

WE C 20/20 INSPECTIONS

P.O. Box 1477
Redondo Beach Ca 90278
(310) 750-4541

Report #: Date_Address Inspector: Charles E. Crawford Sr.

Date of Inspection: 5/9/1999

Dwelling Address: 0000 street city, Ca zip code

Client Name: John Doe

Buyer's Agent: Jane dimmer Seller's Agent: Jeff Amber

This report lists the systems and components inspected by this company. Items not found in this report are considered beyond the scope of this inspection, and should not be considered inspected at this time. When "APPEARS SERVICEABLE" is checked it means that we did not observe conditions that would lead us to believe problems existed with this system or component. The item is capable of being used. Some serviceable items may, however, show wear and tear. Other conditions are checked, if applicable, in the body of the report.

SIGNIFICANTLY DEFICIENT SYSTEMS OR COMPONENTS will be identified as: Not functional / unsafe / worn / near end of lifespan. When in the inspector's opinion, an item is "significantly deficient"; the reason will be checked within the body of the report.

NOTICE: This report contains technical information that may not be readily understandable to the layperson. Therefore, a verbal consultation with the inspector is a mandatory part of this inspection. 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. If you were not present during this inspection please call the office to arrange for your verbal consultation.

NOTICE: It is always wise to check with the building department for permit information, especially if additions or alterations are noted.

IMPORTANT NOTICE TO THIRD PARTIES OR OTHER PURCHASERS: RECEIPT OF THIS REPORT BY ANY PURCHASERS OF THIS PROPERTY OTHER THAN THE PARTY (IES) IDENTIFIED ON THE CONTRACT PAGE #1 IS NOT AUTHORIZED BY THE INSPECTOR. THE INSPECTOR STRONGLY ADVISES AGAINST ANY RELIANCE ON THIS REPORT. WE RECOMMEND THAT YOU RETAIN A QUALIFIED PROFESSIONAL INSPECTOR TO PROVIDE YOU WITH YOUR OWN INSPECTION AND REPORT ON THIS PROPERTY.

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DEFINITION OF TERMS

KEY TO THE INSPECTION REPORT

* Items that have an asterisk next to them. This item or component warrants additional attention, repair or monitoring.

The Bracketed Numbers are defined as follows:

(1) Recommend evaluation by a qualified licensed structural engineer / geotechnical engineer.

(2) Recommend further review and repairs as needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.

(3) Recommend further review for the presence of any wood destroying pests or organisms by qualified Pest Inspector.

(4) This item is a safety hazard - correction is needed.

(5) Recommend upgrading for safety enhancement. This building may have been constructed before current safety standards were developed.

N/A - Not applicable/not inspected.

GENERAL CONDITIONS

101	Present at Inspection	Client Buyer's Agent Seller's Agent Seller.
102	Start Time	2:30 pm.
103	Completion Time	3:45 pm.
104	Weather Condition	Sunny Cloudy.
105	Property Type	Single Family.
106	Number of Units	1
107	Approx. Building Age	1956 yrs. stated by Seller
108	Approx. Roof Age	16 - 20 yrs. stated by Seller.
109	Additions / Alterations	Front bedroom.

GROUNDS

Step #	Component	Comments
01	Driveway	Appears Serviceable.
02	Sidewalks	Appears Serviceable.
03	Retaining Walls	Appears Serviceable.
04	Patio	Appears Serviceable.
05	Patio Cover	Appears Serviceable.
06	Decks/Porch	Appears Serviceable.
07	Fences & Gates	Appears Serviceable.

EXTERIOR

EXTERIOR WALLS: Wall insulation type and value is not verified* UFFI insulation or hazards are not identified* Conditions inside the wall cannot be judged* Lead testing is not performed*

CHIMNEY (S): The interior of the flue was not inspected at this time. We recommend that you retain a qualified chimney sweep to clean and evaluate the flue. *

SPRINKLERS: Underground pipes cannot be judged for breaks or possible root intrusions. Association-maintained systems are not tested. Grove systems are not tested.*

GUTTERS & DOWNSPOUTS: Gutters and subsurface drains are not water tested for leakage or blockage. * Regular maintenance of drainage systems is required to avoid water problems at the roof and foundation. *

Step #	Component	Comments
08	Exterior Stairs	Appears Serviceable.
09	Exterior Walls	Appears Serviceable.
10	Trim	Appears Serviceable.
11	Chimney(s)	N/A.
12	Sprinklers	Appears Serviceable.
13	Hose Faucets	Appears Serviceable.
14	Gutters & Downspouts	Appears Serviceable.

FOUNDATION

GRADING: This inspection does not include geological conditions or site stability information. For information concerning these conditions, a geologists or soils engineer should be consulted.

SLAB-ON-GRADE: All slabs experience some degree of cracking due to shrinkage in the dry process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. The inspector will, at additional cost, reinspect, provided the client removes floor covering.

BASEMENT FLOOR STRUCTURE: The inspector does not determine the effectiveness of any system installed to control or remove suspected hazardous substances* No engineering is performed during this inspection. *

Step #	Component	Comments
15	Grading	Appears Serviceable.
16	Slab-on-Grade	N/A.
17	Raised Foundation	Appears Serviceable.
17a	Crawlspace	Appears Serviceable.
17b	Floor Structure	Appears Serviceable.
18	Base. Foundation	Appears Serviceable.
18a	Basement	Appears Serviceable.
18b	Floor Structure	Appears Serviceable.

ROOF

TILE ROOF: Roofs of this material are often not walked on to avoid causing damage. Not all tiles/slates are checked for attachment. * Inspection is limited. *

ROOF NOTES: The report is an opinion of the general quality and condition of the roof.* The inspector cannot, and does not offer an opinion or warranty and to whether the roof has leaked in the past, or may be subject to future leakage. Notice: The report is an opinion of the general quality and condition of the roof. *

EXPOSED FLASHINGS: Determining the presence of asbestos or hazardous materials is beyond the scope of the inspection. * Roofs, skylights and flashing are not water tested for leaks.* Notice: Tenting a home for fumigation may cause damage to roofs - recommend reinspection for damage after tenting is completed.*

Step #	Component	Comments
19	Shingle / Shake	Appears Serviceable.
20	Tile Roof	N/A.
21	Built-up / Low slope	Appears Serviceable.
21b	Roof Notes	Appears Serviceable.
22	Exposed Flashings	Appears Serviceable.

PLUMBING

SUPPLY LINES: Underground pipes or pipes inside walls cannot be judged for size, leaks or corrosion. * Water quality testing or testing for hazards such as lead is not part of this inspection. * Notice: Be advised that some 'polybutylene' plastic piping systems have experienced documented problems.

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

FUEL SYSTEM: Underground piping & fuel tanks cannot be judged. Pipes inside walls or pipes concealed from view cannot be judged and the inspector does not perform tests for gas leaks or pipe size. *

WATER HEATER: Estimate of remaining life is not part of this inspection. Solar systems are not part of this inspection. Hot water recirculating pumps/systems are not part of this inspection. *

Step #	Component	Comments
23	Main Line	Appears Serviceable.
24	Supply Lines	Appears Serviceable.
25	Waste Lines	Appears Serviceable.
26	Fuel System	Appears Serviceable.
27	Water Heater(s)	Repairs Recommended. Location: Type: Conventional Natural Gas Capacity: +50 gal. Missing catch pan with exterior drain (2) (5). The water heater is not elevated such that the source of ignition was at least 18 inches above the garage floor. (2) (5)

HEATING

HEATING: If a fuel burning heater/furnace is located in a bedroom, we recommend evaluation by a qualified heating contractor for safety and air volume requirements. *

CONDITION: Inspector does not light pilots. If pilots are 'OFF', a full inspection is not possible. It is suggested that heating systems be activated and fully inspected **PRIOR TO CLOSE OF TRANSACTION.** *

BURNERS: The inspector is not equipped to thoroughly inspect heat exchangers for evidence of cracks or dismantling the unit or other technical procedures can only do holes, as this. * Some furnaces are designed in such a way that inspection is almost impossible. * This company does not test safety devices. *

DISTRIBUTION: Asbestos materials have been commonly used in heating systems. * Determining the presence of asbestos can **ONLY** be performed by laboratory testing and is beyond the scope of this inspection. *

Step #	Component	Comments
28	Description	Appears Serviceable.
29	Condition	Appears Serviceable.
30	Venting	Appears Serviceable.
31	Combustion Air	Appears Serviceable.
32	Burners	Appears Serviceable.
33	Distribution	Appears Serviceable.

HEAT2/COOL

NORMAL CONTROLS: Thermostats are not checked for calibration or timed functions.* Adequacy, efficiency or even heat distribution of the system through the house is not part of this inspection.*

AIR FILTER: Electronic air cleaners, humidifiers and dehumidifiers are beyond the scope of this inspection. * Have these systems evaluated by a qualified individual.*

HEATING NOTES: Verification of the location or condition of underground fuel storage tanks is not part of this inspection. * Environmental risks, if any, are not included.*

Notice: Asbestos materials have been commonly used in heating systems.* Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection.*

AIR CONDITIONING: The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not part of the inspection.

Step #	Component	Comments
34	Normal Controls	Appears Serviceable.
35	Air Filters	Appears Serviceable.
36	Heating Notes	Appears Serviceable.
37	Evaporative Cooler	Appears Serviceable.
38	Air Conditioning	N/A.
38a	Power	Appears Serviceable.
38b	Condensate	N/A.
38c	Refrigerant Lines	N/A.
38d	Cooling Comments	N/A.

ELECTRICAL

MAIN PANEL: Six or fewer breakers usually do not require a main breaker, however this may indicate minimal electrical capacity. * If the service amperage is less than 100, upgrade maybe needed to operate larger electrical appliances. *

Step #	Component	Comments
39	Service	Appears Serviceable.
40	Main Panel	Appears Serviceable.
41	Conductors	Appears Serviceable.
42	Sub-panels	N/A.
43	Panel Notes	Appears Serviceable.
44	Wiring Notes	Appears Serviceable.

INTERIOR

WINDOWS: Determining condition of all insulated windows is not possible due to temperature, weather and lighting variations. Check with owner for further information.

INTERIOR WALLS: The condition of walls behind wallpaper, paneling and furnishings cannot be judged.

CEILINGS: Determining whether acoustic sprayed ceilings contain asbestos is beyond the scope of this inspection. For more information please contact the American Lung Association or an asbestos specialist.

FLOORS: Determining odors or stains is not included!* Floor covering damage/stains may be hidden by furniture.* The condition of wood flooring below carpet is not inspected.*

Step #	Component	Comments
45	Entry Doors	Appears Serviceable.
46	Interior Doors	Appears Serviceable.
47	Exterior Doors	Appears Serviceable.
48	Windows	Appears Serviceable.
49	Interior Walls	Appears Serviceable.
50	Ceilings	Appears Serviceable.
51	Floors	Appears Serviceable.

INTERIOR-2

FIREPLACE (S): Recommend installing safety spacer or damper when gas logs are present. * Wood and ashes are not moved for inspection. Recommend clearing debris and further evaluation. *

LAUNDRY: Washing machines and dryers are not moved during this inspection - condition of walls or flooring under these machines cannot be judged. * The inspector does not test washing machine drains or supply valves. * Water supply valves if turned may be subject to leaking. *

VENTILATION & INSULATION: Determining the presence of asbestos or other hazardous materials is beyond the scope of this inspection. * Tenting a home for fumigation may cause damage to roofs- recommend reinspection for damage after tenting is completed. *

Step #	Component	Comments
52	Fireplace(s)	N/A.
53	Interior Features	Appears Serviceable.
53a	Ceiling Fans	N/A.
53b	Interior Stairs	Appears Serviceable.
53c	Wet Bar	N/A.
54	Smoke Detector	<p>Safety Hazard. Smoke detectors missing at: numerous locations. * (5)</p> <p>Recommend installation of operational smoke detectors in sleeping rooms and family room. * (5)</p>
55	Laundry	Appears Serviceable.
56	Attic General	Recommend installation of operational light in attic entry. * (2)
56a	Ventilation & Insulation	Appears Serviceable.

GARAGE

GARAGE COMMENTS: Determining the rating of fire walls is beyond the scope of this inspection.

Step #	Component	Comments
57	Floor	Appears Serviceable.
58	Firewall/ Ceiling	Appears Serviceable.
59	Ventilation	Appears Serviceable.
60	Door to Living Space	Safety Hazard. A step is put at entry form garage to living area.
61	Exterior Door	Appears Serviceable.
62	Vehicle Door	Appears Serviceable.
63	Automatic Opener	Appears Serviceable.
64	Electrical	Appears Serviceable.
65	Comments	Appears Serviceable.

KITCHEN

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

DISHWASHER: Determining the adequacy of washing and drying functions of dishwashers is not part of this inspection. *

SPECIAL FEATURES: Refrigerators, freezers and built-in icemaker are not part of this inspection. *

Step #	Component	Comments
66	Kitchen Sink(s)	Appears Serviceable.
67	Kitchen (general)	Appears Serviceable.
68	Disposal	Appears Serviceable.
69	Range/Cook top	Appears Serviceable.
70	Dishwasher	Appears Serviceable.
71	Special Features	N/A.

BATHROOMS

SHOWER: Determined whether shower pans are watertight is beyond the scope of this inspection. *

POOL/SPA TYPE: Pool and spa bodies are beyond the scope of this inspection.* The information regarding the type of pool/spa is given as a courtesy only.

Step #	Component	Comments
72	Toilet	Appears Serviceable.
73	Sink	Appears Serviceable.
74	Vent/Heat	Appears Serviceable.
75	Bathtub	Appears Serviceable.
76	Shower	Appears Serviceable.
76a	Shower #2	Appears Serviceable.