side of the building.

Sub-panel #1 located at the A/C unit rear of the building.

#### SERVICE DROP/SERVICE LATERAL & SERVICE PANEL:

51a Underground service lateral  
51k Copper entrance conductors  
51e Exterior main service panel  
51g Single disconnect

#### SERVICE AMPERAGE / VOLTAGE, ETC:

52b 110/120 volt service  
52c 220/240 volt service  
52d Single phase  
52g 100 to 200 amp service  
52j The service amperage rating is 200 amps.

---



Photo: 5800.03 (1)

## This Report Has Been Prepared Exclusively For: Joe Smith

Property Address: 1234 Your Street, Your City, CA 94596  
Date of Inspection: 8/4/2009 Start Time: 9:00:00 AM Report Number: 90804a

---

(This was determined by the amperage rating of the main disconnect)

### DISTRIBUTION SYSTEMS:

- 53a Sub-panel(s)
- 53b Circuit breakers
- 53d Cartridge fuses
- 53f Nonmetallic sheathed cable ("Romex")
- 53j Copper wires
- 53n Armored cable (commonly called "BX")
- 53h Plastic conduit

A Representative Number of Lights and Switches were Tested.

A Representative Number of Receptacles were Tested.

### GROUNDING METHOD, ETC.:

- 54 Grounding method not ascertained
- 54d Bonded service panel
- 54e Ground Fault Circuit Interrupters  
(GFCI locations may be partially or fully compliant)

## This Report Has Been Prepared Exclusively For: Joe Smith

Property Address: 1234 Your Street, Your City, CA 94596  
Date of Inspection: 8/4/2009 Start Time: 9:00:00 AM Report Number: 90804a

---

### Bathroom Survey Findings:

Bathroom electrical systems, including any venting systems (if present) were observed (and tested if power was on). If any deficiencies or concerns were observed, they may be reported under the ELECTRICAL section. Unless access was impaired, all water handling fixtures were observed (and tested if water was on). Bathroom walls, ceilings, floors, counters, a representative number of cabinets, and windows were observed. Significant visible deficiencies or potential concerns, if any, are reported below (window deficiencies may also be reported under the EXTERIOR or INTERIOR sections). (Some bathroom plumbing or fixture deficiencies, if any, might be reported under the PLUMBING section.)

Visible bathroom specific systems or components are indicated by type or described in the components section.

[P] 6185: Shower head extension / spout loose in wall.

Adding caulking may help to prevent movement. Noted at the upstairs hall bath.

Correction or modification decreases the probability of excessive deterioration. See Photo(s) 6185.

[P] 6200.03: Water closet bowl flange bolt cap(s) missing.

Noted at the master bath toilet. Installing a cap recommended.

See Photo(s) 6200.03.

[P] 6750: Caulk tub or shower pan to flooring. Recommend using a flexible caulk along the tub / shower pan to tile junctures. Noted in all baths. Correction or modification decreases the probability of excessive deterioration.

See Photo(s) 6750.

[P] 6880: Finding not covered in narratives.

The window sill is not slanting towards the shower to drain off water. Adjustments are recommended or make sure the area remains sealed to prevent water from entering the wall cavity.

Noted at the upstairs hall bath. Correction or modification decreases the probability of excessive deterioration.

See Photo(s) 6880.



Photo: 6185 (1)



Photo: 6200.03 (1)



Photo: 6750 (1)



Photo: 6880 (1)

---

Questions or concerns? Please call (925) 376-7707

Crampton Inspection Service

Copyright © 2009 Crampton Inspection Service

Page 22 of 34

## This Report Has Been Prepared Exclusively For: Joe Smith

Property Address: 1234 Your Street, Your City, CA 94596  
Date of Inspection: 8/4/2009 Start Time: 9:00:00 AM Report Number: 90804a

---

### **Bath Components & Applications:**

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.**

#### BATHTUB TYPE(S):

60c Fiberglass bathtub(s)

#### SHOWER FLOOR TYPE(S):

60a(2) Tub/shower combination

60e(4) Acrylic shower floor(s)

#### TUB/SHOWER WALLS:

62e Fiberglass or plastics walls

62f (2) Acrylic walls

62h(1) The tub and/or shower door(s) appeared to be safety glaze

#### WASH BASIN(S):

64e(2) Acrylic wash basin(s)

64g(1) The wash basin(s) and the countertop(s) are molded as a single unit

#### COUNTERTOP MATERIALS:

65e(1) Acrylics countertop(s)

#### WATER CLOSET(S):

63a(1) Down-flush toilet

#### PLUMBING AND ACCESSORIES:

61a "Washerless" faucet(s)

61c Diverter valve(s)

61d Pop-up stopper(s)

64n Under-sink valves

#### 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

## This Report Has Been Prepared Exclusively For: Joe Smith

Property Address: 1234 Your Street, Your City, CA 94596  
Date of Inspection: 8/4/2009 Start Time: 9:00:00 AM Report Number: 90804a

---

### Interior Survey Findings:

Wall, ceiling, and floor surfaces were observed. If present, interior steps, stairways, balconies, railings, counters, and a representative number of cabinets & doors were observed.

A representative number of windows (in terms of opening & locking mechanisms, and operation) were observed.

If present, fire separation walls, ceilings, & doors between the attached garage and living space or other dwellings were observed.

Smoke alarms (if present) were examined for visible condition and location placement (in most cases there is no requirement for the inspector to test these).

Ceiling fans and central vacuuming (if present) were observed (and tested if electricity was on, and non-remote control switches were present).

Laundry room venting system, if installed, was observed (and tested if electricity was on). For limits of inspection of central vacuuming (if present), see inspection agreement.

Intruder alarms and internal communication systems (if present) were not checked by the inspector.

Significant visible deficiencies or potential concerns, if any, are reported below (however, any deficiencies in bathroom walls, ceilings, floors, or cabinets may be addressed under the BATHROOM section, and kitchen cabinets may be addressed under the KITCHEN

section).

Visible interior systems or components are indicated by type or described in the components section.

The following is a message regarding mold from the United States Environmental Protection Agency. Molds produce tiny spores to reproduce. Mold spores waft through the indoor and outdoor air continually. When mold spores land on a damp spot indoors, they may begin growing and digesting whatever they are growing on in order to survive. There are molds that can grow on wood, paper, carpet, and foods. When excessive moisture or water accumulates indoors, mold growth will often occur, particularly if the moisture problem remains undiscovered or un-addressed. There is no practical way to eliminate all mold and mold spores in the indoor environment; the way to control indoor mold growth is to control moisture.

<http://www.epa.gov/mold/>

The client is advised to consider all findings associated with moisture, such as, but not limited to, stains, leaks, vapor barrier defects, exhaust fan failures, etc., as conditions conducive to the growth of molds and other fungi, whether direct information regarding mold is provided by the inspector or not.



Photo: 7300.01 (1)



Photo: 7780 (1)



## This Report Has Been Prepared Exclusively For: Joe Smith

Property Address: 1234 Your Street, Your City, CA 94596  
Date of Inspection: 8/4/2009 Start Time: 9:00:00 AM Report Number: 90804a

---

[E] 7300.01: Door drags jamb.  
Several doors hit the jambs. Adjustments recommended for a smooth operation. For example: the garage man door and the upstairs front guest room.  
See Photo(s) 7300.01.

[P] 7350.03: Door stop needed.  
Several doors are without door stops to prevent the door knobs from hitting against the wall. Correction or modification decreases the probability of excessive deterioration.

[B] 7490.02: Fire resistant door self-close mechanism needs adjustment.  
The door did not fully close and latch when tested. Adjusting the tension of the spring hinge and removing the added door prop is recommended. Noted on the garage to house door.

[E] 7510.02: Window difficult to operate.  
Several windows are not easily sliding and latches are not easily working. Repair, alteration or replacement usually improves the efficiency of the component or system.

[B] 7780: Handrail / guardrail baluster spacing exceeds 4 inches.  
The finding does not conform to building standards and practices in effect at the time of construction or installation. Corrections recommended if conformance is desired.  
See Photo(s) 7780.

[U] 7800.01: Smoke alarm not installed where required.  
There are no smoke alarms in the sleeping rooms. Recommend installing smoke alarms in each sleeping room, hallway and garage. The smoke alarms should be replaced every ten years. Interior components have been known to fail with aging smoke alarms.

[U] 7820.01: Carbon monoxide alarm not installed.  
Adding one carbon monoxide alarm centrally located in the home is advised. This is an upgrade consideration.

### Interior Components & Applications:

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.**

#### WALLS AND CEILINGS:

70b Drywall

#### FIRE SEPARATION WALLS AND CEILINGS

70q Fire separation walls and ceilings were observed

#### 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(3) Wood product door(s) (may be solid wood, pressed wood or simulated wood)  
71h Dead bolt(s)  
71m Weather stripped  
71p(1) Self-closing door(s)

#### WINDOWS

75a A representative number of windows were tested.

#### INTERIOR STYLES, STAIRS, ETC.:

72c Nominal 8' ceilings  
72f(1) Multi story  
72g(1) Wood stairway/steps  
72g(5) Balconies and railings  
72h Furnished and/or occupied

#### FINISH FLOORING:

73a Carpet  
73e(1) Tile (All types)

#### MISC. SYSTEMS:

74a(1) Smoke alarm  
74h Ceiling fan(s)

## This Report Has Been Prepared Exclusively For: Joe Smith

Property Address: 1234 Your Street, Your City, CA 94596  
Date of Inspection: 8/4/2009 Start Time: 9:00:00 AM Report Number: 90804a

---

### Kitchen Survey Findings:

Kitchen/break area specific water supply and distribution systems, including visible piping, supports, and insulation were observed where visible (and tested if water was on). Kitchen specific electrical and venting systems were observed (and tested if power was on).

Counters and a representative number of cabinets were observed. Appliances have been examined within the scope of the inspection agreement (see Inspection Agreement).

Significant visible deficiencies or potential concerns, if any, are reported below (however, any deficiencies in electrical receptacles and lighting may be addressed under the ELECTRICAL section; and any wall, ceiling, and/or floor deficiencies may be addressed under INTERIOR section).

Visible kitchen/break area specific systems or components are indicated by type or described in the components section.

[C] 8020.12: Range missing parts.

Anti tip bracket is not installed on the free standing range. Installing the bracket is advised as mentioned by the tag on the inside of the oven door.

[A] 8050: Oven needs cleaning. See Photo(s)



Photo: 8050 (1)



Photo: 8920.01 (1)



Photo: 8980 (1)

8050.

[F] [R] 8190.02: GFCI receptacle outlet(s) intended for kitchen countertop use fails fault test. Noted at the peninsula and counter top areas where the outlets did not trip when testing the device.

It is recommended that the finding and all associated components be reviewed and corrected as needed, by a qualified licensed contractor.

[N] 8920.01: Instant hot water inoperative. The unit was not plugged in at the time of inspection.

See Photo(s) 8920.01.

[Note] 8980: Finding not covered in narratives. A vent noted in the sub-area for a previous cook-top unit. Recommend checking to see if this was properly sealed under the current range. See Photo(s) 8980.

### Kitchen Components & Applications:

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

## This Report Has Been Prepared Exclusively For: Joe Smith

Property Address: 1234 Your Street, Your City, CA 94596  
Date of Inspection: 8/4/2009 Start Time: 9:00:00 AM Report Number: 90804a

---

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.**

RANGE(S) / COOKTOP(S):  
80a(1) Gas range or cooktop  
80b Free-standing range

OVEN(S):  
83a(2) Electric oven  
83b Free-standing oven  
83g Convection oven  
83h Microwave oven

VENTILATION:  
81a Mechanical exhaust  
81c Ventless filtered hood  
81e Openable window

CABINETS:  
84c Built-in or custom cabinets

COUNTERTOP(S) AND BACKSPLASH:  
86e Acrylics

SINK(S):  
82b Stainless steel sink  
82f Let-in  
82g Washerless faucet

REFRIGERATOR(S):  
85a Ice maker connection  
85c Electric refrigerator

LIGHTING AND ELECTRIC:  
87a Counter outlets  
87a(1) GFCI Protection  
87b Fluorescent lighting

OTHER APPLIANCES:  
88b Instant hot water  
88d Disposal  
88e Dishwasher

## This Report Has Been Prepared Exclusively For: Joe Smith

Property Address: 1234 Your Street, Your City, CA 94596  
Date of Inspection: 8/4/2009 Start Time: 9:00:00 AM Report Number: 90804a

### Structure Survey Findings:

Visible portions of the following were observed: jack stand foundation system.  
Significant visible deficiencies or potential concerns, if any, are reported below.  
Visible structure specific systems or components are indicated by type or described in the components section.

[B] 9320: Load-bearing ledger anchoring questionable.  
Bolts through the deck ledger to attach to the structure not located. Adding bolts recommended. Noted at the entry and back decking.  
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.  
See Photo(s) 9320.

[E] 9430: Sub-area crawl-hole partially blocked. Ducting and communication wires are in the access area. It is recommended to keep this area clear for easy access.  
See Photo(s) 9430.

[P] 9450: Cellulose debris present in sub-area. Several pieces of cardboard, insulation and other debris noticed. Removing all debris from the sub-area is recommended.  
See Photo(s) 9450.

[P] 9670.01: Appliance vent too close to combustibles.  
Roofing paper is against vent. Cutting the paper back will resolve this issue. Noted in the garage attic area at the furnace vent. Correction or modification decreases the probability of excessive deterioration.  
See Photo(s) 9670.01.

[E] 9700.03: Insulation compressed.  
Several places in the attic noted. Alteration usually improves the efficiency of the component or system. Noted in the attic area.

[E] 9710.01: Insulation loose where should be secured.  
Noted a several places in the sub-area. Securing all insulation in place is recommended. Repair, alteration or replacement usually improves the efficiency of the component or system.  
See Photo(s) 9710.01.

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



Photo: 9320 (1)



Photo: 9430 (1)



Photo: 9450 (1)



Photo: 9670.01 (1)



Photo: 9710.01 (1)

## This Report Has Been Prepared Exclusively For: Joe Smith

Property Address: 1234 Your Street, Your City, CA 94596  
Date of Inspection: 8/4/2009 Start Time: 9:00:00 AM Report Number: 90804a

---

Kitchen, baths, electrical and decking. Recommend checking for all building permits on the property with the local authority.

### Structure Components & Applications:

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.**

#### INSPECTED STRUCTURES BUILDING TYPE:

94a Single family residence

#### APPROXIMATE ERA OF CONSTRUCTION:

91a 1984 to 1995

#### ROOF/CEILINGS STRUCTURAL COMPONENTS:

90a(1) Truss roof system

90b(1) Site-framed roof system

90c Plywood/OSB roof sheathing

#### FLOOR STRUCTURAL COMPONENTS:

90b(2) Site-framed floor system

90f Plywood/OSB subfloor

#### EXTERIOR WALLS STRUCTURAL COMPONENTS:

90t Wood framing

#### FOUNDATION AND/OR BASEMENT STRUCTURES WHERE VISIBLE (if basement present):

93m Bolted sill plate

93a Concrete pier and/or perimeter foundation

93j Post and pier/beam

93k Grade beams

#### SUB-AREA OBSERVATION EXTENT AND METHOD:

97b Partially viewed

97c(2) From inside sub-area

#### SUB-AREA ACCESS LOCATION:

A sub-area access is located in the living room closet. There may be other sub-area access locations not listed here.

93e(2) Below grade crawl space with foundation

partially below grade

92b Sub-area ventilation

#### ATTIC OBSERVATION EXTENT AND METHOD:

96b Partially viewed

96c(2) From inside attic

#### 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)

95e Thickness varies (attic)

#### APPROXIMATE FLOOR INSULATION THICKNESS:

95e 1 to 4 inches (floor)

95e Thickness varies (floor)

#### INSTALLED ATTIC AND FLOOR INSULATION TYPES:

95a(1) Fiberglass (batt or loose)

#### VAPOR RETARDERS/BARRIERS:

95d(1) Vapor barrier noted

**This Report Has Been Prepared Exclusively For: Joe Smith**

Property Address: 1234 Your Street, Your City, CA 94596  
Date of Inspection: 8/4/2009 Start Time: 9:00:00 AM Report Number: 90804a

---

**Additional Information:**

Note: Read the first page of the Uniform Building Inspection Report Reference Manual 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.

## This Report Has Been Prepared Exclusively For: Joe Smith

Property Address: 1234 Your Street, Your City, CA 94596  
Date of Inspection: 8/4/2009 Start Time: 9:00:00 AM Report Number: 90804a

---

### Summary of Findings:

The condensed version is not the entire report and should not be considered exclusive. In States requiring summary distribution the following listed items are considered by the inspector as inoperative, not operating properly or as intended, health and/or safety concerns, warranting further investigation by a specialist, or warranting continued observation by others. In all other States the summary may include all findings regardless of significance.

### Grounds Findings:

[C] 0220: Trip or safety concern.  
Uneven walkway noted at left side of the structure. Caution advised. The situation or problem could be, or could become, hazardous under certain circumstances.  
See Photo(s) 0220.

[N] [B] 0240: Entry tile is against pressed wood product siding.  
This type of installation may lead to siding damage in this area. No damaged noticed at the time of inspection at the visible areas.

The bottom edge of the siding is with less than the recommended distances in places. 2" above pavement and 4" above the ground is recommended. The photo is an example at the right side of the garage along the walkway. Adjustments recommended.  
See Photo(s) 0240.

[N] 0270: Wood deck covered with tile.  
Several cracks found in the entry tile and grout. The condition of the wood decking below the tile is not known.  
See Photo(s) 0270.

[R] 0270.03: Wood deck deteriorated.  
Noted at a number of areas of the support system. The planks are weathered and loose in places. It is recommended that the finding and all associated components be reviewed and corrected as needed, by a qualified licensed contractor.  
See Photo(s) 0270.03.

[N] 0270.04: Wood deck faulty.  
There is an indication of improper fasteners

used at the metal deck framing attachments evident by rusting nail heads. Discretion advised. The significance of the situation, problem or defect is uncertain. Further study is advised.

See Photo(s) 0270.04.

[B] 0290.11: Patio/deck guardrail improper. Baluster spacing is more than 4". This is a building standard. Adjustments recommended if conformance is desired. Noted at the back decking.  
See Photo(s) 0290.11.

### Exterior/Roof Findings:

[N] 1070: Patch or other prior repairs noted. Noted near the ridge area above the chimney. Discretion advised. The significance of the situation, problem or defect is uncertain. Further study is advised.  
See Photo(s) 1070.

[N] 1180: Moss growth noted on front upper roofing.  
Discretion advised. The significance of the situation, problem or defect is uncertain. Further study is advised.  
See Photo(s) 1180.

[N] 1200: Seal pipes, vents, and conduits at jack penetrations.  
There is an indication of roof leaks evident by the stains found at the garage ceiling below the right plumbing vent. Further review and repairs recommended.  
See Photo(s) 1200.

[N] 1310.02: Siding sheathing with water stains.  
This was noticed in the sub-area under the kitchen eating area at the left vent opening. Discretion advised. The significance of the situation, problem or defect is uncertain. Further study is advised.  
See Photo(s) 1310.02.

## This Report Has Been Prepared Exclusively For: Joe Smith

Property Address: 1234 Your Street, Your City, CA 94596  
Date of Inspection: 8/4/2009 Start Time: 9:00:00 AM Report Number: 90804a

---

[R] 1310.04: Siding damaged.  
Noted at the left side above the upper window. It is recommended that the finding and all associated components be reviewed and corrected as needed, by a qualified licensed contractor.  
See Photo(s) 1310.04.

[R] 1430.12: Window trim damaged.  
Rotted wood trim noted at the top right corner of the front left upper window. It is recommended that the finding and all associated components be reviewed and corrected as needed, by a qualified licensed contractor.  
See Photo(s) 1430.12.

[N] 1510: Insulated window (I.G.) lost seal.  
Noted at several windows. For example: the back right living room, kitchen garden window and master bedroom front window. There may be others that were not obvious at the time of inspection.  
See Photo(s) 1510.

### HVAC & Fireplace Findings:

[R] [N] 2200.06: Ducting faulty or otherwise amiss.  
The cold air return is open under the stairway. The area under the stairway has debris build-up. Recommend installing ducting to connect to the wall grill. It is recommended that the finding and all associated components be reviewed and corrected as needed, by a qualified licensed contractor.  
See Photo(s) 2200.06.

[N] 2310.04: Condensate drain improper.  
Trap and vent missing near the furnace in condensate drain line. Water marks found near the furnace and stand indicate a past or present leak in the line. Discretion advised. The significance of the situation, problem or defect is uncertain. Further study is advised.  
See Photo(s) 2310.04.

[R] 2520: Firechamber panel cracked / damaged / amiss.  
Cracks of any significance require the panel be replaced and not repaired.  
It is recommended that the finding and all associated components be reviewed and corrected as needed, by a qualified licensed contractor.  
See Photo(s) 2520.

[C] 2620.04: Chimney damper not fixed open, or designed to allow gas to escape, and gas log installed.  
Caution advised. The situation or problem could be, or could become, hazardous under certain circumstances.  
See Photo(s) 2620.04.

### Plumbing Findings:

[C] [B] 4140.02: Water heater pressure / temperature relief valve discharge line not sloped downward (trapped).  
To prevent damage by corrosion, the discharge pipe draining a water heater relief valve should be sloped downward its entire length.  
See Photo(s) 4140.02.

[B] 4230.04: Water heater seismic restraint system appears insufficient.  
There is a gap between the water heater and the wall which allows for movement. Recommend adjustment that will prevent the water heater from movement in the event of an earthquake.  
See Photo(s) 4230.04.

[B] 4350: Copper pipe in concrete without protective wrap.  
The wrap acts as a buffer to withstand some impact and to withstand expansion and shrinkage of the concrete. Noted at the left side at the main water line. The finding does not conform to building standards and practices in effect at the time of construction



## This Report Has Been Prepared Exclusively For: Joe Smith

Property Address: 1234 Your Street, Your City, CA 94596  
Date of Inspection: 8/4/2009 Start Time: 9:00:00 AM Report Number: 90804a

---

or installation. Further study and corrections as needed are advised.  
See Photo(s) 4350.

[N] 4430: Water pipes or fittings leaking.

There is an indication of a water leak evident by water along the bottom of the pipe. Noted on the plastic pipe under the back deck. The exact location of a leak was not found. Discretion advised. The significance of the situation, problem or defect is uncertain. Further study is advised.  
See Photo(s) 4430.

[B] 4610.21: Plumbing vent missing.

Noted at the kitchen island sink. 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.  
See Photo(s) 4610.21.

### Electrical Findings:

[B] 5160: Main panel circuit labeling incomplete.  
Labeling all the breakers is necessary if conformance is desired.  
See Photo(s) 5160.

[B] 5280.01: Sub panel clearances sub-standard.  
The A/C shut-off / disconnect sub panel is directly behind the unit. Adjustments recommended if conformance is desired.  
See Photo(s) 5280.01.

[B] 5300: Junction box not installed as required (exposed splice).  
Noted at the added under cabinet lights to the right of the cook-top. Recommend making the wire connections inside the light fixture or adding a junction box. The wires also are required to be protected.  
See Photo(s) 5300.

[B] 5370.06: Use or placement of flexible

cord questionable.

Noted at the back deck lighting and paddle fan where the cord is plugged into the outlet. Adjustments recommended.  
See Photo(s) 5370.06.

[N] 5470: Electrical additions/modifications noted.

Added wires noted in the sub-area and attic which are not properly secured in place. Check for permits and municipal inspection records.  
See Photo(s) 5470.

### Bathroom(s) Findings:

#### Interior Findings:

[B] 7490.02: Fire resistant door self-close mechanism needs adjustment.

The door did not fully close and latch when tested. Adjusting the tension of the spring hinge and removing the added door prop is recommended. Noted on the garage to house door.

[B] 7780: Handrail / guardrail baluster spacing exceeds 4 inches.

The finding does not conform to building standards and practices in effect at the time of construction or installation. Corrections recommended if conformance is desired.  
See Photo(s) 7780.

### Kitchen/Appliance Findings:

[C] 8020.12: Range missing parts.  
Anti tip bracket is not installed on the free standing range. Installing the bracket is advised as mentioned by the tag on the inside of the oven door.

[F] [R] 8190.02: GFCI receptacle outlet(s)

**This Report Has Been Prepared Exclusively For: Joe Smith**

Property Address: 1234 Your Street, Your City, CA 94596  
Date of Inspection: 8/4/2009 Start Time: 9:00:00 AM Report Number: 90804a

---

intended for kitchen countertop use fails fault test.

Noted at the peninsula and counter top areas where the outlets did not trip when testing the device.

It is recommended that the finding and all associated components be reviewed and corrected as needed, by a qualified licensed contractor.

[N] 8920.01: Instant hot water inoperative. The unit was not plugged in at the time of inspection.  
See Photo(s) 8920.01.

**Structure Findings:**

[B] 9320: Load-bearing ledger anchoring questionable.  
Bolts through the deck ledger to attach to the structure not located. Adding bolts recommended. Noted at the entry and back decking.

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.  
See Photo(s) 9320.

[N] 9810: Remodel, alterations, or additions noted.  
Kitchen, baths, electrical and decking.  
Recommend checking for all building permits on the property with the local authority.