

# Pacific Crest Property Inspections

## Affordable Professional Inspections

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## CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

**Bob Byrd      SAMPLE REPORT**

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### INSPECTION ADDRESS

30825 Turquoise Place, ,

### INSPECTION DATE

3/6/2007 9:00 am

### REPRESENTED BY:

Your Favorite  
Real Estate Agent



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## GENERAL INFORMATION

**Inspection Address:** 30825 Turquoise Place, ,  
**Inspection Date:** 3/6/2007 Time: 9:00 am  
**Weather:** Partly Cloudy - Temperature at time of inspection: 60 Degrees

**Inspected by:** Bob Byrd OCHI #596

**Client Information:** Bob Byrd SAMPLE REPORT  
**Buyer's Agent:** Real Estate Agent  
Your Favorite

**Structure Type:** Wood Frame  
**Furnished:** Yes  
**Number of Stories:** Two

**Structure Style:** Craftsman

**Estimated Year Built:** 2000  
**Unofficial Sq.Ft.:** 2245

**People on Site At Time of Inspection:** Buyer(s)  
Buyer's Agent

### PLEASE NOTE:

This report is the exclusive property of Pacific Crest Property Inspections and the client whose name appears herewith, and its use by any unauthorized persons is strictly prohibited.

The observations and opinions expressed within this report are those of Pacific Crest Property Inspections and supercede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the standards of The American Institute of Inspectors, and those that we do not inspect are clearly disclaimed in the contract and/or in the aforementioned standards. However, some components that are inspected and found to be functional may not necessarily appear in the report, simply because we do not wish to waste our client's time by having them read an unnecessarily lengthy report about components that do not need to be serviced.

In accordance with the terms of the contract, the service recommendations that we make in this report should be completed well before the close of escrow by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

Report File: Byrd

## SCOPE OF WORK

You have contracted with Pacific Crest Property Inspections to perform a generalist inspection in accordance with the standards of practice established by the American Institute of Inspectors, a copy of which is available upon request. Generalist inspections are essentially visual, and distinct from those of specialists, inasmuch as they do not include the use of specialized instruments, the dismantling of equipment, or the sampling of air and inert materials. Consequently, a generalist inspection and the subsequent report will not be as comprehensive, nor as technically exhaustive, as that generated by specialists, and it is not intended to be. The purpose of a generalist inspection is to identify significant defects or adverse conditions that would warrant a specialist evaluation. Therefore, you should be aware of the limitations of this type of inspection, which are clearly indicated in the standards. However, the inspection is not intended to document the type of cosmetic deficiencies that would be apparent to the average person, and certainly not intended to identify insignificant deficiencies.

Most homes built after 1978, are generally assumed to be free of asbestos and many other common environmental contaminants. However, as a courtesy to our clients, we are including some well documented, and therefore public, information about several environmental contaminants that could be of concern to you and your family, all of which we do not have the expertise or the authority to evaluate, such as asbestos, radon, methane, formaldehyde, termites and other wood-destroying organisms, pests and rodents, molds, microbes, bacterial organisms, and electromagnetic radiation, to name some of the more commonplace ones. Nevertheless, we will attempt to alert you to any suspicious substances that would warrant evaluation by a specialist. However, health and safety, and environmental hygiene are deeply personal responsibilities, and you should make sure that you are familiar with any contaminant that could affect your home environment. You can learn more about contaminants that can affect your home from a booklet published by The Environmental Protection Agency, which you can read online at [www.epa.gov/iaq/pubs/insidest.htm](http://www.epa.gov/iaq/pubs/insidest.htm).

Mold is one such contaminant. It is a microorganism that has tiny seeds, or spores, that are spread on the air, land, and feed on organic matter. It has been in existence throughout human history, and actually contributes to the life process. It takes many different forms, many of them benign, like mildew. Some characterized as allergens are relatively benign but can provoke allergic reactions among sensitive people, and others characterized as pathogens can have adverse health effects on large segments of the population, such as the very young, the elderly, and people with suppressed immune systems. However, there are less common molds that are called toxigens that represent a serious health threat. All molds flourish in the presence of moisture, and we make a concerted effort to look for any evidence of it wherever there could be a water source, including that from condensation. Interestingly, the molds that commonly appear on ceramic tiles in bathrooms do not usually constitute a health threat, but they should be removed. However, some visibly similar molds that form on cellulose materials, such as on drywall, plaster, and wood, are potentially toxigenic. If mold is to be found anywhere within a home, it will likely be in the area of tubs, showers, toilets, sinks, water heaters, evaporator coils, inside attics with unvented bathroom exhaust fans, and return-air compartments that draw outside air, all of which are areas that we inspect very conscientiously. Nevertheless, mold can appear as though spontaneously at any time, so you should be prepared to monitor your home, and particularly those areas that we identified. Naturally, it is equally important to maintain clean air-supply ducts and to change filters as soon as they become soiled, because contaminated ducts are a common breeding ground for dust mites, rust, and other contaminants. Regardless, although some mold-like substances may be visually identified, the specific identification of molds can only be determined by specialists and laboratory analysis, and is absolutely beyond the scope of our inspection. Nonetheless, as a prudent investment in environmental hygiene, we categorically recommend that you have your home tested for the presence of any such contaminants, and particularly if you or any member of your family suffers from allergies or asthma. Also, you can learn more about mold from an Environmental Protection Agency document entitled "A Brief Guide to Mold, Moisture and Your Home," by visiting their web site at: <http://www.epa.gov/iaq/molds/moldguide.html>, from which it can be downloaded.

Asbestos is a notorious contaminant that could be present in any home built before 1978. It is a naturally occurring mineral fiber that was first used by the Greek and Romans in the first century, and it has been widely used throughout the modern world in a variety of thermal insulators, including those in the form of paper wraps, bats, blocks, and blankets. However, it can also be found in a wide variety of other products too numerous to mention, including duct insulation and acoustical materials, plasters, siding, floor tiles, heat vents, and roofing products. Although perhaps recognized as being present in some documented forms, asbestos can only be

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specifically identified by laboratory analysis. The most common asbestos fiber that exists in residential products is chrysotile, which belongs to the serpentine or white-asbestos group, and was used in the clutches and brake shoes of automobiles for many years. However, a single asbestos fiber is said to be able to cause cancer, and is therefore a potential health threat and a litigious issue. Significantly, asbestos fibers are only dangerous when they are released into the air and inhaled, and for this reason authorities such as the Environmental Protection Agency [EPA] and the Consumer Product Safety Commission [CPSC] distinguish between asbestos that is in good condition, or non-friable, and that which is in poor condition, or friable, which means that its fibers could be easily crumbled and become airborne. However, we are not specialists and, regardless of the condition of any real or suspected asbestos-containing material [ACM], we would not endorse it and recommend having it evaluated by a specialist.

Radon is a gas that results from the natural decay of radioactive materials within the soil, and is purported to be the second leading cause of lung cancer in the United States. The gas is able to enter homes through the voids around pipes in concrete floors or through the floorboards of poorly ventilated crawlspaces, and particularly when the ground is wet and the gas cannot easily escape through the soil and dispersed into the atmosphere. However, it cannot be detected by the senses, and its existence can only be determined by sophisticated instruments and laboratory analysis, which is completely beyond the scope of our service. However, you can learn more about radon and other environmental contaminants and their affects on health, by contacting the EPA or a similar state agency, and it would be prudent for you to enquire about any high radon readings that might be prevalent in the general area surrounding your home.

Lead poses an equally serious health threat. In the 1920's, it was commonly found in many plumbing systems. In fact, the word "plumbing" is derived from the Latin word "plumbum," which means lead. When in use as a component of a waste system, it does not constitute a viable health threat, but as a component of potable water pipes it would certainly be a health-hazard. Although rarely found in use, lead could be present in any home build as recently as the nineteen forties. For instance, lead was an active ingredient in many household paints, which can be released in the process of sanding, and even be ingested by small children and animals chewing on painted surfaces. Fortunately, the lead in painted surfaces can be detected by industrial hygienists using sophisticated instruments, but testing for it is not cheap. There are other environmental contaminants, some of which we have already mentioned, and others that may be relatively benign. However, we are not environmental hygienists, and as we stated earlier we disclaim any responsibility for testing or establishing the presence of any environmental contaminant, and recommend that you schedule whatever specialist inspections that may deem prudent before the close of escrow.

## Exterior

With the exception of townhomes, condominiums, and residences that are part of a planned urban development, or PUD, we evaluate the following exterior features: driveways, walkways, fences, gates, handrails, guardrails, yard walls, carports, patio covers, decks, building walls, fascia and trim, balconies, doors, windows, lights, and outlets. However, we do not evaluate any detached structures, such as storage sheds and stables, and we do not water test or evaluate subterranean drainage systems or any mechanical or remotely controlled components, such as driveway gates. Also, we do not evaluate landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. In addition, we do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this could only be confirmed by a geological evaluation of the soil.

### House Wall Finish

#### House Wall Finish Type

##### *Informational Conditions*

The house walls are sided with a cement fiber lap siding. (Hardi-Plank type)

#### House Wall Finish Observations

##### *Informational Conditions*

The house wall finish is in acceptable condition.



### Exterior Components

#### General Comments & Description

##### *Informational Conditions*

It is important to maintain a property, including painting or sealing walkways, decks, and other hard surfaces, and it is particularly important to keep the house walls sealed, which provide the only barrier against deterioration. Unsealed cracks around windows, doors, and thresholds can permit moisture intrusion, which is the principle cause of the deterioration of any surface. Unfortunately, the evidence of such intrusion may only be obvious when it is raining. We have discovered leaking windows while it was raining that may not have been apparent otherwise. Regardless, there are many styles of windows but only two basic types, single and dual-glazed. Dual-glazed windows are superior, because they provide a thermal as well as an acoustical barrier. However, the hermetic seals on these windows can fail at any time, and cause condensation to form between the panes. Unfortunately, this is not always apparent, which is why we disclaim an evaluation of hermetic seals. Nevertheless, in accordance with industry standards, we test a representative number of unobstructed windows, and ensure that at least one window in every bedroom is operable and facilitates an emergency exit.

#### Driveways

##### *Informational Conditions*

The driveway is in acceptable condition.

## Walkways

### *Informational Conditions*

The walkways are in acceptable condition.

## Fascia & Trim

### *Components and Conditions Needing Service*

Sections of the decorative trim at the front porch pillars are moisture damaged and should be replaced.



## Sliding Glass Doors

### *Informational Conditions*

The sliding glass doors are tempered and in acceptable condition.

## Exterior Wooden Doors

### *Informational Conditions*

The exterior doors are in acceptable condition.

## Windows

### *Informational Conditions*

The windows are in acceptable condition. However, in accordance with industry standards, we do not test every window in the house, and particularly if the house is furnished. We do test every unobstructed window in every bedroom to ensure that at least one facilitates an emergency exit.

## Screens

### *Informational Conditions*

The window screens are functional.

## Outlets

### *Informational Conditions*

The outlets that were tested are functional and include ground-fault protection.

## Lights

### *Informational Conditions*

The lights outside the doors of the residence are functional. However, we do not inspect or evaluate decorative lights.

# Structural

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that might appear to be firm and solid can liquefy and become unstable during seismic activity. Also, there are soils that can expand to twice their volume with the influx of water and move structures with relative ease, raising and lowering them and fracturing slabs and other hard surfaces. In fact, expansive soils have accounted for more structural damage than most natural disasters. Regardless, foundations are not uniform, and conform to the structural standard of the year in which they were built. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, cracks or deteriorated surfaces in foundations are quite common. In fact, it would be rare to find a raised foundation wall that was not cracked or deteriorated in some way, or a slab foundation that did not include some cracks concealed beneath the carpeting and padding. Fortunately, most of these cracks are related to the curing process or to common settling, including some wide ones called cold-joint separations that typically contour the footings, but others can be more structurally significant and reveal the presence of expansive soils that can predicate more or less

continual movement. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

## Structural Elements

### Identification of Wall Structure

#### *Informational Conditions*

The walls are conventionally framed with wooden studs.

### Identification of Floor Structure

#### *Informational Conditions*

The floor structure consists of posts piers girders and joists sheathed with plywood or diagonal boards.

### Identification of Ceiling Structure

#### *Informational Conditions*

The ceiling structure consists of standard joists.

### Identification of Roof Structure

#### *Informational Conditions*

The roof structure consists of a prefabricated truss system.

## Raised Foundation

### Crawlspace Observations

#### *Components and Conditions Needing Service*

There is no vapor barrier in the crawlspace and one should be installed to help prevent ground moisture intrusion and overall musty conditions.



## Roof

There are many different roof types, which we evaluate by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method that was used to evaluate them. Every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or other prevalent weather conditions, and the regularity of its maintenance. Regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material, and this is equally true of almost all roofs. In fact, the material on the majority of pitched roofs is not designed to be waterproof only water-resistant. However, what remains true of all roofs is that, whereas their condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings, or on the framing within attics, could be old and will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only the installers can credibly guarantee that a roof will not leak, and they do. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not

predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company.

## Composition Shingle Roof

### General Comments & Description

#### *Informational Conditions*

There are a wide variety of composition shingle roofs, which are comprised of asphalt or fiberglass materials impregnated with mineral granules that are designed to deflect the deteriorating ultra-violet rays of the sun. The commonest of these roofs are warranted by manufacturers to last from twenty to twenty-five years, and are typically guaranteed against leaks by the installer for three to five years. The actual life of the roof will vary, depending on a number of interrelated factors besides the quality of the material and the method of installation. However, the first indication of significant wear is apparent when the granules begin to separate and leave pockmarks or dark spots. This is referred to as primary decomposition, which means that the roof is in decline, and therefore susceptible to leakage. This typically begins with the hip and ridge shingles and to the field shingles on the south facing side. This does not mean that the roof needs to be replaced, but that it should be monitored more regularly and serviced when necessary. Regular maintenance will certainly extend the life of any roof, and will usually avert most leaks that only become evident after they have caused other damage.

### Method of Evaluation

#### *Informational Conditions*

We evaluated the roof and its components by walking on its surface.

### Estimated Age

#### *Informational Conditions*

The roof appears to be the same age as the residence, or 6 years old.

### Roofing Material

#### *Informational Conditions*

The roof is in acceptable condition, but this is not a guarantee against leaks. For a guarantee, you would need to have a roofing company perform a water-test and issue a roof certification.



### Flashings

#### *Informational Conditions*

The roof flashings are in acceptable condition.

### Skylights

#### *Informational Conditions*

The roof includes one or more skylights, which are a common point of leaks. There are different methods of installing them and, although opinions will vary, some methods are better than others. Therefore, it will be important to keep the area around them clean and to monitor them for evidence of leaks.



## Gutters & Drainage

### *Functional Components and Conditions*

The gutters appear to be in acceptable condition. However, without water in them it is difficult to judge whether they are correctly pitched to direct water into the downspouts, but they should function as they were intended.

# Attic

In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

## Primary Attic

### **Method of Evaluation**

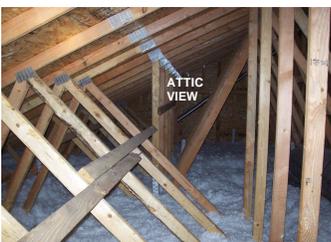
#### *Informational Conditions*

We evaluated the accessible areas of the attic by direct access.

### **Framing**

#### *Informational Conditions*

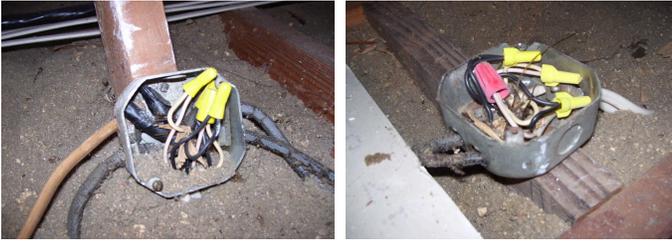
The roof framing consists of a factor- built truss system, comprised of components called chords, webs, and struts that are connected by wood or metal gussets nailed or glued in place. Each component of the truss is designed for a specific purpose, and cannot be removed or modified without compromising the integrity of the entire truss. The lowest component, which is called the chord and to which the ceiling is attached, can move by thermal expansion and contraction and cause creaking sounds, which are more pronounced in the mornings and evenings along with temperature changes. Such movement has no structural significance, but can result in small cracks or divots in the drywall or plaster.



## Electrical

### *Components and Conditions Needing Service*

There are open electrical junction boxes, which should be sealed to contain any arcing or sparking that might occur.



### Plumbing Vents

#### *Informational Conditions*

The plumbing vents that are fully visible are in acceptable condition.

### Exhaust Ducts

#### *Components and Conditions Needing Service*

The bathroom exhaust duct is separated, and should be serviced to extend to a roof or soffit vent.



### Blown-In Cellulose Insulation

#### *Informational Conditions*

The attic is insulated, with approximately 16-inches of blown-in cellulose, which meets or exceeds current standards.

## Chimney

There are a wide variety of chimneys, which represent an even wider variety of the interrelated components that comprise them. However, there are three basic types, single-walled metal, masonry, and pre-fabricated metal ones that are commonly referred to as factory-built ones. Single-walled metal ones should not be confused with factory-built metal ones, and are rarely found in residential use, but masonry and factory-built ones are a commonplace. Our inspection of them conforms to industry standards, and is that of a generalist and not a specialist. However, significant areas of chimney flues cannot be adequately viewed during a field inspection, as has been documented by the Chimney Safety Institute of America, which reported in 1992: "The inner reaches of a flue are relatively inaccessible, and it should not be expected that the distant oblique view from the top or bottom is adequate to fully document damage even with a strong light." Therefore, because our inspection of chimneys is limited to those areas that can be viewed without dismantling any portion of them, and does not include the use of specialized equipment, we will not guarantee their integrity or drafting ability and recommend that they be video-scanned before the close of escrow.

## Living Room Chimney

### General Lined Masonry Comments

#### *Informational Conditions*

The chimney is a lined masonry type, which is the most dependable because the flue liner not only provides a smooth transition for the bi-products of combustion to be vented beyond the residence but provides an approved thermal barrier as well.

### Common Observations

#### *Informational Conditions*

The chimney walls appear to be in acceptable condition.

### Chimney Flashings

#### *Informational Conditions*

The chimney flashings are in acceptable condition.

### Chimney Flue

#### *Informational Conditions*

The portions of the flue that are visible appear to be in acceptable condition. However we were unable to view the entire flue and recommend that this flue be cleaned and serviced by a licensed chimney sweep before use.

### Fireplace

#### *Informational Conditions*

The fireplace is in acceptable condition.

### Glass Doors

#### *Informational Conditions*

The fireplace glass doors are functional.

## Plumbing

Plumbing systems have common components, but they are not uniform. In addition to fixtures, these components include gas pipes, water pipes, pressure regulators, pressure relief valves, shut-off valves, drain and vent pipes, and water-heating devices, some of which we do not test if they are not in daily use. The best and most dependable water pipes are copper, because they are not subject to the build-up of minerals that bond within galvanized pipes, and gradually restrict their inner diameter and reduce water volume. Water softeners can remove most of these minerals, but not once they are bonded within the pipes, for which there would be no remedy other than a re-pipe. The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. In fact, whenever the street pressure exceeds eighty pounds per square inch a regulator is recommended, which typically comes factory preset between forty-five and sixty-five pounds per square inch. However, regardless of the pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress the washers and diaphragms within the various components.

Waste and drainpipes pipes are equally varied, and range from modern ABS ones [acrylonitrile butadiene styrene] to older ones made of cast-iron, galvanized steel, clay, and even a cardboard-like material that is coated with tar. The condition of these pipes is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains. Nonetheless, blockages will occur in the life of any system, but blockages in drainpipes, and particularly in main drainpipes, can be expensive to repair, and for this reason we recommend having them video-scanned. This could also confirm that the house is connected to the public sewer system, which is important because all private systems must be evaluated by specialists.

## Potable Water Supply Pipes

### Copper Water Pipes

#### *Informational Conditions*

The visible portions of the potable copper water pipes are in acceptable condition.

### Polybutylene Water Pipes

#### *Informational Conditions*

The system includes polybutylene water pipes, commonly referred to as PB, that have been alleged to be defective, and could be replaced at no cost to the consumer. They were installed in homes between 1975 and 1995. They are easily recognizable as a flexible, gray, blue, or black plastic, which include metal fittings that are connected by aluminum or copper bands. However, they should not be confused with PVC pipe, which is white and rigid and commonly used for irrigation. You can learn more about these pipes on the Web at [www.pbpipe.com](http://www.pbpipe.com).

### Pipe Insulation

#### *Informational Conditions*

The potable water pipes appear to be adequately insulated.

## Gas Water Heaters

### General Gas Water Heater Comments

#### *Other Conditions*

There are a wide variety of residential water heaters that range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak. So it is always wise to have them installed over a drain pan plumbed to the exterior. Also, it is prudent to flush them annually to remove minerals that include the calcium chloride bi-product of many water softening systems. The water temperature should be set at a minimum of 110 degrees Fahrenheit to kill microbes and a maximum of 140 degrees to prevent scalding. Also, water heaters can be dangerous if they are not seismically secured and equipped with either a pressure/temperature relief valve and discharge pipe plumbed to the exterior, or a Watts 210 gas shut-off valve. We strongly recommend the installation of carbon monoxide detectors on every level of the home for the detection of a possible leak.

### Age Capacity & Location

#### *Informational Conditions*

Hot water is provided by a 7 year old, 50 gallon water heater that is located in the garage.

### Water Shut-Off Valve & Connectors

#### *Informational Conditions*

The shut-off valves and water connectors are functional.

### Gas Shut-Off Valve & Connector

#### *Informational Conditions*

The gas control valve and its connector at the water heater are functional.

### Vent Pipe & Cap

#### *Informational Conditions*

The vent pipe is functional.

### Relief Valve & Discharge Pipe

#### *Functional Components and Conditions*

The water heater is equipped with a mandated pressure-temperature relief valve.

### Drain Valve

#### *Components and Conditions Needing Service*

There is a leak at the drain valve, which should be repaired or replaced.



### **Seismic Straps**

#### *Components and Conditions Needing Service*

The water heater is not correctly secured, and should be strapped in accordance with local standards..



## **Electrical**

There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. What is most significant about electrical systems however is that the national electrical code [NEC] is not retroactive, and therefore many residential systems do not comply with the latest safety standards. Regardless, we are not electricians and in compliance with our standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, in the interests of safety, we regard every electrical deficiency and recommended upgrade as a latent hazard that should be serviced as soon as possible, and that the entire system be evaluated and certified as safe by an electrician. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend some upgrades for which we would disclaim any further responsibility. However, we typically recommend upgrading outlets to have ground fault protection, which is a relatively inexpensive but essential safety feature. These outlets are often referred to as GFCI's, or ground fault circuit interrupters and, generally speaking, have been required in specific locations for more than thirty years, beginning with swimming pools and exterior outlets in 1971, and the list has been added to ever since: bathrooms in 1975, garages in 1978, spas and hot tubs in 1981, hydro tubs, massage equipment, boat houses, kitchens, and unfinished basements in 1987, crawlspaces in 1990, wet bars in 1993, and all kitchen countertop outlets with the exception of refrigerator and freezer outlets since 1996. Similarly, AFCI's or arc fault circuit interrupters, represent the very latest in circuit breaker technology, and have been required in all bedroom circuits since 2002. However, inasmuch as arc faults cause thousands of electrical fires and hundreds of deaths each year, we categorically recommend installing them at every circuit as a prudent safety feature.

## **Main Panel**

### **Service Entrance**

#### *Informational Conditions*

The main conductor lines are underground, or part of a lateral service entrance. This is characteristic of modern electrical services but, inasmuch as the service lines are underground and cannot be seen, they are not evaluated as part of our service.

### **Size and Location**

#### *Informational Conditions*

The residence is served by a 200 amp panel, located inside the garage.

### **Main Panel Observations**

#### *Informational Conditions*

The panels and its components have no visible deficiencies.

### **Panel Cover Observations**

#### *Informational Conditions*

The exterior panel cover is in acceptable condition.

### **Wiring Observations**

#### *Informational Conditions*

The visible portions of the wiring have no visible deficiencies.

### **Circuit Breakers**

#### *Informational Conditions*

There are no visible deficiencies with the circuit breakers.

### **Grounding**

#### *Informational Conditions*

The panel is grounded to a water pipe. Current standards require the panel to be double-grounded, and you may wish to consider having this done as a safety upgrade. However, such an upgrade is not currently mandated.

## **Heat-A/C**

The components of most heating and air-conditioning systems have a design-life ranging from ten to twenty years, but can fail prematurely with poor maintenance, which is why we apprise you of their age whenever possible. We test and evaluate them in accordance with the standards of practice, which means that we do not dismantle and inspect the concealed portions of evaporator and condensing coils, the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, ducts and in-line duct-motors or dampers. We perform a conscientious evaluation of both systems, but we are not specialists. However, even the most modern heating systems can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. Therefore, in accordance with the terms of our contract, it is essential that any recommendations that we make for service or a second opinion be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

## **HVAC Split Systems**

### **General Comments**

#### *Informational Conditions*

We do not test or measure indoor air quality, which the Consumer Product Safety Commission ranks fifth among potential contaminants. Regardless, a person's health is truly personal responsibility, and inasmuch as we do not inspect or test for indoor air quality or environmental contaminants we recommend that you schedule an inspection and/or cleaning of the entire heating/cooling system by a licensed specialist before the close of escrow. And this would be imperative if you or any member of your family suffers from allergies or asthma, and could require the sanitizing of air ducts and other concealed areas.

## Age & Location

### *Informational Conditions*

Central heat and air-conditioning are provided by a single split-system, consisting of a 5 year old furnace with an evaporator coil that is located in a hall closet and a 2 year old condensing coil that is located in the side yard.

## Furnace

### *Informational Conditions*

The furnace is functional.

## Vent Pipe

### *Informational Conditions*

The vent pipe has no visible deficiencies.

## Gas Valve & Connector

### *Informational Conditions*

The gas valve and connector are in acceptable condition.

## Return-Air Compartment

### *Informational Conditions*

The return-air compartment is in acceptable condition.

## Condensate Drainpipe

### *Components and Conditions Needing Service*

The condensate pipe drains within the crawlspace and should be extended to discharge outside the residence.

## Condensing Coil

### *Informational Conditions*

The condensing coil responded to the thermostat and is functional.

## Condensing Coil Disconnect

### *Informational Conditions*

The electrical disconnect at the condensing coil is functional.

## Refrigerant Lines

### *Informational Conditions*

The visible areas of the refrigerant lines appear to be in acceptable condition.

## Thermostats

### *Informational Conditions*

The thermostat is functional.

## Flexible Ducting

### *Informational Conditions*

The ducts have no visible deficiencies. They are a modern flexible type that are comprised of an outer plastic sleeve and a clear inner liner that contains fiberglass insulation.

# Living

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. However, we do not evaluate window treatments, or move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Similarly, there are a number of environmental pollutants that we have already elaborated upon, the specific identification of which is beyond the scope of our service but which can become equally contentious. In addition, there are a host of lesser contaminants, such as that from moisture penetrating carpet-covered cracks in floor slabs, as well as odors from household pets and cigarette smoke that can permeate walls, carpets, heating and air conditioning ducts, and other porous surfaces, and which can be difficult to eradicate. However, inasmuch as the sense of smell adjusts rapidly, and the sensitivity to such odors is certainly not uniform, we recommend that you make this determination for yourself, and particularly if you or

any member of your family suffers from allergies or asthma, and then schedule whatever remedial services may be deemed necessary before the close of escrow.

## Main Entry

### Environmental Hygiene Observations

#### *Informational Conditions*

A domestic animal has occupied the residence, which can have an adverse affect on air quality and require extensive cleaning of walls, floors, air ducts, etc. We will not comment further, but do read the disclaimer at the beginning of this section of the report.

### Furnished Residence Comment

#### *Informational Conditions*

The residence is furnished, and in accordance with industry standards we only inspect those surfaces that are exposed and readily accessible. We do not move furniture, lift carpets, nor remove or rearrange items within closets and cabinets.

### Doors

#### *Functional Components and Conditions*

The front entry door is functional.

#### *Components and Conditions Needing Service*

The keyed deadbolt could prevent or impede an emergency exit, and should be replaced with a safer latch type.



### Flooring

#### *Informational Conditions*

The floor has no significant defects.

### Closets

#### *Informational Conditions*

The closet is in acceptable condition.

### Lights

#### *Functional Components and Conditions*

The entry lights are functional.

## Living Room

### Flooring

#### *Informational Conditions*

The floor has no significant defects.

### Walls & Ceiling

#### *Informational Conditions*

The walls and ceiling are in acceptable condition.

### Dual-Glazed Windows

#### *Functional Components and Conditions*

The window is functional.

## Lights

### *Functional Components and Conditions*

The lights are functional.

## Outlets

### *Functional Components and Conditions*

The outlets that were tested are functional.

# Kitchen

We test kitchen appliances for their functionality, and cannot evaluate them for their performance nor for the variety of their settings or cycles. However, if they are older than ten years, they may well exhibit decreased efficiency. Also, many older gas and electric ranges are not secured and can be easily tipped, particularly when any weight is applied to an open range door, and all such appliances should be confirmed to be secure. Regardless, we do not inspect the following items: free-standing appliances, refrigerators, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills or rotisseries, timers, clocks, thermostats, the self-cleaning capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards.

## Kitchen

### Flooring

#### *Informational Conditions*

The flooring has no significant defects.



### Walls & Ceiling

#### *Functional Components and Conditions*

The walls and ceiling are in acceptable condition.

### Dual-Glazed Windows

#### *Functional Components and Conditions*

The windows are functional.

### Sink & Countertop

#### *Informational Conditions*

The sink and countertops are functional.

### Cabinets

#### *Functional Components and Conditions*

The cabinets are functional, and do not have any significant damage.

### Valves & Connectors

#### *Functional Components and Conditions*

The valves and connectors below the sink are functional.

### Faucet

#### *Functional Components and Conditions*

The sink faucet is functional.

### **Trap and Drain**

#### *Functional Components and Conditions*

The trap and drain are functional.

### **Garbage Disposal**

#### *Components and Conditions Needing Service*

The garbage disposal is frozen, and probably from inactivity. However, it is not uncommon for them to continue freeze up, in which case they must be replaced.



### **Gas Cooktop**

#### *Functional Components and Conditions*

The gas cook top is functional.

### **Built-in Electric Oven**

#### *Functional Components and Conditions*

The electrical oven is functional, but was neither calibrated nor tested for its performance.

### **Dishwasher**

#### *Functional Components and Conditions*

The dishwasher is functional.

### **Exhaust Fan or Downdraft**

#### *Functional Components and Conditions*

The exhaust fan or downdraft is functional.

### **Lights**

#### *Functional Components and Conditions*

The lights are functional.

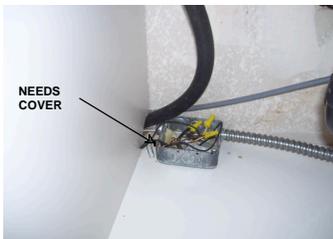
### **Outlets**

#### *Functional Components and Conditions*

The outlets that were tested are functional and include ground-fault protection.

#### *Components and Conditions Needing Service*

A junction box cover is missing in the cabinet below the sink, which should be replaced to prevent an electrical hazard.



## Hallway

Our evaluation of hallways is identical to that of living space, except that we pay particular attention to safety issues, such as those involving handrails, guardrails, and smoke detectors.

### Primary Hallway

#### Doors

##### *Informational Conditions*

The doors are functional.

#### Smoke Detector

##### *Components and Conditions Needing Service*

The smoke detector is functional, however you should upgrade to a 10 year battery with hush feature type. We recommend installing smoke detectors in every bedroom for added safety.

We strongly recommend the installation of carbon monoxide detectors on every level of the home for detection of a potential leak that could have potential harmful effects on those inhabiting the residence

## Stairs

Our evaluation of staircases is identical to that of living space, except that we pay particular attention to safety issues, such as those involving handrails, guardrails, and smoke detectors.

### Main Stairs

#### No recommended service

##### *Informational Conditions*

We have evaluated the stairs and landing leading to the upstairs, and found them to be in acceptable condition.

#### Walls & Ceiling

##### *Informational Conditions*

The walls and ceiling have no significant defects.

#### Handrails & Guardrails

##### *Other Conditions*

If small children occupy or visit this residence, suitable precautions should be taken to safeguard them.

#### Lights

##### *Functional Components and Conditions*

The lights are functional.

## Bedrooms

In accordance with the standards of practice, our inspection of bedrooms includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. We evaluate windows to ensure that they meet light and ventilation requirements and facilitate an emergency exit or egress, but we do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

## Master Bedroom

### Location

#### *Informational Conditions*

The master bedroom is located on the southeast corner.

### No recommended service

#### *Informational Conditions*

We have evaluated the bedroom, and found it to be in acceptable condition.

### Doors

#### *Informational Conditions*

The doors are functional.

### Flooring

#### *Informational Conditions*

The floor has no significant defects.

### Walls & Ceiling

#### *Components and Conditions Needing Service*

The center wall has stress fractures, which have resulted from movement and you may wish to have it serviced. Also, be aware that such cracks can continue to reappear, and particularly if they are not repaired correctly.



### Dual-Glazed Windows

#### *Informational Conditions*

The windows that were unobstructed were checked, and found to be functional.

### Closets

#### *Functional Components and Conditions*

The closet and its components are functional.

### Lights

#### *Functional Components and Conditions*

The lights are functional.

### Outlets

#### *Informational Conditions*

The outlets that were unobstructed and able to be tested are functional.

### Smoke Detector

#### *Other Conditions*

The smoke detector is functional, but should be checked periodically.

## 1st Guest Bedroom

### Location

#### *Informational Conditions*

The first guest bedroom is located at the southeast corner.

### No recommended service

#### *Informational Conditions*

We have evaluated the bedroom, and found it to be in acceptable condition.

## **Doors**

### *Functional Components and Conditions*

The door is functional.

## **Flooring**

### *Informational Conditions*

The floor has no significant defects.

## **Walls & Ceiling**

### *Informational Conditions*

The walls and ceiling are in acceptable condition.

## **Dual-Glazed Windows**

### *Informational Conditions*

The windows that were unobstructed were checked, and found to be functional.

## **Closets**

### *Functional Components and Conditions*

The closet and its components are functional.

## **Lights**

### *Functional Components and Conditions*

The lights in the bedroom are functional.

## **Outlets**

### *Informational Conditions*

The outlets that were unobstructed and able to be tested are functional.

## **Smoke Detector**

### *Other Conditions*

The smoke detector is functional, but should be checked periodically.

## **2nd Guest Bedroom**

### **Doors**

#### *Functional Components and Conditions*

The door is functional.

### **Flooring**

#### *Informational Conditions*

The floor has no significant defects.

### **Walls & Ceiling**

#### *Informational Conditions*

The walls and ceiling are in acceptable condition.

### **Dual-Glazed Windows**

#### *Informational Conditions*

The windows that were unobstructed were checked, and found to be functional.

### **Closets**

#### *Functional Components and Conditions*

The closet and its components are functional.

### **Lights**

#### *Functional Components and Conditions*

The lights are functional.

### **Outlets**

#### *Informational Conditions*

The outlets that were unobstructed and able to be tested are functional.

### **Smoke Detector**

#### *Other Conditions*

The smoke detector is functional, but should be checked periodically.

## Bathrooms

In accordance with industry standards, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans, which is usually the responsibility of a termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants.

### Master Bathroom

#### Size and Location

##### *Informational Conditions*

The master bathroom is a full, and is located adjacent to the master bedroom.

#### Doors

##### *Functional Components and Conditions*

The door is functional.

#### Flooring

##### *Informational Conditions*

The floor has no significant defects.

#### Walls & Ceiling

##### *Informational Conditions*

The walls and ceiling are in acceptable condition.

#### Dual-Glazed Windows

##### *Functional Components and Conditions*

The window is functional.

#### Sink Faucet Valves & Connectors Trap & Drain

##### *Functional Components and Conditions*

The sinks and its components are functional.

#### Tub-Shower

##### *Functional Components and Conditions*

The tub/shower is functional.

#### Toilet & Bidet

##### *Functional Components and Conditions*

The toilet is functional.

#### Exhaust Fan

##### *Functional Components and Conditions*

The exhaust fan is functional.

#### Lights

##### *Functional Components and Conditions*

The lights are functional.

#### Outlets

##### *Functional Components and Conditions*

The outlets are functional and include ground-fault protection.

### Main Hallway Bathroom

#### Size and Location

##### *Informational Conditions*

The main hallway bathroom is a full, and located on the main hallway.

## Doors

### *Functional Components and Conditions*

The door is functional.

## Flooring

### *Informational Conditions*

The floor has no significant defects.

## Walls & Ceiling

### *Informational Conditions*

The walls and ceiling are in acceptable condition.

## Sink Faucet Valves & Connectors Trap & Drain

### *Components and Conditions Needing Service*

There is a leak at the drain trap area below the sink, which should be repaired.



## Hydro-Spa

### *Functional Components and Conditions*

The hydro-spa is functional but should be flushed with a cleanser if not used frequently.

## Stall Shower

### *Functional Components and Conditions*

The stall shower is functional.

### *Components and Conditions Needing Service*

The shower head is leaking in the stall shower, and should be replaced.



## Toilet & Bidet

### *Functional Components and Conditions*

The toilet is functional.

## Exhaust Fan

### *Functional Components and Conditions*

The exhaust fan is functional.

## Lights

### *Functional Components and Conditions*

The lights are functional.

## Outlets

### *Functional Components and Conditions*

The outlets are functional and include ground-fault protection.

## Laundry

In accordance with industry standards, we do not test clothes dryers, nor washing machines and their water connections and drainpipes. However, there are two things that you should be aware of. The water supply to washing machines is usually left on, and their hoses can leak or burst under pressure and continue to flow. Therefore, we recommend replacing the rubber hose type with newer braided stainless steel ones that are much more dependable. You should also be aware that the newer washing machines discharge a greater volume of water than many of the older drainpipes can handle, which causes the water to back up and overflow, and the only remedy would be to replace the standpipe and trap with one that is a size larger.

### Laundry Room

#### Doors

##### *Functional Components and Conditions*

The door is functional.

#### Flooring

##### *Informational Conditions*

The floor has no significant defects.

#### Walls & Ceiling

##### *Informational Conditions*

The walls and ceiling are in acceptable condition.

#### Dual-Glazed Windows

##### *Functional Components and Conditions*

The window is functional.

#### Exhaust Fan

##### *Functional Components and Conditions*

The exhaust fan is functional.

#### Faucet

##### *Functional Components and Conditions*

The laundry sink & faucet are functional.

#### Valves & Connectors

##### *Functional Components and Conditions*

The valves and connectors are functional. However, because they are not in daily use they typically become stiff or frozen.

#### Trap & Drain

##### *Components and Conditions Needing Service*

There is a leak at the drain trap that should be repaired.



#### Dryer Vent

##### *Informational Conditions*

The dryer vent appears to be in acceptable condition. The lint trap must be kept clean, because trapped lint can rapidly turn into a fire hazard.

## Lights

### *Functional Components and Conditions*

The lights are functional.

# Garage

It is not uncommon for moisture to penetrate garages, because their slabs are on-grade. Evidence of this is typically apparent in the form of efflorescence, or salt crystal formations, that result when moisture penetrates the concrete slab or sidewalls. This is a common with garages that are below grade, and some sidewalls are even cored to relieve the pressure that can build up behind them, and which actually promotes drainage through the garage. Also, if there is living space above the garage, that space will be seismically vulnerable. Ideally, the columns and beams around the garage door will be made of structural steel, but in many residences these components are made of wood but could include some structural accessories, such as post-straps and hold-downs, and plywood shear paneling. However, we are not an authority in such matters, and you may wish to discuss this further with a structural engineer. In addition, and inasmuch as garage door openings are not standard, you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles.

## Double-Car Garage

### Slab Floor

#### *Informational Conditions*

The garage is too full to permit a clear view of the slab or the walls.



### Walls & Ceiling

#### *Informational Conditions*

The walls are in acceptable condition.

### Firewall Separation

#### *Functional Components and Conditions*

The firewall separating the garage from the residence is functional.

### Entry Door Into the House

#### *Functional Components and Conditions*

The house entry door is solid core, or fire-rated, and self-closes in conformance with fire-safety regulations.

### Garage Side Door

#### *Functional Components and Conditions*

The rear door is functional.

### Garage Door & Hardware

#### *Functional Components and Conditions*

The garage doors and its hardware are functional.

### Automatic Opener

#### *Functional Components and Conditions*

The garage door opener is functional.

Inspection Address: 30825 Turquoise Place, .  
Inspection Date/Time: 3/6/2007 9:00 am

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**Lights**

*Functional Components and Conditions*

The lights are functional, and do not need service at this time.

**Outlets**

*Functional Components and Conditions*

The outlets that were tested are functional, and include ground-fault protection.

## AFFILIATIONS AND CERTIFICATIONS



AMERICAN INSTITUTE OF INSPECTORS

STATE OF OREGON CERTIFIED HOME INSPECTOR #596

GENERAL CONTRACTORS LICENSE #155973

CERTIFIED SIDING SPECIALIST  
NATIONAL ORGANIZATION OF EXTERIOR FINISH SYSTEMS

THE FOUNDATION OF REAL ESTATE APPRAISERS (FREA)

WILLAMETTE ASSOCIATION OF REALTORS

NATIONAL ASSOCIATION OF CERTIFIED HOME INSPECTORS

# Pacific Crest Property Inspections

## Affordable Professional Inspections

30825 Turquoise Place, Lebanon, Oregon 97355

Tel: Albany/Corvallis (541) 926-9486 Salem/Keizer (503) 566-8688 Eugene/Springfield (541) 689-9996 Fax: (541) 451-6793  
Email Address: Bob@inspectorbyrd.com

# INVOICE

1/15/09

**Client:**

Bob Byrd SAMPLE REPORT

**Client's Agent:**

Your Favorite  
Real Estate Agent

**Inspection Address:**

30825 Turquoise Place

**Inspection Date:**

3/6/2007

---

TOTAL HOME INSPECTION

325.00

Total Due: \$ 325.00

PLEASE MAKE CHECKS PAYABLE TO  
PACIFIC CREST PROPERTY INSPECTIONS  
30825 TURQUOISE PL.  
LEBANON, OREGON 97355

PAID 1/13/09

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**THANK YOU FOR CHOOSING PACIFIC CREST PROPERTY INSPECTIONS!**

## REPORT CONCLUSION

30825 Turquoise Place, ,

Congratulations on the purchase of your new home. At Pacific Crest Property Inspections our concern for your needs doesn't end when we leave the inspection. Which is why, in addition to your inspection report we provide you with an "Owners Manual" for your home. A thou rough and easy to understand operators manual with illustrations of all your homes systems and explanations of how your home woks and how to maintain it.

We are proud of our service, and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, and opened every window and door, or identified every minor defect. Also because we are not specialists or because our inspection is essentially visual, latent defects could exist. Therefore, you should not regard our inspection as conferring a guarantee or warranty. It does not. It is simply a report on the general condition of a particular property at a given point in time. Furthermore, as a homeowner, you should expect problems to occur. Roofs will leak, drain lines will become blocked, and components and systems will fail without warning. For these reasons, you should take into consideration the age of the house and its components and keep a comprehensive insurance policy current. If you have been provided with a home protection policy, read it carefully. Such policies usually only cover insignificant costs, such as that of rooter service, and the representatives of some insurance companies can be expected to deny coverage on the grounds that a given condition was preexisting or not covered because of what they claim to be a code violation or a manufacture's defect. Therefore, you should read such policies very carefully, and depend upon our company for any consultation that you may need.

Thank you for taking the time to read this report, and call us if you have any questions or observations whatsoever. We are always attempting to improve the quality of our service and our report, and we will continue to adhere to the highest standards of the real estate industry and to treat everyone with kindness, courtesy, and respect.

### PACIFIC CREST PROPERTY INSPECTIONS

ALBANY/CORVALLIS (541) 926-9486

SALEM/KEIZER (503) 566-8688

EUGENE/SPRINGFIELD (541) 689-9996

LEBANON/SWEET HOME (541) 451-6629

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Email Address: Bob@inspectorbyrd.com

Thursday, January 15, 2009

Property Address: 30825 Turquoise Place, ,  
Inspection Date: 3/6/2007 Time: 9:00 am

Dear Bob Byrd SAMPLE REPORT:

Thank you for hiring Pacific Crest Property Inspections to be of service. We hope that you were pleased with the quality of our service, and that you would recommend us to others. Please read the report carefully, and call us with any questions that you might have. We remain your consultant indefinitely, and would be happy to assist you in any way that we can. We sincerely hope that you and your family will be happy and healthy in your new home.

Sincerely,