

COMFORT HOME REVIEW

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CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

INSPECTION ADDRESS

Surrey

INSPECTION DATE

#####

INSPECTED BY: Hongwei (Henry) Liu
778-709-6669 778-238-6025



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COMFORT HOME REVIEW

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SUMMARY REPORT

Client: ###
Realtor: #####
Inspection Address: #####, Surrey
Inspection Date: Start: 1:00 pm End: 4:00 pm
Inspected by: Liu, Hongwei (Henry) 778-709-6669 778-238-6025

This summary report will provide you with a preview of the components or conditions that need service or a second opinion, but it is not definitive. Therefore, it is essential that you read the full report. Regardless, in recommending service we have fulfilled our contractual obligation as generalists, and therefore disclaim any further responsibility. However, service is essential, because a specialist could identify further defects or recommend some upgrades that could affect your evaluation of the property.

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How to read the report

1. General comment and brief introduction are in the front of each section (component or system) of the report, as well as some maintenance tips, which are provided to clients by courtesy.
2. General property conditions listed at the end of reports may adversely affect the building. This is for clients to know as preferred. Please be advised these are not necessarily related to this inspection.
3. The dedicated inspection report will be addressed by

Narrative Color Legend: ★Normal Text

★Normal Text---Attention

Exterior Components

Components and Conditions

Fascia & Trim

- ★ The fascia & trim need typical painting service.



Landscaping

- ★ Vegetation is encroaching on the structure, and should be kept a minimum of twelve inches away for the general welfare of the walls and foundation.



Garage

Components and Conditions

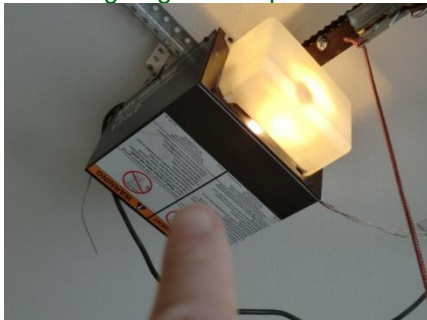
Garage Door & Hardware

- ★ The garage doors and their hardware are functional but better to extend bottom seal to keep rodents out.



Automatic Opener

- ★ The garage door openers are functional but noisy, which service is recommended.



Roof

Components and Conditions

Roofing Observation

- ★ Many areas on roof need service. Although there is no visible active leaking during inspection, further evaluation is required or enquiry to the seller for more information.



Gutters & Drainage

- ★ The gutters have the sign of dripping and need to be serviced, such as re-securing them, sealing seams, etc.



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Interior

Components and Conditions

Master Bedroom

Lights

- ★ There is/are light(s) which does not respond and should be serviced.



Other 2 Bathrooms

Tub Shower

- ★ There is some dripping at the faucet when turned on/off shower and should be serviced in upstairs 2nd bathroom.

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**Kitchen
Dishwasher**

★ The brand name of dishwasher is "Concept", which is dripping when testing and should be serviced or replaced.



**Hall way
Lights**

★ The 2-way or 3-way main entry light switches are not working properly, which needs service



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INSPECTION REPORT GENERAL INFORMATION

Inspection Address:	#####, Surrey
Inspection Date:	#####
Weather:	Sunny 15-20 C
Inspector:	Liu, Hongwei (Henry)
Buyer's Agent:	#####
Seller's Agent:	
Structure Type:	Wood Frame
Foundation Type:	Crawl space
Furnished:	Yes
Number of Stories:	2
Structure Style:	Single house
Structure Orientation:	North
Estimated Year Built:	1998
Unofficial Sq.Ft:	2,700 SF
People on Site At Time of Inspection:	Buyer, Agent, Seller

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SCOPE OF WORK

You have contracted with (authorized) **Comfort Home Review** to perform a generalist inspection in accordance with the standards of practice established by CAHPI (BC) – The Canadian Association of Home and Property Inspectors British Columbia, 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.

PLEASE NOTE:

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The observations and opinions expressed within this report are those of **Comfort Home Review** and supersede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the standards of Canadian Association of Home and Property Inspectors British Columbia (CAHPI(BC)), and those that we do not inspect are clearly disclaimed in the contract(authorization) 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(authorization), 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.

We suggest clients (buyers) check and confirm with the home holder (seller) that the property is under acceptable condition before they move in because anything could happen after this inspection, for example, wall, doors, windows, stairs and floor could be damaged for moving; the appliances could go wrong; water leaking could happen anytime. Our inspection is only a matter of fact of the property condition at the moment. Therefore, we disclaim any responsibility of warranty and guarantee for the property.

Report File: CHR#####

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 Roof Structure

- * The roof structure consists of a prefabricated truss system.

Identification of Wall Structure

- * The exterior walls are framed with wood.

Identification of Floor Structure

- * The floor construction is joists.

Identification of Ceiling Structure

- * The ceiling structure consists of standard joists.
- * The ceiling construction is not visible.

Crawlspace

General Comments

This residence has a raised foundation. Such foundations permit access, and provide a convenient area for the distribution of water pipes, drain pipes, vent pipes, electrical conduits, and ducts. However, although raised foundations are far from uniform, most include concrete footings and walls that extend above the ground with anchor bolts that hold the house onto the foundation, but the size and spacing of the bolts vary. In the absence of major defects, most structural engineers agree that the one critical issue with raised foundations is that they should be bolted. Our inspection of these foundations conforms to industry standards, which is that of a generalist and not a specialist, and we do not use any specialized instruments to establish that the structure is level. We typically enter all accessible areas, to confirm that foundations are bolted and to look for any evidence of structural deformation or damage, but we may not comment on minor deficiencies, such as on commonplace settling cracks in the stem walls and slight deviations from plumb and level in the intermediate floor framing, which would have little structural significance. Interestingly, there is no absolute standard for evaluating cracks, but those that are less than 1/4" and which do not exhibit any vertical or horizontal displacement are generally not regarded as being structurally relevant. Nevertheless, all others should be evaluated by a specialist. However, 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.

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Crawlspace Observations

- * The crawlspace is accessible and in acceptable condition. There is shrinkage crack on foundation wall, which is often seen. The crawl is dry at the inspection. But make sure the proper grade slope and drain tile are essential to prevent water intrusion.
- * The access is in hall way closet.
- * The crawlspace is heated & insulation mounted on the wall.



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 remotely controlled components, such as automatic driveway gates, and normally, we do not water test or evaluate subterranean drainage systems - except some comments noted in report, 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.

Site & Other Observations

House Wall Finish

House Wall Finish Type

- ★ The house walls are finished with stucco.



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House Wall Finish Observations

- ★ The house exterior wall finish is under acceptable condition.

Maintenance Notes

- ★ The stucco finish was examined and small cracks were noted at various locations. It is believed that no on-going movement is occurring at the present time and that the cracking appears repairable. It should be noted that settlement cracking is a common occurrence in stucco wall surfaces and the cracking observed is believed to be typical of that found in the average home.

Exterior Components

General Comments

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.

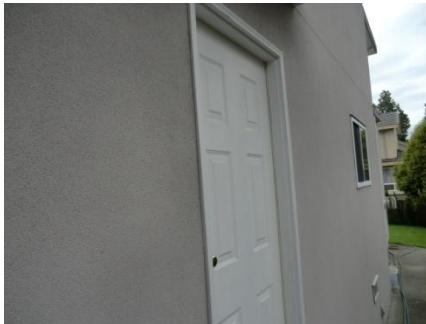
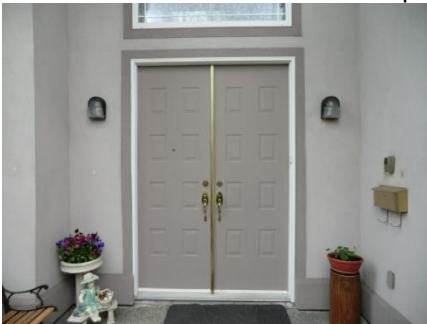
Downspout

- ★ The downspouts are made by plastic.
- ★ The downspouts are discharged on ground level.



Exterior Doors

- ★ The exterior doors are in acceptable condition.



Windows

- ★ 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.

Lights

- ★ A few exterior light fixtures are not working, and should be serviced. They may be controlled by timer or sensors. Please ask seller for more information.



Outlets

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

Exterior Hose Bibs

- ★ The hose bibs are functional, but we may not have located and tested every one on the property.

Fascia & Trim

- ★ Components are in acceptable condition.

- ★ The fascia & trim need typical painting service.



Drive way & walks

- ★ Drive way is acceptable.
- ★ Walk way is acceptable.

Landscaping

- ★ The Lot grade is under acceptable condition.
- ★ Vegetation is encroaching on the structure, and should be kept a minimum of twelve inches away for the general welfare of the walls and foundation.



Fences & Gates

- ★ The fences and gates are serviceable, and would not need service at this time.

Grading & Drainage

General Comments

Water can be destructive and foster conditions that are deleterious to health. For this reason, the ideal property will have soils that slope away from the residence and the interior floors will be several inches higher than the exterior grade. Also, the residence will have roof gutters and downspouts that discharge into area drains with catch basins that carry water away to hard surfaces. However, we cannot guarantee the condition of any subterranean drainage system, but if a property does not meet this ideal, or if any portion of the interior floor is below the exterior grade, we cannot endorse it and would recommend that you consult with a grading and drainage contractor, even though there may not be any evidence of moisture intrusion. The sellers or occupants will obviously have a more intimate knowledge of the site than we could possibly hope to have during our limited visit; however we have confirmed moisture intrusion in residences when it was raining that would not have been apparent otherwise. Also, in conjunction with the cellulose material found in most modern homes, moisture can facilitate the growth of biological organisms that can compromise building materials and produce mold-like substances that can have an adverse affect on health.

Moisture & Related Issues

Moisture intrusion is a perennial problem, with which you should be aware. It involves a host of interrelated factors, and can be unpredictable, intermittent, or constant. When moisture intrusion is not self evident, it can be inferred by musty odors, peeling paint or plaster, efflorescence, or salt crystal formations, rust on metal components, and wood rot. However, condensation and humidity can produce similar conditions if the temperature in an area is not maintained above the dew point. Regardless, if the interior floors of a residence

are at the same elevation or lower than the exterior grade we could not rule out the potential for moisture intrusion and would not endorse any such areas. Nevertheless, if such conditions do exist, or if you or any member of your family suffers from allergies or asthma, you should schedule a specialist inspection.

Interior-Exterior Elevations

- ★ There is an adequate difference in elevation between the exterior grade and the interior floors that should ensure that moisture intrusion would not threaten the living space, but of course we cannot guarantee that.

Drain tile System

General Comments

We attempted to evaluate drain pipes by visual inspection only. Sometimes, garden hose bib water may be drained into one of the drain tile inlet for testing, but this is not a conclusive test and only a video-scan of the drain line would confirm its actual condition. However, you can be sure that blockages will occur, usually relative in severity to the age of the system, and will range from minor blockages by leaks at some section lines, to major blockages or damage in the most of the system line. The minor ones are easily cleared by removing and cleaning the leaves and debris. However, if tree roots grow into the underground drain tile or there is some damage on the sections of drain tile system, repairs could become expensive and might include replacing the entire system. For these reasons, we recommend that you ask the sellers if they have ever experienced any drainage problems, or you may wish to have the drain tile system line video-scanned before the close of escrow. Failing this, you should obtain an insurance policy that covers blockages and damage to the system. However, most policies do not cover the replacement cost & only cover water damage within the house, or the cost of roofer service.

Type of Material

- ★ We cannot see the drain tile at the inspection.

Garage

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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

- ★ The concrete floor is under acceptable condition. Small cracks are common and result as a consequence of the curing process, seismic activity, common settling, or the presence expansive soils, but are not structurally threatening. Also, you may notice some salt crystal formations that are activated by moisture penetrating the slab.
- ★ There are storage/car in garage, and in accordance with industry standards we only inspect those surfaces that are exposed and readily accessible. We do not move storage items/furniture, lift carpets, nor remove or rearrange items within storage cabinets.

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Walls & Ceiling

- ★ The walls and ceiling are sheathed and in acceptable condition.

Garage Side Door

- ★ The side door is functional & in the acceptable condition.

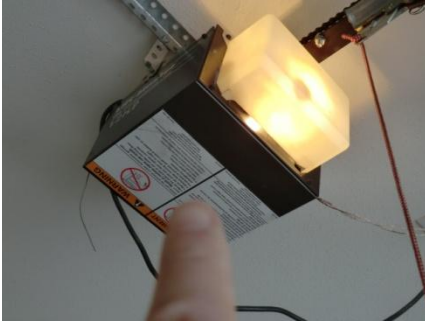
Garage Door & Hardware

- ★ The garage doors and their hardware are functional but better to extend bottom seal to keep rodents out.



Automatic Opener

- ★ The garage door openers are functional but noisy, which service is recommended.



Lights (灯)

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

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Roof

There are many different roof types, but all have limited guarantees, and most eventually leak. Every roof will wear differently relative to its age, the quality of its material and design-life, the method of its application, its exposure to the elements, and the quality of its maintenance. Regardless, every roof is only as good as its waterproof membrane, which is concealed and cannot be examined without removing the roofing material, and this is equally true of almost all roofs. In fact, the vast majority of all pitched roofs are not designed to be waterproof only water-resistant. What remains true of all roofs is that regardless of their appearance they can leak,

This report has been produced in accordance with our signed contract and is subject to the terms and conditions agreed upon therein.

All printed comments and the opinions expressed herein are those of the Inspection Company.

but it's 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 within attics could be old and would not necessarily confirm a leak without corroborative evidence, and such evidence can be deliberately concealed. Consequently, only installers can credibly guarantee that roofs will not leak and they do, usually for three to five years. 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. The sellers or occupants will often know the age and history of a roof, and we recommend that you ask them about it. However, you should also include comprehensive roof coverage in your home insurance policy, or obtain a roof certification from a local roofing contractor. You should also be aware that if the termite report requires a residence to be tented it requires personnel to walk on the roof, which can damage the roofing material. Therefore, it is essential that you review the termite report, and if the residence is scheduled to be tented that you have a local roofing company inspect the roof after the tenting has been removed.

Concrete Tile Roof

General Comments

Concrete tile roofs are among the most expensive and durable of all roofs, and are warranted by the manufacturer to last for forty years or more, but are usually only guaranteed against leaks by the installer from three to five years. Like other pitched roofs, they are not designed to be waterproof, only water resistant, and are dependent on the integrity of the waterproof membrane beneath them, which cannot be seen without removing the tiles, but which can be split by movement, deteriorated through time, or by ultra-violet contamination. Significantly, although there is some leeway in installation specifications, the type and quality of membranes that are installed can vary from one installer to another, and leaks do occur. The majority of leaks result when a roof has not been well maintained or kept clean, and we recommend servicing them annually.

Method of Evaluation

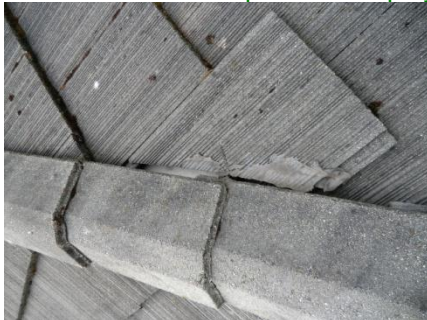
- ★ We evaluated the roof and its components by walking on its surface.

Estimated Age

- ★ The roof appears to be the same age as the residence.

Roofing Observation

- ★ Many areas on roof need service. Although there is no visible active leaking during inspection, further evaluation is required or enquiry to the seller for more information.



Flashings

- ★ The roof flashings are in acceptable condition.



Skylights

- ★ Under acceptable condition.

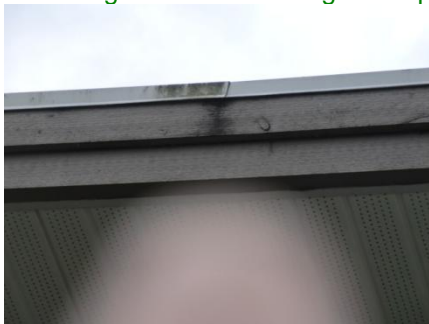


Maintenance Note

The roof includes one or more skylights, which are notoriously problematic and 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. 14

Gutters & Drainage

- ★ 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.
- ★ The gutters have the sign of dripping and need to be serviced, such as re-securing them, sealing seams, etc.



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.

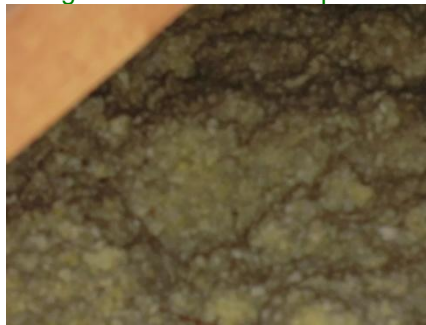
Primary Attic

Attic Access Location

- ★ The attic can be accessed through a hatch in the master bedroom closet.

Method of Evaluation

- ★ We evaluated the attic by direct access.
- ★ There is sign of rodents' activity in attic before, not much but which could be a health hazard and should be evaluated by an exterminator. Rodents can compromise not only the attic and its various components, such as ducts and insulation, but can eventually compromise the living space as well. Consequently, we disclaim any further responsibility for evaluating the attic and its components.



Fiberglass Loose/batt Insulation

- ★ The attic floor is insulated with approximately twelve-inches of loose fiberglass insulation. Current standards call for around twelve-inches.
- ★ The vapor barrier is Poly in place

Framing

- ★ 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 structural significance, but can result in small cracks or divots in the drywall or plaster.
- ★ Water stain is visible which shows possible leakage before, which may need explanation from owner.



Ventilation

- ★ Ventilation is provided by a combination of eave, roof, vents, and should be adequate.

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 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 as a latent hazard and recommended upgrade, which 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

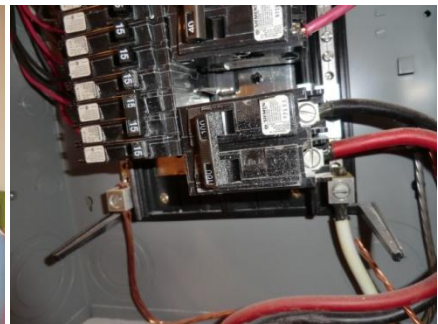
General Comments

National safety standards require electrical panels to be weatherproof, readily accessible, and have a minimum of thirty-six inches of clear space in front of them for service. Also, they should have a main disconnect once there are more than 6 circuits. Each circuit within the panel should be clearly labelled. Industry standards only require us to test a representative number of accessible switches, receptacles, and light fixtures. However, we attempt to test every one that is unobstructed, but if a residence is furnished we will obviously not be able to test each one.

Service Entrance

- ★ 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.

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Panel Size, Location & Observation

- ★ The residence is served by a 100 amp, 110/220 volt panel, located inside the laundry.

Panel Cover Observation

- ★ The exterior/interior of panel cover is under acceptable condition.

Wiring Observations

- * The visible portions of the wiring have no visible deficiencies.
- * The service entrance cable is aluminum.
- * The residence is wired predominantly with a modern vinyl conduit known as Romex
- * The distribution wires, which can be visible, are copper.

Circuit Breakers

- * There are no visible deficiencies with the circuit breakers clearly marked but we do not test the accuracy of the controlled circuits.

Outlets

General Comments

- * The representative sample of receptacles which were tested were all grounded.

Number of Outlets

- * The number of outlets in this building is typical.

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.

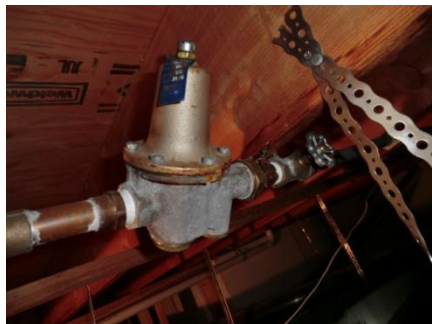
Potable Water Supply Pipes

Service Piping into House

- * The service piping into house is plastic.

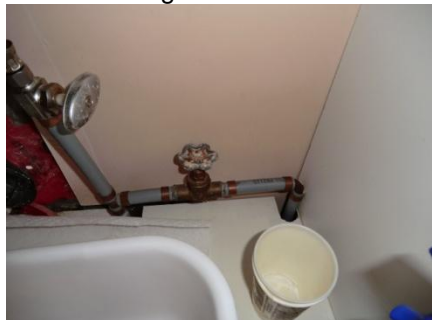
Water Main Shut-off Location

- * The main water shut-off valve is located at the crawl space.



Garden Shut-off Location

- * The front garden hose bib shut off valve is located under upstairs bath room sink but pls ask owner to confirm.
- * The rear garden hose bib shut off valve is located under kitchen sink but pls ask owner to confirm.



Pressure Regulators

- * A functional pressure regulator is in place on the plumbing system.

Water Flow (Pressure)

- * The water flow and pressure is functional & acceptable.

Copper and Plastic Water Pipes

- * The copper and plastic water pipes are in acceptable condition.
- * Poly-B pipe was found, which was normal in the building of this age. Poly-B caused leaking mostly for the plastic and Aluminum tubing. Although we did not found any live leaking during the inspection, we suggested monitoring closely and upgrading the piping if necessary.



Gas Water Heaters

General Comments

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.

Age Capacity & Location

- * Hot water is provided by a new, 40 gal water heater that is located in the laundry.

Common Observations

- * The water heater is functional and in good condition during inspection.



Water Shut-Off Valve & Gas Shut-Off Valve

- * The shut-off valve is in place & looks functional.
- * The gas control valve is in place & looks functional. .

Vent Pipe & Cap

- * The vent pipe is functional.

Relief Valve

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

Drain Valve

- * The drain valve is in place and presumed to be functional.

Drain pan & Discharge pipe

- * The water heater is equipped with a drain pan and a discharge pipe, which is designed to prevent water damage from a leak. Nevertheless, the water heater should be periodically monitored for any signs of a leak.

Combustion Air Vents

- * The water heater does have appropriate combustion-air vents.

Seismic Straps

- * The water heater is not seismically secured, which is recommended.

General Gas Components

Gas Main Shut-Off Location

- * The gas main shut-off is located in the side of house. You should be aware that gas leaks are not uncommon, particularly underground ones, and that they can be difficult to detect without the use of sophisticated instruments, which is why natural gas is odorized in the manufacturing process. Therefore, we recommend that you request a recent gas bill from the sellers, so that you can establish a norm and thereby be alerted to any potential leak.



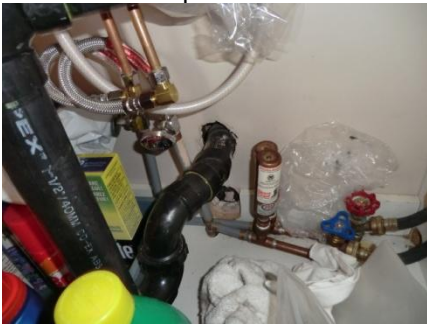
Waste & Drainage Systems

General Comments

We attempt to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a video-scan of the main line would confirm its actual condition. However, you can be sure that blockages will occur, usually relative in severity to the age of the system, and will range from minor ones in the branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main line. The minor ones are easily cleared, either by chemical means or by removing and cleaning the traps. However, if tree roots grow into the main drain that connects the house to the public sewer, repairs could become expensive and might include replacing the entire main line. For these reasons, we recommend that you ask the sellers if they have ever experienced any drainage problems, or you may wish to have the main waste line video-scanned before the close of escrow. Failing this, you should obtain an insurance policy that covers blockages and damage to the main line. However, most policies only cover plumbing repairs within the house, or the cost of roofer service.

Type of Material

- ★ The visible portions of the drain pipes are a modern acrylonitrile butadiene styrene type, or ABS.



Drain Waste & Vent Pipes

- ★ Based on industry recommended water test, the drain pipes are functional at this time. However, only a video-scan of the main drainpipe could confirm its actual condition.

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Heat

The components of most heating systems have a design-life ranging from ten to twenty years, but can fail prematurely with poor maintenance, which is why we attempt to apprise you of their age. We test and evaluate them in accordance with the standards of practice, which means that we do not dismantle any of the following concealed components: the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, and in-line duct motors or dampers. 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. We perform a conscientious evaluation of all such systems, but we are not specialists. Therefore, in accordance with the terms of our contract, it is essential that any recommendation 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.

Fuel

- ★ The heating fuel for this home is gas.

Forced-Air Furnaces

Age & Location

Inspection Address: Surrey

Inspection Date: by **CHR 778-709-6669 778-238-6025** www.comforthomereview.com

- * Heat is provided by a single 13 year-old furnace with an input capacity of 780,000 BTU per hour that is located in crawl.
- * The furnace is functional.



Maintenance and Services

- * It is suggested that the furnace be serviced every year. Furnace units generally approximately have a 20 to 30 year life span. It is important to keep it serviced on a regular basis.

Heat Exchanger

- * The access to heat exchanger is limited. Consequently, the condition of heat exchanger is based on what we can be seen inside.

Filter

- * It is recommended that the furnace air filter be cleaned or replaced at least every two months during the heating season. A dirty or clogged filter can decrease furnace efficiency.

Vent Pipe

- * The vent pipe is functional.

Combustion-Air Vents

- * The combustion-air vents for the gas furnace are functional.

Chimney Liner

- * The chimney liner is not applicable in this heating system.

Efficiency

- * The efficiency of the heating system is "medium".

Thermostats

- * The thermostat is functional.



Chimney

Our inspection of chimneys is limited by industry standards and has been defined by the National Fire Protection Association as a phase-1 inspection, which is purely visual and distinct from the phase-2 and phase-3 inspections of specialists. Regardless, significant portions of chimneys cannot be seen, and in accordance with NFPA guidelines we categorically recommend that every chimney be evaluated by a specialist with the transfer of a property. This is important, because experience has taught us that specialists commonly identify deficiencies related to age and/or installation methods, or recommend upgrades that could be expensive. Regardless, if you decide not to have a specialist evaluation it would be contrary to our recommendation.

Chimney Construction

- ★ The condition of the chimney is acceptable.
- ★ The chimney is built by metal which serves an oil or gas appliance.
- ★ The pre-fabricated chimney looks like functional.

Pre-fabricated chimney information:

There are a wide variety of pre-fabricated chimneys, which are constructed on site with approved components. We perform a competent inspection of them, but we are not specialists, and our inspection of them is limited to those areas that can be viewed without dismantling any portion of them, and we cannot guarantee that any particular component is the one stipulated for use by the manufacturer. For instance, experience has taught us that many prefabricated chimneys have been fitted with architectural shrouds that are not approved by the manufacturer, and which can inhibit drafting and convectional cooling. However, we recommend a level-2 inspection by a qualified specialist within the contingency period or before the close of escrow, as recommended by NAPA standards "upon the sale or transfer of a property."

Chimney Flashings

- ★ The condition of chimney flashing is acceptable.



Fireplace

- ★ The gas fireplace appears to be in good condition when tested.



Interior

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 odours 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 odours 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.

Furnished Residence

Interior lights

- ★ There are a few interior lights as shown not working during the inspection but supposed to be only the bulbs out or controlled by timer/sensor. Since this is common in a home, we won't specify them in each of following area unless it is a significant failure. We also suggest clients double checking the lights before moving in if this is your concern because they can fail anytime.



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Major Floor Finishes

- ★ The major floor finishes are wood and ceramic tile.

Major Wall Finishes

- ★ The major wall finishes is drywall.

Major Ceiling Finishes

- ★ The major ceiling finishes is drywall.

Intercom and Security

Security System

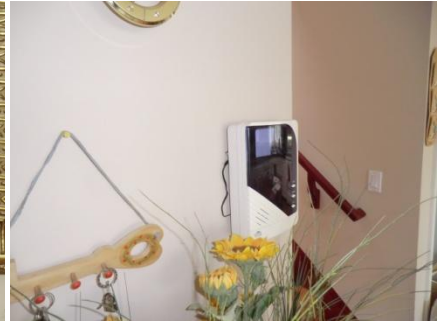
- ★ The security system of this residence did not include in the inspection. Please ask seller or alarm company for more information.

Inspection Address: Surrey

Inspection Date: by **CHR 778-709-6669 778-238-6025** www.comforthomereview.com

Intercom System

- ★ The intercom system did not test and not included in this inspection. Please ask the seller for more information. However, it is not connected during inspection.



Main Entry

- ★ We have evaluated the entry, and found it to be in acceptable condition.



Doors

- ★ The door is functional.

Flooring

- ★ The floor has no significant defects.

Walls & Ceiling

- ★ The walls and ceiling are in acceptable condition.

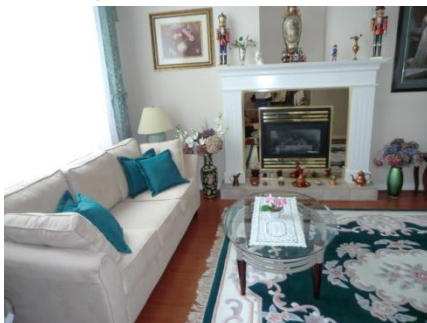
Lights

- ★ The lights are functional.

Outlets

- ★ The outlets that were tested are functional.

Living Room



Flooring

- ★ The floor has no significant defects.

Walls & Ceiling

- ★ The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

- ★ The windows are functional.

Lights

- ★ The lights are functional.

Outlets

- ★ The outlets that were tested are functional.

Dining Room



Flooring

- ★ The floor has no significant defects.

Walls & Ceiling

- ★ The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

- ★ The windows are functional.

Lights

- ★ The lights are functional.

Outlets

- ★ The outlets that were tested are functional.

Family Room



Flooring

- ★ The floor has no significant defects.

Walls & Ceiling

- ★ The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

- ★ The windows are functional.

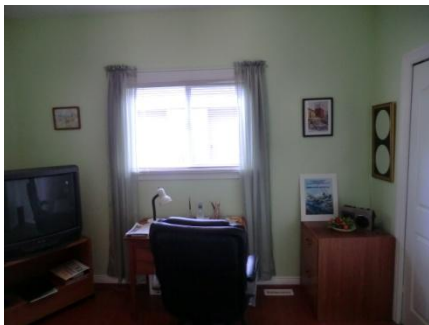
Lights

- ★ The lights are functional.

Outlets

- ★ The outlets that were tested are functional.

Den/Game room



Doors

- ★ The door is functional.

Flooring

- ★ The floor has no significant defects.

Walls & Ceiling

- ★ The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

- ★ The windows are functional.

Closets

- ★ The closet is under acceptable condition.

Lights

- ★ The lights are functional.

Outlets

- ★ The outlets that were tested are functional.

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Bedrooms

In accordance with the standards of practice, 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



Doors

- ★ The door is functional.

Flooring

- * The floor has no significant defects.

Walls & Ceiling

- * The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

- * The windows are functional.

Closets

- * The closet and its components are functional.

Lights

- * There is/are light(s) which does not respond and should be serviced.



Outlets

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

Other 2 Bedrooms

Location

- * The other 2 bedrooms are located in upper floor.



Doors

- * The door is functional.

Flooring

- * The floor has no significant defects.

Walls & Ceiling

- * The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

- * The windows are functional.

Closets

- * The closet and its components are functional.

Lights

- * The lights are functional.

Outlets

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

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.

We suggest that all the tiles, joints, penetrations around tub, toilet and on the wall and floor should be inspected once a year. Grouting and caulking are necessary on possible open joints in order to avoid moisture damage at substrate.

Main Master Bathroom

Size and Location

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



Doors

- ★ The door is functional.

Flooring

- ★ The floor has no significant defects.

Walls & Ceiling

- ★ The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

- ★ The windows are functional.

Sink Countertop

- ★ The sink countertop is functional.

Sink Faucet Valves & Connectors Trap & Drain

- ★ The sink and its components are functional.

Hydro-Spa

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

Stall Shower

- ★ The stall shower is functional.

Toilet & Bidet

- ★ The toilet is functional.

Exhaust Fan

- ★ The exhaust fan is functional.

Lights

- ★ The lights are functional.

Outlets

- ★ The outlets are functional and include ground-fault protection.

Other 2 Bathrooms



Doors

- ★ The door is functional.

Flooring

- ★ The floor has no significant defects.

Walls & Ceiling

- ★ The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

- ★ The windows are functional.

Sink Countertop

- ★ The sink countertop is functional.

Sink Faucet Valves & Connectors Trap & Drain

- ★ The sink and its components are functional.

Tub Shower

- ★ The tub shower is functional.
- ★ There is some dripping at the faucet when turned on/off shower and should be serviced in upstairs 2nd bathroom.



Toilet & Bidet

- ★ The toilet is functional.

Exhaust Fan

- ★ The exhaust fan is functional.

Lights

- ★ The lights are functional.

Outlets

- ★ The outlets are functional and include ground-fault protection.

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



Doors

- * The door is functional.
- * The exterior door is functional.

Flooring

- * The floor has no significant defects.

Walls & Ceiling

- * The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

- * The windows are functional.

Lights

- * The lights are functional.

Outlets

- * The outlets that were tested are functional.

Sink Countertop

- * The sink countertop is functional.

Sink Faucet Valves & Connectors Trap & Drain

- * The sink and its components are functional.

Cabinets

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

Electric Range

- * The electric range is functional, but was neither calibrated nor tested for its performance.
- * The brand name of electric range is "GE".

Exhaust Fan or Downdraft

- * The exhaust fan or downdraft is functional.

Garbage Disposal

- * The garbage disposal is functional.

Dishwasher

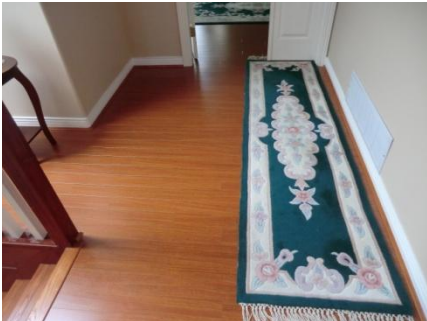
- ★ The brand name of dishwasher is "Concept", which is dripping when testing and should be serviced or replaced.



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.

Upper Floor Hallway



- ★ We have evaluated the hallway, and found it to be in acceptable condition.

Smoke Detector

- ★ The smoke detector is in place, but should be checked periodically.

Flooring

- ★ The floor has no significant defects.

Walls & Ceiling

- ★ The walls and ceiling are in acceptable condition.

Skylights

- ★ Under acceptable condition.

Closets & Cabinets

- ★ The closet, or closets, is in acceptable condition.

Lights

- ★ The lights are functional.
- ★ The 2-way or 3-way main entry light switches are not working properly, which needs service

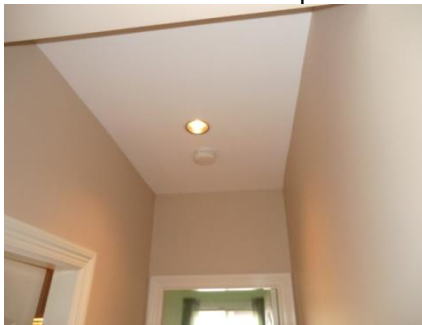
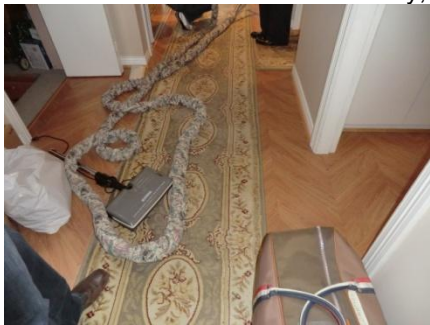


Outlets

- ★ The outlets that were tested are functional.

Main Floor Hallway

- ★ We have evaluated the hallway, and found it to be in acceptable condition.



Smoke Detector

- ★ The smoke detector is in place, but should be checked periodically.

Flooring

- ★ The floor has no significant defects.

Walls & Ceiling

- ★ The walls and ceiling are in acceptable condition.

Closets & Cabinets

- ★ The closet, or closets, is in acceptable condition.

Lights

- ★ The lights are functional.

Outlets

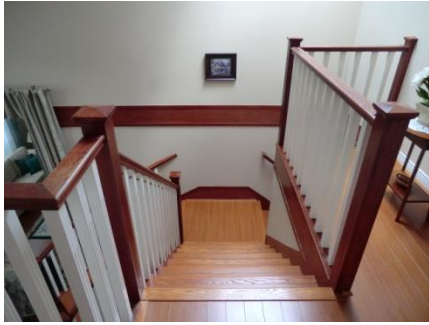
- ★ The outlets that were tested are functional.

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Stairs

Main Stairs

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

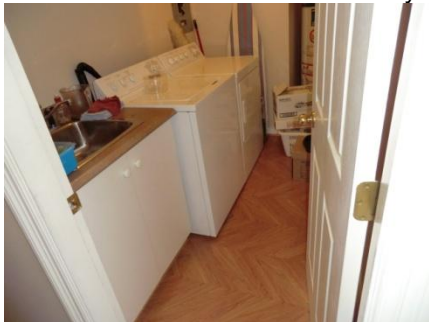


Laundry

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. New building codes require frigid metal vent other than plastic/foil which has fire hazard.

Laundry Room

- ★ We have evaluated the laundry room, and found it to be in acceptable condition.



Dryer

- ★ The dryer is functional.
- ★ The brand name of dryer is "GE"

Washer

- ★ The washer is functional.
- ★ The brand name of washer is "GE".

Flooring

- ★ The floor has no significant defects.

Walls & Ceiling

- ★ The walls and ceiling are in acceptable condition.

Lights

- ★ The lights are functional.

Outlets

- ★ The outlets that were tested are functional.

Sink Countertop

- ★ The sink countertop is functional.

Sink Faucet Valves & Connectors Trap & Drain

- ★ The sink and its components are functional.

Appliances

Central Vacuum

- ★ The vacuum appears to be in good condition when tested.



Door Bell

- ★ The door bell is in good condition when tested.



What could happen afterwards?

First, thank you for your business with **COMFORT HOME REVIEW**. We believe you are satisfied with the inspection and the report we offered because Integrity-Diligence-Accuracy is our motto to serve the clients. We are consistently and identically doing the inspections at all time. We are sincerely looking forwards to your success in your property search and investment.

Later on you may discover something wrong with the home and you may upset about the inspection. We are sorry to hear that but it is not unusual. There are some reasons.

1. Some problems could only be noticed after moving in, which are impossible to be discovered during several hours' inspection. Ex. shower can only leak when somebody stands there; some roofs or basement only leak under specific conditions; some defects only show when you move the furniture.
2. Some defects might have existed at inspection but no clue as to their existing. It is unfair to assume we could find the condition.
3. The main source of blame with us comes from comments made by contractors. Don't be surprised when 3 roofers say replacement is necessary but we said the roof will last a few more years with minor repairs. To think about the liability and profit, certainly contracts prefer replacement to fix.
4. Contractors may say "I can't believe the inspector did not find this". There might several reasons for this oversight. Ex they do not know what conditions at the inspection environment and weather; when the problem manifested itself, it is very easy to have 20/20 hindsight.

In a word, a home inspection reduced rather than eliminated the risk on your investment. It should be clear that an inspection is not an insurance guarantee. It is a help when you are panic on the decision of your investment. It is a general review on the condition of the property and hopefully a list of the property care and maintenance.

General Property Conditions

1. We provide clients these general knowledge of adverse conditions of property. Please be advised these are not necessarily related to this inspection.

Over the past several years we have encountered an increasing number of houses constructed with design features materials and details which make them vulnerable to damage from unintended exterior water infiltration. This is the single family version of the "Leaky Condo Syndrome". The causes are similar. They include building designs which subject "face-sealed" exterior finishes often with inadequate or improperly installed flashing details to excessive wetting from rain. This can result in leaking into wall cavities with limited drying potential causing rot damage to wooden components and sometimes the production of harmful molds. This type of damage is usually hidden and cannot be identified during a typical home inspection which is visual and non-invasive. In cases where houses have characteristics which would increase the possibility of hidden water damage it is recommended that further investigation be carried out by a specialist (often referred to as a "Building Envelope Specialist") who will perform invasive tests to look for elevated moisture levels and damaged components. Repairs to houses suffering this kind of damage can be expensive.

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 publicized 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 you home from a booklet published by the environmental Protection Agency, which you can read online at www.epa.gov/iaq/pubs/insidest.htm.

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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 toxins 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 toxin. 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 <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 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 be 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.

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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.

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