

The Uniform Building Inspection Report™



Single Family Residence:
8885 Your Home Ave., Sacramento, CA

Prepared Exclusively for:
Your Name

Inspection Date:
8/7/2006, 8:30:00 AM

Report Number:
060807.1

Inspection Company:
Inspections by Oie, Inc
Daryl Oie, Lic.# Master inspector 0056
7445 San Nita Way,
Fair Oaks, CA 95628
(916 997-6022 Web: www.4oie.com.)

www.4oie.com
daryl@4oie.com



CERTIFIED MEMBER

Commercial and Residential Building Analysis
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Inspections by Oie, Inc

7445 San Nita Way, Fair Oaks, CA 95628

Phone: (916) 997-6022 Web: www.4oie.com. Fax: (916) 966-3738

Commercial and Residential Building Analysis

Address of inspection: 8885 Your Home Ave., Sacramento, CA

Client: Your Name

Date: 8/7/2006

Address:

Phone:

City:

State/Prov.:

Zip:

GENERAL INFORMATION

Selling Agent: Your sample report from
Company: Inspections By Oie
Phone / Cell: /
E-Mail:
Present at Inspection: 100%

Listing Agent: Your sample report from
Company: Inspections By Oie
Phone / Cell: /
E-Mail:
Present at Inspection: Agent did not attend

Client E-Mail:
Client Present: Client did not attend

Structure Type: Single Family Residence
Occupancy Status: Tenant occupied
Approx. Sq. Ft.: 2302
Approx. Year Built: 2002
Weather Conditions: Cloudy
Approx. Temp.: Outside temp. = 65
Time Insp. Began: 8:30:00 AM

Inspector: Daryl Oie
Lic. Number: Master inspector 0055

INVOICE

Report Number: 060807.1
Inspection Type: Visual

Base Fee to 1500 sf (\$350): \$430.00
Per 500 sf over 1500 (\$40.):
Pre 1960 building (\$25)+:
Pool (\$80):
Spa (\$50):
Pool /Spa Combo (\$100):
Escrow (\$75): \$75.00
Crawl Space (\$70)+:
Outbuilding (\$100)+:
Commercial per 1000 sf:
3 mold samples W/insp.(\$450)
Online Discount: -\$10.00

Total: \$495.00

Paid by: _____

NOTICE: The written report, and all information gathered during the inspection, is not considered transferable to third parties. The inspection results are intended for the exclusive use of the client.

NOTICE: Client is responsible for payment at the time services are rendered. Any account 30 DAYS or more PAST DUE is subject to finance charges and/or collection proceedings. Escrow/attorney billing is available for an additional fee but does not relieve the client's responsibility for payment should the property fail to close.

Inspections by Oie, Inc Inspection Agreement

THIS IS A LEGALLY BINDING CONTRACT - PLEASE READ IT CAREFULLY

Address: 8885 Your Home Ave., Sacramento, CA

Report Number: 060807.1

VISUAL INSPECTION DEFINITIONS AND LIMITATIONS:

1. The Client understands and agrees that this Agreement is a part of the Inspection Report and acceptance of or payment for the Inspection Report by the Client will confirm this agreement, even if Client was not present at the inspection and/or has not signed this agreement.

2. The Client understands that the report and any information therein is intended for the sole use of the Client and shall not be used in lieu of any required Transfer Disclosure Statements and shall not be disclosed to any person or persons other than the principals associated with this single transaction.

3. Nothing in the report, and no opinion of the Inspector, should be construed as advice to the Client to purchase, or not to purchase, the property.

4. The Visual Inspection Service is performed in accordance with the Standards of Practice as published by the California Real Estate Inspectors Association (CREIA) and according to these standards, is intended to provide an opinion, through observation, as to the apparent general condition of a building's components, systems or parts thereof, including the identification of significant observable deficiencies therewith, as they exist at the time of the inspection. The observation is limited to a visual survey of certain fixed components and systems of a property.

Any area which is not exposed to view, is concealed, or is inaccessible because of soil, walls or wall coverings, floors or floor coverings, ceilings, furnishings or any other thing, is NOT included in this inspection. Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection.

5. The following are NOT included in the inspection:

- Latent or concealed defects
- Asbestos, radon gas, lead paint, urea formaldehyde, toxic or flammable chemicals, water or air quality, PCB's or other toxins, electromagnetic fields, or other environmental or health hazards
- Structural, geological, soil or hydrological stability, survey, engineering, analysis or testing
- Code, installation or zoning violations • Permit research or validation
- Termites or other wood destroying insects, rodents or other pests, dry-rot or fungus
- Radio controlled devices or low-voltage systems or relays • Security or intercom systems
- Elevators, lifts or dumbwaiters
- Thermostatic, time clock or photoelectric controls • Furnace heat exchangers • Solar heating systems and freestanding appliances
- Window coverings
- Private water or sewage systems • Water softener or purifier systems • Landscape or farm irrigation systems
- The condition and/or irrigation of trees, shrubs or vegetation of any kind
- Any item which is hidden from view or impractical to test
- Any system or component not listed in the Standards of Practice of the CREIA as an observation requirement.
- Any item, component, condition, or application noted in the report as not inspected, not determined, or not reported on

Molds, Mildew, and/or Fungus. It is agreed to by all parties that the inspector and the inspection company shall be held harmless in any and all matters including health concerns relating to MOLDS, MILDEW, and/or FUNGUS whether they be reported on or not, or visible or not at the time of inspection or at anytime in the past or the future. Furthermore it is agreed by all parties that the inspector and the inspection company shall not be held liable for any suspected mold samples taken by the inspector, inspection company, or by others now or at any time in the future. Many home have excessive moisture issues which might lead to mold, but the ability to detect the presence of mold is beyond the scope of this home inspection.

Initial _____

6. The *Uniform Building Inspection Report* utilizes referenced narratives corresponding to items listed on computer generated findings pages. **You must read the narratives in the accompanying manual corresponding to each item on the findings pages to have read the entire report.** The Client agrees to read the entire report. The Client agrees to immediately contact the Inspection Company for copies of

any pages found to be missing from any part of the report.

7. The report, including the use of signifying letter codes, is the professional opinion of the Inspector, based on the accessibility of the certain fixed components surveyed. Without dismantling parts of the building and/or its components, and without full use of all utilities, the Inspector may extrapolate conclusions which cannot be confirmed during the inspection.

8. The Inspection Company does not offer any warranty or insurance for the Client or any other person in connection with the Inspection Report. **THERE IS NO WARRANTY, EXPRESSED OR IMPLIED, OF THE INSPECTION SERVICE OR INSPECTION REPORT.**

9. The Client agrees to submit to the Inspection Company, in written form, any claims or complaints prior to taking any action thereupon. Any legal action or proceeding of any kind, whether sounding in tort or contract, against the Inspector/Inspection Company or its officers, agents, or employees, must be brought within one (1) year from the date of the inspection or will be deemed waived and forever barred.

10. Any dispute, controversy, interpretation or claim including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation arising out of, from or related to, this contract or arising out of, from or related to the inspection or inspection report shall be submitted to **final and binding arbitration** under the **Rules and Procedures of the Expedited Arbitration of Home Inspection Disputes of Construction Arbitration Services, Inc.** The decision of the Arbitrator appointed thereunder shall be final and binding and judgement of the Award may be entered in any Court of competent jurisdiction.

11. To the extent allowed by law, it is understood and agreed by and between the parties hereto that the Inspector/Inspection Company is not an insurer, that the payment for the subject inspection is based solely on the value of the service provided by the Inspector/Inspection Company in the performance of its limited visual inspection and production of a written inspection report as described herein, that it is impracticable and extremely difficult to fix the actual damages, if any, which may result from a failure to perform such services, and a resulting loss that the Inspector/Inspection Company's and its officers,' agents,' or employees' **liability hereunder shall be limited and fixed in an amount equal to one hundred fifty percent (150%) of the inspection fee,** as liquidated damages, and not as penalty, and this liability shall be exclusive.

The fee for this inspection and report is: \$495.00

TECHNICAL (IN DEPTH) INSPECTION DEFINITIONS AND LIMITATIONS:

The Technical (in-depth) Inspection Service is available at an additional cost of \$2.75 per square foot of building area plus the Visual Inspection base fees. The Technical Inspection objectives are the same as those of the visual inspection except that the Technical Inspection excludes only those items listed below. The Technical Inspection Service is performed by specialists in certain fields and is concluded when the findings of each contractor/technician have been delivered to, and compiled by, the Inspection Company. Performance of the Technical Inspection Service certifies that **all** defects, existing at the time of the inspection, and which adversely affect the serviceability of the inspected components and systems, will be identified. Defects existing at the time of the inspection which were not disclosed in the inspection reports will be corrected by the inspection company or its agents at no cost to the client. Toxic soils, water and air quality, environmental and/or health hazards, site stability, the condition of any and all vegetation, and other exclusions listed below are not included in the Technical Inspection.

Additional Exclusions of the Visual and/or Technical Inspection Service: **Mold, Mildew, and Fungus.** You may wish to have a mold specialist or an environmental consultant perform special testing if this is a concern.

I do desire the Technical Inspection Service. (initials) _____

I do not desire the Technical Inspection Service and I understand that this is not a technical or in-depth inspection. (initials) _____

CLIENT: Your Name (sign) _____ Date: _____

INSPECTION COMPANY Inspections by Oie, Inc. A Sole Proprietorship

INSPECTOR: Daryl Oie (sign) _____ Date: _____

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Letter Code Definitions:

The letter code definitions provide the inspector's professional opinion regarding the finding significance, severity, ramifications, course of action, or path of resolution recommended. If further clarification is desired please contact your inspector.

- (+) The plus sign indicates a plus for the property.
- (A) APPEARANCE Repair or alteration usually improves component appearance and should decrease deterioration.
- (B) BUILDING STANDARDS The finding does not conform to building standards and practices in effect at the time of construction or installation. Further study and corrections as needed are advised.
- (C) CAUTION Caution advised. The situation or problem could be, or could become, hazardous under certain circumstances.
- (D) DAMAGED and/or DAMAGING Significant component damage and/or ongoing damage apparent. Corrections advised.
- (E) EFFICIENCY Repair, alteration or replacement usually improves the efficiency of the component or system.
- (F) FAILURE Failure of a system or component. The system or component fails to operate or to operate properly.
- (H) HAZARD The situation, problem or defect should be considered hazardous. Correction by a qualified licensed contractor is advised.
- (M) MONITOR Monitor the situation on a regular basis. Corrections by a qualified licensed contractor, if and when necessary, are recommended.
- (N) NOTICE Discretion advised. The significance of the situation, problem or defect is uncertain. Further study is advised.
- (P) PREVENTIVE MAINTENANCE Correction or modification decreases the probability of excessive deterioration.
- (R) REVIEW BY SPECIALIST It is recommended that the finding and all associated components be reviewed and corrected as needed, by a qualified licensed contractor.
- (T) TYPICAL/Common Although typical or common for the age of the structure or component, modifications may be in order.
- (U) UPGRADE RECOMMENDED Modification or addition is generally considered an upgrade which may improve safety or efficiency.

IMPORTANT: Findings, Components & Applications Listings:

Each section includes a list of Findings, if any, and a list of Components and applications noted during the inspection. Please note that some components and some applications require additional maintenance and consideration and that the survey of some components is limited. Some component information contains disclosures. Some Findings information may be far-reaching. **To obtain this information you are advised to read all narratives in the Uniform Building Inspection Report™ Reference Manual, referenced by item number, before purchasing the property.**

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Grounds Survey Findings:

[M] The general condition of the landscape and grounds appeared serviceable.

[P] 0110.001: Yard drains installed. It is recommended that the drains be cleaned before and during the rainy seasons.
See photo(s): 0110.001

[C] 0220: Trip or safety concern. Two access covers stick out of the walkways on the left and right of the home.

See photo(s): 0220

[N] 0320: Irrigation system appears inoperative. Sprinkler systems are not a required item for inspection. The timer in the garage is unplugged.
See photo(s): 0320

Grounds Components & Applications:

The following is a list of components, systems, and applications noted during the inspection. This is a very important part of the inspection report. Some components and some applications require additional maintenance and consideration. The survey of some components is limited. Some component information contains disclosures. Where the general condition of a component or system is indicated, reference is to the visible and/or active components only.

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IRRIGATION (sprinklers):

The irrigation and/or sprinkler system(s) were not inspected

00a(1) All or part of the irrigation or sprinkler system is automatically activated. Be aware that the inspector does not inspect or review the operational characteristics of irrigation or sprinkler systems.

SITE ELEMENTS, GRADING, DRAINAGE:

01a Enclosed plant area next to foundation

01c Yard drains (if visible and discovered)

01d(1) Above grade (with respect to roadway)

01k Expansive/clay type soil



Photo: 0110.001 (1)



Photo: 0220 (1)



Photo: 0320 (1)

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RETAINING WALLS:

03c Wood

FENCES & GATES:

04a(1) Masonry

04c(1) Wood

WALKS, DRIVES, & PARKING:

05b(1) Cement concrete walks/drives

ATTACHED AND DETACHED UNCOVERED EXTERIOR DECKS / BALCONIES / PATIOS:

05b(4) Cement concrete deck / patio

GROUNDS/PARKING LIGHTING:

06c 110/120 volt lighting/outlets

06c(1) GFCI protected outlet(s) (The inspector indicates GFCI protection is provided at exterior outlets even though all exterior outlets may not be so equipped.)

MISC. GROUNDS DEVICES & OUTBUILDINGS:

No misc. grounds devices noted

No outbuildings noted

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Exterior / Roof Survey Findings:

[P] 1000: Roof repairs / general maintenance needed.
See photo(s): 1000.01

[P] 1080.03: Roof tiles out of position.
Noted at the front of the building.
See photo(s): 1080.03

[P] 1290: Gutters need cleaning.
Suggest install gutter guards.
See photo(s): 1290

[P] 1380: Typical non-structural stucco (or exterior insulating finish system (EIFS)) cracks noted.
Any cracks may allow water to enter the wall cavity.
We recommend all cracks be caulked.
See photo(s): 1380

[D] 1430.22: Siding trim damaged. Stucco damaged in several areas. We recommend it be repaired.

See photo(s): 1430.22

[P] 1510.01: Insulated window (I.G.).

These windows are dirty and it is difficult to note lost seals. We recommend the windows be cleaned and then checked for any lost seals.

See photo(s): 1510.01

[D] 1550: Window screen(s) missing / damaged / amiss. Several

See photo(s): 1550

[A] 1600.02: Door surface damaged.

Noted at the side garage door.

See photo(s): 1600.02

[A] 1700.01: Vehicle (garage) door damaged.

[D] 1950: Finding not covered in narratives. Water from the hose bib leak was noted coming out from the bottom of the stucco area (see arrows). The vapor barrier between the house and the stucco does not seem to be leaking at this time. A moisture meter (protimeter) was used on the interior wall and not moisture was found.



Photo: 1000.01 (1)



Photo: 1080.03 (1)



Photo: 1290 (1)



Photo: 1380 (1)

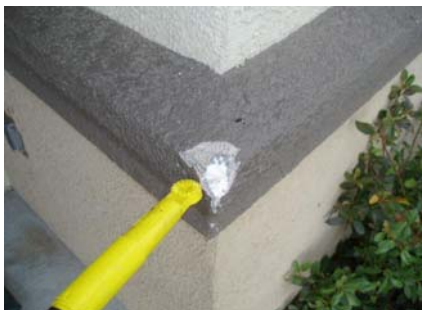


Photo: 1430.22 (1)



Photo: 1510.01 (1)

Questions or concerns? Please call (916) 997-6022 Web: www.4oie.com.

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[See photo\(s\): 1950](#)

Exterior Components & Applications:

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ROOF REVIEW METHOD:

17b The roof was partially viewed due the various reasons. Roof penetrations were not fully observed.

17c Review not possible

17d Viewed from eaves

ROOF / DECK STYLES:

13b Hip

13c Valley
13t 4 to 6/12 pitch

ROOF/DECK/FLOOR WATERPROOFING MATERIALS:

15c(1) Concrete tile

ROOF FLASHING AND PENETRATIONS:

15p Metal flashing

GUTTERS / ROOF DRAINS:

11a Metal gutters

WALL CLADDING MATERIALS (Siding), FLASHING & TRIM:

16h(1) Stucco (all applications)

16q(3) Wall flashing not visible

16r Exterior trims (all types)

EAVES, SOFFITS, FASCIA, PORCHES & RAILINGS

16s(10) Covered or partially visible bargeboard(s)

16s(6) Visible fascias

WINDOWS AS VIEWED FROM EXTERIOR (see

Interior Section also):

10a Multi-glaze (I.G.)

10c(2) Vinyl sash

10h Sliding sash



Photo: 1550 (1)



Photo: 1600.02 (1)



Photo: 1950 (1)

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10m Single hung sash
10n Picture window(s)

ENTRY DOORS:

12b Solid core
12c(1) Glass (large pane(s))

VEHICLE DOORS and SAFETY REVERSE

DEVICES:

14b(1) Sectional
14g Metal (frame/skin)

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HVAC Survey Findings:

(Includes Air Conditioning / Fireplace(s) / Stove(s) and Chimney(s), if present)

[D] 2250.01: Filter dirty. Recommend cleaning or changing filter every other month or as needed.

[R] 2440: Review by qualified HVAC contractor advised (correct as needed).

[D] [E] 2910: Differential should be between 16 and 22 degrees. This units differential was noted to be 12 degrees. Recommend having unit checked by HVAC contractor.

HVAC / Fireplace / Stove Components:

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HEATING EQUIPMENT LOCATION(S):
Heating equipment #1 is located in the attic.

HEATING SYSTEM(S):
21a(1) Natural gas heating: If not presently installed, the installation of a carbon monoxide (CO) detector in each sleeping room is highly recommended.
21e Forced air heat
21m(1) Self igniting pilot light
21n Visually restricted heat exchanger

HEATING EQUIPMENT THERMOSTATS / OPERATING CONTROLS / ZONING

22a Set-back thermostat(s)
24b Disposable or washable filters

25a Heat Distribution Methods
25a(2) Ducting (forced air)

APPROXIMATE AMBIENT TEMPERATURE AND TEMPERATURE DIFFERENTIAL TEST RESULTS, IF TAKEN:

Outside Temp. = Outside temp. = 65
Unit 1 Temperature Differential = 32 degrees Heat



Photo: 2. Gas fireplace working. (1)

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mode
Unit 2 Temperature Differential = 12 degrees AC
mode

COOLING / VENTILATION SYSTEM(S):

20a(1) Electric cooling system
20c(1) Condenser/evaporator separate (split system)
20h Cooling Distribution Methods
 20h(2) Blower into ducting

FIREPLACE(S), STOVE(S):

No fireplace or stove noted

CHIMNEY INTERIOR REVIEW METHOD(S):

23k(5) Not reviewed

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Plumbing Survey Findings:

[+] 4230.001 WATER HEATER Strapping is installed and appears to be installed to the intent of the State of California's requirements.

See photo(s): 4230.001

[R] [D] 4430: Water pipes or fittings leaking. We recommend this leak at the rear of the home be repaired. The water is going into the wall cavity.

See photo(s): 4430

[N] 4810.23: Dryer vent faulty or otherwise amiss. See photo(s): 4810.23

[P] 4810.24: Dryer vent: Recommend cleaning dryer vent before moving into home.

[N] 4905: Plumbing modifications noted.

Plumbing Components & Applications:

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MAIN WATER SOURCE, SHUTOFF LOCATION, VACUUM BREAKERS AND ANTI-SIPHON DEVICES:

45a Main water valve located at the right side of the building.

45f Water supply approximate size: 1 1/4"

42a Municipal water supply indicated

45c Spade type main water valve installed

42d Hose bib anti-siphon devices

FUNCTIONAL FLOW AND FUNCTIONAL DRAINAGE:

47a Functional water flow tested



Photo: 4230.001 (1)

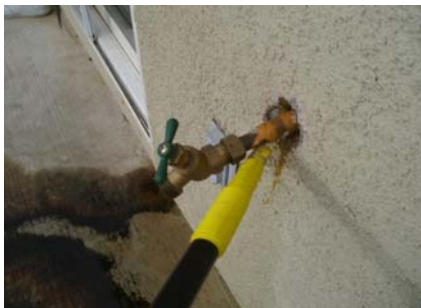


Photo: 4430 (1)



Photo: 4810.23 (1)

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47b Functional drainage tested

PRIMARY INTERIOR HEATING ENERGY SOURCE AND SHUTOFF LOCATION:

44a Natural gas

Gas shutoff valve located at the left side of the building.

WATER HEATER(S):

43a(1) Natural gas water heater(s)

WATER HEATER AUTOMATIC SAFETY CONTROL DEVICE(S) OBSERVED:

WATER HEATER LOCATION(S), APPROXIMATE AGE(S) AND SIZE(S):

Water Heater #1 is located in the garage.

The approximate age of this water heater is 1 to 5 years.

Its approximate size is 50 gals.

APPLIANCE VENT TYPES AND CONDITION:

41a(1) Sheet-metal appliance vents

LAUNDRY FACILITIES AND VENTING:

40a Washer connections

40b Electric dryer connections

40h. The dryer vent terminates atop the roof. This vent arrangement must be inspected and cleaned often.

40m Dryer vent terminates improperly

INTERIOR WATER SUPPLY AND DISTRIBUTION PIPING:

41c Copper/brass water lines visible

41e(2) Plastic flex fixture supply connector(s) visible

FUEL DISTRIBUTION PIPING AND SUPPORTS:

41g Steel gas/oil lines visible

41j Flex gas/oil connectors visible

WASTE AND VENT PIPING SYSTEM:

41q Plastic drain lines visible

41q(1) Acrylonitrilebutadiene-styrene (ABS)

SEWAGE DISPOSAL:

46a It is believed the sewer is connected to municipal lines. This is not verified by the inspector. You are advised to verify the connection with the proper authorities.

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Electrical Survey Findings:

[+] 5161: Main and or sub panel is/are labeled. It is beyond the scope of the inspection to ascertain if the labeling is correct.
See photo(s): 5161

[N] 5500: Lighting inoperative. (possible bulb, tube / ballast failure)
Recommend all bulbs be replaced and the fixtures checked to insure they work. Noted at various locations.

[P] 5640: Face or cover plate needed.
Noted in the master bedroom.

[D] 5650.02: Switch damaged. Several switches in various rooms were damaged. Not the gap behind the rocker switch. We recommend the switches be replaced.

See photo(s): 5650.02

Electrical Components & Applications:

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MAIN / SUB-PANEL LOCATION(S):

Main service panel located at the left side of the building.

SERVICE DROP/SERVICE LATERAL & SERVICE PANEL:

51a Underground service lateral
51j Aluminum entrance conductors
51e Exterior main service panel
51g Single disconnect

SERVICE AMPERAGE / VOLTAGE, ETC:

52b 110/120 volt service



Photo: 5. View inside of electric panel. (1)



Photo: 5161 (1)



Photo: 5650.02 (1)

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52c 220/240 volt service
52d Single phase
52g 100 to 200 amp service

DISTRIBUTION SYSTEMS:

53b Circuit breakers
53f Nonmetallic sheathed cable ("Romex")
53j Copper wires
53k(1) Stranded aluminum wire noted in single branch circuit(s).
Stranded aluminum wire is acceptable in single branch circuits. This would include circuits for dryers, ovens, ranges, AC units, etc.

A Representative Number of Lights and Switches were Tested.

A Representative Number of Receptacles were Tested.

GROUNDING METHOD, ETC.:

54b Grounded to water pipe
54c Grounded to wire/rebar in footing
54d Bonded service panel
54e Ground Fault Circuit Interrupters
(GFCI locations may be partially or fully compliant)

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Bathroom Survey Findings:

[D] 6040.10: Shower door fails to latch.
Noted in the downstairs hall bath.

[D] 6185.01: Shower head extension loose in wall.
Noted in the master bath

[P] 6200.01: Toilet bowl loose on floor.
Noted in the downstairs hall bath.

[+] 6560.001: GFCI was installed and tested, It appeared to be in working ordered at the time of inspection.

[N] 6640.00: Carpet in bathroom. Carpet in bathrooms may lead to mold growth. It is recommended that all bathroom carpets be replaced.

[D] 6670.01: Wall water damaged. Noted in the master bath This wall is soft to the touch. see termite report
See photo(s): 6670.01

Bath Components & Applications:

The following is a list of components, systems, and applications noted during the inspection. This is a very important part of the inspection report. Some components and some applications require additional maintenance and consideration. The survey of some components is limited. Some component information contains disclosures. Where the general condition of a component or system is indicated, reference is to the visible and/or active components only.

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BATHTUB TYPE(S):

60c Fiberglass bathtub(s)

SHOWER FLOOR TYPE(S):

60a(2) Tub/shower combination

60d Fiberglass pan insert

TUB/SHOWER WALLS:

62e Fiberglass or plastics walls

62f (1) Cultured marble walls

62h(1) The tub and/or shower door(s) appeared to be safety glaze



Photo: 6670.01 (1)

This Report Has Been Prepared Exclusively For: Your Name

Property Address: 8885 Your Home Ave., Sacramento, CA
Date of Inspection: 8/7/2006 Start Time: 8:30:00 AM Report Number: 060807.1

WASH BASIN(S):

- 64f Vitreous china wash basin(s)
- 64j Self-rimming wash basin(s)

COUNTERTOP MATERIALS:

- 65d Cultured marble countertop(s)

WATER CLOSET(S):

- 63a(1) Down-flush toilet

PLUMBING AND ACCESSORIES:

- 61a "Washerless" faucet(s)
- 61c Diverter valve(s)
- 61d Pop-up stopper(s)
- 64n Under-sink valves

VENTILATION, SUPPLEMENTAL HEATING AND ELECTRICAL:

No supplemental bathroom heating noted

- 66a(1) Openable window(s)
- 66b Exhaust fan(s)
- 66g GFCI Receptacle(s)

FLOOR(S):

- 67a Carpet floor(s)
- 67b(1) Tile floor(s)
- 67g Finished concrete

This Report Has Been Prepared Exclusively For: Your Name

Property Address: 8885 Your Home Ave., Sacramento, CA
Date of Inspection: 8/7/2006 Start Time: 8:30:00 AM Report Number: 060807.1

Interior Survey Findings:

[N] 7000.03: Repairs or patching noted on interior surface. We do not know the reason for the damage that has been repaired. If this is a concern for you we recommend further investigation by a qualified professional.

Noted in the front guest bedroom upstairs.

[D] 7010.0: Water intrusion evidence or water damage noted.

Noted in the kitchen ceiling. See termite report. Monitor for molds.

See photo(s): 7010.0

[M] 7030: Typical settlement or frame shrinkage cracks noted.

[P] 7040.03: Wall holed.

Noted in the upstairs hall bathroom.

[N] 7100.01: Paint soiled.

[N] 7210: Carpet soiled / worn / damaged / loose / amiss.

[D] 7330.02: Door damaged.

Noted in the guest bedroom closet upstairs.

[D] 7330.04: Door faulty or otherwise amiss. Master bath closet door is off the hinges.

See photo(s): 7330.04

[N] 7370.11: Bypass door off track. Noted in the guest bedroom.

[P] 7420.02: Door lock-set loose. Noted in the guest bedroom.

[P] 7420.02: Door lock-set loose. Noted in the master bedroom.

[+] 7490.001: Fire resistant door self-close mechanism was tested and found to be self closing and self latching at the time of the inspection. Noted on (at) the garage to house door.

[+] 7800.0001: Smoke alarm(s) were tested and found to be working in the following location(s). All alarms that were within reach from the floor were tested with the test button. We recommend additional smoke test be done after moving in to insure all alarms are working in both modes.



Photo: 7010.0 (1)



Photo: 7330.04 (1)



Photo: 7920 (1)

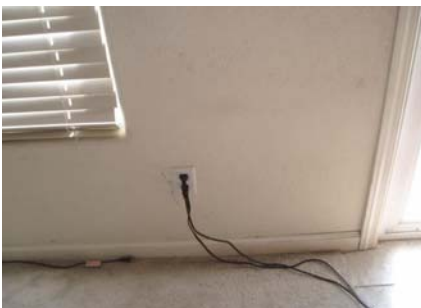


Photo: 7950 (1)



Photo: 7950 (2)

Questions or concerns? Please call (916) 997-6022 Web: www.4oie.com.

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This Report Has Been Prepared Exclusively For: Your Name

Property Address: 8885 Your Home Ave., Sacramento, CA
Date of Inspection: 8/7/2006 Start Time: 8:30:00 AM Report Number: 060807.1

[U] 7820.01: Carbon monoxide alarm not installed.

[N] 7920: Access impaired.
Storage in garage prevents access.
See photo(s): 7920

[M] 7950: Finding not covered in narratives. This is the inside wall behind the exterior water leak. The wall was dry at the time of the inspection and no water stains were noted.

See photo(s): 7950

[H] 7950: Finding not covered in narratives. Master bedroom smoke alarm appears to have a burn mark on its side. We recommend it be replaced.

See photo(s): 7950

Interior Components & Applications:

The following is a list of components, systems, and applications noted during the inspection. This is a very important part of the inspection report. Some components and some applications require additional maintenance and consideration. The survey of some components is limited. Some component information contains disclosures.

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WALLS AND CEILINGS:

70b Drywall
70g Mirrors (plate or tiles)

FIRE SEPARATION WALLS AND CEILINGS

70q Fire separation walls and ceilings were observed

FIRE SEPARATION DOOR(S)

71n Fire separation/fire resistant door(s) was/were observed

EXTERIOR AND INTERIOR DOOR SYSTEMS:

71b Bypass door(s)
71e Hinged door(s)
71f Sliding glass door(s)
71g(1) Metal door(s)
71g(2) Fiberglass door(s)
71h Dead bolt(s)
71m Weather stripped
71p(1) Self-closing door(s)

WINDOWS

75a A representative number of windows were tested.

INTERIOR STYLES, STAIRS, ETC.:

72c Nominal 8' ceilings
72e Below or at-grade room(s)
72f(1) Multi story
72g(1) Wood stairway/steps
72h Furnished and/or occupied
72j Room(s) over garage

FINISH FLOORING:

73a Carpet
73c Vinyl and baseboard
73e(1) Tile (All types)

MISC. SYSTEMS:

74a(1) Smoke alarm

This Report Has Been Prepared Exclusively For: Your Name

Property Address: 8885 Your Home Ave., Sacramento, CA
Date of Inspection: 8/7/2006 Start Time: 8:30:00 AM Report Number: 060807.1

Kitchen Survey Findings:

[+] Microwave tested for heating only. It appeared to be serviceable at the time of inspection. This item was checked for the clients information only. See item 83h. See other microwave items.

[+] Dishwasher tested and appears to be working. The inspector does not test for how well the unit cleans. See item 88e. See other dishwasher items.

[+] Disposal operated and appeared serviceable at the time of inspection. See item 88d. for more information.

[F] 8020.01: Oven needs maintenance. Oven set at 350 degrees but did not lite.

[N] 8050: Oven and/or range needs cleaning.

[N] 8060.10: Range control knob(s) missing.

[D] 8090.02: Microwave turn table damaged. See photo(s): 8090.02

[D] 8090.02: Microwave damaged.

Handle broken and the door is damaged. We recommend the unit be replaced. See photo(s): 8090.02

[+] 8190.02: GFCI receptacle outlet(s) intended for kitchen countertop use found to be working.

[D] 8200.01: Dishwasher maintenance and/or repairs needed. Dishwasher lid hits the bottom of the counter top this has caused damaged to the dishwasher. See additional photo.

See photo(s): 8200.01

[N] 8210.01: Dishwasher parts missing. See photo(s): 8210.01

[D] 8210.02: Dishwasher parts damaged. See photo(s): 8210.02

[N] 8800.01: Tile or grout cracked. See photo(s): 8800.01

[R] [D] 8810.02: Countertop damaged. The grout is missing behind the sink. The counter top appears to



Photo: 8090.02 (1)



Photo: 8090.02 (2)



Photo: 8200.01 (1)



Photo: 8210.01 (1)



Photo: 8210.02 (1)



Photo: 8800.01 (1)

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Page 21 of 27

This Report Has Been Prepared Exclusively For: Your Name

Property Address: 8885 Your Home Ave., Sacramento, CA
Date of Inspection: 8/7/2006 Start Time: 8:30:00 AM Report Number: 060807.1

have not been properly supported in this area causing the counter top to bow or bend. We recommend contacting the builder or a tile contactor about this concern.

See photo(s): 8810.02

[D] 8880.01: Evidence of prior leaks (damage noted under sink). The shelf under the sink has swollen and is damaged. We recommend the source of the water be identified and repaired and the shelf be replaced (maybe the counter top behind the sink). See termite report

See photo(s): 8880.01

Kitchen Components & Applications:

The following is a list of components, systems, and applications noted during the inspection. This is a very important part of the inspection report. Some components and some applications require additional maintenance and consideration. The survey of some components is limited. Some component information contains disclosures. Where the general condition of a component or system is indicated, reference is to the visible and/or active

components only.

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RANGE(S) / COOKTOP(S):
80a(1) Gas range or cooktop
80b Free-standing range

OVEN(S):
83a(1) Gas oven
83h Microwave oven

VENTILATION:
81c Ventless filtered hood
81e Openable window

CABINETS:
84c Built-in or custom cabinets

COUNTERTOP(S) AND BACKSPLASH:
86a Floated tile

SINK(S):
82c Steel enameled sink
82f Let-in
82g Washerless faucet



Photo: 8810.02 (1)



Photo: 8880.01 (1)

This Report Has Been Prepared Exclusively For: Your Name

Property Address: 8885 Your Home Ave., Sacramento, CA
Date of Inspection: 8/7/2006 Start Time: 8:30:00 AM Report Number: 060807.1

REFRIGERATOR(S):

85c Electric refrigerator

LIGHTING AND ELECTRIC:

87a Counter outlets

87a(1) GFCI Protection

87c Incandescent lighting

OTHER APPLIANCES:

88d Disposal

88e Dishwasher

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Property Address: 8885 Your Home Ave., Sacramento, CA
Date of Inspection: 8/7/2006 Start Time: 8:30:00 AM Report Number: 060807.1

Structure Survey Findings:

[M] [T] 9390: Frame settlement or shrinkage evidence noted.

[D] 9440.22: Garage ventilation screens faulty or otherwise amiss.
See photo(s): 9440.22

[R] 9830: Review pest inspection report for wood rot and wood boring insect information.

[M] 9850.03: Bird suspected. Many pigeons were noted on surrounding buildings.

[Note] 9860: Unexpected repairs and maintenance. All homes will need repairs and maintenance.

Structure Components & Applications:

The following is a list of components, systems, and applications noted during the inspection. This is a very important part of the inspection report. Some components and some applications require additional maintenance and consideration. The survey of some components is limited. Some component information contains disclosures. Where the general condition of a component or system is

indicated, reference is to the visible and/or active components only.

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INSPECTED STRUCTURES BUILDING TYPE:
94a Single family residence

APPROXIMATE ERA OF CONSTRUCTION:
91g 1996 to Present

ROOF/CEILINGS STRUCTURAL COMPONENTS:
90a(1) Truss roof system
90c Plywood/OSB roof sheathing

FLOOR STRUCTURAL COMPONENTS:
90f Plywood/OSB subfloor
90j(1) Concrete slab floor

EXTERIOR WALLS STRUCTURAL COMPONENTS:
90t Wood framing

FOUNDATION AND/OR BASEMENT STRUCTURES WHERE VISIBLE (if basement present):
93m Bolted sill plate
93a Concrete pier and/or perimeter foundation



Photo: 9. View of attic. (1)



Photo: 9440.22 (1)

This Report Has Been Prepared Exclusively For: Your Name

Property Address: 8885 Your Home Ave., Sacramento, CA
Date of Inspection: 8/7/2006 Start Time: 8:30:00 AM Report Number: 060807.1

SUB-AREA OBSERVATION EXTENT AND METHOD:

This type of construction has no sub-area

ATTIC OBSERVATION EXTENT AND METHOD:

96b Partially viewed

ATTIC ACCESS LOCATION:

An attic access is located in the laundry room ceiling. There may be other attic access locations not listed here.

ATTIC VENTILATION:

92a Attic ventilation

APPROXIMATE ATTIC INSULATION THICKNESS:

(In many cases, such as with flat or vaulted roof structures without attics, the inspector cannot ascertain the thickness of the insulation or whether any is installed. An indication of insulation thickness does not guarantee complete coverage. The presence of wall insulation generally cannot be ascertained at all)

95e 9 to 12 inches (attic)

APPROXIMATE FLOOR INSULATION THICKNESS:

INSTALLED ATTIC AND FLOOR INSULATION

TYPES:

95a(1) Fiberglass (batt or loose)

VAPOR RETARDERS/BARRIERS:

Additional Information:

Note: Read the first page of the Uniform Building Inspection Report Reference Manual and the Standards of Practice for an insight into the scope of the inspection.

The inspection represents the condition of the visually inspected areas of the property on the date of the inspection. Component conditions may change between the date of the inspection and the title transfer date. A thorough walk-through prior to title transfer helps protect against unexpected surprises, and is recommended. The purchase of a home warranty is recommended.

This Report Has Been Prepared Exclusively For: Your Name

Property Address: 8885 Your Home Ave., Sacramento, CA
Date of Inspection: 8/7/2006 Start Time: 8:30:00 AM Report Number: 060807.1

Summary of Findings:

The condensed version is not the entire report and should not be considered exclusive. In States requiring summary distribution the following listed items are considered by the inspector as inoperative, not operating properly or as intended, health and/or safety concerns, warranting further investigation by a specialist, or warranting continued observation by others. In all other States the summary may include all findings regardless of significance.

Grounds Findings:

[C] 0220: Trip or safety concern. Two access covers stick out of the walkways on the left and right of the home.

See photo(s): 0220

Exterior/Roof Findings:

[D] 1430.22: Siding trim damaged. Stucco damaged in several areas. We recommend it be repaired.

See photo(s): 1430.22

[D] 1550: Window screen(s) missing / damaged / amiss. Several

See photo(s): 1550

[D] 1950: Finding not covered in narratives. Water from the hose bib leak was noted coming out from the bottom of the stucco area (see arrows). The vapor barrier between the house and the stucco does not seem to be leaking at this time. A moisture meter (protimeter) was used on the interior wall and not moisture was found.

See photo(s): 1950

HVAC & Fireplace Findings:

[D] 2250.01: Filter dirty. Recommend cleaning or changing filter every other month or as needed.

[R] 2440: Review by qualified HVAC contractor advised (correct as needed).

[D] [E] 2910: Differential should be between 16 and 22 degrees. This units differential was noted to be 12 degrees. Recommend having unit checked by HVAC contractor.

Plumbing Findings:

[R] [D] 4430: Water pipes or fittings leaking. We recommend this leak at the rear of the home be repaired. The water is going into the wall cavity.

See photo(s): 4430

Electrical Findings:

[D] 5650.02: Switch damaged. Several switches in various rooms were damaged. Not the gap behind the rocker switch. We recommend the switches be replaced.

See photo(s): 5650.02

Bathroom(s) Findings:

[D] 6040.10: Shower door fails to latch. Noted in the downstairs hall bath.

[D] 6185.01: Shower head extension loose in wall. Noted in the master bath

This Report Has Been Prepared Exclusively For: Your Name

Property Address: 8885 Your Home Ave., Sacramento, CA
Date of Inspection: 8/7/2006 Start Time: 8:30:00 AM Report Number: 060807.1

[D] 6670.01: Wall water damaged. Noted in the master bath This wall is soft to the touch. see termite report
See photo(s): 6670.01

[D] 8200.01: Dishwasher maintenance and/or repairs needed. Dishwasher lid hits the bottom of the counter top this has caused damaged to the dishwasher. See additional photo.

See photo(s): 8200.01

Interior Findings:

[D] 7010.0: Water intrusion evidence or water damage noted. Noted in the kitchen ceiling. See termite report. Monitor for molds.
See photo(s): 7010.0

[D] 8210.02: Dishwasher parts damaged. See photo(s): 8210.02

[D] 7330.02: Door damaged. Noted in the guest bedroom closet upstairs.

[R] [D] 8810.02: Countertop damaged. The grout is missing behind the sink. The counter top appears to have not been properly supported in this area causing the counter top to bow or bend. We recommend contacting the builder or a tile contactor about this concern.

[D] 7330.04: Door faulty or otherwise amiss. Master bath closet door is off the hinges.

See photo(s): 8810.02

See photo(s): 7330.04

[H] 7950: Finding not covered in narratives. Master bedroom smoke alarm appears to have a burn mark on its side. We recommend it be replaced.

[D] 8880.01: Evidence of prior leaks (damage noted under sink). The shelf under the sink has swollen and is damaged. We recommend the source of the water be identified and repaired and the shelf be replaced (maybe the counter top behind the sink). See termite report

See photo(s): 7950

See photo(s): 8880.01

Kitchen/Appliance Findings:

[F] 8020.01: Oven needs maintenance. Oven set at 350 degrees but did not lite.

Structure Findings:

[D] 9440.22: Garage ventilation screens faulty or otherwise amiss. See photo(s): 9440.22

[D] 8090.02: Microwave turn table damaged. See photo(s): 8090.02

[R] 9830: Review pest inspection report for wood rot and wood boring insect information.

[D] 8090.02: Microwave damaged. Handle broken and the door is damaged. We recommend the unit be replaced. See photo(s): 8090.02