

The Uniform Building Inspection Report™



Single Family Residence:
123 Main St., Happyville, CA

Prepared Exclusively for:
John & Jane Dowe

Inspection Date:
10/1/2007, 12:00:00 PM

Report Number:
20071001

Inspection Company:
Holmes & Watson Real Estate Inspection, LLC
2784 Homestead Rd. #151,
Santa Clara, CA 95051
(408) 839-8378
Email: HolmesWatsonLLC@aol.com
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Available in 3 days or less & available weekends
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Holmes & Watson Real Estate Inspection, LLC

2784 Homestead Rd. #151, Santa Clara, CA 95051

Phone: (408) 839-8378 Fax: (408) 985-9713

Available in 3 days or less & available weekends

Address of inspection: 123 Main St., Happyville, CA

Client: John & Jane Dowe

Date: 2/4/2008

Address: 123 Main St.

Phone: 555-5555

City: Happyville

State/Prov.: CA **Zip:**

GENERAL INFORMATION

Selling Agent: Jane Jones
Company: ReMax
Phone: 555-5555
E-Mail:
Present at Inspection: N/A

Listing Agent: John Smith
Company: Crestline Realty
Phone:
E-Mail:
Present at Inspection: 100%

Client Present: Approx. 10%

Structure Type: Single Family Residence
Main Entry Faces:
Occupancy Status: Furnished/Occupied
Approx. Sq. Ft.: 1900 (reported)
Approx. Year Built: 1971
Weather Conditions: Clear
Approx. Temp.: Outside temp. = 60 deg.
Time Insp. Began: 10:00:00 AM

Inspector: Chris Shupp

INVOICE

Report Number: 20080204a
Inspection Type: Visual

Square Footage Fee: \$425.00

Home Age 50 + Yrs.:

Additional Buildings:

Bill Escrow:

Distance:

Weekend:

Total: \$425.00

Paid by: Check

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.

Pursuant to the signed Inspection Agreement, escrow billing expires six months after the inspection or at the discretion of the inspector, and the "TOTAL FEE" is due directly from the client.

This Report Has Been Prepared Exclusively For: John & Jane Dowe

Property Address: 123 Main St., Happyville, CA
Date of Inspection: 2/4/2008 Start Time: 10:00:00 AM Report Number: 20080204a

Plumbing Survey Findings:

[R] 4230.01: Water heater seismic restraint straps not securing water heater against anything (wall or wood/metal blocking between water heater and wall). An Earthquake can move an insufficiently secured water heater and cause a gas leak that can be ignited by the burner and cause a fire or explosion. It is recommended that this finding and remaining water heater be reviewed and corrected as needed by a qualified licensed plumbing contractor. See Photo(s) 4230.01.

[R] 4600.04: Support strap for drain pipe in crawl space near guest bathroom is broken. Can stress pipes or cause improper slope. Recommend that this finding and all associated components be reviewed and corrected as needed by a qualified licensed plumbing contractor. See Photo(s) 4600.04.

[R] 4600.12: Drain pipe from disposal is horizontal, possibly restricting drainage and promoting sludge/clogging. Drain should start going straight down before turning to a horizontal pipe. If drainage is poor, or if improvement is desired, it is

recommended that this finding and all associated components be reviewed, and corrected as needed, by a qualified licensed plumbing contractor. See Photo(s) 4600.12.

[R] 4610.04: Drain trap under laundry room sink appears to have corrosion. Could leak or fail over time. Recommend review, and correction if needed, by a qualified licensed plumbing contractor. See Photo(s) 4610.04.

[R] 4680: Tub drain in guest bathroom is draining slowly. Various possible causes. Recommended that this finding and all associated components be reviewed, and corrected as needed, by a qualified licensed plumbing contractor. See Photo(s) 4680.

[R] 4810.21: Dryer vent is plastic type, which can collect lint, slow hot air flow, increase heat transfer to vent, and possibly cause the plastic and lint to burn and start a fire. A number of house fires are caused by this condition each year. Recommend vent constructed with metal in accordance with the clothes dryer's manufacturer's installation instructions be installed to exhaust to the exterior and terminate in an approved weather cap by a qualified licensed plumbing contractor. See Photo(s) 4810.21.



Photo: 4230.01 (1)



Photo: 4600.04 (1)



Photo: 4600.12 (1)



Photo: 4610.04 (1)

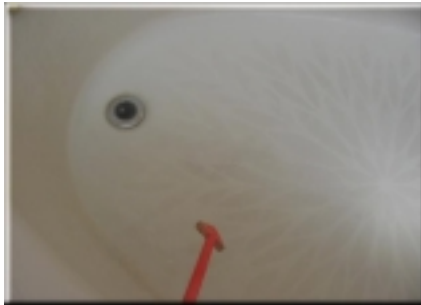


Photo: 4680 (1)



Photo: 4810.21 (1)

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3. Additional Recommendations / Disclaimers:

~~~~~ GROUNDS ~~~~~

Any vegetation in contact with the exterior may expose the building to damage from stress, moisture, or pest intrusion. Separation recommended.

~~~~~ EXTERIOR ~~~~~

Roof inspection does not constitute a warranty, guarantee, roof certification, or life expectancy evaluation of any kind. Roofs are not water tested for leaks. Condition of the roofing underlayment material is not verified/inspected. For further evaluation or a roofing certification, recommend contacting a qualified, licensed roofing contractor. Buildings that have tile or wood shingles/shakes and are going to be tented for termites should be re-inspected for possible damage caused by the extermination process before the close of escrow.

Skylights are sometimes installed improperly and are prone to leaking. This visual inspection cannot completely ascertain proper installation or condition, such as whether glazing meets current safety requirements or whether skylight leaks unless leak evidence is visible. Consideration should be given to having a skylight specialist confirm proper installation per manufacturer's installation instructions and review current condition.

~~~~~ HEATING, VENTILATION, & AIR CONDITIONING / FIREPLACE & CHIMNEY ~~~~~

Furnace servicing by a qualified licensed HVAC contractor recommended at least once per year and upon property transfer, including inspection of the entire heat exchanger, which if leaking, can allow the release of carbon monoxide gas, which is odorless & colorless and can be harmful or fatal in sufficient amounts. Recommend reviewing the carbon monoxide information at the following Consumer Product Safety Commission website: www.cpsc.gov/cpsc/pub/pubs/466.html

Home energy contact information:

- Consumer Energy Center: www.ConsumerEnergyCenter.org (utility bill assistance)
- California Public Utilities Commission: www.cpuc.ca.gov (optional utility rates)
- California Dept. of Community Services: www.csd.ca.gov/liheap.htm (Low income assistance)
- Department of Consumer Affairs: www.dca.ca.gov (Conservation rebates; seniors & medical needs assistance)
- PG&E: 1-800-743-5000 (Medical baseline emergencies)

~~~~~ PLUMBING ~~~~~

Portable spray heads in locations, such as on kitchen sink or in showers as shower heads or next to toilets to serve as a bidet component, have the ability to be submersed in used water, possibly allowing used water to mix with potable water in sprayer and potentially contaminate the potable water supply. Although ensuring that portable spray heads are returned to, and securely in, their holders when not in use can reduce the risk of a cross-connection, the best way to avoid this risk is to have these portable spray heads removed or replaced with permanent fixtures.

Seismic gas supply shutoff valve installation is recommended at the gas meter as an upgrade to reduce the risk of damage/injury from fire/explosion caused by a gas leak.

Gas appliances should be inspected by the gas company before taking possession of the property and every year thereafter.

A sediment trap is recommended [if not installed] on gas pipes near gas appliances in order to reduced the risk of sediment adversely affecting gas controls, which can be hazardous.