

Confidential Inspection Report

38671 Vista Rock
Murrieta , CA 92563

Prepared for: Gary Peterson



Prepared by: Peak Inspections Inc.

800-225-2795 steveross@peakinspect.com

This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.

Report Table of Contents

INTRODUCTORY NOTES	6
SITE AND GROUNDS	8
STRUCTURE	8
ROOF	9
ATTIC	9
GARAGE	10
LAUNDRY AREA	10
WATER HEATER	10
Heating & Cooling Systems	11
PLUMBING SYSTEM	13
ELECTRICAL SYSTEM	14
INTERIOR	16
BATHROOM(S)	17
KITCHEN	18
INSPECTION SUPPORT	18

PROPERTY INSPECTION REPORT

Report# 100719SR3

Dear Peterson

At your request we have performed an inspection of the property at 38671 Vista Rock , Murrieta CA . on 07/19/2010

Peak Inspections Inc, is pleased to submit the enclosed report. Understand that there are limitations to this inspection. Many components of the building are not visible during the inspection and very little historical information is provided in advance of the inspection. While we can reduce your risk of purchasing the building, we cannot eliminate it, nor can we assume it. Even the most comprehensive inspection cannot be expected to reveal every condition you may consider significant to ownership.

The CREIA Standards of Professional Practice for Home Inspector are the standards by which our inspections are performed. These standards more specifically explain the scope of the inspection. The Standards of Professional Practice for Home Inspectors prohibits us from making any repairs or referring any contractors. We are not associated with any other party to the transaction of this property, except as may be disclosed to you.

Thank you for selecting our company. We appreciate the opportunity to be of service. Should you have any questions about the general condition of the building in the future, we would be happy to answer these. We hope you will recommend our services to your friends and associates.

Sincerely,
Steven J. Ross

PROPERTY INSPECTION

SUMMARY REPORT

The Peterson Report

The following items are extracted from the full report, and presented here as a summary for the readers convenience only. No representation is made that this is an all inclusive list of conditions that are important for consideration.

We highly recommend that the entire report be read as there may be other facts or conditions that may affect your conclusions or decisions. For instance, ***maintenance, recommended upgrades, monitor and consult the seller*** recommendations may be noted in the body of the report only.

Each of these summary items will likely require further evaluation and repair by appropriate persons i.e.(licensed and qualified plumber, contractor, engineer, electrician, pest technician, etc.). We suggest that you obtain competitive estimates for these items.

GARAGE

Walls Ceilings & Firewall

6.2 Ceiling

1. **Repair:** Moisture stains were noted on the garage ceiling and wall in the garage (the deck and roof is above this area). The area appeared dry during the inspection. Repair as needed.

Heating & Cooling Systems

Filters

9.2 Filters

2. **Further Evaluation:** The air filter is, dirty. These conditions restrict the air flow and reduce the system's efficiency. Repair as needed.

ELECTRICAL SYSTEM

Lights

11.9 Lights Condition

3. **Repair:** The light fixture at the in the stair area was not functioning using the normal operating controls. The bulb(s) in this fixture may be burned out. If the bulbs are not burned out, the condition of the fixture and wiring should be verified. We recommend repair as necessary to restore the function of this fixture.

Smoke Alarms

11.10 Smoke Alarms

4. **Safety Concern:** Missing smoke alarms outside the bedrooms in the upper hall area. Repair as needed for safety.

INTERIOR

Doors Interior/Exterior

12.2 Interior Doors

5. **Corrections Recommended:** The interior door rubs on the jamb at both upper hall bathroom doors. We recommend repairing this condition as needed.

INTRODUCTORY NOTES

REPORT LIMITATIONS:

THE WRITTEN REPORT IS THE PROPERTY OF THE INSPECTOR AND THE CLIENT AND SHALL NOT BE USED BY OR TRANSFERRED TO ANY OTHER PERSON OR COMPANY WITHOUT BOTH THE INSPECTOR'S AND THE CLIENT'S WRITTEN CONSENT. Absent written consent, the transfer of this report for use by a third party would also transfer any and all liabilities associated with the report to the transferee, the person who transmits the report to a party not named in the contract. The client understands that the inspection report is not a home warranty, guarantee, insurance policy or substitute for real estate transfer disclosures.

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the building and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses opinions of the inspector, based on his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

The inspection report should not be construed as a compliance inspection of any governmental or non-governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of the components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with the tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

This report is **CONFIDENTIAL**, and is furnished solely for the use and benefit of the client. This report is not intended to be relied upon by any other party not named on the report and Inspection Agreement. Refer to the Inspection Agreement for the full terms, conditions and limitations of this inspection. Do not transfer this report to a third party without consulting that agreement as a transfer will in effect make enforceable any and all liabilities attributable to the report to the transferee.

This inspection does not include compliance with building codes. If you want a 'code inspection' you'll need to talk to the local building department since they're the only people with the authority to do a code compliance inspection. We do not search public records and we make no comment on the legal uses of the property.

KEY TO THE TERMS USED IN THIS REPORT:

For your convenience, the following terms have been used in this report along with a suggestion or recommendation for action. All actions indicated should be evaluated and carried out by *appropriate persons prior to the close of escrow or transaction*. An appropriate person is a person that is a licensed qualified professional, engineer, tradesman, or service technician.

Repair: or Corrections Recommend: Conditions noted in need of repair or replacement. We recommend recommend that all corrections be made by the appropriate persons "Professional in the appropriate trades"

Maintenance: Specific notation is made that the corresponding issue, item or system needs to be reviewed and maintained by appropriate persons.

Recommended Upgrade: Systems and/or components that may not have been available, required or have been improved since the building was constructed. These may be, but are not limited to safety related items.

Consult Seller: Consult the seller for past history/performance details and other specific information on the issue, item or component .

Monitor: Item or condition should be monitored for future conditions that would suggest that a repair is needed. Consult an **appropriate person** with that trade(s)

Further Review: Complete confirmation and/or description of an issue, item or system could not be made by the visual observations of this inspector. We recommend additional evaluation by **appropriate persons** for a thorough understanding of the scope of the repairs that may be needed.

Safety Concern: Conditions that may pose a hazard to humans, the building or both. these conditions warrant immediate further evaluation and corrections by the appropriate persons "professional in the appropriate trade"

"Adverse conditions": This notation refers to unfavorable conditions evident at the time of inspection which will require further review with any necessary correction performed by **appropriate persons**.

"Satisfactory", "Generally acceptable condition" and "Operational": When the report indicates that a component is satisfactory, operational or in generally acceptable condition, that means it appears capable of being used and is considered acceptable for its age and general usefulness. An item which is stated to be satisfactory, operational or in generally acceptable condition may show evidence and/or have additional notations, related to past or present defects. However, the item is considered to be repairable and give generally satisfactory service within the limits of its age.

Other issues, items or systems not addressed in the standards of practice may be commented on in this report, but only as a courtesy to our client. Issues, items and systems **not** specifically addressed by the standards of practice are not addressable within the confines of the attached contract. Please refer to the attached **CREIA Standards of Practice** for general limitations and exclusions applicable to this report. Any and all information relayed or construed outside the CREIA Standards of Practice in this report is to be considered incomplete, without certainty, and further review by an **appropriate person** is recommended.

Parties Present

1.1 Client/Agent

The inspection of the building detailed in this report was at the request of Gary Peterson , our client. Representing our client at the time of inspection Kimberly Ingram of Century 21 Wright .

1.2 Inspector

The inspector of record was Steven Ross.

Time & Weather Conditions

1.3 Time

The inspection began at approximately 04:30 PM and ended at approximately 6:00 PM on July 19, 2010.

1.4 Weather

The ground was dry, the sky was clear, and the outside air temperature was in range of 80-90 degrees F.

General Building Information

1.5 Building Type

The type and or style of the building being inspected is a single family residence consisting of approximately 3074 square feet. It is our understanding that the building age is about 6 years old.

1.6 Occupancy

The building is occupied and has personal possessions blocking the full view and access of the interior surfaces and floor coverings of the structure. Other areas generally blocked from view are the interiors sink base cabinets and closets. The inspection was limited in the areas blocked from view or from lack of access.

1.7 Utilities

All the provided major utilities i.e.(gas, water, electric) for the building were on at the time of the inspection.

Orientation

1.8 Orientation

For purposes of identification, comments in this report are written right, left, front and rear, as if the inspector were standing at the main entry door (front) of the property and looking into the building.

SITE AND GROUNDS

Soils

2.1 Soils

Notice: This Inspection does not include geological or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted.

Driveways, Walkways, Patios Surfaces

2.2 Surfaces

The driveway(s), Walkway(s) and patio(s) surfaces were in generally acceptable condition with minor cracking. Considered a cosmetic issue.

STRUCTURE

The visible areas of the foundation system and structural components were examined to determine their current condition. Areas of the foundation and/or structural components of the building were inaccessible because they were installed at or below grade level, and/or behind walls. Areas concealed from view by any means are excluded from this report. All concrete experiences some degree of cracking due to shrinkage in the drying process. If large cracks are present along with movement, we recommend further evaluation by a structural engineer. All exterior grades should allow for surface water and roof runoff to be directed away from the foundation system.

We recommend that all material defects noted below be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the close of escrow or contingencies.

Foundation Information

3.1 Type

The foundation type(s): concrete slab on grade.

Structure - Exterior

3.2 Wall Structure Materials

The exterior walls of the structure were constructed with frame construction.

3.3 Wall Covering

The exterior wall cladding of this building consisted of stucco.

3.4 Condition

Monitor: Common cracking was noted on the exterior stucco walls. Monitor and repair as needed.

ROOF

SCOPE OF THE ROOF INSPECTION:

The roof coverings, roof drainage systems, flashings, skylights, chimneys, and roof penetrations.

Roof Type

4.1 Roof Type

The building's roof structure or type is a "Gable" roof. The inspection of the tile roof was conducted from the ground and/or the edge of the roof surface. Actually walking on the roof could cause damage to the tiles. The following comments were based upon a limited inspection.

Remarks On The Roof

4.2 Notice

Notice: This report is not intended to predict how long the roof coverings for the building or buildings will last or if the roofing components will be leak-free for their intended life expectancy. Leakage can develop at any time depending on rain intensity, wind direction, ice build-up and other factors. All roofs need annual inspection and periodic maintenance in order to last typical life spans. Generally, we can not tell if there is a roofing leak unless it is raining at the time of the inspection and there is active leakage.

ATTIC

Attic Location And Access

5.1 Location:

The attic access panel was in the ceiling of the master bedroom closet.

5.2 Entry - Access

Door/Hatch/Ladder

The inspector had limited access to the attic. Because of limited clearances and/or the potential for damage, our visual inspection of the attic was performed from the reasonably accessible areas only.

Ceiling Structure

5.3 Ceiling Structure

The interior ceiling structure consisted of the bottom chords of the roof trusses.

Roof Structure

5.4 Roof Structure

The roof structure for this building was a conventional wooden truss system.

Insulation

5.5 Insulation

The thermal insulation visible in the attic space was blown-in cellulose.

GARAGE

Garage Information

6.1 Type

Three car attached garage with direct access from the interior.

Walls Ceilings & Firewall

6.2 Ceiling

Repair: Moisture stains were noted on the garage ceiling and wall in the garage. The area appeared dry during the inspection. Repair as needed.



LAUNDRY AREA

Laundry Provisions

7.1 Location - Connections

Laundry provisions were located at an interior laundry area. A gas connection and a 240 volt receptacle were provided at the laundry area. Either may be used as the energy source for the clothes dryer.

7.2 Disclaimer

Notice: Condition of walls and floors under the washer and dryer are not inspected. The inspector does not test washing machine drains or supply valves, if turned the valves may be subject to leaking.

7.3 Dryer Vent Conditions

Maintenance: Clean dryer vents often. A build up of lint will reduce the efficiency of the dryer and reduce the chance of a lint fire.

WATER HEATER

Singular Water Heater Descriptions

8.1 Singular Location

The location of the water heater was in the garage. The energy source for the water heater was natural gas and the storage capacity of the tank was 50 gallons.



Disclaimer

8.2 Notice

Notice: Estimate of remaining life is not part of this inspection. Solar systems are not part of this inspection. Hot water recirculation pumps and their systems are not part of this inspection. Hot water can cause severe scalding. After taking occupancy you should have your plumber adjust the water heater so it does not produce water hotter than 120 degrees F. Temperature Pressure Relief valves on water heaters are not tested during the inspection because they can fail to reset. Most manufacturers recommend regular testing to help assure safe performance. You should keep all combustibles away from the water heater; do not store paints or other chemicals in the same room.

Heating & Cooling Systems

Heating Systems Type & Location

9.1 Location And Number Of Units

One heating unit/system was present, The location for heating unit # 1 is in the attic.



Filters

9.2 Filters

Further Evaluation: The air filter is, dirty. These conditions restrict the air flow and reduce the system's efficiency. Repair as needed.



Cooling Systems Locations

9.3 Location & Number of units

One cooling unit/system was present, The unit was located on the left side of the building.



Cooling Systems Conditions

9.4 Cooling Systems Conditions

Where applicable, the following system(s)/component(s) were visually/functionally examined and determined to be functional unless stated otherwise: energy supply/connections, condensing unit, system condition, condensate drain line(s), thermostat, ducting system, and registers/grills. Those components determined to have material defects are itemized below or in other sections of the report.

Disclaimers

9.5 Disclaimers

Asbestos materials have been commonly used in heating systems in homes prior to the 1980's . Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection. HVAC ducting zones are not inspected and is outside the scope of this inspection, HVAC equipment can fail at any time without warning, including the day after the inspection. All systems should be professionally cleaned and serviced on an annual basis to ensure safe, reliable operation and to maximize the life of the equipment. Inspection of the HVAC system consists of visually examining readily accessible areas and verifying that the system responds to the thermostat. A detailed evaluation of the furnace and heat exchanger requires specialized equipment and disassembly, and is not included in this inspection. Further evaluation by a heating and cooling professional may reveal defects that were not readily apparent to the inspector. A random check as to air flow was performed on accessible registers. Not all registers were checked nor was test equipment used. An

inspection as to the amount of air flow and it's adequacy and efficiency is beyond the scope of a home inspection. For information concerning these conditions a, qualified licensed HVAC contractor should be consulted.

PLUMBING SYSTEM

Main Piping

10.1 Water Source - Waste Line

Water and waste water service was provided by a municipal or community system.

10.2 Water Meter

The water meter for the building was located at the street curb in front of the building. The water meter and the meter's flow sensor if present were observed, no apparent leaks were indicated or observed at the time of inspection.

10.3 Main Supply Material

The main water supply line/pipe material, which carries the water to the building was 1" copper.

10.4 Water Pressure

The water pressure for the building, measured at an outside hose bib was 65-70psi.

10.5 Building's Main Shut-Off

The domestic water supply main shut-off valve was at the interior of the garage.

Distribution Piping

10.6 Material

The visible water supply piping material on the interior the building, used to deliver water to the plumbing fixtures, was a combination of copper and plastic PEX piping.

10.7 Notice

Notice: Under ground pipes or pipes inside walls cannot be judged for sizing, leaks or corrosion. Water quality testing or testing for hazards such as lead is not part of this inspection. Be advised that some "polybutylene" plastic piping systems have experienced documented problems. Contact the manufacture or an expert for further information and evaluation.

Drain Waste Vent Piping

10.8 Waste Piping Material

Building waste lines sometimes experience blockages due to internal rusting, tree root penetration, laundry waste water lint, etc. A visual inspection cannot determine the condition of underground pipes or of pipes that have no running water available for testing such as a laundry drain. Washing machines are not within the scope of a home inspection, the drain line at this location may not be tested for functional drainage.

The visible sanitary system drains through horizontal and vertical waste stacks. Drain piping within walls, ceilings or otherwise hidden can not be inspected as part of a visual inspection. By running the water we attempt to find the visible active leaks. Leakage, blockages or corrosion in underground and concealed piping cannot be detected by a visual inspection. Only the condition of the visible and accessible lines are noted in this report.

The visible drain, waste, and vent piping material within the building was plastic.

Functional drainage was determined to be satisfactory by draining two fixtures simultaneously where possible. The system appeared to be in generally acceptable condition with no apparent signs of leakage or failure unless otherwise noted in another section of the report. We do not inspect sewer pipes buried outside the house. The likelihood and severity of problems is greater with older pipes. Newer pipes can have installation problems with cracks or separated joints. If

you need more information about the condition of the sewer lines prior to closing you should have a professional plumber make a video inspection of their interior.

10.9 Notice

Notice: City sewer service, septic systems and all underground pipes are not a part of this inspection. Future drainage performance is also not determined. Be advised that some "ABS" plastic piping systems have experienced documented problems. Contact the manufacturer or plumbing expert for further information and evaluation.

Gas System Piping

10.10 Location

The gas meter was located at the left side of the building. The main gas supply shut-off valve was located on the riser pipe between the ground and the meter.



10.11 Notice

Notice: Underground piping and fuel tanks cannot be judged. Pipes inside walls or pipes concealed from viewed cannot be judged and the inspector does not perform tests for gas leaks or pipe sizing.

Remarks On The Plumbing System

10.12 Remarks On The Plumbing System

Notice: The plumbing inspection consists of looking for visible signs of problems and checking fixtures for functional flow and drainage. In other words: "Is it working or not?" Pipes that are concealed in walls, floors and ceilings or that are buried below soil can not be evaluated. Please keep in mind that leaks can and do occur at any time without warning. You should expect to have drips, leaks and toilets fixed from time to time. The inspector does not test supply valves shut offs to all water fixtures, if turned the valves may be subject to leaking or damage.

ELECTRICAL SYSTEM

Service Entrance

11.1 Service Entrance

The service entrance which supplies the power to the building's main electrical service panel was an underground (buried) lateral type service. As such, most of the main service lateral was not visible for inspection.

Meter - Main Panel

11.2 Meter & Panel

Location

The electric meter and exterior main panel were observed to be in satisfactory condition and securely attached. The electric meter and main panel were located on the building's exterior left side.



11.3 Conductor

Material

The visible branch circuit wiring conductors in the 120 volt circuits were made of copper.

11.4 Voltage - Protection - Amps

The service voltage available to this building is single phase 120/240 volts. and the available amperage provided through the service is 200 amps.

11.5 Grounding

The grounding wire(s) for the service were partially visible and appeared to be in satisfactory condition. The grounding wire destination(s) were unknown.

11.6 Main Disconnect

The main disconnect of the electrical system was a single throw main breaker in the main service panel.

Receptacles

11.7 Receptacles

Receptacles were observed and found to be in acceptable condition at the time of the inspection.

Switches

11.8 Switches

A representative number of switches were operated and were determined to be in generally acceptable condition.

Lights

11.9 Lights Condition

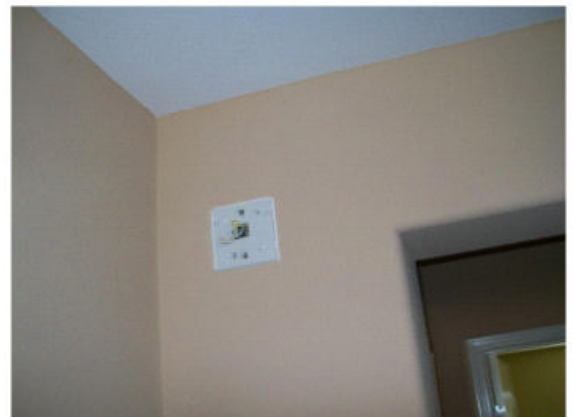
Repair: The light fixture at the in the stair area was not functioning using the normal operating controls. The bulb(s) in this fixture may be burned out. If the bulbs are not burned out, the condition of the fixture and wiring should be verified. We recommend repair as necessary to restore the function of this fixture.



Smoke Alarms

11.10 Smoke Alarms

Safety Concern: Missing smoke alarms outside the bedrooms in the upper hall area. Repair as needed for safety.



INTERIOR

Doors Interior/Exterior

12.1 Doors

The doors were operational at the time of the inspection.

12.2 Interior Doors

Corrections Recommended: The interior door rubs on the jamb at both upper hall bathroom doors. We recommend repairing this condition as needed.

Windows

12.3 Windows

The accessible windows were operational at the time of the inspection.

12.4 Window Disclaimer

Note: Window coverings are not included with this inspection. Determining condition of all thermo pane windows is not possible due to the temperature, weather and lighting variations.

Floor Coverings

12.5 Floor Conditions

The visible areas of the floors appeared to be operational at the time of the inspection.

12.6 Disclaimer

Notice: Determining odors or stains is not included with this inspection. Floor covering damage/stains may be hidden by furniture. The condition of wood flooring below carpets is not inspected.

Walls And Ceilings

12.7 Materials

The finished walls and ceilings inside of the building appear to be gypsum wallboard, commonly called "drywall".

12.8 Wall - Ceiling Conditions

The visible areas of the walls and ceiling appeared to be functional with common cracks at the time of the inspection. Cracks are typical and generally a cosmetic condition which will not be reported on unless severe in nature.

12.9 Disclaimer

Note: The condition of walls behind wallpaper, paneling and furnishings cannot be inspected. Some dry wall products manufactured after 2000 have a known defect referred to as defective drywall from China. This drywall as the name infers was imported from china and has been reported to give off a toxic gas that sometimes smells like sulfur or rotten eggs and causes corrosion to some metal products. This is more prominent in California and south east states, where humidity is high. Determining if the dry wall is this type "defective drywall from China" is beyond the scope of this visual inspection and would involve at minimum destructive testing with removal of drywall materials. I recommend further evaluation by a qualified specialist familiar with this product and who is able to perform testing for same.

BATHROOM(S)

Cabinets/Countertops

13.0

The counter(s)/cabinets(s) were operational at the time of the inspection.

Bathroom Sinks

13.1 Sinks/Plumbing

The sink(s) were operational at the time of the inspection.

Toilets

13.2 Toilets

The toilet(s) were operational at the time of the inspection.

Bathtub/Shower

13.3 Bathtub/Shower

The tub(s)/Shower(s) and faucet(s) were operational at the time of the inspection.

13.4 Disclaimer

Notice: Determining whether shower pans are watertight is beyond the scope of this inspection.

Ventilation

13.5 Ventilation

The ventilation for the bathrooms was provided for by either a window, exhaust fan or both. The ventilation was operational at the time of our inspection.

Disclaimer

13.6 Disclaimer

Note: Angle stops and valves are not tested due to the fact that they could leak after being tested. It is also beyond the scope of the inspection. Minor corrosion is typical with no visible leaks.

KITCHEN

Counters/Cabinets

14.1

Counters/Cabinets

The counters and cabinets were functional at the time of the inspection.

Sinks

14.2 Sink/Plumbing

The kitchen sink, faucet and plumbing was operational at the time of the inspection.

Garbage Disposal

14.3 Garbage Disposal

The garbage disposal was operational at the time of the inspection.

Dishwasher

14.4 Dishwasher

The dishwasher operated through the "normal Cycle" at the time of the inspection

Notice: Determining accuracy or washing and drying functions of the dishwasher is not tested during this inspection.

Range

14.5 Range

The range burners and oven operated at the time of the inspection using normal controls

Notice: Self-and/or continuous cleaning operations, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved.

Microwave Oven

14.6 Microwave

The microwave oven functioned at the time of the inspection.

INSPECTION SUPPORT

SUPPORT AFTER THE INSPECTION

Who Should Make Repairs? Repairs should be made prior to closing by qualified licensed contractors who will offer a warranty on their work. The contractors should look for additional defects that may not have been apparent during the inspection. Using qualified licensed contractors is the best way to make sure that any additional defects are properly addressed. You should consult the terms of any sales contract to determine who is responsible for making any repairs. This inspection company offers no representations about your rights or obligations under any sales contract.

Re-Inspection Policy: Our clients sometimes ask us to re-inspect problem areas after repairs are made. We have a minimum fee of \$100.00 for this service. This fee covers a re-inspection of any documented issues in the summary report.

Criteria: The repair work must be performed by a licensed contractor. The contractor must provide a receipt that indicates the contractor's license number, the type and quantity of materials used, and a description of the work performed. The receipt must also state whether or not the work is warranted, how long the warranty lasts, and whether or not the warranty extends to the new owner. These documents should be available at the house when we arrive for the re-inspection. Items for reinspection without this documentation can not be verified as to proper installation or repair. Sorry, repairs done by unlicensed contractors or amateurs will not be approved by our inspection services as completed as required. Further review of all work done by unlicensed contractors or amateurs by others, namely licensed contractors is recommended.

Your Questions: We'll do our best to answer your questions during and after the inspection. All we ask is that you read the whole report first including the scope of inspection at each section. Calls during business hours are preferred. Sometimes we're available during the evening, but not always. Most questions can be answered in one call, but sometimes we have to go back to the office to look over your report. We'll do our best to answer any question the day you ask it.

The Questions Of Others: If a seller, a seller's representative, or a seller's repair person calls us with questions about your inspection, we'll politely give them the same information that is contained in the report "verbatim", unless you're in on the conversation. We'll suggest that they call us back after setting up a conference call with you if they wish to consult or infer meaning into the report that is not written. If a seller or repair person calls and asks us how to fix something, we'll politely decline. It's not because we don't know how to fix things, it's because there can be more than one correct way and also the communication of describing how the repair is to be made is always circumspect. It's also to protect you from unqualified repair people, and to protect us from people who might just forget what we told them between the phone and the actual job.

Common Environmental Concerns

15.1

A standard home inspection does not include any screening for potentially hazardous or toxic substances or biological hazards. Here are some things you may want to know. This is presented for your information only, and is not intended to be a representation or warranty by this inspection company.

Carbon Monoxide: Carbon monoxide, which can be fatal, can be produced by any thing with a flame (such as ranges, dryers, fireplaces, furnaces and water heaters). All gas appliances should be professionally serviced on a regular basis (see the manufacturer's instructions). Thorough carbon monoxide testing of a house is a specialized service, and this inspection company does not test for carbon monoxide. You are strongly encouraged to install carbon monoxide detectors. They are readily available from hardware stores for a reasonable cost.

Radon Gas: Radon is a radioactive gas that is odorless, tasteless and invisible. It occurs naturally in soils and rocks, and enters houses through the foundation or through well water. The Surgeon General has warned that radon is the second leading cause of lung cancer. The Environmental Protection Agency (EPA) recommends testing for radon in all houses below the 3rd floor and fixing houses with elevated levels of radon. This inspection company does not test for radon. For more information read the booklet 'Home Buyer's and Sellers Guide to Radon' published by the EPA and available on the internet at <http://www.epa.gov/iaq/radon/pubs/hmbyguid.html#Contents>

Mold: Mildew, mold or fungus growing in any building is a sign of a moisture problem. The source of the moisture should be found and corrected. Some types of mold have been linked to health effects for some people. Effects range from mild to severe. Mold has become a controversial issue among home inspectors, lawyers, and experts in the field. At this time there are no acceptable or unacceptable levels of mold exposure set by the Centers for Disease Control (CDC), the EPA, or any other authoritative source, nor are there widely accepted standards for obtaining a sample. Test results can have varying interpretations, depending on the tester/interpreters personal opinion. We believe the testing and interpretation of mold issues should be left to the true experts in the field such as doctors and industrial hygienists. This is why this company does not inspect or test for mold or other environmental/biological hazards (as stated in the Inspection Agreement). If you have concerns about mold or other indoor air quality issues you should contact specialists in the field such as your doctor, an industrial hygienist, the CDC, the EPA, and other true experts. You should be prepared to receive differing opinions from different experts. You can find more information on the internet from the CDC at <http://www.cdc.gov/nceh/airpollution/mold/default.htm> and from the EPA at <http://www.epa.gov/iaq/pubs/moldresources.html>.