

Report # / I.D : hqia070612

Inspection Date :

Time :

Client Name : Mr Sample Name

Property Address : 42311 circuel cavinara, murrieta, ca, 92562

Buyers Agent :

Donald Smith

Donald Smith

Company : Re-Max Associates

Re-Max Associates

Address : 707 Escondido Ave

707 Escondido Ave

City, St, Zip : Thousand Oaks CA.

Thousand Oaks CA.

Office / Fax : 860-643-3700

860-643-3700

THE INSPECTION REPORT LEGEND & INTRODUCTION PAGE

THE BRACKETED NUMBERS ARE DEFINED AS FOLLOWS:

- (1) Recommended evaluation by a Licensed Structural Engineer / Geo-Technical Engineer.
- (2) Recommend evaluation or repairs by a Qualified Licensed Contractor / Specialty Trades Person.
- (3) Recommend evaluation of infestation / deterioration by a Licensed Pest Inspector.
- (4) Recommend evaluation / testing by a Licensed / Certified Environmental Contractor / Specialist.
- (5) Recommend upgrading for Health / Safety / Function / Efficiency enhancement.
- (6) Additions / Alterations to this item or system noted, unable to determine if this was done with any required permits or by a Qualified Licensed Contractor / Specialty Trades Person.

Note: Most of the time the deficiency will just be noted. If it is a Possible Safety Hazard it will be noted. I always recommend a licensed professional in the related field do examinations & or repairs.

Anytime these statements: Appears to be mold or mildew type substance, mold/mildew is visible are used, mold may be a health & or safety issue & need further inspection & or remediation by a specialist.

The term " Satisfactory/Functional " or " Appears Satisfactory/Functional " Is used to identify an item or component that was

found to be functionally usable at the time of the Property Inspection. Normal wear & tear is not noted.

THE PURPOSE OF THE PROPERTY INSPECTION

The Property Inspection is a Non-Invasive physical examination designed to identify material defects in the systems / structures / components of the building as they exist at the time of The Property Inspection.

The Property Inspection is limited to those systems / structures / components that are present & accessible.

Components / Systems shall be operated with normal user controls only & as conditions permit.

The Inspection Report may contain recommendations for evaluations / testing / repairs / upgrades / inquiries or comments about an item or condition that should be brought to the Client(s) attention.

THE PROPERTY INSPECTION OUTLINE

The Client(s) are invited & encouraged to accompany the Property Inspector during The Property Inspection process.

When completed, The Property Inspection will be reviewed on site, assuming the Client(s) are present.

The Report identifies separate areas, such as Electrical / Plumbing / Heating / Roof / Bathrooms, etc.

If The Client(s) have any Questions / Comments, Please Call The Inspector As Soon As Possible.

The Inspector works solely for the Client(s), not the Agents or Sellers.

The Inspector has no vested interest in whether or not The Property purchase is completed.

The Inspector does not perform repairs / referrals for repairs, to Prevent a Conflict of Interest.

The Inspection Report is not a Warranty or Guarantee of any kind. If a Home Warranty is not provided by the Sellers, Agents or Others. The Client(s) are is strongly advised to obtain one.

The use of the Inspection Report is authorized for the sole use of The Client(s) identified on The Contract.

The Inspector / Inspection Company has no contractual obligations or fiduciary responsibility to any third parties / agents / future purchasers or any other persons that may come into possession of The Inspection Report.

By initialing below the Client(s) or Client(s) Real Estate Agent / Representative, acknowledges reading & understanding the Inspection Report Legend / The Purpose of the Inspection / The Inspection Outline / The Report Summary and The Inspection Report Contract, including The Standards of Practice.

Client Initials. _____ Date. _____ Client Initials. _____ Date. _____

Initials of Client(s) Real Estate Agent / Representative only if client(s) are not able to attend the inspection.

Initials of Client(s) Real Estate Agent / Representative. _____ Date. _____

INSPECTION REPORT

Report #: hgjg070612

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Inspection Date:

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Unregistered Software call 1-760-650-1255

Company Address City St ZipCode

Main Phone Email

Inspector: inspectors Name

Page 1 Part: 1

FOUNDATION / STRUCTURE:

FRONT OF HOUSE Facing Direction:

NOTICE: The visible portions of the foundation / structure were observed to determine their condition at the time of inspection. The condition of foundations / slabs / subfloors not visible due to carpet / floor coverings cannot be determined. The wall surfaces or design configuration of the structure often prevents access to visually verify the presence or condition of anchor bolts. If any foundation damage / deterioration / infestation is reported the client is strongly advised to obtain the services of a qualified licensed structural engineer / Geotechnical engineer / termite / pest inspector & consider any recommendations for repair / replacement / treatment prior to the close of escrow. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this report.

The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

FOUNDATION TYPE	Slab- Poured Concrete
UNDER FLOOR ACCESS	Is: Sump Pump Is:
UNDER FLOOR VENTILATION	Is:
STRUCTURE TYPE	Is:
FLOOR FRAMING	Type Is: Concrete
VAPOR RETARDER	Is:
INSULATION	Located At: Type Is:
BEAMS & PIERS	Type Is: Type Is:
SUB FLOOR	Type Is:

Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below.

FOUNDATION: Has typical cracks. This part of the inspection do to floor coverings, wall covering, ect. that obstruct the visibility of the structure itself. Appears to be ok at time of inspection.

Moisture / mildew stains on subfloor indicates that the area has experienced high humidity and poor ventilation during seasonal variations. Additional ventilation is recommended. Install additional ventilation.(2)

Moisture / mildew stains on subfloor indicates that the area has experienced high humidity and poor ventilation during seasonal variations. Additional ventilation is recommended. Install additional ventilation.(2)

RAISED FOUNDATION

FOUNDATION: Has typical cracks. This part of the inspection do to floor coverings, wall covering, ect. that obstruct the visibility of the structure itself. Appears to be ok at time of inspection.

REPORT LEGEND

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EXTERIOR:

FRONT OF HOUSE Facing Direction:

NOTICE: The visible portions of the exterior surfaces / trim were observed to determine their condition at the time of inspection. Destructive testing of exterior wood surfaces / trim to determine the presence of any deterioration / infestation is beyond the scope of this report. Damaged / infested areas reported should be repaired / treated by appropriate specialist. The routine maintenance of door & window frames is required to prevent damage / leaks. The client is strongly advised to obtain & review the termite / pest report & consider any recommendations for repair / treatment of the property prior to the close of escrow. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this report.

The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

EXTERIOR SURFACES

Type:

TRIM

Type:

SURFACE GRADE

Acceptable- See Comments

DRIVEWAYS / SIDEWALKS

Type: Stairs Are:

EXTERIOR DOORS

Type: Hose Bibs

WINDOWS MAT./PLANT LIFE

Type: Plant Life

PATIOS / PORCHES

Type: Retaining Wall Type Is:

FENCES & GATES

Type: Retaining Wall Drainage:

Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below.



View of a typical crack in the foundation that appears to have leaked recently, but is dry at the time of inspection. Recommend



View of a typical crack in the foundation that appears to have leaked recently, but is dry at the time of inspection. Recommend

Storm door needs adjustment at one or more locations.

Recommended evaluation by a licensed structural engineer / Geotechnical engineer. Recommend evaluation or repairs by a Qualified licensed contractor / specialty trades person. Recommend evaluation of infestation / deterioration by a licensed Pest Inspector. Recommend evaluation / testing by a Licensed / certified environmental contractor / specialist. Recommend upgrading for health / safety / function / efficiency enhancement. Additions / Alterations to this item or system noted, unable to determine if this was done with any required permits or by a qualified licensed contractor / specialty trades person. See Photo
Rear view of home

Recommended evaluation by a licensed structural engineer / Geotechnical engineer. Recommend evaluation or repairs by a Qualified licensed contractor / specialty trades person. Recommend evaluation of infestation / deterioration by a licensed Pest Inspector. Recommend evaluation / testing by a Licensed / certified environmental contractor / specialist. Recommend upgrading for health / safety / function / efficiency enhancement. Additions / Alterations to this item or system noted, unable to determine if this was done with any required permits or by a qualified licensed contractor / specialty trades person.

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ROOF / ATTIC:

FRONT OF HOUSE Facing Direction:

NOTICE: The visible portions of the roof / roof penetrations / flashings & attic space were observed to determine their condition at the time of inspection. Roofs will only be inspected by walking on their surfaces if reasonably accessible / if doing so will not cause any damage to the roof / endanger the inspector. Reporting if a roof has an active leak is not possible unless the leak is observed at the time of inspection. Reporting remaining life expectancy / predicting future roof leaks is beyond the scope of this report. If damaged / deteriorated / missing areas are reported the client is advised to obtain the services of a qualified licensed roofing contractor for further evaluation prior to the close of escrow. The testing of gutters / down spouts / underground drains is beyond the scope of this report. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this report.

The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

ROOF MATERIAL/VALLYS

Material Is: Valleys(if Present)

ROOF SHEATHING

Material Is:

ATTIC / ROOF FRAMING

Is: Vapor Barrier

ATTIC ACCESS & LOCATION

Type: Located At:

ATTIC INSULATION

Is: Type Is:

ATTIC VENTILATION

Is:

FLASHINGS

Are:

GUTTERS / DOWNSPOUTS

Type Is: Refer To Comments Below

SKYLIGHTS/KITCHEN & BATH ROOF

Are: BAthroom Roof Vents (If Present)

Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below.



View of a typical crack in the foundation that appears to have leaked recently, but is dry at the time of inspection. Recommend



View of a typical crack in the foundation that appears to have leaked recently, but is dry at the time of inspection. Recommend

Roof Other Comments:

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FLASHING

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CHIMNEY / FIREPLACE:

FRONT OF HOUSE Facing Direction:

NOTICE: The visible portions of the fireplace / chimney were observed to determine their condition at the time of inspection. Associated mechanical features are tested by operating their normal controls to verify proper function. Reporting on chimney draw / performing a smoke test / ignition of wood / gas / the use of video equipment is beyond the scope of this report. If damaged / deteriorated / inoperable / unsafe items / features are reported the client is advised to obtain the services of a qualified licensed chimney contractor / specialist for further evaluation / testing prior to the close of escrow. Gas logs controlled by a switch / thermostat found shut off / that have shut off pilots will not be tested & pilots will not be lighted. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this report.

The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

LIVING ROOM FIREPLACE

Is: Bird Guard Is:

SPARK SCREEN AT FIREPLACE

Is: Spark Arrester @ Roof:

SPARK SCREEN AT STOVE

Is:

DIRECT VENT GAS FIREPLACE

Is:

WOOD BURNING FIREPLACE

Is: Hearth is Acceptable

Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below.



Sealant needed at chimney collar.

gas BBQ / fire pit

Gas BBQ / Fire Pit: No Functional / Mechanical Defects Found To Report At The Time Of Inspection.

Chimney Other Comments

Recommended evaluation by a licensed structural engineer / Geotechnical engineer. Recommend evaluation or repairs by a Qualified licensed contractor / specialty trades person. Recommend evaluation of infestation / deterioration by a licensed Pest Inspector. Recommend evaluation / testing by a Licensed / certified environmental contractor / specialist. Recommend upgrading for health / safety / function / efficiency enhancement. Additions / Alterations to this item or system noted, unable to determine if this was done with any required permits or by a qualified licensed contractor / specialty trades person. See Photo #

Tuck pointing needed at chimney

Recommended evaluation by a licensed structural engineer / Geotechnical engineer. Recommend evaluation or repairs by a Qualified licensed contractor / specialty trades person. Recommend evaluation of infestation / deterioration by a licensed Pest Inspector. Recommend evaluation / testing by a Licensed / certified environmental contractor / specialist. Recommend upgrading for health / safety / function / efficiency enhancement. Additions / Alterations to this item or system noted, unable to determine if this was done with any required permits or by a qualified licensed contractor / specialty trades person. See Photo #

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CHIMNEY / FIREPLACE:

FRONT OF HOUSE Facing Direction:

Tuck pointing needed at chimney

Tuck pointing needed at chimney

Chimney Other Comments

gas BBQ / fire pit

Tuck pointing needed at chimney

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INTERIOR ROOMS:

FRONT OF HOUSE Facing Direction:

NOTICE: The visible portions of the interior rooms were observed to determine their condition at the time of inspection. A comparative sample of the windows / doors / closets / cabinets / outlets / switches / fixtures were observed / tested to determine their condition at the time of inspection. Furniture / clothing will not be moved to test outlets / inspect walls / floors. Dual Pane seal failure will be reported where observed, however, weather / temperature / light changes can make identifying all problems difficult / impossible. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this report.

The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

WALLS / CEILINGS

Type:

FLOORS

Type:

DOORS

Type:

WINDOWS & SCREENS

Material Is: Type Is:

STAIRS / RAILINGS

Is:

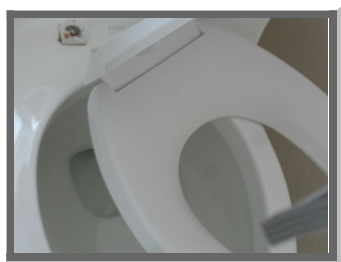
ELECTRICAL

See Electrical Section

CABINETS / CLOSETS

Are:

Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below.



Add railing in this locations.

Living Room:

Floors: Vinyl floor is discolored around the toilet at:

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KITCHEN:

FRONT OF HOUSE Facing Direction:

NOTICE: The visible portions of the kitchen were observed to determine their condition at the time of inspection. Associated built in appliances / fixtures / counters / cabinets / sinks / drains were observed / tested to determine their condition at the time of inspection. Appliances are not checked for temperature calibration / timer function / microwave oven radiation leaks. Testing water filter / purification equipment / instant hot water heating equipment is beyond the scope of this report. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this report.

The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

Counters / Cabinets / Drawers	Fridge	RANGE TYPE:
Sinks / Faucets	Ice Maker	OVEN TYPE:
Garbage Disposal	Built in microwave	WetBar Sink Plumbing(If PRESENT)
Built In Dishwasher	vent hood	GFCI (IF PRESENT)
RANGE	Oven	Exhaust / Vent Hood

Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below.



Current drain leak under kitchen sink.

Cosmetic damage at kitchen sink.
Cosmetic damage at kitchen sink.
Kitchen # 2

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BATHROOMS:

FRONT OF HOUSE Facing Direction:

NOTICE: The visible portions of the bathrooms were observed to determine their condition at the time of inspection. Associated built in appliances / fixtures / counters / cabinets / sinks / drains were observed / tested to determine their condition at the time of inspection. Verifying the presents / temperature setting of no shock faucets / fixtures / determining if shower pans, tub / shower enclosures are water tight is beyond the scope of this report. Capacity of the water heater to serve the demands of a spa tubs is not reported. Any comments about the bathroom floors, walls, ceilings, doors, windows are located at the interior rooms page. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this report.

The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

Locations: Upstairs & Downstairs Hall & Master Bathroom

Sinks & Sink Fixtures

Toilets

Counter / Cabinets / Drawers

Bathtubs & Tub Fixtures

Exhaust Fan

Traps / Drains / Supply

Showers & Shower Fixtures

Whirlpool Tub

GFCI outlets(If Present)

Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below.



Shower wall surround seams
need re caulked

Bathroom Electrical:

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PLUMBING:

FRONT OF HOUSE Facing Direction:

NOTICE: The visible portions of the main water line, shutoff valve, water supply lines, drain / waste pipes & gas meter / pipes were observed to determine their condition at the time of inspection. Leaks, damage, corrosion of the plumbing system concealed from view / located underground cannot be reported by a visual inspection. Fixture shutoffs including those serving kitchen, bathrooms, wet bar sinks, laundry, etc. are not tested due to risk of causing a leak requiring immediate repair. Testing of water softeners, water filters, sump pumps as well as the testing of solar systems serving water heaters / pools / spas are beyond the scope of this report. Gas meters found shut off will not be turned on & gas appliances found shut off will not be tested & pilots will not be lighted. Some A B S plastic drain / waste pipe systems have experienced problems. Identifying when or by what company these materials were manufactured is beyond the scope of this report. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this report.

The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

WATER METER

Located At:

WATER SHUT OFF VALVE

Located At:

WATER SUPPLY LINE

Material Is: Water Pressure

WATER HEATER BRAND

Brand Is: Type Is:

FUNCTIONAL WASTE DRAIN

Material Is: Water Heater Is Approx:

GAS METER/SHUT OFF LOC.

Located At: Water Heater Is Located At:

WATER HEATER TPR PIPE

Is

WATER & SEWER:

Are:

GAS PIPING

Type Is:

WATER HEATER INFO:

Model # Serial #

Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below.



Clean out plug in basement floor drain is missing & trap appears to be plugged.



Water Heater: Hot Water Circulator Pump Provided. Unable to determine / verify if all fixtures are served by this feature. (2)

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View of water heater

Recommended evaluation by a licensed structural engineer / Geotechnical engineer. Recommend evaluation or

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ELECTRICAL:

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NOTICE: The visible portions of the service entrance, grounding system, main / sub panels were observed to determine their condition at the time of inspection. Lights & accessible outlets / switches are checked for basic operation. Smoke detectors will be tested only if accessible & provided with a built in activation button / switch. The function of time clocks is not verified. The location & operation of ground fault circuit protection (G. F. C. I.) will be identified. Light fixtures that have missing or broken bulbs are considered nonfunctioning. Motion sensor / dusk to dawn light fixtures & low voltage yard lights are not tested. Electrical equipment found disconnected / dismantled will not be tested. Determining the adequacy / efficiency of the overall electrical system is beyond the scope of this report. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this report.

The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

SERVICE ENTRANCE

Type:

MAIN PANEL LOCATION/ BRAND

Located At: Brand Is:

MAIN BREAKER/ CIRCUIT TYPE

Located At: Type Of Circuits Are:

PANEL RATING AMP/VOLTAGE

Located At

BRANCH CIRCUIT WIRING

Material Type: Wire Type:

GROUND FAULT DEVICES

At:

SMOKE DETECTORS

See Comments

ALUMINUM WIRING VISIBLE

Is:

MAIN PANEL SERVICE WIRE

Type Is:

MAIN SERVICE GROUND

Type Is:

Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below.



View of improper wire junction
in basement

SMOKE DETECTORS

Recommended evaluation by a licensed structural engineer / Geotechnical engineer. Recommend evaluation or repairs by a Qualified licensed contractor / specialty trades person. Recommend evaluation of infestation / deterioration by a licensed Pest Inspector. Recommend evaluation / testing by a Licensed / certified environmental contractor / specialist. Recommend upgrading for health / safety / function / efficiency enhancement. Additions / Alterations to this item or system noted, unable to determine if this was done with any required permits or by a qualified licensed contractor / specialty trades person. See Photo #

Main Panel: Missing knock out plugs at main panel. Possible Safety Hazard

REPORT LEGEND

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- (2) Recommend evaluation or repairs by a Qualified Licensed Contractor / Specialty Trades Person.
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INSPECTION REPORT

Report #: hgjg070612

Client: Mr Sample Name

Property: 42311 circuel cavinara, murrieta, ca, 92562

Inspection Date:

Inspector: inspectors Name

Page10 Part: 1

Unregistered Software call 1-760-650-1255

Company Address City St ZipCode

Main Phone Email

HEATING / COOLING:

FRONT OF HOUSE Facing Direction:

NOTICE: The visible portions of the heating / cooling units, associated electrical / gas connections, vents, ducting & filters were observed to determine their condition at the time of inspection. Heating / cooling systems are tested by operating normal controls / thermostats to verify proper function. Checking for cracks / damage to heat exchangers & dismantling the components of heating / cooling systems is beyond the scope of this report. Heating / cooling systems found shut off / that have shut off pilots will not be tested & pilots will not be lighted. Heating / cooling systems are not evaluated for efficiency or adequacy. Thermostats are not checked for calibration / timer functions. Some makes / models of horizontal gas heaters are involved in a safety recall, this determination requires the services of a qualified licensed heating contractor / specialist. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this report.

The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

PRIMARY HEATING SYSTEM	Type: Located At The Hall
THERMOSTATS / CONTROLS	Located At
DUCTING	Type: Distribution
VENTING / COMBUSTION AIR	Type: Ac Temperature Diff: See Comments
AIR FILTERS	See Comments Below- Furnace Age Is Approx.
CENTRAL AIR CONDITIONING	Located At Exterior- Ac Age Is Approx.
HEATING BRAND IS:	Model # Serial #
AC BRAND IS:	Model # Serial #

Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below.



Signs of past condensate leak
(s) at furnace

COMBUSTION AIR

Recommended evaluation by a licensed structural engineer / Geotechnical engineer. Recommend evaluation or repairs by a Qualified licensed contractor / specialty trades person. Recommend evaluation of infestation / deterioration by a licensed Pest Inspector. Recommend evaluation / testing by a Licensed / certified environmental contractor / specialist. Recommend upgrading for health / safety / function / efficiency enhancement. Additions / Alterations to this item or system noted, unable to determine if this was done with any required permits or by a qualified licensed contractor / specialty trades person. See Photo #

Thermostats / Controls

Recommended evaluation by a licensed structural engineer / Geotechnical engineer. Recommend evaluation or repairs by a Qualified licensed contractor / specialty trades person. Recommend evaluation of infestation / deterioration by a licensed Pest Inspector. Recommend evaluation / testing by a Licensed / certified environmental contractor / specialist. Recommend upgrading for health / safety / function / efficiency enhancement. Additions / Alterations to this item or system noted, unable to determine if this was done with any required permits or by a qualified licensed contractor / specialty trades

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INSPECTION REPORT

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Property: 42311 circuel cavinara, murrieta, ca, 92562

Inspection Date:

Unregistered Software call 1-760-650-1255

Company Address City St ZipCode

Main Phone Email

Inspector: inspectors Name

Page10 Part: 2

HEATING / COOLING:

FRONT OF HOUSE Facing Direction:

person. See Photo #

DUCTING: Missing vent line at:

REPORT LEGEND

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Main Phone Email

Inspector: inspectors Name

Page11 Part: 1

GARAGE

FRONT OF HOUSE Facing Direction:

NOTICE: The visible portions of the garage / carport were observed to determine their condition at the time of inspection. Associated mechanical equipment is tested by operating normal controls to verify proper function. Fire door self closing devices / automatic garage door openers / garage electrical / access doors / windows are checked for proper / safe function. Comments about equipment / appliances located inside the garage / carport i. e. electrical panels / laundry / water heaters / water softeners / heating / cooling equipment / water shut off / yard sprinkler controls / timers etc. will be found on their appropriate pages of this report. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this report.

The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

SLAB / FLOOR	Material Is:
FIRE WALL / DOOR	Is:
WALLS & CEILINGS	Are:
ACCESS / SIDE DOOR	Is:
VEHICLE DOOR / OPENER	Is:
REMOTE OPENERS	Is:
TYPE OF GARAGE	Is:
GARAGE ELECTRICAL	Is:

Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below.



View of staining/damage at
interior of garage

View of cosmetic garage door damage.

Garage Slab / Floor
FIRE DOOR
FIRE WALL
ACCESS DOORS
VEHICLE DOOR
AUTOMATIC OPENER
GARAGE ELECTRICAL
GARAGE VENTS
GARAGE ROOF

REPORT LEGEND

- (1) Recommended evaluation by a Licensed Structural Engineer / Geo-Technical Engineer.
- (2) Recommend evaluation or repairs by a Qualified Licensed Contractor / Specialty Trades Person.
- (3) Recommend evaluation of Infestation / Deterioration by a Licensed Pest Inspector.
- (4) Recommend evaluation / testing by a Licensed / Certified Environmental Contractor / Specialist.
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INSPECTION REPORT

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Client: Mr Sample Name

Property: 42311 circuel cavinara, murrieta, ca, 92562

Inspection Date:

Inspector: inspectors Name

Page12 Part: 1

LAUNDRY:

FRONT OF HOUSE Facing Direction:

NOTICE: The visible portions of the laundry room / area were observed to determine their condition at the time of inspection. The washer hook ups / drain connections / fixtures / counters / cabinets / sinks / drains / outlets / switches were observed / tested to determine their condition at the time of inspection. Testing the washer / dryer by running the equipment through a wash / dry cycle is beyond the scope of this report. However, washer will be tested to ensure it fills & drain water, & dryer will be tested to ensure it heats up. Washing & Drying capabilities will not be tested. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this report.

The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

Counters / Cabinets / Shelves
Washer Hook Ups
Traps / Drains / Supply
Washer

Laundrv Electrical
Dryer Vent
Grounded Outlet Provided
Washer Hook Ups

Current Drver Is :
Laundry Sink & Faucet
Vent Fan
Dryer Hook Up Is:

Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below.



Clean out from out of behind
dryer.

Cabinets / shelves

REPORT LEGEND

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- (4) Recommend evaluation / testing by a Licensed / Certified Environmental Contractor / Specialist.
- (5) Recommend upgrading for Health / Safety / Function / Efficiency Enhancement.
- (6) Additions / Alterations to this item or system noted, unable to determine if this was done with anv required permits or bv a Qualified Licensed Contractor / Specialtv Trades Person.

INSPECTION REPORT

Unregistered Software call 1-760-650-1255

Report #: hgjg070612

Company Address City St ZipCode

Client: Mr Sample Name

Main Phone Email

Property: 42311 circuel cavinara, murrieta, ca, 92562

Inspection Date:

Inspector: inspectors Name

Pool / Spa Part: 1

POOL / SPA None

FRONT OF HOUSE Facing Direction:

NOTICE: The visible portions of the pool / spa were observed to determine their condition at the time of inspection. Associated equipment / light fixtures / outlets / switches / timers / valves / heaters / pumps / equipment ground bonding / ground fault protection (G. F. C. I.) were observed / tested to determine their condition at the time of inspection. Equipment found shut down / empty / dismantled / will not be tested. Testing / evaluation of function / efficiency solar systems & their associated features is beyond the scope of this report. Determining the presents of underground leaks / damage is beyond the scope of this report. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this report.

The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

THIS PROPERTY HAS AN IN GROUND POOL & SPA

POOL STYLE / MATERIAL

SPA STYLE / MATERIAL

HEATER

FILTER

PUMPS

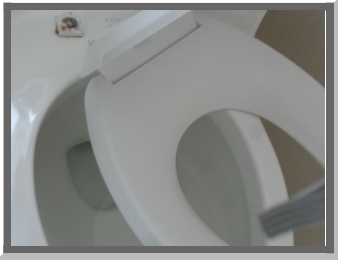
BLOWERS

ELECTRICAL

FENCES / GATES

FEATURES

Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below.



Pool / Spa Comment:
Recommend evaluation /
repair & ongoing maintenance
by qualified specialist /

DECK SURFACE

REPORT LEGEND

- (1) Recommended evaluation by a Licensed Structural Engineer / Geo-Technical Engineer.
- (2) Recommend evaluation or repairs by a Qualified Licensed Contractor / Specialty Trades Person.
- (3) Recommend evaluation of Infestation / Deterioration by a Licensed Pest Inspector.
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OTHER SYSTEMS:

FRONT OF HOUSE Facing Direction:

The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

SMOKE DETECTORS	Located At The
YARD SPRINKLER SYSTEM	Served By
CENTRAL VACUUM SYSTEM	Located At The
FIRE SPRINKLER SYSTEM	Refer To Comments Below
ELEVATOR	
SPECIAL FEATURE	

Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below.

Add any Appliance Comments: 00

See Photo # Recommend evaluation or repairs by a Qualified licensed contractor / specialty trades person.
Recommended evaluation by a licensed structural engineer / Geotechnical engineer. Recommend evaluation of
infestation / deterioration by a licensed Pest Inspector. Recommend evaluation / testing by a Licensed / certified
environmental contractor / specialist. Recommend upgrading for health / safety / function / efficiency enhancement.
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INSPECTION REPORT

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Client: Mr Sample Name

Property: 42311 circuel cavinara, murrieta, ca, 92562

Inspection Date:

Unregistered Software call 1-760-650-1255

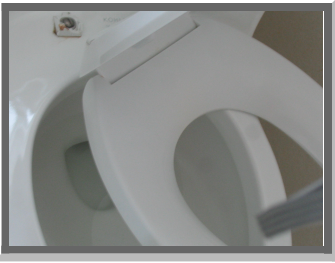
Company Address City St ZipCode

Main Phone Email

Inspector: inspectors Name

COMMENTS AND NOTES:

FRONT OF HOUSE Facing Direction:



Security Alarm System: Testing
/ evaluation of this system is
beyond the scope of this report.
(2)

Security Alarm System: Testing / evaluation of this system is beyond the scope of this report. (2)

Recommended evaluation by a licensed structural engineer / Geotechnical engineer. Recommend evaluation or repairs by a Qualified licensed contractor / specialty trades person. Recommend evaluation of infestation / deterioration by a licensed Pest Inspector. Recommend evaluation / testing by a Licensed / certified environmental contractor / specialist. Recommend upgrading for health / safety / function / efficiency enhancement. Additions / Alterations to this item or system noted, unable to determine if this was done with any required permits or by a qualified licensed contractor / specialty trades person. See Photo #

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SUMMARY

Unregistered Software call 1-760-650-1255

Report #: hgjg070612

Company Address City St ZipCode

Client: Mr Sample Name

Main Phone Email

Property: 42311 circuel cavinara, murrieta, ca, 92562

Inspection Date:

Inspector: inspectors Name

Page: 1

This Action List Is Only For Quick Reference And Not To Used As A Substitute For Reading The Inspection Report. I Always Recommend That All Repair Work Or Visual Examinations Be Performed By A Licensed Professional In The Related Field.

FOUNDATION / STRUCTURE:

FOUNDATION: Has typical cracks. This part of the inspection do to floor coverings, wall covering, ect. that obstruct the visibility of the structure itself. Appears to be ok at time of inspection.

Moisture / mildew stains on subfloor indicates that the area has experienced high humidity and poor ventilation during seasonal variations. Additional ventilation is recommended. Install additional ventilation.(2)

Moisture / mildew stains on subfloor indicates that the area has experienced high humidity and poor ventilation during seasonal variations. Additional ventilation is recommended. Install additional ventilation.(2)

RAISED FOUNDATION

FOUNDATION: Has typical cracks. This part of the inspection do to floor coverings, wall covering, ect. that obstruct the visibility of the structure itself. Appears to be ok at time of inspection.

EXTERIOR:

Storm door needs adjustment at one or more locations.

Recommended evaluation by a licensed structural engineer / Geotechnical engineer. Recommend evaluation or repairs by a Qualified licensed contractor / specialty trades person. Recommend evaluation of infestation / deterioration by a licensed Pest Inspector. Recommend evaluation / testing by a Licensed / certified environmental contractor / specialist. Recommend upgrading for health / safety / function / efficiency enhancement. Additions / Alterations to this item or system noted, unable to determine if this was done with any required permits or by a qualified licensed contractor / specialty trades person. See Photo #

Rear view of home

Recommended evaluation by a licensed structural engineer / Geotechnical engineer. Recommend evaluation or repairs by a Qualified licensed contractor / specialty trades person. Recommend evaluation of infestation / deterioration by a licensed Pest Inspector. Recommend evaluation / testing by a Licensed / certified environmental contractor / specialist. Recommend upgrading for health / safety / function / efficiency enhancement. Additions / Alterations to this item or system noted, unable to determine if this was done with any required permits or by a qualified licensed contractor / specialty trades person. See Photo #

SIDEWALKS

ROOF / ATTIC:

Roof Other Comments:

Recommended evaluation by a licensed structural engineer / Geotechnical engineer. Recommend evaluation or repairs by a Qualified licensed contractor / specialty trades person. Recommend evaluation of infestation / deterioration

REPORT LEGEND

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SUMMARY

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FLASHING

CHIMNEY / FIREPLACE:

gas BBQ / fire pit

Gas BBQ / Fire Pit: No Functional / Mechanical Defects Found To Report At The Time Of Inspection.

Chimney Other Comments

Recommended evaluation by a licensed structural engineer / Geotechnical engineer. Recommend evaluation or repairs by a Qualified licensed contractor / specialty trades person. Recommend evaluation of infestation / deterioration by a licensed Pest Inspector. Recommend evaluation / testing by a Licensed / certified environmental contractor / specialist. Recommend upgrading for health / safety / function / efficiency enhancement. Additions / Alterations to this item or system noted, unable to determine if this was done with any required permits or by a qualified licensed contractor / specialty trades person. See Photo #

Tuck pointing needed at chimney

Recommended evaluation by a licensed structural engineer / Geotechnical engineer. Recommend evaluation or repairs by a Qualified licensed contractor / specialty trades person. Recommend evaluation of infestation / deterioration by a licensed Pest Inspector. Recommend evaluation / testing by a Licensed / certified environmental contractor / specialist. Recommend upgrading for health / safety / function / efficiency enhancement. Additions / Alterations to this item or system noted, unable to determine if this was done with any required permits or by a qualified licensed contractor / specialty trades person. See Photo #

Tuck pointing needed at chimney

Tuck pointing needed at chimney

Chimney Other Comments

gas BBQ / fire pit

Tuck pointing needed at chimney

INTERIOR ROOMS:

INTERIOR OTHER COMMENT

Recommended evaluation by a licensed structural engineer / Geotechnical engineer. Recommend evaluation or repairs by a Qualified licensed contractor / specialty trades person. Recommend evaluation of infestation / deterioration by a licensed Pest Inspector. Recommend evaluation / testing by a Licensed / certified environmental contractor / specialist. Recommend upgrading for health / safety / function / efficiency enhancement. Additions / Alterations to this item or system noted, unable to determine if this was done with any required permits or by a qualified licensed contractor / specialty trades person. See Photo #

One of the items with cosmetic damage.

REPORT LEGEND

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Family Room: Floors: There are some signs of water damage to laminate flooring. This is common when water gets into seams of this flooring. Recommend gluing seams where there is more of a chance of moisture penetrations, such as at entryways, near sinks, tubs, toilets. This will help reduce damage over time.

KITCHEN:

Cosmetic damage at kitchen sink.

Cosmetic damage at kitchen sink.

Kitchen # 2

BATHROOMS:

Bathroom Electrical:

PLUMBING:

Water Heater: Hot Water Circulator Pump Provided. Unable to determine / verify if all fixtures are served by this feature.
(2)

Recommended evaluation by a licensed structural engineer / Geotechnical engineer. Recommend evaluation or repairs by a Qualified licensed contractor / specialty trades person. Recommend evaluation of infestation / deterioration by a licensed Pest Inspector. Recommend evaluation / testing by a Licensed / certified environmental contractor / specialist. Recommend upgrading for health / safety / function / efficiency enhancement. Additions / Alterations to this item or system noted, unable to determine if this was done with any required permits or by a qualified licensed contractor / specialty trades person. See Photo #

View of water heater

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Page: 4

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ELECTRICAL:

SMOKE DETECTORS

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Main Panel: Missing knock out plugs at main panel. Possible Safety Hazard

HEATING / COOLING:

COMBUSTION AIR

Recommended evaluation by a licensed structural engineer / Geotechnical engineer. Recommend evaluation or repairs by a Qualified licensed contractor / specialty trades person. Recommend evaluation of infestation / deterioration by a licensed Pest Inspector. Recommend evaluation / testing by a Licensed / certified environmental contractor / specialist. Recommend upgrading for health / safety / function / efficiency enhancement. Additions / Alterations to this item or system noted, unable to determine if this was done with any required permits or by a qualified licensed contractor / specialty trades person. See Photo #

Thermostats / Controls

Recommended evaluation by a licensed structural engineer / Geotechnical engineer. Recommend evaluation or repairs by a Qualified licensed contractor / specialty trades person. Recommend evaluation of infestation / deterioration by a licensed Pest Inspector. Recommend evaluation / testing by a Licensed / certified environmental contractor / specialist. Recommend upgrading for health / safety / function / efficiency enhancement. Additions / Alterations to this item or system noted, unable to determine if this was done with any required permits or by a qualified licensed contractor / specialty trades person. See Photo #

DUCTING: Missing vent line at:

GARAGE

View of cosmetic garage door damage.

Garage Slab / Floor

FIRE DOOR

FIRE WALL

ACCESS DOORS

VEHICLE DOOR

AUTOMATIC OPENER

GARAGE ELECTRICAL

GARAGE VENTS

REPORT LEGEND

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SUMMARY**Unregistered Software call 1-760-650-1255****Report #: hgjg070612**

Company Address City St ZipCode

Client: Mr Sample Name

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Inspection Date:

Inspector:inspectors Name

Page: 5

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GARAGE ROOF

LAUNDRY:

Cabinets / shelves

POOL / SPA None

DECK SURFACE

COMMENTS AND NOTES:

Security Alarm System: Testing / evaluation of this system is beyond the scope of this report. (2)

Recommended evaluation by a licensed structural engineer / Geotechnical engineer. Recommend evaluation or repairs by a Qualified licensed contractor / specialty trades person. Recommend evaluation of infestation / deterioration by a licensed Pest Inspector. Recommend evaluation / testing by a Licensed / certified environmental contractor / specialist. Recommend upgrading for health / safety / function / efficiency enhancement. Additions / Alterations to this item or system noted, unable to determine if this was done with any required permits or by a qualified licensed contractor / specialty trades person. See Photo #

OTHER SYSTEMS:

Add any Appliance Comments: 00

See Photo # Recommend evaluation or repairs by a Qualified licensed contractor / specialty trades person. Recommended evaluation by a licensed structural engineer / Geotechnical engineer. Recommend evaluation of infestation / deterioration by a licensed Pest Inspector. Recommend evaluation / testing by a Licensed / certified environmental contractor / specialist. Recommend upgrading for health / safety / function / efficiency enhancement. Additions / Alterations to this item or system noted, unable to determine if this was done with any required permits or by a qualified licensed contractor / specialty trades person.

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- (4) Recommend evaluation / testing by a Licensed / Certified Environmental Contractor / Specialist.
- (5) Recommend upgrading for Health / Safety / Function / Efficiency Enhancement.
- (6) Additions / Alterations to this item or system noted, unable to determine if this was done with any required permits or by a Qualified Licensed Contractor / Specialty Trades Person.