



Serving ALL of San Diego County
www.solidinspection.com
619.504.0781

Dear Client,

Thank you so much for allowing me the opportunity to perform a real estate/home inspection for 6779 Sample Report Way. I appreciate the confidence you have placed in me by allowing me to serve your inspection needs.

I understand that a property inspection is one of the most important elements in a real estate transfer and hope that this inspection has helped to present a positive real estate experience.

The inspection business is for the most part, referral-based. Your referral is the highest compliment that I can receive and I appreciate your future recommendations of my service. If you have any questions about your inspection report please do not hesitate to give me a call or email.

Sincerely,

Martin D. Lehman, Owner/Inspector
SOLID FOUNDATION Home Inspection Service
619.504.0781
www.solidinspection.com
martin@solidinspection.com

Inspection Report

Prepared for: SAMPLE CLIENT



6779 Sample Report Way
San Diego, CA 92011

Prepared by:

SOLID FOUNDATION
Home Inspection Service
Martin D. Lehman

ICC Certified Residential Building Inspector #5286296-B1
ICC Certified Residential Plumbing Inspector #5286296-P1
ICC Certified Residential Electrical Inspector # 5286296-E1
ICC Certified Residential Mechanical Inspector #5286296-M1
CREIA Certified Inspector, CCI
CREIA New Construction Specialist, CNCS



Important notice: This report contains technical information that may not be readily understandable to the lay person. Therefore, a verbal consultation with the inspector is a mandatory part of this inspection report. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of this report's contents.

WARNING!! Important notice to third parties and other purchasers: This report was prepared for the sole and exclusive use of client whose name appears herein. Any third party, including other purchasers, who are not part of this contract, may not rely on or use this report for any purpose and should not make any decisions based on this report. Inspector assumes no liability for third party interpretation or use of this report. All such parties are advised to retain a qualified professional inspector to provide them with their own inspection and report.



Report Index

REPORT DEFINITIONS & SCOPE	4
INSPECTION INFORMATION	5
FOUNDATION, BASEMENTS AND UNDER-FLOOR AREAS	8
EXTERIOR	9
ROOF COVERINGS	11
ATTIC AND ROOF FRAMING	12
PLUMBING	12
WATER HEATER(S)	14
ELECTRICAL	15
HEATING AND COOLING SYSTEMS	16
FIREPLACES & CHIMNEYS	18
BUILDING INTERIOR	19

REPORT DEFINITIONS & SCOPE

Thank you for selecting *SOLID FOUNDATION Home Inspection Service* to provide your property inspection. Our business is mostly through referrals and we would appreciate you recommending our service to your family, friends and associates who may be in need of our services.
THANK YOU!!!

We are proud members of **CREIA** (California Real Estate Inspection Association) the major professional organization for property inspectors in California. **CREIA** requires members to meet and adhere to all membership standards set forth in our standards of practice, they mandate a strict code of ethics and they require continual education in the property inspection profession.

This report describes the property conditions on the date of the inspection, to current **CREIA** standards. Within the **CREIA** standards, our judgment is based upon locally accepted practice for comparable properties with respect to quality and workmanship allowing for reasonable wear and tear. The IRC Code is one source we take into account, but our service is not a code compliance inspection.

Soil conditions, inaccessible features, and cosmetic considerations are specifically excluded from the scope of this report. Our work is not technically exhaustive and does not include tests such as an appropriate professional might perform on any given system. We test components with normal operating controls and do not break down nor take apart any system. Our fees do not include guarantees or warranties either expressed or implied.

Some features are not inspected. For instance: Sewer drainage, which can become blocked without warning; timer controlled devices; thermostats and similar control devices are not checked for calibration; security systems; elevators; and personal property such as refrigerators and drapes. We cannot judge what we cannot see, such as conditions hidden within walls, beneath rugs, or deliberately masked. We do not dismantle, turn on gas service to appliances, nor venture into or onto areas, which in our judgment may be hazardous. The inspection is strictly limited to those items detailed in this report. To review our standards of practice and code of ethics please visit www.creia.org.

WE'RE HERE TO HELP & ENCOURAGE YOU SO PLEASE CALL IF YOU HAVE ANY QUESTIONS

CONDITION CODE DEFINITIONS

SAFETY CONCERNS	[SC] Safety Concerns: Conditions noted 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".
FURTHER EVALUATION	[FE] Further Evaluation: Conditions noted that warrant further evaluation and/or corrections by the appropriate professional in the appropriate trade.
CORRECTIONS RECOMMENDED	[CR] Corrections Recommended: Conditions noted in need of maintenance, repair or replacement. We recommend that all corrections be made by the appropriate persons "professional in the appropriate trades".
RECOMMENDED UPGRADE	[RU] Recommended Upgrades: Upgrades are systems and/or components that may not have been available or have been improved since the building was constructed. These may be, but are not limited to safety related items; such as GFCI receptacles, smoke detector locations and the installation of safety glass where subject to human impact.
NOTE	The term [NOTE] where used in this report was designed to draw your attention to a specific condition or component of a system. While corrective action may not be warranted, we felt it was important that you be aware of its existence.

INSPECTION INFORMATION

This report is intended only as a general guide to help the client make an evaluation of the overall condition of the home and is not intended to reflect the value of the property, nor make any representation as to the advisability of purchase. The report expresses the opinion of the inspector, based upon 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 evacuation 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.

Systems and conditions which are not within the scope of the building inspection include but are not limited to: formaldehyde, lead paint, mold, asbestos, radon, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity); zoning ordinances; intercoms; security systems; heat sensors; cosmetics; or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

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. The report does not constitute any expressed or implied warranty of merchantability or fitness for use regarding the condition of the property, and it should not be relied upon as such.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with 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.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration as set forth in the Inspection Agreement, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

All repairs should be done by an appropriate professional in the appropriate trade. This is the best assurance that the repairs are done correctly, for the protection of everyone involved. If the seller is accepting responsibility for any repairs, ask for contractor bill(s) as proof of completion.

Re-inspections are only performed on items not accessible or that were unable to be inspected due to utilities not being turned on at the time of original inspection. Should repairs be necessary we suggest they be performed by an appropriate professional in the appropriate trade and that all work complies with applicable laws, including governmental permits, inspections, and approval requirements. Buyer should obtain from seller receipts for repairs performed by others, a written statement indicating the date of repairs performed by seller and provide copies of receipts and statements of seller prior to final verification of condition. See body of report for detailed descriptions of findings and recommendations.

California law requires a broad disclosure statement to be provided by the sellers to buyer of most residential property (CA D.R.E. Form TDS-14). If the statement was provided to us, it is used at the inspection to double-check problem areas. We do not cover all the items in the state form; and some items may not be inspected.

NOTWITHSTANDING POSSIBLE STATEMENTS TO THE CONTRARY IN THE REAL ESTATE TRANSFER

DISCLOSURE STATEMENT (CA D.R.E.FORM TDS-14), OUR INSPECTION IS NOT A SUBSTITUTE DISCLOSURE AS DESCRIBED BY CIVIL CODE 1102. This means we are *not* responsible for any errors or omissions on the disclosure statement nor any possible consequences of such errors or omissions.

It is the clients sole responsibility to read this report in its entirety, not rely upon any verbal comments and to research any and all jurisdictional permits required by the local authorities regarding the property in contract before the close of escrow. The client is to personally perform a diligent visual inspection of the property after the seller vacates to insure that no "condition" was concealed by personal property and/or stored items while occupied or damaged during the seller's evacuation of the building. Should any "condition" be revealed that was not addressed within this report prior to, or after the close of escrow, please contact our office immediately for an additional evaluation regarding such "condition."

CLIENT & SITE INFORMATION

FILE/DATE/TIME File # 0908102.3pa Date: 02/10/2009 Time: 09:00 AM.
CLIENT NAME SAMPLE REPORT.
LOCATION 6779 Sample Report Way, San Diego CA, 92011.
WEATHER Weather conditions during the inspection: overcast, 60-70 degrees and the ground was moist to dry.

BUILDING CHARACTERISTICS

MAIN ENTRY WAY Faces: Northwest.
DESCRIPTION Built in the 2000's, 2 story, approximately 2000-2500 sq.ft., 1 family residence.
FOUNDATION Foundation types: concrete slab on grade.

UTILITIES

UTILITIES All utilities on.

OTHER INFORMATION

PEOPLE PRESENT People present: client's agent, client(buyer), client's family.
BUILDING OCCUPIED The building was not occupied during the inspection.
INSPECTED BY Martin D. Lehman.
COMMENTS Where noted, material defect(s) in the systems, structures, or components of the building are preceded by condition codes i.e. [SC], [FE], [CR] and [RU]. Each code is defined in the "Condition Code" section of page 1 of this report. We recommend all maintenance, repairs, or corrections be made by the appropriate persons "professionals in the appropriate trades" using approved methods prior to the close of escrow.

INTRODUCTORY NOTES

IMPORTANT INFORMATION [NOTE] Any statements made in the body of this inspection report pertaining to left, right, front or rear were referenced by standing in front of and facing the building.

[NOTE] We recommend obtaining equipment operating manuals and documentation for all warranted items of the building.

[NOTE] We recommend having the locks of all exterior doors re-keyed after taking possession of the building for security reasons.

[NOTE] Photographs, when used, are simply a tool to convey our findings, they are not

intended to enhance those findings or diminish any findings not photographed.

[NOTE] Regardless of the age of the building we recommend inquiring about any permits and inspection records with final signatures for the building and for any changes, remodels or additions that may have been made to the building.

[NOTE] We are not soil or geotechnical engineers and cannot render an opinion regarding soil stability or potential soil movement. If desired, a qualified professional in the appropriate trade should be consulted on these matters.

[NOTE] Shortly before closing you will be given an opportunity for a final walk through of the property to assure you that the property is as it should be. We strongly suggest that you ask the present occupant/seller if any adverse conditions, changes, or remedial work done by others, which may have caused damage behind furniture or to another component of the house have occurred since your property inspection was performed.

[NOTE] Further evaluations and all corrections are recommended to be completed before the close of this transaction.

[NOTE] Square footage of and age of building quoted is information given by other parties in the transaction and is a guide for the inspection company to determine amount of time and the fee to perform the inspection. All parties to the transaction need to determine the exact square footage and age of building to their own satisfaction.

ENVIRONMENTAL CONCERNS

Client acknowledges what is being contracted for is a building inspection and not an environmental evaluation and the inspection is not intended to; detect, identify or disclose any health or environmental concerns regarding the building(s) and/or adjacent property, including but not limited to, the presence of asbestos, radon, lead, urea-formaldehyde, fungi, mold, bio-organic growth, PCB's, electromagnetic radiation, buried fuel oil tanks, ground water contamination, soil contamination, or any other toxic materials or substances contained in the water, air, soils, or building materials or products. We are not trained or licensed to recognize or analyze any of these materials. We may make reference to one or more of these materials when/if noted during the inspection. Should further study or analysis seem prudent, then a full evaluation by an appropriate professional in the appropriate trade is recommended.

CREIA STANDARDS OF PRACTICE

Part I. Definitions and Scope

These Standards of Practice provide guidelines for a *real estate inspection* and define certain terms relating to these *inspections*. ***Italicized*** words in these Standards are defined in Part IV, Glossary of Terms.

A. A *real estate inspection* is a survey and basic *operation* of the *systems* and *components* of a *building* which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may result in damage to the property or personal injury to the *Inspector*. The purpose of the inspection is to provide the Client with information regarding the general *conditions* of the *building(s)*. Cosmetic and aesthetic *conditions* shall not be considered.

B. A *real estate inspection* report provides written documentation of material defects discovered in the *inspected building's systems* and *components* which, in the opinion of the *Inspector*, are *safety hazards*, are not *functioning* properly, or appear to be at the ends of their service lives. The report may include the *Inspector's*

recommendations for correction or further evaluation.

C. *Inspections performed in accordance with these Standards of Practice are not technically exhaustive and shall apply to the primary building and its associated primary parking structure.*

Part II. Standards of Practice

A real estate inspection includes the readily accessible systems and components or a representative number of multiple or similar components listed in SECTIONS 1 through 9 subject to the limitations, exceptions, and exclusions in Part III **(Review Part III & IV of Standards of Practice at the end of this Inspection Report)**

FOUNDATION, BASEMENTS AND UNDER-FLOOR AREAS

SECTION 1

A. Items to be inspected:

1. FOUNDATION SYSTEM
2. FLOOR FRAMING SYSTEM
3. UNDER-FLOOR VENTILATION
4. FOUNDATION ANCHORING AND CRIPPLE WALL BRACING
5. WOOD SEPARATION FROM SOIL
6. INSULATION

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

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

FOUNDATION INFORMATION

101 TYPE	Concrete slab on grade.
102 VENTILATION	Not applicable to this structure.
106 ANCHORING	A visual examination could not confirm the presence or condition of foundation anchor bolting because of concealment due to the type of foundation system employed. (slab-on-grade)
107 CRIPPLE WALL BRACING	Not applicable to this structure.
109 INSULATION	Not applicable to this structure.

CONCERNS AND COMMENTS

- 102 EXTERIOR** [CR] There was a condition known as efflorescence on portions of the foundation. This is a salt deposit left when moisture in the foundation evaporates. It indicates that the foundation is experiencing wet and dry cycles. We recommend the exterior grading and drainage be improved to divert moisture away from the foundation.
- 103 INTERIOR** [NOTE] Slab was viewed from exterior only, unable to view and confirm current condition of interior slab due to wall-to-wall flooring. Footing not visible due to hardscape or soil height. Expect to see some degree of cracking in concrete when floor coverings are removed/replaced due to shrinkage in the drying process. These cracks should be sealed to prevent moisture and insect entry. If large cracks are present along with displacement/movement a full evaluation and correction as needed by a qualified,

licensed contractor specializing in foundation systems repair who utilizes the services of a qualified civil, structural or geo-technical engineer is recommended.

118 WOOD SEPARATION FROM SOIL

[CR] The wood framing lacked adequate separation from the soil at a number of areas around the structure due to soil and/or hardscape height. These conditions are conducive to moisture intrusion and deterioration of the wood framing. The soil level or exterior grade should be maintained at least six inches below the top of the foundation, not to be in contact with wood products and with proper slope away from the building. This helps to prevent moisture damage and termite infestation. The wood framing was not visible for inspection due to wall covering/finish. Consideration should be given to having the wood evaluated by an appropriate specialist, as damage may be present.

SECTION 1

B. The Inspector is not required to:

1. Determine size, spacing, location or adequacy of foundation bolting/bracing components or reinforcing systems.
2. Determine the composition or energy rating of insulation materials.

EXTERIOR

SECTION 2

A. Items to be inspected:

1. SURFACE GRADE DIRECTLY ADJACENT TO THE BUILDINGS
2. A REPRESENTATIVE NUMBER OF DOORS AND WINDOWS
3. ATTACHED DECKS, PORCHES, PATIOS, BALCONIES, STAIRWAYS AND THEIR ENCLOSURES
4. WALL CLADDING AND TRIM
5. PORTIONS OF WALKWAYS AND DRIVEWAYS THAT ARE ADJACENT TO THE BUILDINGS

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

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

EXTERIOR INFORMATION

201 SITE GRADING	Flat site.
202 DRIVEWAY(S)	Concrete.
203 WALKWAY(S)	Concrete.
207 PORCH(ES)	Concrete.
208 PATIO(S)	Concrete.
213 SIDING/CLADDING(S)	Stucco and wood.
214 EXTERIOR TRIM	Wood and stucco.
215 DOOR(S)	Wood and sliding glass doors.
216 WINDOW(S)	Double-pane (thermal) windows were present.
218 SITE DRAINAGE	Underground drains.

CONCERNS AND COMMENTS

- 230 PATIO(S)** [SC] Evidence of ponding water was noted on the patio. This condition is a slip and fall hazard. We recommend correcting the condition(s) noted.
- 237 SITE DRAINAGE** [NOTE] An underground drainage system was installed, it was not water tested during the inspection. We make no representations as to its effectiveness and recommend its operation be noted during adverse weather. It's a good idea to have the system checked out and cleaned as needed prior to the wet season.
- 238 LANDSCAPING** [CR] There was vegetation growing on the building. This condition limits the inspection, and is conducive to moisture intrusion/deterioration. We recommend correcting the condition(s) noted.
- 239 STUCCO CLADDING** [CR] There were holes in the stucco siding. There were gaps between the stucco siding and adjacent materials. There were cracks in the stucco siding. Chipped stucco next to front porch. These conditions are conducive to moisture intrusion/deterioration. We recommend correcting the condition(s) noted.
- 248 EXTERIOR TRIM** [FE] There was evidence of conditions that require further evaluation by a pest control operator. The independent structural pest inspection report should be reviewed for additional information.
[CR] There were gaps between the trim materials and adjacent materials. These conditions are conducive to moisture intrusion/deterioration. We recommend correcting the condition(s) noted.
- 249 EAVE(S)/SOFFIT(S)** [CR] Nests were noted. We recommend correcting the condition(s) noted.

BEYOND THE SCOPE OF THE INSPECTION

- 257 FENCING/WALLS/GATE(S)** [FE] There was evidence of conditions that require further evaluation by a pest control operator. The independent structural pest inspection report should be reviewed for additional information.
- 259 FOUNTAIN(S)** [FE] These system(s) are outside the scope of the inspection and are not inspected. We recommend consulting with an appropriate professional in the appropriate trade regarding the operation and maintenance of this system.

SECTION 2

B. The Inspector is not required to:

1. *Inspect* door or window screens, shutters, awnings or security bars
2. *Inspect* fences or gates or operate automated door or gate openers or their safety devices
3. Use a ladder to *inspect systems* or *components*

ROOF COVERINGS

SECTION 3

A. Items to be inspected:

1. COVERING
2. DRAINAGE
3. FLASHING
4. PENETRATIONS
5. SKYLIGHTS

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

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

ROOF INFORMATION

- | | | |
|-----|--------------------------|--|
| 301 | INSPECTION METHOD | The inspector walked on the roof and viewed the accessible roofing components. |
| 302 | ROOF COVERING(S) | Concrete tile. |
| 304 | ROOF DRAINAGE | Gutters with downspouts. |
| 305 | SKYLIGHT(S) | Not Present. |

CONCERNS AND COMMENTS

- | | | |
|-----|-----------------------|--|
| 309 | CONCRETE TILES | [FE] Rake installation was improper. Tiles should butt to course above and roll onto roof as far as possible to avoid moisture intrusion and deterioration. The roof tile head lap (overlap of the tile above to the tile below) was less than the tile manufacturer's installation guidelines. There was improper/none wrapping of the nailer board on the roof ridge(s)/hip(s). This is exposing the wood nailer and is conducive to moisture intrusion and deterioration. We recommend further evaluation and correction of the conditions noted by a qualified roofing contractor. |
| 321 | DOWNSPOUT(S) | [CR] Runoff water from the roof discharged next to the building. We recommend the downspouts be routed sufficiently away from the building to prevent ponding, pooling, and saturation of the soil at the foundation. |
| 323 | FLASHING(S) | [CR] Kick-out flashings were missing in a number of areas. These conditions are conducive to moisture intrusion and deterioration. We recommend correcting the condition(s) noted.
[FE] One or more pan flashings were missing and/or did not terminate at the edge of the roof or beyond their covering tile(s) edge. We recommend further evaluation and correction of the conditions noted by a qualified roofing contractor. |

SECTION 3

B. The Inspector is not required to:

1. Walk on the roof surface if, in the opinion of the *Inspector*, there is risk of damage or a hazard to the *inspector*
2. Warrant or certify that roof *systems*, coverings or *components* are free from leakage

ATTIC AND ROOF FRAMING

SECTION 4

A. Items to be inspected:

1. FRAMING
2. VENTILATION
3. INSULATION

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

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

ATTIC/FRAMING INFORMATION

401 ATTIC ACCESS(S)	Access: 2 Location: upper hall, master bedroom closet Type: hatch in the ceiling.
402 ROOF FRAMING	Conventional framing and factory-built trusses.
403 ROOF SHEATHING	Oriented strand board (OSB)
404 INSULATION	Fiberglass batts.
405 VENTILATION	Soffit, Gable, Roof.

CONCERNS AND COMMENTS

406 ATTIC ACCESS(S)	The attic space was restricted by framing, furnace and ducting, insulation, The attic examination was limited to the accessible areas.
---------------------	--

SECTION 4

B. The Inspector is not required to:

1. *Inspect mechanical attic ventilation systems or components*
2. *Determine the composition or energy rating of insulation materials*

PLUMBING

SECTION 5

A. Items to be inspected:

1. WATER SUPPLY PIPING
2. DRAIN, WASTE AND VENT PIPING
3. FAUCETS AND FIXTURES
4. FUEL GAS PIPING
5. WATER HEATERS
6. FUNCTIONAL FLOW AND FUNCTIONAL DRAINAGE

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

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

PLUMBING SYSTEM INFORMATION

502	WATER SHUTOFF	The main water shutoff valve was located in the garage.
503	WATER PIPING	Copper piping, where visible.
504	WASTE LINES	ABS black plastic piping, where visible.
505	GAS SHUTOFF	The gas meter and shutoff valve are located at the left side of the building.
514	SINK(S)	Present in all bathrooms, kitchen and laundry room(s)
515	TOILET(S)	Present in all bathrooms.
518	TUB(S)/SHOWER(S)	Present in upstairs bathroom.
519	TUB(S)	Present in master bathroom.
521	SHOWER(S)	Present in master bathroom.
522	COMMENTS	[NOTE] Waste/Drain/Supply pipes, if present below the slab foundation/underground are not visible to view. No representations can be made for plumbing components not visible for inspection. No representations can be made as to the present or future conditions.

CONCERNS AND COMMENTS

506	WATER SHUTOFF	The main water shutoff valves are outside the scope of the inspection and are not tested.
508	WATER PIPING	[RU] There are older style plastic shutoff and corrugated line(s) to the sink(s)/toilet(s). These have a tendency to deteriorate over time and are known fail when it comes time to shut off the water supply to fixtures. We recommend upgrading to new ball-valve type shut-off's. [CR] There was corrosion noted at the fixture shut-off valves. We recommend correcting the condition(s) noted.
512	SINK FAUCET(S)	[CR] The half bathroom stopper mechanism was defective/missing parts. We recommend correcting the condition(s) noted.
518	TUB(S)/SHOWER(S)	[CR] The stopper mechanism was defective/missing parts. We recommend correcting the condition(s) noted. [CR] The tub-to-shower diverter failed to fully divert the water flow to the showerhead. We recommend correcting the condition(s) noted. [CR] The shower head was loose/leaking. This is conducive to water entry into concealed places. We recommend correcting the condition(s) noted.
521	ENCLOSURE(S)	[CR] The water barrier at the bottom of master shower enclosure was damaged/missing. We recommend correcting the condition(s) noted.
523	GAS SHUTOFF	[RU] There is no emergency shutoff wrench present. We recommend providing a wrench or installing a seismic automatic shut off valve for emergencies. We do not operate these devices.
545	FUNCTIONAL DRAINAGE	[FE] During the limited testing of your drainage system today the drains operated. Drains have been known to block at any time. Even new home sewer laterals have failed due to accidental blockage from construction debris or inadequate/improper installations. We recommend to have a video camera test be performed on the drainage system prior to close of the transaction by a qualified underground pipeline contractor if that has not been recently done.

WATER HEATER(S)

WATER HEATER INFORMATION

528 LOCATION(S)	The water heater was located in the garage.
529 APPROX. AGE(S)	Manufactured Date: 1999, based on the ID tag serial number.
530 SIZE / GALLONS	50 gallon.
531 ENERGY TYPE(S)	Natural gas.

CONCERNS AND COMMENTS

533 VENTING SYSTEM(S)	<p>[SC] The flue vent pipe was installed sloping downward. The vent must slope upward to the point of termination. We recommend correcting the condition(s) noted.</p> <p>[SC] The flue vent piping was not supported/secured properly. We recommend correcting the condition(s) noted.</p>
534 SUPPLY PIPING	The operation of water shutoff valves is outside the scope of the inspection and were not operated.
535 "T & P" VALVE(S)	[SC] There was no temperature & pressure relief valve and discharge line installed. We recommend installing an approved T&P valve and discharge line that extends to the exterior and terminates close to the ground facing downward.
537 SEISMIC BRACING	[SC] The water heater was double strapped incorrectly. The straps were loose. We recommend correcting the condition(s) noted.
541 ELEVATION(S)	[SC] The water heater ignition source/pilot light was not elevated 18" inches or more above the floor. This condition is conducive to the ignition of flammable vapors. We recommend correcting the condition(s) noted.
543 ADDITIONAL COMMENTS	<p>[RU] There was no drip pan and drain line under the water heater to catch and divert any dripping water to the exterior. We recommend a pan and drain line be installed for water heaters located in interior spaces.</p> <p>[NOTE] The water heater was an older model and nearing the end or beyond its expected useful life. We recommend budgeting for a replacement.</p>

SECTION 5

B. The Inspector is not required to:

1. Fill any *fixture* with water, *inspect* overflow drains or drainstops, or evaluate backflow *devices*, waste ejectors, sump pumps or drain line cleanouts
2. *Inspect* or evaluate water temperature balancing *devices*, temperature fluctuation, time to obtain hot water, water circulation or solar heating *systems* or *components*
3. *Inspect* whirlpool baths, steam showers, or sauna *systems* or *components*
4. *Inspect* fuel tanks or determined if the fuel gas system is free of leaks
5. *Inspect* wells or water treatment *systems*

ELECTRICAL

SECTION 6

A. Items to be inspected:

1. SERVICE EQUIPMENT
2. ELECTRICAL PANELS
3. CIRCUIT WIRING
4. A REPRESENTATIVE NUMBER OF SWITCHES, RECEPTACLES, OUTLETS AND LIGHTING FIXTURES

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

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

ELECTRICAL SYSTEM INFORMATION

601 SERVICE TYPE	Underground. The underground service lateral was not visible to inspect.
602 SERVICE PANEL	Located at the left side of the building.
603 SERVICE RATING	120/240 volt system, rated at 200 Amperes.
605 DISCONNECT TYPE	Circuit breakers.
608 GROUNDING TYPE	Water piping & foundation rebar system.
611 CIRCUIT WIRING	Material: copper Wiring method: non-metallic sheathed cable.
612 SWITCHES, RECEPTACLES AND LIGHT FIXTURES	A sampling/representative number of switches, receptacles and light fixtures were tested for operation.

CONCERNS AND COMMENTS

616 SERVICE PANEL	The circuit breakers in the panel were labeled. The accuracy of the labeling was not verified.
617 SERVICE PANEL WORKMANSHIP	[SC] One or more breakers/fuses in the panel are rated for more than their associated circuits require. This allows a higher load on a circuit than the wiring is rated for which can overheat the conductors and lead to electrical fire. We recommend immediate correction as appropriate by a reputable licensed electrician. [SC] One or more breakers in the electrical service panel were found to be double lugged. This condition where two circuits are on the same breaker may lead to overloading both circuits. We recommend installation of additional breaker(s) to separate the circuits with work to be done by a licensed electrical contractor.
622 CIRCUIT WIRING	[SC] Extension cord(s) and/or cord type wiring was installed in a permanent manner at the following location(s): garage. We recommend correcting the condition(s) noted. [SC] There were electrical wiring connections that were not contained in approved electrical junction boxes at the following location(s): attic. We recommend correcting the condition(s) noted. [SC] The exposed wiring within six feet of the attic access opening was not protected from damage. We recommend correcting the condition(s) noted.
630 DOOR BELL	[CR] The door bell failed to function. We recommend correcting the condition(s) noted.

- 636 LIGHTS/FIXTURES** [CR] The garage exterior light did not function. This may be due to bad bulbs, bad fixtures and/or wiring. It is beyond the scope of this inspection to determine why a fixture/light is inoperative. We recommend owner demonstrate that all lights/fixtures are operational before your final purchase decision.
[CR] The light globes were cracked/damaged/missing on a number of lights. We recommend correcting the condition(s) noted.
[CR] Attic light was missing. We recommend correcting the condition(s) noted.
- 639 AFCI DEVICES** [RU] There was no AFCI protection provided at the areas where required today. These are circuit breakers designed to detect dangerous arcing in a circuit that can result in fire. We recommend upgrading by providing AFCI protection at the appropriate locations.

OUTSIDE THE SCOPE OF THE INSPECTION

- 641 ALARM SYSTEM** [FE] These systems are outside the scope of the inspection and are not inspected. We recommend consulting with an appropriate professional in the appropriate trade regarding the systems operation and maintenance.
- 644 AUDIO/VIDEO** [FE] These systems are outside the scope of the inspection and are not inspected. We recommend consulting with an appropriate professional in the appropriate trade regarding the systems operation and maintenance.

SECTION 6

B. The Inspector is not required to:

1. Operate circuit breakers or circuit interrupters.
2. Remove cover plates.
3. Inspect de-icing systems or components
4. Inspect private or emergency electrical supply systems or components

HEATING AND COOLING SYSTEMS

SECTION 7

A. Items to be inspected:

1. HEATING EQUIPMENT
2. CENTRAL COOLING EQUIPMENT
3. ENERGY SOURCE CONNECTIONS
4. COMBUSTION AIR AND EXHAUST VENT SYSTEMS
5. CONDENSATE DRAINAGE
6. CONDITIONED AIR DISTRIBUTION SYSTEMS

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

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

HEATING SYSTEM INFORMATION

- 701 LOCATION(S)** The unit was located in the attic.
- 704 TYPE & FUEL** Forced air natural gas fired system.
- 705 APPROX. BTU(S)** 90-100,000 btu's.

CENTRAL COOLING SYSTEM INFORMATION

- 717 LOCATION(S) The unit was located on the left side of the building.
- 720 SYSTEM TYPE(S) "Split system" The condensing unit and evaporator coils were at different locations.
- 721 APPROX. SIZE(S) 5 ton.

CONDITIONED AIR DISTRIBUTION SYSTEMS

- 732 DUCT TYPE(S) Insulated flexible ducting.

CONCERNS AND COMMENTS

- 710 HEAT EXCHANGER(S) [NOTE] The heat exchanger was not visible to inspect without dismantling the unit, which is beyond the scope of the inspection.
- 711 BLOWER / FILTER(S) [CR] The blower and filter(s) were dirty, these conditions restricts the air flow and reduces the systems efficiency. We recommend having the system cleaned and serviced by an appropriate professional in the appropriate trade.
- 714 VENTING SYSTEM(S) [SC] The flue vent pipe was not secured at connections as required. We recommend correcting the condition(s) noted.
- 715 HEATING EQUIPMENT ENERGY SOURCE CONNECTION(S) [SC] The gas line was not hard piped to the exterior of the furnace housing. This is a safety concern that is conducive to flex line damage and gas leaks. We recommend correcting the condition(s) noted.
- 723 CONDENSING UNIT(S) [CR] The condensing unit was not fully elevated above the surrounding grade. This condition is conducive to deterioration of the unit. We recommend correcting the condition(s) noted.
- 730 CONDENSATE DRAIN(S) [CR] The condensate drain line had an improper slope to provide for adequate drainage and blockage may result. We recommend correcting the condition(s) noted.
- 733 DUCT CONDITIONS [CR] There were one or more kinked ducts. This can hinder the air flow through the ducts. We recommend correcting the condition(s) noted.
[CR] The outer plastic covering on the conditioned air ducts was damaged. We recommend correcting the condition(s) noted.

SECTION 7

B. The Inspector is not required to:

1. *Inspect* heat exchangers or electrical heating elements.
2. *Inspect* non-central air conditioning units or evaporative coolers.
3. *Inspect* radiant, solar, hydronic or geothermal *systems* or *components*.
4. *Determine* volume, uniformity, temperature, airflow, balance, or leakage of any air distribution *system*.
5. *Inspect* electronic air filtering or humidity control *systems* or *components*.

FIREPLACES & CHIMNEYS

SECTION 8

A. Items to be inspected:

1. CHIMNEY EXTERIOR
2. SPARK ARRESTOR.
3. FIREBOX
4. DAMPER
5. HEARTH EXTENSION

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

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

FIREPLACE/GAS APPLIANCE/WOOD BURNING STOVE INFORMATION

- | | |
|-----------------------|--|
| 801 LOCATION(S) | The fireplace was located, in the living room. |
| 802 UNIT TYPE(S) | Manufactured fireplace. |
| 804 FUEL TYPE(S) | Gas and/or wood burning. |
| 804 CHIMNEY(S) | Stucco chimney with a metal flue. |
| 806 SPARK ARRESTOR(S) | There was a spark arrester installed. |

CONCERNS AND COMMENTS

- | | |
|----------------|---|
| 808 CHIMNEY(S) | [CR] Evidence of ponding water was noted on the chimney cap(s). These condition(s) are conducive to moisture intrusion and deterioration. We recommend correcting the condition(s) noted. |
| 812 FIREBOX(S) | [SC] The gas line was not sealed at the wall where it entered the fire box. We recommend sealing the gap around the pipe to the fire box wall. |
| 826 COMMENTS | [FE] We recommend an inspection by a qualified fireplace professional prior to the close of this transaction. The National Fire Protection Association (NFPA) recommends an NFPA 211, Level II inspection of the fireplace and chimney when a home changes owners.
Our inspection of the fireplace and chimney is limited to the readily visible portions only. Our distant oblique view from the top or bottom is not adequate to discover possible deficiencies or damage, even with a strong light. A qualified fireplace professional will clean the interior if necessary, use specialized tools, testing procedures, mirrors and video cameras as needed to evaluate the fireplace system. For safe and efficient operation we further recommend annual inspections by a qualified fireplace professional.
You may be able to locate a qualified specialist at www.F-I-R-E-Service.com . |

SECTION 8

B. The Inspector is not required to:

1. Inspect chimney interiors.
2. Inspect fireplace inserts, seals and gaskets.
3. Operate any fireplace or determine if the fireplace can be safely used

BUILDING INTERIOR

SECTION 9

A. Items to be inspected:

1. WALLS, CEILINGS AND FLOORS
2. A REPRESENTATIVE NUMBER OF DOORS AND WINDOWS
3. STAIRWAYS, HANDRAILS AND GUARDRAILS
4. PERMANENTLY INSTALLED CABINETS
5. PERMANENTLY INSTALLED COOK-TOPS, MECHANICAL RANGE VENTS, OVENS, DISHWASHERS AND FOOD WASTE DISPOSERS
6. ABSENCE OF SMOKE ALARMS
7. VEHICLE DOORS AND OPENERS

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

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

BUILDING INTERIOR INFORMATION

902 WALL(S)/CEILING(S)	Sheetrock.
903 INTERIOR DOOR(S)	Wood and sliding glass doors.
905 FLOOR(S)	Tile, Simulated wood, Carpet, Wood.
908 SMOKE ALARM(S)	Smoke detectors were noted at; hallways and bedrooms.
910 STAIRWELLS)	Present.
912 HANDRAIL(S)	Present.
914 GUARDRAIL(S)	Present.
916 CABINET(S)	Wood/wood-like.
920 COOKTOP(S)	A gas cooktop/range.
922 OVEN(S)	Electric oven.
923 EXHAUST VENT(S)	Up draft system.
924 DISHWASHER(S)	1 present.
926 DISPOSAL(S)	1 present.
928 MICROWAVE(S)	Present.
930 DRYER SERVICE	The dryer hookup was provided for a gas unit only.
932 DRYER VENT(S)	Present.
934 WASHER SERVICE	Present.
936 GARAGE(S)	Attached.
938 GARAGE DOOR(S)	Automatic, Sectionals.
940 GARAGE FLOOR(S)	Concrete.

CONCERNS AND COMMENTS

- 908 SMOKE ALARM(S)** Testing of smoke detectors is not included in this inspection. Pushing the "test" button only verifies that there is power at the detector, either a battery or wired to the house wiring and not the operational workings of the detector. The operational check is done by filling the sensor with smoke and is beyond the scope of this inspection. Battery operated smoke alarms should be checked on a routine basis and the batteries should be changed frequently.
- 912 WALL(S)/CEILING(S)** [FE] There were moisture stained/damaged walls/ceilings/floors noted on: garage; next to water heater; on bedroom ceiling; on kitchen floor/wall. We recommend a full evaluation and correction as needed by a qualified contractor specializing in water damage and remediation/abatement, with cost estimates for repairs be for your final purchase decision.
- 913 CLOSET(S)** [CR] Rusted door track in master bedroom. We recommend correcting the condition(s) noted.
- 914 CARPET FLOORING** [CR] The carpet was stained/soiled in areas. We recommend correcting the condition(s) noted.
- 915 TILE FLOORING** [CR] There were cracked/loose floor tiles in living room by fireplace. We recommend correcting the condition(s) noted.
- 917 WOOD FLOORING** [CR] Stains and discoloration were noted on the wood flooring upstairs. We recommend locating and correcting the source as well as any damaged materials.
- 918 SIMULATED WOOD FLOORING** [CR] Loose trim was noted. We recommend correcting the condition(s) noted.
[CR] Moisture damage were noted on the wood flooring in living room. We recommend locating and correcting the source as well as any damaged materials.
[CR] The wood flooring was loose from the floor at the joints. We recommend correcting the condition(s) noted.
- 923 WINDOW(S)** [CR] The window screen(s) had damaged mesh/frames/latches or were missing. We recommend correcting the condition(s) noted.
[CR] There was evidence of moisture intrusion/damage in the upstairs bedroom window sill(s). We recommend locating and repairing the source and any damaged materials.
[CR] There was evidence of moisture stains/damage on a number of the window track(s). We recommend locating and repairing the source and any damaged materials.
[FE] Condensation/stains were noted between the glass panes in the dining room thermal window(s). We recommend having all of the doors and windows evaluated by an appropriate professional in the appropriate trade.
- 953 GARBAGE DISPOSAL(S)** [SC] The splash guard was damaged/deteriorated/missing. We recommend it be replaced.
- 967 WASHER SERVICE** [NOTE] The washer drain was not visible due to obstructions present and/or because it was concealed in the wall. No representations were made as to the present or future conditions. We do not operate the faucets.
- 969 DRYER VENT(S)** [SC] Dryer vent is made of corrugated plastic material. This is a fire safety hazard. We recommend correcting the condition(s) noted.
- 976 GARAGE DOOR(S)** [CR] Manual door lock noted on the garage doors. If manual lock is closed in the locked position, it will cause damage to the system when electric opener is operated. We recommend correcting the condition(s) as needed.

977 DOOR OPENER(S)

[SC] The secondary safety system (electric eyes) on large door were mounted lower than the manufacturer's recommendation of 4" to 6" above the floor. We
[SC] The secondary safety system (electric eyes) on small door were mounted higher than the manufacturer's recommendation of 4" to 6" above the floor. We recommend correcting the condition(s) noted. recommend correcting the condition(s) noted.
[NOTE] The pressure reverse, if present on the garage door, was not tested to avoid possible damage to the door. I recommend having the seller demonstrate the reverse function per the manufacturer's instructions. I recommend testing the door per manufacturer's instructions with regularity. Instructions may be found at www.dasma.com.

SECTION 9

B. The Inspector is not required to:

1. *Inspect* window, door or floor coverings.
2. *Determine* whether a *building* is secure from unauthorized entry.
3. *Operate* or test smoke alarms or vehicle door safety devices.
4. Use a ladder to *inspect systems* or *components*.

Part III. Limitations, Exceptions, and Exclusions

A. The following are excluded from a *real estate inspection*:

1. *Systems* or *components* of a building, or portions thereof, which are not *readily accessible*, not *permanently installed*, or not *inspected* due to circumstances beyond the control of the *Inspector* or which the Client has agreed or specified are not to be *inspected*
2. Site improvements or amenities, including, but not limited to; accessory buildings, fences, planters, landscaping, irrigation, swimming pools, spas, ponds, waterfalls, fountains or their *components* or accessories
3. Auxiliary features of *appliances* beyond the *appliance's* basic function
4. *Systems* or *components*, or portions thereof, which are under ground, under water, or where the *Inspector* must come into contact with water
5. Common areas as defined in California Civil Code section 1351, et seq., and any dwelling unit *systems* or *components* located in common areas
6. *Determining* compliance with manufacturers' installation guidelines or specifications, building codes, accessibility standards, conservation or energy standards, regulations, ordinances, covenants, or other restrictions
7. *Determining* adequacy, efficiency, suitability, quality, age, or remaining life of any *building*, *system*, or *component*, or marketability or advisability of purchase
8. Structural, architectural, geological, environmental, hydrological, land surveying, or soils-related examinations
9. Acoustical or other nuisance characteristics of any *system* or component of a building, complex, adjoining property, or neighborhood
- 10 Conditions related to animals, insects, or other organisms, including fungus and mold, and any hazardous, illegal, or controlled substance, or the damage or health risks arising there from
11. Risks associated with events or conditions of nature including, but not limited to; geological, seismic, wildfire, and flood
12. Water testing any *building*, *system*, or *component* or *determine* leakage in shower pans, pools, spas, or any body of water

13. *Determining* the integrity of hermetic seals at multi-pane glazing
14. Differentiating between original construction or subsequent additions or modifications
15. Reviewing information from any third-party, including but not limited to; product defects, recalls, or similar notices
16. Specifying repairs/replacement procedures or estimating cost to correct
17. Communication, computer, security, or low-voltage *systems* and remote, timer, sensor, or similarly controlled systems or *components*
18. Fire extinguishing and suppression *systems* and *components* or *determining* fire resistive qualities of materials or assemblies
19. Elevators, lifts, and dumbwaiters
20. Lighting pilot lights or activating or operating any *system, component, or appliance* that is shut down, unsafe to operate, or does not respond to normal user controls
21. *Operating* shutoff valves or *shutting down* any *system* or *component*
22. Dismantling any *system, structure, or component* or removing access panels other than those provided for homeowner maintenance

B. The *Inspector* may, at his or her discretion:

1. *Inspect* any *building, system, component, appliance,* or improvement not included or otherwise excluded by these Standards of Practice. Any such *inspection* shall comply with all other provisions of these Standards.
2. Include photographs in the written report or take photographs for *Inspector's* reference without inclusion in the written report. Photographs may not be used in lieu of written documentation.

IV. Glossary of Terms

*Note: All definitions apply to derivatives of these terms when italicized in the text.

Appliance: An item such as an oven, dishwasher, heater, etc. which performs a specific *function*

Building: The subject of the *inspection* and its *primary parking structure*

Component: A part of a *system, appliance, fixture, or device*

Condition: Conspicuous state of being

Determine: Arrive at an opinion or conclusion pursuant to a *real estate inspection*

Device: A *component* designed to perform a particular task or *function*

Fixture: A plumbing or electrical *component* with a fixed position and *function*

Function: The normal and characteristic purpose or action of a *system, component, or device*

Functional Drainage: The ability to empty a plumbing *fixture* in a reasonable time

Functional Flow: The flow of the water supply at the highest and farthest fixture from the *building supply* shutoff valve

when another *fixture* is used simultaneously

Inspect: Refer to Part I, "Definition and Scope", Paragraph A

Inspector: One who performs a *real estate inspection*

Normal User Control: Switch or other *device* that activates a *system* or *component* and is provided for use by an occupant of a *building*

Operate: Cause a *system*, *appliance*, *fixture*, or *device* to *function* using *normal user controls*

Permanently Installed: Fixed in place, e.g. screwed, bolted, nailed, or glued

Primary Building: A *building* that an *Inspector* has agreed to *inspect*

Primary Parking structure: A *building* for the purpose of vehicle storage associated with the *primary building*

Readily Accessible: Can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may harm persons or property

Real Estate Inspection: Refer to Part I, "Definitions and Scope", Paragraph A

Representative Number: Example, an average of one *component* per area for multiple similar *components* such as windows, doors, and electrical outlets

Safety Hazard: A *condition* that could result in significant physical injury

Shut Down: Disconnected or turned off in a way so as not to respond to *normal user controls*

System: An assemblage of various *components* designed to *function* as a whole

Technically Exhaustive: Examination beyond the scope of a *real estate inspection*, which may require disassembly, specialized knowledge, special equipment, measuring, calculating, quantifying, testing, exploratory probing, research, or analysis

TIPS ON SELECTING A TRADESPERSON OR PROFESSIONAL TO HELP PERFORM NEEDED SERVICES

Check with the State Registration Board to determine if the type of service you need requires a person licensed in that field to perform the work. (Example: Plumbing work requires a licensed plumber, electrical work requires a licensed electrician, etc.)

If you're not sure what type of professional or tradesperson you need to perform the required service, call someone in a related field and ask them what type of professional or tradesperson would perform the type of service you need. If you still can't determine what type of person to contact, perform a search on the Internet & Yellow Pages under general contractors, call a couple and see if they can direct you to the appropriate type of tradesperson or professional.

Once you have established the type of tradesperson or professional that can suit your needs, you should develop a list with three or four names on it. This list can be developed by several methods:

1. Check with friends, associates and relatives to determine if they have ever used the services of this type of tradesperson or professional and whether or not they were satisfied with the company or individual they

used.

2. Ask the local Chamber Of Commerce for the names of Chamber members who perform those services.
3. Check the Yellow Pages & do a search on the Internet (try <http://www.angieslist.com/>)
4. In some cases, when you need to have something installed such as roofing shingles, or vinyl siding, the manufacturer or distributor of those products may have a certified or approved list of installers. When you have compiled your list, call or write the Better Business Bureau or the Attorney General's Consumer Hotline to see if there are any reported complaints against anyone on your list.

Finally, contact the people or companies on your list. Don't let fees or price alone determine who you hire. Check on experience, qualifications, insurance and references.

[NOTE] This information is provided as a guideline only; there may be other methods more suitable for choosing a tradesperson or professional. Solid Foundation Home Inspection Service, its owners, officers and employees are not responsible for the actions, performance, or lack of performance of tradespersons or professionals that may be called upon to perform services at this home.