

The Uniform Building Inspection Report™



Single Family Residence:
560 Wapello Cir, Sacramento, Ca

Prepared Exclusively for:
Thomas Williams

Inspection Date:
12/16/2011, 3:00:00 PM

Report Number:
121611

Inspection Company:
Building P.I. Property Inspection Services
Steve Parrish
P.O. Box 478,
Elverta, CA 95626
916-930-0209

www.buildingpi.com
bldgpi@aol.com

Residential / Commercial / MFD Homes
Copyright © 2011 Building P.I. Property Inspection Services





Building P.I. Property Inspection Services

P.O. Box 478, Elverta, CA 95626
Phone: 916-930-0209 Fax: 916-244-0556

Residential / Commercial / MFD Homes

Address of inspection: 560 Wapello Cir, Sacramento, Ca

Client: Thomas Williams

Date: 12/16/2011

Address: N/A

Phone: 530-908-8259

City:

State/Prov.:

Zip:

GENERAL INFORMATION

Selling Agent: Robert Melton
Company: Lyon Realty
Phone: 916-600-1999
E-Mail: rmelton@golyon.com
Present at Inspection: 100%

Listing Agent: Same
Company:
Phone:
E-Mail:
Present at Inspection: Same

Client E-Mail: professionalhcc@gmail.com
Client Present: 100%

Structure Type: Single Family Residence
Occupancy Status: Furnished/occupied
Approx. Sq. Ft.: 2131
Approx. Year Built: 2006
Weather Conditions: Clear
Approx. Temp.: Outside temp. = 55 deg.
Time Insp. Began: 3:00:00 PM

Inspector: Steve Parrish

INVOICE

Report Number: 121611
Inspection Type: Visual

Inspection Base Fee: \$350.00

Over 50 years Old:

Under Floor Crawl :

Pool:

Spa:

Pool/Spa Combo:

Commercial :

Condo:

Apts.:

Health/Safety:

Vet discount 50.00:

Paid By Ck # 1077

Total: \$350.00

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.

Building P.I. Property Inspection Services Inspection Agreement

THIS IS A LEGALLY BINDING CONTRACT - PLEASE READ IT CAREFULLY

Address: 560 Wapello Cir, Sacramento, Ca

Report Number: 121611

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 this report and any information therein is intended for the sole use of the Client and shall not substitute for, replace or be used in lieu of any required Transfer Disclosure Statements and shall not be disclosed to any person or persons other than the parties to the transaction for which this Inspection report was ordered.
3. Nothing in the Inspection Report, and no opinion of the Inspector, shall be construed as advice to the Client to purchase, or not to purchase, the property.

VISUAL INSPECTION DEFINITIONS AND LIMITATIONS:

4. The Visual Inspection Service is performed in accordance with the Standards of Practice as published by the American Society of Home Inspectors (ASHI) and according to these standards, is intended to provide the Client with information regarding the condition of the systems and components of the home as inspected at the time of the home inspection. The specific systems and components of a building to be inspected are listed in these Standards of Practice.

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:

- Recalls or Callbacks of any kind and from any source
- Latent or concealed defects
- Environmental hazards or conditions, including, but not limited to, all fungi, toxic, reactive, combustible or corrosive contaminants, wildfire, odors, noise, flood potential, electromagnetic fields, underground storage tanks, asbestos, radon gas, lead paint, urea formaldehyde, PCB's, water or air quality, the proximity to toxic waste sites, or other environmental or health hazards
- Structural, geological, soil or hydrological stability, survey, engineering, analysis or testing
- Permit research or validation, code, installation or zoning violations
- The examination of conditions related to animals, rodents, insects, wood destroying insects, organisms, or the damage caused thereby
- Radio controlled devices or low-voltage systems or relays
- Security or intercom systems
- Elevators, lifts or dumbwaiters
- Thermostatic, time clock or photoelectric controls
- Water softener or purifier systems
- Furnace heat exchangers, solar heating systems and freestanding appliances
- Window coverings
- The examination or operation of any sewage disposal system or component including, but not limited to, septic tanks, cesspools, and/or any underground system or portion thereof, or ejector pumps for rain or waste
- 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 American Society of Home Inspectors as an observation requirement
- Any system or component, condition, or application noted in the report as not inspected, not determined, or not reported on

6. It is agreed that pool(s) and/or spa(s) will be observed for an additional fee.

The following sets forth the limitations of the pool and/or spa observation: Without disassembly the inspector will observe the enclosure and/or related gates, alarms, the hardscaping and drainage related to the inspected pool or spa, the condition of visible portions of systems, structures, or components, the normally necessary and present equipment such as lights, pumps, heaters, filters, and related mechanical and electrical connections.

The inspector will report on any conditions limiting or otherwise inhibiting the inspection.

The inspector is not required to determine structural integrity or leakage of any kind, evaluate thermostat(s) or their calibration, heating elements, chemical dispensers, water chemistry or conditioning devices, low voltage or computer controls, timers, sweeps or cleaners, pool or spa covers and related components.

The inspector does not inspect or evaluate filter backwash systems.

Unless agreed upon, the inspector is not required to examine any above ground, movable, freestanding or otherwise non-permanently installed pool or

spa, or self-contained equipment or to come into contact with pool or spa water to examine the system, structure, or components or to determine adequacy of spa jet water force or bubble effect.

7. 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.

8. 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.

9. 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.

10. 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.

11. 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.

12. 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 the Visual Inspection and Report is: \$350.00

INSPECTION COMPANY: Building P.I. Property Inspection Services, a Sole Proprietor

INSPECTOR: Steve Parrish

(sign)

Date: _____

This Report Has Been Prepared Exclusively For: Thomas Williams

Property Address: 560 Wapello Cir, Sacramento, Ca
Date of Inspection: 12/16/2011 Start Time: 3:00:00 PM Report Number: 121611

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.**

This Report Has Been Prepared Exclusively For: Thomas Williams

Property Address: 560 Wapello Cir, Sacramento, Ca
Date of Inspection: 12/16/2011 Start Time: 3:00:00 PM Report Number: 121611

Grounds Survey Findings:

If present, vegetation, grading, drainage, driveways, patio ground surfaces, walkways and retaining walls, stoops, steps, non-abutting decks, visible components of grounds electrical systems and watering systems, and other general conditions were observed. The inspector is not required to test grounds lighting systems or watering systems.

Significant visible deficiencies or potential concerns, if any, are reported below.

Grounds systems or components are indicated by type or described in the components section.

The condition of exterior faucets is addressed in this section, though any observed leaks may be reported in the Plumbing Section.

[N] 0310.02: Irrigation anti-siphon valve not located. In The Rear yard, Also Unprotected PVC Pipe Noted, Discretion advised. The significance of the finding is uncertain. Further study by a qualified licensed contractor is advised.
See series 0310.02 photo(s)



Photo: 0310.02 (1)

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.

Read all narratives in the Uniform Building Inspection Report™ Reference Manual, referenced by item number, before purchasing the property.

IRRIGATION (sprinklers):

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:

01c Yard drains (if visible and discovered)
01d(1) Above grade (with respect to roadway)
01e(1) Low to moderate slope
01k Expansive/clay type soil

This Report Has Been Prepared Exclusively For: Thomas Williams

Property Address: 560 Wapello Cir, Sacramento, Ca
Date of Inspection: 12/16/2011 Start Time: 3:00:00 PM Report Number: 121611

RETAINING WALLS:

No retaining walls noted

FENCES & GATES:

04c(1) Wood

WALKS, DRIVES, & PARKING:

05b(1) Cement concrete walks/drives

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

This Report Has Been Prepared Exclusively For: Thomas Williams

Property Address: 560 Wapello Cir, Sacramento, Ca
Date of Inspection: 12/16/2011 Start Time: 3:00:00 PM Report Number: 121611

Exterior / Roof Survey Findings:

The roof, roof drainage systems, jacks, flashings, skylights, chimneys, other roof penetrations were observed within the limits of accessibility. The method of observation, which is suggestive of the extent to which the roof and related components were observed, is set forth in the components section.

Wall cladding, flashing, trim, eaves and rake fascias (barge rafters), all doors, a representative number of windows, and all garage doors were observed if present. Any garage door operators were tested for the ability to stop or reverse when meeting normal hand resistance. If bedroom windows have security bars, they may be required to have release mechanisms. The release mechanisms are not tested by the inspection company. It is strongly recommended that you have the owner or agent demonstrate the release mechanism on each window.

Significant visible deficiencies or potential concerns, if any, are reported below.

Any visible deficiencies in abutting or attached decks may be reported in the STRUCTURE section rather than here.

Visible signs of leaks or abnormal condensation (if any) on surfaces are reported in this, and/or other pertinent, sections.

Exterior systems or components are indicated by type or described in the components section.

No Exterior / Roof Findings Noted.

Exterior 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.

Read all narratives in the Uniform Building Inspection Report™ Reference Manual, referenced by item number, before purchasing the property.

ROOF REVIEW METHOD:

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

17e Viewed with binoculars

ROOF / DECK STYLES:

13a Gable
13t 4 to 6/12 pitch

ROOF/DECKFLOOR 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)

16h(2) Exterior Insulating Finish System (EIFS)

16q(2) Wall flashing partially visible

WINDOWS AS VIEWED FROM EXTERIOR (see Interior Section also):

10a Multi-glaze (I.G.)

10c(2) Vinyl sash

10h Sliding sash

10n Picture window(s)

ENTRY DOORS:

12b Solid core

12c(1) Glass (large pane(s))

VEHICLE DOORS and SAFETY REVERSE DEVICES:

14a(1) Automatic opener

14a(2) Obstruction sensor

One or more garage door operators is/are equipped with an obstruction sensor safety reverse device(s). Test the operation on a regular basis.

14a(3) Pressure sensitive reverse mechanism

One or more garage door operators is/are equipped with pressure sensitive safety reverse device(s). Test the operation on a regular basis and keep the reverse pressure properly adjusted.

The Safety Reverse mechanism(s), including the pressure sensitive and obstruction sensor type, if installed, was/were tested by the Inspector and it/they did reverse.

14b(1) Sectional

14g Metal (frame/skin)

This Report Has Been Prepared Exclusively For: Thomas Williams

Property Address: 560 Wapello Cir, Sacramento, Ca
Date of Inspection: 12/16/2011 Start Time: 3:00:00 PM Report Number: 121611

HVAC Survey Findings:

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

Within the limits of visibility, heating equipment, normal operating controls, automatic safety controls, related chimneys, flues, & vents were observed. If present and visible, fans, pumps, piping, supports, dampers, related insulation, registers, radiators, fan coil units or convectors were observed. The inspector looked for the presence of installed heat and cooling sources for each room.

If installed, the fireplace(s) and parts of any chimney(s) were observed.

Significant visible deficiencies or potential concerns, if any, are reported below.

Heating/air conditioning/fireplace systems or components, if present, are indicated by type or described in the components section.

[M] 2030: Under 60 degrees F (cannot test air conditioner in cooling mode)
Monitor the situation on a regular basis. Corrections by a qualified licensed contractor, if and when necessary, are recommended.

See series 2030 photo(s)

[E] 2250.01: Filter dirty.
Repair, alteration or replacement usually improves the efficiency of the component or system.
See series 2250.01 photo(s)

[N] 2310.04: Condensate drain improper.
Possible That The Secondary Drip And The Primary Drip Pipes Are Crossed (Rust Noted) Discretion advised. The significance of the finding is uncertain. Further study by a qualified licensed contractor is advised.
See series 2310.04 photo(s)

HVAC / Fireplace / Stove Components:

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



Photo: 2030 (1)



Photo: 2250.01 (1)



Photo: 2310.04 (1)

This Report Has Been Prepared Exclusively For: Thomas Williams

Property Address: 560 Wapello Cir, Sacramento, Ca
Date of Inspection: 12/16/2011 Start Time: 3:00:00 PM Report Number: 121611

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

Read all narratives in the Uniform Building Inspection Report™ Reference Manual, referenced by item number, before purchasing the property.

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

21n Visually restricted heat exchanger

HEATING EQUIPMENT THERMOSTATS / OPERATING CONTROLS / ZONING

22a Set-back thermostat(s)

22d Zoning system

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. = 55 degrees

Unit 1 Temperature Differential = 24 degrees Heat mode

COOLING / VENTILATION SYSTEM(S):

20c(1) Condenser/evaporator separate (split system)

20h Cooling Distribution Methods

20h(1) Ducting

FIREPLACE(S), STOVE(S):

23b(1) Gas fireplace/stove

23d(2) Gas log-lighter

23e Insert

23f Combustion air from outside

23h(1) Glass or metal door(s)

23h(2) Face screen in place

CHIMNEY, VENT SYSTEM(S):

23j (3) Direct vent system

CHIMNEY INTERIOR REVIEW METHOD(S):

23k(2) Partially reviewed

This Report Has Been Prepared Exclusively For: Thomas Williams

Property Address: 560 Wapello Cir, Sacramento, Ca
Date of Inspection: 12/16/2011 Start Time: 3:00:00 PM Report Number: 121611

Pool / Spa Survey Findings:

by item number, before purchasing the property.

Pools and/or spas may be observed for an additional fee. The following sets forth the limitations of the observation:

The inspector will observe the enclosure and/or related gates, the hardscaping and drainage related to the inspected pool or spa, the condition of visible portions of systems, structures, or components, the normally necessary and present equipment such as lights, pumps, heaters, filters, and related mechanical and electrical connections.

The inspector will report on any conditions limiting or otherwise inhibiting the inspection.

Unless agreed upon, the inspector is not required to examine any above-ground, movable, freestanding or otherwise non-permanently installed pool or spa, or self-contained equipment or to come into contact with pool or spa water to examine the system, structure, or components or to determine adequacy of spa jet water force or bubble effect.

The inspector is not required to determine structural integrity or leakage of any kind, evaluate thermostat(s) or their calibration, heating elements, chemical dispensers, water chemistry or conditioning devices, low voltage or computer controls, timers, sweeps or cleaners, pool or spa covers and related components.

The inspector does not operate or evaluate filter backwash systems.

It is recommended that all filter media be changed before use to effect a clean system startup.

Pool and/or spa systems or components are indicated by type or described in the components section.

Significant visible deficiencies or potential concerns, if any, are reported below.

No Pool / Spa Findings Noted.

Pool / Spa 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.

Read all narratives in the Uniform Building Inspection Report™ Reference Manual, referenced

This Report Has Been Prepared Exclusively For: Thomas Williams

Property Address: 560 Wapello Cir, Sacramento, Ca
Date of Inspection: 12/16/2011 Start Time: 3:00:00 PM Report Number: 121611

Plumbing Survey Findings:

The hot water systems, visible sections of interior water supply and distribution systems, including pipes, supports, and insulation, and functional flow (if water was on) were observed.

All water handling fixtures, faucets & valves, interior drain systems including waste & vent systems, functional drainage (if water was on) and sump pumps (if installed) were observed.

(Drains to clothes washers, roofs, floors, and decks were not tested.)

If present, interior and exterior fuel storage & distribution systems were observed.

The inspector did inspect for visible evidence of leaks and cross connections.

The clothes dryer venting system was also visibly examined, if accessible, though not tested (unless so stated).

Significant visible deficiencies or potential concerns, if any, are reported below.

Visible plumbing systems or components are indicated by type or described in the components section.

[C] 4380.02: Fuel pipe(s) unprotected.
Suggest Capping Off Added On Fuel Supply Pipe At
The Rear Patio,HEALTH/SAFETY CONCERN,

Caution is advised. The finding could be, or could become, hazardous under certain circumstances. The opinion of a qualified licensed contractor is recommended.

See series 4380.02 photo(s)

[M] 4400: Water pressure high or low.
Recommend 60 to 70 PSI.

Preassure Low (System Preassure Pump Added)
Monitor the situation on a regular basis. Corrections by a qualified licensed contractor, if and when necessary, are recommended.

See series 4400 photo(s)

[A] 4820.13: Dryer faulty or otherwise amiss.
Suggest Cleaning Dryer Vent Before Use!
Maintenance, alteration or repair could be expected to improve component appearance and may decrease deterioration.

See series 4820.13 photo(s)

[M] 4905: Plumbing modifications noted.
Monitor the situation on a regular basis. Corrections by a qualified licensed contractor, if and when necessary, are recommended.

See series 4905 photo(s)



Photo: 4380.02 (1)

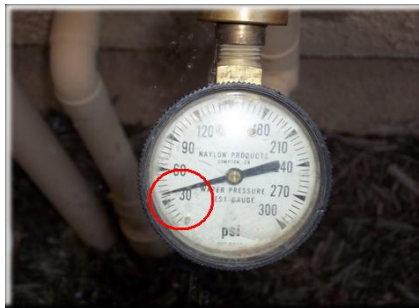


Photo: 4400 (1)



Photo: 4820.13 (1)



Photo: 4905 (1)

This Report Has Been Prepared Exclusively For: Thomas Williams

Property Address: 560 Wapello Cir, Sacramento, Ca
Date of Inspection: 12/16/2011 Start Time: 3:00:00 PM Report Number: 121611

Plumbing 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.

Read all narratives in the Uniform Building Inspection Report™ Reference Manual, referenced by item number, before purchasing the property.

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

- 45a Main water valve located at the rear of the building.
- 45f Water supply approximate size: 1 1/4"
- 42a Municipal water supply indicated
- 45d Handle type main water valve installed
- 42d Hose bib anti-siphon devices

FUNCTIONAL FLOW AND FUNCTIONAL DRAINAGE:

- 47a Functional water flow tested

PRIMARY INTERIOR HEATING ENERGY SOURCE AND SHUTOFF LOCATION:

- 44a Natural gas
- Gas shutoff valve located at the rear 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
- 41a(2) Plastic pipe appliance vents

LAUNDRY FACILITIES AND VENTING:

- 40a Washer connections
- 40b Electric dryer connections

40d Laundry sink

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

INTERIOR WATER SUPPLY AND DISTRIBUTION PIPING:

- 41e(1) Plastic water lines visible
- 41e(3) Cross-linked polyethylene (PEX)

FUEL DISTRIBUTION PIPING AND SUPPORTS:

- 41f (1) Aluminum gas/oil lines 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.

This Report Has Been Prepared Exclusively For: Thomas Williams

Property Address: 560 Wapello Cir, Sacramento, Ca
Date of Inspection: 12/16/2011 Start Time: 3:00:00 PM Report Number: 121611

Electrical Survey Findings:

Where visible and if installed, the service entrance conductors, service equipment, main over-current device, main & distribution panels, grounding equipment, amperage and voltage ratings, branch circuit conductors, including the presence of aluminum conductors, their overcurrent devices, and the compatibility of the ampacities and voltages were observed.

A representative number of lighting fixtures, switches, and receptacles (if power was on) were observed with respect to their operation, polarity and grounding, on the interior, within 6 feet of plumbing fixtures, in attached garages, carports, and on the exterior.

All accessible ground fault circuit interrupters and arc fault circuit interrupters (if power was on) were tested with the installed test button.

Significant visible deficiencies or potential concerns, if any, are reported below.

Visible electrical systems or components are indicated by type, or described, in the Components Section.

52d Single phase
52g 100 to 200 amp service

DISTRIBUTION SYSTEMS:

53b Circuit breakers
53f Nonmetallic sheathed cable ("Romex")
53j Copper wires

A Representative Number of Lights and Switches were Tested.

A Representative Number of Receptacles were Tested.

GROUNDING METHOD, ETC.:

54c Grounded to wire/rebar in footing
54d Bonded service panel
54f Arc Fault Circuit Interrupters
(AFCI locations may be partially or fully compliant)

No Electrical Findings Noted.

Electrical 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.

Read all narratives in the Uniform Building Inspection Report™ Reference Manual, referenced by item number, before purchasing the property.

MAIN / SUB-PANEL LOCATION(S):

Main service panel located at the rear of the building.

SERVICE DROP/SERVICE LATERAL & SERVICE PANEL:

51a Underground service lateral
51k Copper entrance conductors
51e Exterior main service panel
51g Single disconnect

SERVICE AMPERAGE / VOLTAGE, ETC:

52b 110/120 volt service

This Report Has Been Prepared Exclusively For: Thomas Williams

Property Address: 560 Wapello Cir, Sacramento, Ca
Date of Inspection: 12/16/2011 Start Time: 3:00:00 PM Report Number: 121611

Bathroom Survey Findings:

Bathroom electrical systems, including any venting systems (if present) were observed (and tested if power was on). If any deficiencies or concerns were observed, they may be reported under the ELECTRICAL section. Unless access was impaired, all water handling fixtures were observed (and tested if water was on). Bathroom walls, ceilings, floors, counters, a representative number of cabinets, and windows were observed. Significant visible deficiencies or potential concerns, if any, are reported below (window deficiencies may also be reported under the EXTERIOR or INTERIOR sections). (Some bathroom plumbing or fixture deficiencies, if any, might be reported under the PLUMBING section.) Visible bathroom specific systems or components are indicated by type or described in the components section.

No Bath Area Findings Noted.

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.

Read all narratives in the Uniform Building Inspection Report™ Reference Manual, referenced by item number, before purchasing the property.

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

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

WASH BASIN(S):

64f Vitreous china wash basin(s)

64j Self-rimming wash basin(s)

COUNTERTOP MATERIALS:

65a Floated tile countertop(s)

WATER CLOSET(S):

63a(1) Down-flush toilet

PLUMBING AND ACCESSORIES:

61a "Washerless" faucet(s)

61d Pop-up stopper(s)

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):

67b(1) Tile floor(s)

This Report Has Been Prepared Exclusively For: Thomas Williams

Property Address: 560 Wapello Cir, Sacramento, Ca
Date of Inspection: 12/16/2011 Start Time: 3:00:00 PM Report Number: 121611

Interior Survey Findings:

Wall, ceiling, and floor surfaces were observed. If present, interior steps, stairways, balconies, railings, counters, and a representative number of cabinets & doors were observed.

A representative number of windows (in terms of opening & locking mechanisms, and operation) were observed.

If present, fire separation walls, ceilings, & doors between the attached garage and living space or other dwellings were observed.

Smoke alarms (if present) were examined for visible condition and location placement (in most cases there is no requirement for the inspector to test these).

Ceiling fans and central vacuuming (if present) were observed (and tested if electricity was on, and non-remote control switches were present).

Laundry room venting system, if installed, was observed (and tested if electricity was on). For limits of inspection of central vacuuming (if present), see inspection agreement.

Intruder alarms and internal communication systems (if present) were not checked by the inspector.

Significant visible deficiencies or potential concerns, if any, are reported below (however, any deficiencies in bathroom walls, ceilings, floors, or cabinets may be addressed under the BATHROOM section, and kitchen

cabinets may be addressed under the KITCHEN section).

Visible interior systems or components are indicated by type or described in the components section.

The following is a message regarding mold from the United States Environmental Protection Agency. Molds produce tiny spores to reproduce. Mold spores waft through the indoor and outdoor air continually. When mold spores land on a damp spot indoors, they may begin growing and digesting whatever they are growing on in order to survive. There are molds that can grow on wood, paper, carpet, and foods. When excessive moisture or water accumulates indoors, mold growth will often occur, particularly if the moisture problem remains undiscovered or un-addressed. There is no practical way to eliminate all mold and mold spores in the indoor environment; the way to control indoor mold growth is to control moisture.
<http://www.epa.gov/mold/>

The client is advised to consider all findings associated with moisture, such as, but not limited to, stains, leaks, vapor barrier defects, exhaust fan failures, etc., as conditions conducive to the growth of molds and other fungi, whether direct information regarding mold is provided by the inspector or not.



Photo: 7040.03 (1)

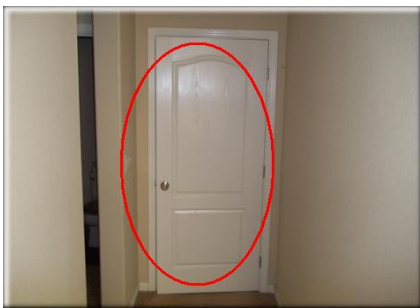


Photo: 7330.05 (1)

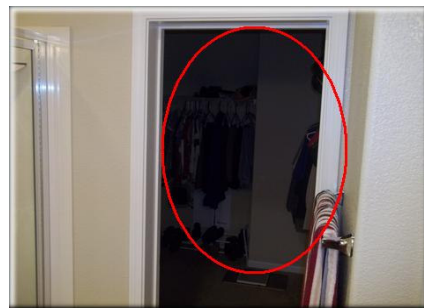


Photo: 7340.01 (1)



Photo: 7340.01 (2)



Photo: 7500.11 (1)



Photo: 7820.01 (1)

This Report Has Been Prepared Exclusively For: Thomas Williams

Property Address: 560 Wapello Cir, Sacramento, Ca
Date of Inspection: 12/16/2011 Start Time: 3:00:00 PM Report Number: 121611

[E] 7040.03: Wall holed.
Minor Holes From Wall Pictures Noted (Minor Repairs) (Suggest Painting With A Heavy paint Roller) Repair, alteration or replacement usually improves the efficiency of the component or system.
See series 7040.03 photo(s)

[E] 7330.05: Door faulty or otherwise amiss.
Various Upstairs Doors Need Adjustment, (not latching Closed) Repair, alteration or replacement usually improves the efficiency of the component or system.
See series 7330.05 photo(s)

[E] 7340.01: Door removed.
At The Master Bathroom, Repair, alteration or replacement usually improves the efficiency of the component or system.
See series 7340.01 photo(s)

[E] 7340.01: Door removed.
At The Master Closet, Repair, alteration or replacement usually improves the efficiency of the component or system.
See series 7340.01 photo(s)

[N] 7500.11: Window opening mechanism damaged.
At Various Windows Upstairs And Down Stairs Window Springs loose Or Not attached, Suggest A Complete Evaluation Of All Windows, Discretion advised. The significance of the finding is uncertain. Further study by a qualified licensed contractor is advised.
See series 7500.11 photo(s)

[C] 7820.01: Carbon monoxide alarm not installed.
Suggest Adding To Lower And Upper Levels! HEALTH/SAFETY CONCERN, Caution is advised. The finding could be, or could become, hazardous under certain circumstances. The opinion of a qualified licensed contractor is recommended.
See series 7820.01 photo(s)

[M] 7920: Access impaired.
HOUSE FURNISHED UNABLE TO INSPECT VARIOUS LOCATIONS, When House Is Empty, Monitor the situation on a regular basis. Corrections by a qualified licensed contractor, if and when necessary, are recommended.
See series 7920 photo(s)

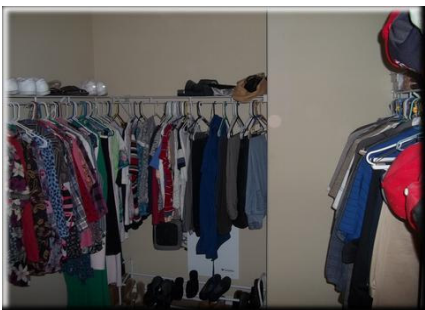


Photo: 7920 (1)

This Report Has Been Prepared Exclusively For: Thomas Williams

Property Address: 560 Wapello Cir, Sacramento, Ca
Date of Inspection: 12/16/2011 Start Time: 3:00:00 PM Report Number: 121611

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.

Where the general condition of a component or system is indicated, reference is to the visible and/or active components only.

Read all narratives in the Uniform Building Inspection Report™ Reference Manual, referenced by item number, before purchasing the property.

74a(1) Smoke alarm
74e(3) Interior cabinetry
74h Ceiling fan(s)

WALLS AND CEILINGS:

70b Drywall

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:

71e Hinged door(s)
71f Sliding glass door(s)
71g(2) Fiberglass door(s)
71h Dead bolt(s)
71j Side light(s)
71m Weather stripped
71p(1) Self-closing door(s)
71p(2) Automatic door(s)

WINDOWS

75a A representative number of windows were tested.

INTERIOR STYLES, STAIRS, ETC.:

72a Volume, vaulted or high ceilings
72f(1) Multi story
72g(1) Wood stairway/steps
72g(5) Balconies and railings
72h Furnished and/or occupied
72j Room(s) over garage

FINISH FLOORING:

73a Carpet
73b Coved vinyl
73e(1) Tile (All types)

MISC. SYSTEMS:

This Report Has Been Prepared Exclusively For: Thomas Williams

Property Address: 560 Wapello Cir, Sacramento, Ca
Date of Inspection: 12/16/2011 Start Time: 3:00:00 PM Report Number: 121611

Kitchen Survey Findings:

Kitchen/break area specific water supply and distribution systems, including visible piping, supports, and insulation were observed where visible (and tested if water was on). Kitchen specific electrical and venting systems were observed (and tested if power was on). Counters and a representative number of cabinets were observed. Appliances have been examined within the scope of the inspection agreement (see Inspection Agreement).

Significant visible deficiencies or potential concerns, if any, are reported below (however, any deficiencies in electrical receptacles and lighting may be addressed under the ELECTRICAL section; and any wall, ceiling, and/or floor deficiencies may be addressed under INTERIOR section).

Visible kitchen/break area specific systems or components are indicated by type or described in the components section.

[N] 8090.03: Microwave faulty or otherwise amiss. Unit Does Not Perform Correctly, Discretion advised. The significance of the finding is uncertain. Further study by a qualified licensed contractor is advised.

See series 8090.03 photo(s)



Photo: 8090.03 (1)

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.

Read all narratives in the Uniform Building Inspection Report™ Reference Manual, referenced by item number, before purchasing the property.

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

OVEN(S):
83a(1) Gas oven
83b Free-standing oven
83h Microwave oven

This Report Has Been Prepared Exclusively For: Thomas Williams

Property Address: 560 Wapello Cir, Sacramento, Ca
Date of Inspection: 12/16/2011 Start Time: 3:00:00 PM Report Number: 121611

VENTILATION:

81b Non-mechanical vent

CABINETS:

84a Modular wood cabinets

COUNTERTOP(S) AND BACKSPLASH:

86c(2) Granite (may be simulated)

SINK(S):

82b Stainless steel sink

82d Self-rimming sink

82g Washerless faucet

REFRIGERATOR(S):

85a Ice maker connection

85c Electric refrigerator

LIGHTING AND ELECTRIC:

87a Counter outlets

87a(1) GFCI Protection

87b Fluorescent lighting

87c Incandescent lighting

OTHER APPLIANCES:

88d Disposal

88e Dishwasher

This Report Has Been Prepared Exclusively For: Thomas Williams

Property Address: 560 Wapello Cir, Sacramento, Ca
Date of Inspection: 12/16/2011 Start Time: 3:00:00 PM Report Number: 121611

Structure Survey Findings:

Visible portions of the following were observed: foundations; structure to walls, columns, floors, roofs, overhang posts, and columns; attached or firmly abutting decks, balconies, and railings; ventilation techniques and applications of attic and foundation; visible insulation and vapor retarders in unfinished spaces; termination locations of kitchen, bathroom, and laundry venting systems; and visible appliance flue and vent clearances and related visible fire blocking.

The inspector did look for evidence of past or present leaks.

Significant visible deficiencies or potential concerns, if any, are reported below.

Visible structure specific systems or components are indicated by type or described in the components section.

No Structure Findings Noted.

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.

Read all narratives in the Uniform Building Inspection Report™ Reference Manual, referenced by item number, before purchasing the property.

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:
90j 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

SUB-AREA OBSERVATION METHOD:
This type of construction has no sub-area

ATTIC OBSERVATION METHOD:
96b Partially traversed

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

THE VENT DUCTS OF KITCHEN, BATH AND LAUNDRY VENTILATION SYSTEMS WERE OBSERVED TO COMPLETE THE REVIEW OF THOSE SYSTEMS:

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 Over 12 inches (attic)

APPROXIMATE FLOOR INSULATION THICKNESS:

INSTALLED ATTIC AND FLOOR INSULATION TYPES:
95a(2) Cellulose (loose fill)

VAPOR RETARDERS:

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

This Report Has Been Prepared Exclusively For: Thomas Williams

Property Address: 560 Wapello Cir, Sacramento, Ca
Date of Inspection: 12/16/2011 Start Time: 3:00:00 PM Report Number: 121611

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.