



805-256-5519
CHRIS LOWE

President, Inspector

INSPECTION REPORT



Client Name

Address

From the inspection on:

August XX, 2011

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We recommend that any costs for repairs be researched by the client before the end of the inspection/contingency period. This includes having qualified appropriate specialists review the systems to determine specific corrective needs, costs and options.

Grounds

- 1-1 **IMPROPER DRAINAGE:** There is an area near the home where rainwater will likely pond during heavy rains. Contact a drainage specialist for further review



(back and back-left of the house) – the yard drain for this area is at a higher point in the soil. Correction is recommended so that water can flow toward the drain better and prevent ponding/erosion, etc.

- 1-2 **EROSION:** There has been some likely erosion (back left of the house) where exterior site drainage should be corrected (left side of the house) (back left patio) – correction is needed – this support and soil needs to be corrected – there was no foundation damage visible at this time



(e.g., control drainage, return soil where missing)

- 1-3 We are unable to determine whether water will pond at the left side of the house near the garden closet

Tip: the access road appears to be a shared private entity. There may be shared costs for repairs. We recommend that you research this further

Maintenance tip: we recommend that you periodically clean any outside yard/patio drains so that water will not pond



Grounds facts

Driveway: concrete. Slope of site: moderate. Hillside stability and engineering properties are outside the scope of today's inspection. Patio: concrete. Patio cover structure: wood. Front porch: concrete. Balcony: one or more are present

Some limitations:

Where pertinent, the inspector views the yard within 6 feet of the primary structure and garage, and a relative sampling of the property (not walked at every square foot) (Association exteriors/grounds are excluded)

There are one or more surface drains at exterior of the house – we cannot determine whether these are effective or proper (not water tested) (unable to determine where the pipe expels its water) (inside of drain not visible)

We are unable to determine whether there is a drain in the front planters (front of the house, outside)

We are unable to determine whether there is improper site drainage or underground water flow from other areas/properties onto this property (outside the scope of today's inspection)

We are unable to determine whether the driveway drains away from the garage adequately during heavy rains (not water tested)

—— End of the Grounds section of this report ——

Exterior

- 2-1 **PEELING:** Some paint is peeling on the exterior of the house. Paint primer and a replacement top coat of paint is needed here (wood protection) (child ingestion hazard)



(various locations, mostly at the back wood trim)

- 2-2 **(IMPROPER) No fire blocking:** the interior staircase has framing that can be accessed from the outside closet – it has no drywall/plaster underneath to prevent fire damage. Staircases are considered potential fire exit methods and are required to have drywall to protect all framing that is accessible. Contact a licensed contractor for further evaluation



(open framing – should be covered)

- 2-3 **UNKNOWN:** The gardening closet (left side of the house) has some moisture staining on the inside. We recommend a mold inspection any time there is possible moisture intrusion (recommended)
- 2-4 **VENTS RECOMMENDED:** The gardening closet (left side of the house) could likely use some air vents (moisture prevention measure). Contact a licensed contractor for further evaluation

 *Tip: For any home purchase, we recommend that you obtain a termite inspection (recommended for this home)*

 *Tip: Because of the inspector's limited view of a chimney system, it is always advisable to have a camera chimney inspection performed by a certified specialist (recommended)*

Exterior facts

The home exterior has stucco siding. There are some noted cracks and some wear. Exterior siding was visually inspected, not pushed on or touched to find loose areas (visual only). Type of exterior trim: foam with stucco texture coat, some wood trim. Chimney material: metal (mostly not visible today) *- 2 locations

Some limitations:

The exterior walls/foundation are not fully visible – there are some items/plants that block full view (front of the house)

— *End of the Exterior section of this report* —

Roof

- 3-1 Please note: A representative sampling of the roof was viewed – the roof was not fully visible due to height. You can opt to have a professional roofer view the roof (with a 2-story ladder) if desired
- 3-2 (IMPROPER) The roof tiles at the ridge of the roof (the top) have gaps that have not been properly filled (with concrete) – water, etc. can enter. Consult a licensed roofer for further evaluation of corrective needs/costs/options



(there is wood visible) – this needs further evaluation

- 3-3 NO ATTIC ENTRANCES: The inspector could not find an attic entrance – attic space should be accessible. Contact a licensed contractor for corrective costs/options. The inspector could not view attic systems/components (house and garage) – correction is recommended

Roof facts

The roof type is concrete tile. There are components of this roof that are outside the scope of today's home inspection (e.g., flashing width, lap, attachment). A licensed roofer can comment further (recommended). The scope of the concrete roofing portion of this inspection is to check only for damaged/displaced tile. We might comment on items outside of this scope, but our purpose is to view only for damaged and slipped tile

Some limitations:

Roofing underlayment is outside the scope of this home inspection (not visible). Fastening method of the roofing is not inspected (outside the scope). Roofing material is not pushed/pulled/handled

The inspector viewed the roof by ladder/from the ground only – unable to walk due to the type. Some areas are not visible, and roof vent caps and vent pipes, and some defects might be concealed (have a roofer view the home further)

The roof vent caps and vent pipes were not viewed or were not fully visible for today's inspection

The attic is not accessible by the home inspector – typically there could be ventilation, electrical, framing, sheathing, and insulation not visible to the inspector

— End of the Roof section of this report —

Foundation

Foundation facts

Foundation type (all or part): concrete slab. Floor construction: concrete. There is some wood-framed flooring, possibly joist construction upstairs (not visible)

Some limitations:

Anchor bolts are not visible in the house due to the type of construction (not verified)

The slab foundation (poured concrete) is not fully visible due to floor coverings and finish flooring (much foundation and many plumbing lines will not be visible for this inspection)

The floor and foundation condition are not fully visible because of floor coverings, etc. Wood separation from soil is not determined where not visible or viewed

— End of the Foundation section of this report —

Interior

5-1 Some windows have damaged or loose spring mechanisms (downstairs bedroom) (master bedroom)

5-2 NOT CLOSE: There is a window that will not close – correction is recommended. Contact a licensed contractor for further evaluation



(loose or damaged spring) (master bedroom hallway to the bathroom)

5-3 There is a cracked floor tile (couple locations at the kitchen)

5-4 NO CO DETECTOR: The inspector did not locate a carbon monoxide detector. We recommend that one be installed (for safety)

5-5 (IMPROPER – MOISTURE ENTRY CONCERN) Some windows have holes drilled in the sill for alarm sensors – sometimes these can become a rainwater leak point and typically void the manufacturer's warranty. Consult a qualified trade specialist



(many locations)

Interior facts

Main entry door type: wood. Secondary exterior door type: French (usually wood or metal). There are vinyl-framed windows in the home. The interior walls have some cracks noted. Ceiling/wall material: drywall (estimated not verified). The interior ceilings have some cracks noted. The house has some wood finish flooring (may not be fully visible if there are other floor coverings). The house has some wall-to-wall carpet. Flooring underneath this carpet is not visible and not inspected (e.g., foundation, sub-floor, wood finish floor). Carpet pads prevent full evaluation of sloping or damage. The house has some tile flooring (the inspector is unable to fully see installation effectiveness/method (not visible). Unable to determine whether slippery when wet (not water tested). The fireplace is metal factory-built (method of installation not visible, manufacturer's instructions not available) (not smoke tested, drafting unknown) (flue not fully visible). The interior stairs were inspected. Smoke alarms are located in bedrooms and adjoining halls

Some limitations:

Telephone lines are not inspected. Windows are not leak tested (flashings are not visible). Lead paint, asbestos, radon and mold are all outside the scope of today's inspection

There are "double-pane" windows and/or doors on the home. We are unable to determine whether these windows could ever develop moisture/condensation between the panes (future performance not determined)

Some newer windows and/or exterior doors have been installed at this property. Your inspector is unable to verify/view installation method, flashings or the "water tightness" (flashings not visible)

Furnishings/items prevent full inspection of the interior walls, floors, some electrical, plumbing, and other areas of the home. This is a visual inspection only of what is readily visible (personal belongings are not moved for this inspection)

The inspector is unable to determine if any acoustic spray ceiling has been removed (outside the scope of this inspection)

Ceiling and wall framing is not visible. We are unable to determine the type/method

We do not test for bio organic growth and are not growth experts. You should purchase a mold inspection if your home has moisture staining of any kind especially with drywall/flooring (recommended). This is not an environmental inspection

This is a visual inspection. The inspector does not step on every square foot of floor area. There could be defective or springy areas that might not be detected by sight

The presence of smoke alarms is verified for this inspection, but they are not tested by the inspector. We recommend that the buyer test all smoke alarms prior to the close of escrow (a good project for the final walk-through)

There is a burglar alarm/electronic security system – not part of this home inspection

There is a fire sprinkler system for the home (outside the scope of today's inspection). We recommend that you have this system evaluated by a fire sprinkler service company

The inspector does not determine whether smoke detectors are hard-wired or whether they need to be (outside the scope of today's inspection)

— End of the Interior section of this report —

Plumbing

- 6-1 UNKNOWN: There is reportedly a sewage pump at the home. We are unable to determine plumbing performance if there is a power outage (further evaluation recommended – e.g., discuss the possibility of installing a **generator** for back-up power – very important for power outages)
- 6-2 HIGH PRESSURE: The water pressure is 100 PSI for the plumbing pipes of the home. This is likely needed for the fire sprinkler system but is too high for the appliances, etc. A pressure regulator should be installed (or adjusted if already existing). Consult a licensed plumber for further evaluation



(pressure to the house fixtures and faucets is supposed to be below 80 PSI)



Tip: there is a fire sprinkler system in the home (outside the scope of today's inspection). We recommend having it evaluated by a qualified specialist. You can also ask them how to turn off the fire sprinkler system in case of a leak, etc.

Plumbing facts

The functional flow (volume of water flow) through the supply piping was inspected and appears to be typical for normal home use (e.g., typically tested with shower and bathroom sink running simultaneously). The main water shut-off valve is located at the front of the house, outside (not tested). The home has some copper water lines where viewed (not fully visible). We cannot determine the lifespan for these pipes (unable to determine future performance). The waste plumbing is ABS where visible. We are unable to determine whether waste pipes have adequate fall in many areas. We are unable to verify proper seals at joints. There is a front hose bib. Water heater location: (garage). The fuel shut-off is located at the front of the house (outside). The home's gas valves are not tested by the inspector. Proper sizing of gas pipes and flexible connectors is outside the scope of today's inspection. Water heater type: gas fueled. The water heater has a TPR valve (temperature and pressure relief valve) (required). Water heater combustion air is available. The water heater has a gas vent pipe. The water heater has earthquake straps (seismic straps). Attachment to framing is often not visible/verifiable. Type of water main: copper (>one inch diameter)

Some limitations:

We cannot locate defects/issues in concealed plumbing. Future leaks (hard pipes, flex lines) cannot be predicted. Grade/diameter of piping is outside this inspection scope. We do not test/look for mold nor speculate

Much of the plumbing supply and/or waste lines are not fully visible (due to the type of construction). The plumbing in this inspection is largely checked based on observation of functional flow and functional drainage

(NOT INSPECTED) There is a pressure boost pump on the water supply lines (not inspected) (outside the scope of today's inspection) (we are unable to determine the effectiveness of this application)

Water pressure not determined (outside the scope of today's inspection)

UNKNOWN: There is reportedly a sewage pump (not located) (not inspected) (outside the scope of today's inspection) (not verified) (we are unable to determine the effectiveness of this application)

Because of the type of construction, much of the plumbing is not visible

Much of the waste plumbing system is not visible due to the type of construction

We are unable to determine whether there is a private waste system (e.g., septic) for this property. If one is present, it should be evaluated by a specialist (to determine condition)

Note: yard sprinkler systems (if present) are not run (outside the scope of today's inspection). If the home has yard sprinklers, they will typically need ongoing maintenance (we are unable to determine the future performance)

Presence or adequacy of plumbing "clean-outs" is not part of this inspection. The inspector might mention presence or absence as a courtesy, but doing so does not change the scope of today's inspection

In any home, the plumbing supply and waste lines have the possibility of developing a leak/blockage condition. We can only report on current visible conditions in the plumbing system. Future issues can not be predicted

Fuel lines are not fully visible

The inspector is unable to determine whether gas sediment traps are installed where needed (not fully visible)

We are unable to determine whether the water heater bonding wire is adequate (not fully visible)

— End of the Plumbing section of this report —

Electrical

- 7-1 **PAINT OR PLASTER: (SAFETY CONCERN):** There is paint/plaster or similar on the live connections for the electric sub panel (at the garage). This paint needs to be removed. Consult a licensed electrician for further evaluation



– this needs correction

- 7-2 **(IMPROPER BREAKER SIZE)** An air conditioner "max breaker size" is 35 amps, but the breaker at the panel is 40 amps (mis-sized). Have an electrician view this further – this needs correction
- 7-3 A light does not operate (at the front porch) – the bulb may be "dead" or wiring improper (unable to determine). Have a light bulb installed to see if it functions. If not, have an electrician evaluate it (at the front porch)

Electrical facts

Electrical service location: underground (not visible, not part of this inspection). Volts: 120/240 volts. Branch wire metal type: copper where visible (not fully visible) (often verified only at the panel breakers). Main panel location: front of the house, outside. Main electrical shut-off size: 200 amps. Subpanel location: (at the garage). The electric panel(s) were opened to view wiring, breakers, and bus bars where visible. Type of electrical overcurrent protection – breakers. Breakers do not get tripped or shut on/off for this inspection. The inspector is not required to determine wire gauges to these breakers. Electrical ground: there is a clamp on water piping (not fully visible). Location of electrical ground: (front of the house, outside). There is some Romex wiring. The general condition of the house wiring was inspected (what is visible) (not fully visible)

Some limitations:

Besides tested outlets/plugs, electrical components are inspected by sight only. Outlet covers, junction boxes, and light fixtures are not opened. Service wire type is not determined. Presence of anti-oxidants is not determined

Some electrical outlets were blocked by storage and/or used by devices and were not inspected (not accessible today)

The inspector tests a representative sampling of electrical outlets throughout the home (not all tested) . There is a light switch that is unknown (at the garage) (bedrooms) (front entryway). We are unable to determine whether these recessed lights are rated for this type of use, whether they have adequate clearance to insulation, or whether their electrical circuit is adequately sized (outside the scope of today's inspection)

UNKNOWN: We are unable to determine whether the circuit is adequate to handle the added recessed lighting fixtures (outside the scope of today's inspection)

— End of the Electrical section of this report —

Heat

- 8-1 **FILTER DIRTY:** The furnace filter is dirty – it needs changing. It is advisable that you change the filter (e.g., after every 3 months of normal heater/AC use). Your local hardware store typically sells replacement filters



- 8-2 **(IMPROPER)** The upstairs furnace filter is loose in its compartment – better securing is recommended to prevent lifting when the fan is running. Consult a licensed heating/AC specialist to view this further



(heater closet in the hall)

- 8-3 **CONDENSATE DRIP:** The upstairs furnace has signs of a drip/leak of the condensate from the vent pipe – this needs correction. Consult a licensed heating/AC specialist to view this further



(heater closet in the hall) – this needs correction



Tip: we always recommend all homes have a carbon monoxide detector. It is a great safety device for gas appliances (recommended). Consult your gas company for more information and safety tips

Heat facts

Type of heater: forced air furnace (air quality from the furnace registers is not part of this inspection) (the heat exchanger is not visible) (sizing of the return air is outside the scope of today's inspection). Heater fuel: natural gas. For this inspection, we are unable to test the air quality of the heated air in the home (e.g., we are unable to determine the presence of carbon monoxide or any health issue). The furnace was run for this inspection in order to test functionality. Heater venting was inspected (not fully visible). The inspector viewed the furnace space for combustion air. The burner flame appears typical. The normal heating controls were inspected. The furnace gas line was inspected. Furnace location: heater closet (hall). There are areas in this closet that are not fully visible (e.g., blocked by the heater and sometimes by storage). Furnace location: (garage)

Some limitations:

The inspector is unable to determine the BTUs for all/part of the home's heating. Adequacy of sizing of the heating system(s) is not known

For any heating system, we are unable to view the heat exchanger nor hidden components of any furnace. We undertake a limited visual inspection based on the CREIA standards of practice (available upon request)

Ongoing energy requirements for California/U.S. are not part of this inspection (any heater or AC) (outside the scope of today's inspection) -- this is a limited visual inspection based on the CREIA Standards of Practice

The furnace vent pipe is not fully visible (not fully viewed)

The heating distribution system is not visible today (ducts) (not inspected)

We are unable to determine whether there is a lower combustion air vent in the heater compartment

Some duct registers are closed (not fully tested) (we are unable to determine the air-flow in these areas) (downstairs)

(NOT LOCATED) The inspector did not locate the furnace duct register for the kitchen (not visible) (not verified) (we are unable to determine the adequacy of heat to the kitchen)

— End of the Heating section of this report —

Cooling

- 9-1 The refrigerant line on the air conditioner has some missing insulation – this needs correction – replacing this insulation will help the unit perform properly (consult a licensed heating specialist)



(left side of the house, outside)

Cooling facts

The air conditioner system cooled today. Air from the duct registers was 65 vs. 79 at the return air (upstairs) (downstairs). AC type: (split system, electric) (air quality from ducts is not tested). We are unable to determine whether the system is sized properly for the area served (outside the scope of today's inspection). The condensate line is installed (not fully visible). We do not determine the proper angle of condensate drainage nor the manufacturer's specs for this type of installation. The air conditioner has an electrical disconnect

Some limitations:

SEER requirements and air conditioner efficiency are not part of today's inspection (outside the scope of today's inspection)

— End of the Cooling section of this report —

Garage

- 10-1 **HOLE:** A garage window has a bb hole (front of the building)



- 10-2 **TOO HIGH:** The garage door opener's electric "eye" is too high above the garage floor (it is 8 inches high and it is supposed to be 6 inches above the floor). We recommend correction



- 10-3 **NOT AUTO REVERSING BY PRESSURE:** The garage door automatic opener is not automatically reversing when physically blocked by the inspector – correction/adjustment is recommended. Contact a contractor for evaluation

Garage facts

Type: attached garage. The door to the living space appears to be a proper fire resistive door. Vehicle door type: sliding

Some limitations:

Items block view of the garage, including the floor, walls, and possibly some electrical (these areas not fully viewed today) – recommend a detailed, careful visual examination during final walk-through

The garage walls and/or ceiling have been drywalled/covered – unable to see entire framing/electrical

The garage roof/ceiling framing is blocked (not visible today) (unable to view fully today)

— End of the Garage section of this report —

Laundry

Laundry facts

A laundry gas shut-off valve is present. Dryer venting is provided. The 120v laundry outlet tested properly (as grounded) – only one laundry plug at the outlet was tested

Some limitations:

Any laundry plumbing (if present) is not tested, not run, and valves are not turned for this inspection – in general, laundry equipment is visually inspected only (unable to determine the future performance)

The laundry waste piping is inside the wall. The inspector is unable to determine the type of pipe, trap, and/or functionality

Laundry machines are present. View of some of the laundry area and the laundry connections is limited

— End of the Laundry section of this report —

Kitchen

Kitchen facts

Kitchen countertop type: stone. The kitchen sink was viewed where visible. There is a gas connection for a stove (proper sizing of the gas line and flex line are not determined – outside the scope of today's inspection). The stove burners heated when tested. There is an electric connection for an electric stove. The inspector tests ovens on the "bake setting" and determines whether heating has occurred (thermostat calibration is not tested). Electrical connections for the oven were not visible/tested. The oven heated at the "bake" setting. The oven/stove gas has a shut-off valve. There is a kitchen vent fan. It operated as part of today's inspection. The dishwasher was tested by running part of a cleaning cycle, then set to "drain" (drained completely by the inspector). Dishwasher drain type: air gap device (plumbing not fully visible). The microwave heated today (it was not checked for microwave leakage). We are unable to determine whether the microwave oven is properly secured to the wall/cabinetry (not visible)

Some limitations:

For kitchen countertops, sinks and cabinets, the installation method is often not completely visible

Items block the view of the counter area

Items block some of the view of the inside the cabinets

The inspector was unable to fully view around or behind the refrigerator (e.g., the electrical outlet is not accessible (not tested)). The refrigerator is not inspected (outside the scope of today's inspection)

We are unable to determine whether all kitchen counter outlets are GFCI protected

Under the kitchen sink, items block full view of the cabinet, wall, electrical and plumbing – this inspection is based upon what the inspector can see or partially see

The kitchen stove vent pipe is not visible or is not fully visible (not fully inspected)

Actual cleaning ability of the dishwasher is not verified (outside the scope of today's inspection). In addition, some dishwasher plumbing/electrical is not visible

Flexible refrigerator water lines (if present) are outside the scope of today's inspection – the inspector cannot determine whether connections or flex lines can develop leak conditions

— End of the Kitchen section of this report —

Bathrooms

- 13-1 A bathroom sink water faucet has been shut off under the sink. We are unable to determine the reason for this. A plumber could likely determine the cause (recommended)



(upstairs hall bathroom)

- 13-2 NO ACCESS?: The inspector did not locate an access for the bathroom spa tub equipment (pump and electrical) – this needs correction. Contact a licensed contractor for further evaluation (equipment not inspected)



(it might be possible to create an access opening at the right sink in this bathroom if needed) (not verified) (we are unable to determine) – this needs further evaluation – proper access must be created if not already present

Bathroom facts

Type of bathroom ventilation: exhaust fan. Type of bathroom ventilation: window

Some limitations:

The inspector is unable to view behind any shower tile/fiberglass, etc. The method/adequacy of shower wall installation is not determined. Shower pans are never visible to the inspector (unable to view) (not tested by blocking drains)

Storage of items block full view of the plumbing and/or cabinet under the bathroom sink(s). One or more showers have tile. We are unable to determine whether the installation of this tile is proper (e.g., proper backing) (not visible) (outside the scope of today's inspection). Items/storage block view of some of the shower system. We were unable to locate the marking to indicate that the shower door has tempered glass (a safety feature) (unable to determine). The inspector is unable to determine whether this shower glass could leak from shower use over time

The shower has a tile shelf. We are unable to determine whether this will effectively repel water (and not leak) (outside the scope of today's inspection)

The shower has a glass enclosure. We are unable to determine whether this enclosure will leak in the future (no water leaked during our limited testing today)

— End of the Bathroom section of this report —

OVERVIEW FOR THIS INSPECTION

- ☞ *Any further review of deficient conditions should be conducted by a licensed/qualified specialist in the appropriate trade or specialty, before the removal of purchase contingencies*
- ☞ *We always recommend that the client research building permits for the home (e.g., there should typically be no outstanding open permits when the house changes ownership). We also recommend a termite inspection for any building purchase*
- ☞ *For any home, plan on having future maintenance costs. There will be components that will need maintenance and possible eventual replacement*

Inspector – Chris Lowe
The buyer is present
The agent is present for part of the inspection
The seller/occupant is present
Weather today – sunny
Approximate temperature during inspection – 85 degrees
Type of building – single family residence
Age of construction, 2007 – stated by the buyer's agent (not verified by the inspector)
The home is occupied
Disclaimer: because there is new construction, there may be building or material/installation defects not readily visible or that could present themselves over time (unknown) (we are unable to determine)

Some limitations:

Furniture, window dressings and belongings limit the visibility of walls, closets, some electrical, plumbing and floors for this inspection. There may be defects that are concealed from view

The inspector does not move personal items (outside the scope of today's inspection)

The inspector is not an expert on FHA inspections. The inspector is not an expert on product recalls. The inspector physically probes only structural components, and only where required by ASHI Standards (available at ASHI.org)

Standards for this inspection: The CREIA "Standards of Practices" and "Code of Ethics" (free for review at www.creia.org). The ASHI "Standards of Practices" and "Code of Ethics" (free for review at www.ashi.org)

it might be possible that additional defects could be discovered during a more intrusive and exhaustive evaluation by a specialist (e.g., electrician, plumber, engineer, contractor). Other defects may only visible during normal use over time

Note: sometimes a home warranty company will cite conditions outside the scope of this inspector's findings (causing denial of service). Warranty standards often differ from an inspector's scope

Energy efficiency requirements are not known or determined (outside the scope of today's inspection). The inspector is unable to determine whether corrosion-resistant fasteners are used where needed (outside the scope)

Please note: this inspection is not a guarantee against future failure of systems and components. Hidden defects do present themselves over time with normal use. Newer construction, painting or remodeling can sometimes conceal defects

Any findings mentioned in this report that are outside the scope of the CREIA Standards of Practice are mentioned only as a courtesy, and are not intended to alter the scope of this inspection (the scope is the CREIA Standards)

— End of the Entire Inspection Report —

End of the inspection document

IF THERE IS ANYTHING IN THIS REPORT THAT YOU DO NOT UNDERSTAND, OR IF YOU ARE UNSURE OF STEPS YOU CAN TAKE REGARDING ANY FINDINGS, PLEASE CONTACT CHRIS, YOUR INSPECTOR RIGHT AWAY.

IMPORTANT: we recommend that all repairs/further evaluation be performed by a licensed specialist in the related trade (e.g., plumber, electrician, framer). Request paperwork for the work done to ensure that it was completed properly (a signed document by a specialist). Your home inspector cannot evaluate the effectiveness of repairs after a home inspection.

The scope and limitations of today's home inspection are outlined in the corresponding contract and the CREIA Standards of Practice (available upon request). Some additional limitations have been listed in this report.

**Questions and answers are a normal part of your home inspection.
If there is anything you would like to discuss, please call.**

**CHRIS LOWE,
OWNER, MASTER INSPECTOR**

805-256-5519