

Property Inspection Report



Integrity Inspections



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ANAHEIM, CA. 92804

ED EDWARDS

Inspector

Integrity Inspections
Office: (909) 930-5547
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Date

02/08/07

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Honesty



Integrity Inspections

Integrity



We at Integrity Inspections would like to congratulate you on your home purchase. If at any time you have questions please feel free to call me. Inside you will find a detailed inspection covering all area's of your home. We would also like to thank you for choosing Integrity Inspections. Your business means a lot to us. Below is your invoice for the job preformed*. This inspection adheres to the standards of practice, code of ethics and scope of inspection set by NACHI. Copy available at NACHI.org.

"RED" NOTES AREAS OF CONCERN, DAMAGE TO PROPERTY OR NON-FUNCTIONING ITEMS

Thank You,

Ed Edwards

Inspection Fee: **\$175.00** Check* Cash **X**

Buyer: Isias Sanchez

Inspector: Ed Edwards Date 02/08/07

*Integrity Inspections does not research product recalls of notices of any kind. A basic home inspection does not include the identification of, or research for, appliances and other items installed in the home that may be recalled or have a consumer safety alert issue about it. Any comments made in the report are regarding well known notices and are provided as a courtesy only. Product recalls and consumer product safety alerts are added almost daily. We recommend visiting the following internet site if recalls are a concern to you www.recalls.gov By receiving this inspection you are agreeing to the terms and conditions of the inspection agreement.

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* \$25.00 Fee for returned checks

Grounds

Driveway

- Asphalt Concrete Gravel _____
- Appears serviceable Not functional/ unsafe/near end of lifespan
- Eroded asphalt Maintenance/ sealant needed
- No cracks found Common cracks Major cracks
- Surfaced raised/settled/trip hazard

Comments: _____

Sidewalks

- Concrete Brick Paver/tile Gravel _____
- Appears serviceable Not functional/unsafe/near end of lifespan
- No cracks found Common cracks Major cracks
- Raised surface/settled/trip hazard Evidence of poor drainage

Comments: _____

Retaining walls

- Location(s): _____ Type: _____
- Appears serviceable Not functional/unsafe/worn/displacement/near end of life
- No cracks found Moisture penetration/no drainage opening
- Common cracks Major cracks None

Comments: _____

Patio

- Location(s): REAR Concrete
- Appears serviceable Not functional/near end of life
- No cracks found Major cracks None
- Common cracks Raised surface/settled/trip hazard

Comments: _____

Porch

- Location(s): A: _____ B: _____ C: _____
- Wood Concrete/Tile/Brick
- Appears serviceable Not functional/near end of life
- Common cracks None
- Porch/steps settled away from house Earth to wood contact
- Railings serviceable Railings to loose/damaged/missing

Comments: _____

Fences Gates

- Masonry/Wrought Iron/Chain link Fences not inspected
- Appears serviceable Not functional/unsafe/worn/displacement/near end of life
- Loose/rotted posts Loose /missing blocks Moisture damage
- Common cracks Broken/missing boards Leaning
- Gate/latch needs repair/replacement Major cracks

Comments: _____

Exterior

Exterior stairs Concrete Location(s): FRONT B: SIDE
 Appears serviceable Not functional/unsafe/near end of life None
 Railings serviceable Moisture damage/stains Railing loose/improper/none

Comments: _____

Exterior walls Type: STUCCO
 Appears serviceable Not functional/unsafe/worn/displacement/near end of life
 No cracks found Common cracks Major cracks
 Moisture damage/stains Hole(s)

Comments: _____

Trim Wood Moisture damage/stains
 Eaves, soffits, fascia, & trim appear serviceable Common cracks
 Not functional/unsafe/worn/displacement/near end of life Dry Rot
 Flashing / trim: damage/cracks/loose/missing

Comments: _____

Chimney Locations: A: REAR B: _____
 Brick Not functional/unsafe/worn/displacement/near end of life
 Appears serviceable Chimney/brick/mortar is: cracked/leaning
 Spark screen present No spark screen or rain cap None

Comments: _____

Sprinklers Not inspected Control box location Laundry room front--Rear hand
 Appears serviceable Not functional
 Valves leak/Broken head None

Comments: _____

Hose faucets Appears serviceable Leaks Missing/broken handles

Comments: _____

Gutters & downspouts Full Partial None
 Appears serviceable* Not functional/unsafe/worn/displacement/near end of life*
 Drains blocked* Downspouts/Gutters: Missing/Loose/Damaged
 Route downspouts away from building

Comments: _____

Notice * Gutters and subsurface drains are not water tested for leakage or blockage.

Foundation

Grading

- Level site Steep Moderate Minor slope
 Drainage of site/slope of soil at foundations proper based upon visual observation in most areas
 Plants/ trees touch house /roof Overgrown landscaping

Comments:

- Foundation Type: Slab-on-grade Basement Crawlspace
CONCRETE Viewed from crawlspace No access
 Door/cover ok Missing/damaged House bolted to foundation

Foundations

- Appears serviceable Common cracks Major cracks
 No cracks found Moisture/stains/damage No visible signs of leaks
 No moisture present Cracks found Uneven areas in flooring
 Floor not visible due to carpet and flooring cover --no readily visible problem noted today

Comments:

All areas not visible from crawlspace

Roof

- Roof style: Asphalt shingle Concrete tile Wood
 Rock Roll Composition
 Hip Gable Flat/low slope Mansard
- How inspected Walked Viewed from ladder/ground with binoculars
- Appears serviceable Near end of useful life
 Typical maintenance recommended. This usually consists of repair/replacement of damaged or missing tiles/shakes/shingles.
- Cracked/broken tiles/shakes/shingles Roof appears to be improperly installed
 Moss covered Holes Evidence of ponding
 Flashings appear serviceable Vent caps appear serviceable
 Flashing separation Need repair Missing caps

Comments:

Notice: * Determining the presence of asbestos or other hazardous materials is beyond the scope of this inspection
* Roofs, skylights and flashings are not water tested for leaks
* Tenting a home for fumigation may cause damage to roofs--recommend re-inspection after complete

Plumbing

Main line*

Copper
 Galvanized
 Plastic
 Unable to determine
 Size: 1" Pressure: 80 P.S.I. @ 2:15 P.M.
 Appears serviceable Main valve location: FRONT OF HOUSE
 Not located Valve/handle:broken/missing/leaks

Comments:

Supply lines

Copper
 Galvanized
 Plastic
 Lead
 Appears serviceable
 Minor corrosion
 Moderate corrosion/rust
 Copper/galvanized contact
 Minor loss of water flow when using multiple fixtures
 Leaks
 Minor flow restriction
 Copper/galvanized contact

Comments:

Waste lines*

Copper
 Galvanized
 Cast iron
 Plastic
 Drain Lines
 Appears serviceable
 Cannot determine
 Minor corrosion
 Moderate corrosion/rust
 Plumbing vents/traps appear serviceable(however all vents/traps not fully visible)

Comments:

Fuel system

Shut off valve location: RIGHT SIDE OF HOUSE
 Type: GAS
 Appears serviceable
 Pipes not corrosion proof/not protected in ground/concrete
 No shut off valve
 Pipes not 6" above ground

Comments:

Water heater

Location A: Laundry room B: _____ C: _____
 Type: GAS Gallons: 40
 Appears serviceable*
 Near end of lifespan/worn*
 Pilot/system off--could not inspect
 Corrosion on pipes
 Burner flame appears improper
 Heater leaks
 Water shutoff valve installed(no test)
 Valve missing/broken/leaks
 T.P.R. valve installed on tank
 No T.P.R. valve
 T.P.R. pipe appears serviceable
 T.P.R. pipe missing
 Combustible air is available
 Air supply blocked/none provided
 No gas line dirt leg
 Insufficient clearance to combustible material
 Vent flue piping is serviceable
 Pipe damaged/missing/disconnected
 Water heater platform damaged
 Gas flame in garage is not 18" above floor
 Seismic straps serviceable
 Not Strapped properly

Comments:

See picture 4A

Notice: * Estimate of remaining life is not part of the inspection. Solar systems are not part of the inspection

*Any water or drain lines below ground are not part of this inspection.



WATER HEATER NOT PROPERLY STRAPPED

Heating/AC

Description **Approx. BTU'S:** 80,000 **Location:** Laundry room
Heating type: FORCED AIR **Fuel type:** GAS

Comments: _____

Condition Pilot not on **System appears serviceable**
 Not functional/near end of life span Suggest cleaning

Comments: _____

Venting **Appears serviceable** Damage/deterioration/defects
 Back venting Improper vent pipe

Comments: _____

Combustion air Air supply blocked No/inadequate air supply
 Appears serviceable Damage/deterioration/defects

Comments: _____

Burners Closed system/unable to inspect Unusual flame pattern
 Burner flame appears typical Rust/flakes in chamber

Comments: _____

Distribution **Ducts/registers** Ducts damaged/crushed/disconnected
 Appears serviceable* Low air volume

Comments: _____

Normal controls Unable to inspect/utilities off Thermostat broken/loose
 Appears serviceable Damage
 Controls need repair

Comments: _____

Air filters **Appears serviceable** Missing filter
 Suggest cleaning/changing filter No hold down

Comments: _____

Air conditioning* **Location A:** _____ **Location B:** _____

Split system Package unit
 Appears serviceable Not functional/near end of life

Power 120 volt 240 volt **Electric disconnect present**

Condensate **Condensate line installed** **No electric disconnect present**

Refrigerant line **Insulation installed on-lines** Insulation damaged/missing

Comments: _____

Notice: * Asbestos materials have been commonly used in heating systems, not all ducts in attic are visible

* Asbestos testing is beyond the scope of this inspection.---- All heating units are not checked

* for physical damage only working condition. If concerned suggest further evaluation

Electric

Service

- Overhead Underground 120/240
- Appears serviceable Damage/deterioration/defects
- Loose damaged connections/flashing at roof/mast
- Ground present Ground loose/disconnected

Comments: _____

Main Panel

- Location: OF HOUSE
- Appears serviceable Power is off at main /no inspection
- Damage/deterioration/defects Not Accessible

Comments: _____

Sub Panels

- Location: _____
- Appears serviceable

Panel Notes

- Breakers Fuses
- Appears serviceable
- Improper wiring at panel Direct tap
- Electrical system appears to be outdated by today's standards
- Damage Breaker is off at panel
- Unprotected openings in panel

Comments: _____

Wiring Notes

- Sample of fixture, switches and outlets appear serviceable
- Furnishings prevent testing of all outlets and switches
- Polarity and grounding of outlets within six feet of plumbing appear serviceable
- Three prong outlets did not test properly grounded
- Reverse polarity at: _____
- Outlet(s) not working at: _____
- GFCI(S) responded to test Doorbell worked
- GFCI(S) not operational No doorbell
- GFCI(S) recommended Doorbell not operational
- Improper wiring outside Exposed splices at: _____

Comments: _____

Interior

Door(Entry) Appears serviceable Hardware operational Damage/deterioration/defects
 Weather stripping is serviceable No weather stripping
 Damaged door jamb

Comments:

Doors(Int) Doors appear serviceable Need adjustment/damage/defect
 Hardware operational Door(s)rub/stick/won't latch/damaged

Comments: Middle 2 bedrooms doors & closet at front door not closing properly

Doors(Ext) Sliding Glass French Standard
 Exterior door appears serviceable None
 Latching hardware appears serviceable Door is damaged/hard to operate
 Tempered glass Screen damaged Unable to tell if glass is tempered

Comments:

Windows Aluminum Metal Vinyl
 Sliding Casement Louver
 Sample tested appear serviceable Windows hard to operate
 Won't open Cracked/broken glass Missing screens

Comments: All windows not opening

Interior walls Drywall Plaster Wallpaper
 General condition appears serviceable*
 Common cracks* No cracks found Major cracks
 Holes/openings* Furnishing prevent full inspection-Do careful check on walkthrough*

Comments: Evidence or repair done to wall in bedroom next to bathroom shower possible pan problem

Ceiling Drywall Acoustic Plaster
 General condition appears serviceable*
 Moist* Stains* Dry
 No cracks found Common cracks* Major cracks

Comments:

Floors Carpet Wood Tile
 General condition appears serviceable* Carpet/tile/wood damaged
 Furnishing prevent full inspection-Do careful check on walkthrough*

Comments:

Notice: * Determining odors,mold or stains is not included. Floor covering damage / stains may be hidden by furniture. Condition of wood flooring under carpet is not inspected.

Interior 2

Fireplace

	Location(s)	A: LIVING ROOM	B: _____
<input checked="" type="checkbox"/> Masonry		<input type="checkbox"/> Prefabricated	<input type="checkbox"/> Wood stove
<input checked="" type="checkbox"/> Appears serviceable		<input type="checkbox"/> Cracked/loose bricks	<input type="checkbox"/> Deteriorated mortar
<input checked="" type="checkbox"/> Gas		<input type="checkbox"/> Wood burning	<input type="checkbox"/> Gas capped
<input checked="" type="checkbox"/> Damper operational		<input type="checkbox"/> Missing/nonoperative	<input type="checkbox"/> None

Comments: GAS LOGS

Interior Features

<input checked="" type="checkbox"/> Ceiling fan(s) operational	<input type="checkbox"/> Not functional/unsafe
<input type="checkbox"/> Interior stairs appear serviceable	<input type="checkbox"/> Uneven/loose steps
<input type="checkbox"/> Stair handrail appears serviceable	<input type="checkbox"/> Railing loose/improper/missing

Comments: _____

Smoke Detector

<input type="checkbox"/> Indicator light on	<input type="checkbox"/> Needed in bedrooms	<input type="checkbox"/> Needed in hall
<input checked="" type="checkbox"/> Test button responds	<input type="checkbox"/> Button did not respond	<input type="checkbox"/> Needed downstairs

Comments: Detectors in bedrooms need to be moved to wall or ceiling near door

Laundry

<input type="checkbox"/> Garage	<input checked="" type="checkbox"/> Service area	_____
<input checked="" type="checkbox"/> Piping serviceable	<input type="checkbox"/> Unable to view	<input type="checkbox"/> Damage/deterioration/
<input checked="" type="checkbox"/> Electrical outlet grounded		<input type="checkbox"/> Ungrounded/Unable to test
<input checked="" type="checkbox"/> Gas piping appears serviceable		<input type="checkbox"/> Unable to view
<input checked="" type="checkbox"/> Dryer venting provided	<input type="checkbox"/> Venting not provided	<input type="checkbox"/> Venting runs into attic/crawlspace
<input type="checkbox"/> Laundry sink serviceable		<input type="checkbox"/> Sink loose/damaged
<input type="checkbox"/> Plumbing below sink serviceable		<input type="checkbox"/> Leaks/corrosion
<input type="checkbox"/> Faucet operational	<input type="checkbox"/> Leaks/corrosion	<input type="checkbox"/> None

Comments: _____

Attic

Roof frame	<input checked="" type="checkbox"/> Conventional Framing
Ceiling frame	<input checked="" type="checkbox"/> Conventional Framing

How inspected	<input type="checkbox"/> Entered*	<input type="checkbox"/> Access:None	<input checked="" type="checkbox"/> Inspection limited view from access*
	<input checked="" type="checkbox"/> Appears serviceable	<input type="checkbox"/> Framing sagging	<input type="checkbox"/> Near end of lifespan
	<input checked="" type="checkbox"/> No stains visible	<input type="checkbox"/> Small stains	<input type="checkbox"/> Moderate/major stains/damage
	<input checked="" type="checkbox"/> Vents provided	<input type="checkbox"/> Vents: none/blocked	<input type="checkbox"/> Screens damaged/missing
	Type insulation		<input type="checkbox"/> None/poor coverage

Approx. depth: _____ Inches Access location: _____

Comments: _____

Notice: * Determining the presence of asbestos or other hazardous materials is beyond the scope of this inspection

Garage

Floor **Appears serviceable** Damage/deterioration Floor raised/settled
 No cracks found Common cracks Major cracks

Comments: Not fully visible

Walls/Ceiling **Appears serviceable** Moisture stains/damage **Holes**

Comments: Holes in wall against living area needs to be properly sealed this is a firewall

Ventilation **Appears serviceable** Blocked Screens damaged

Comments: _____

Door To Living Space **Solid** **Rated door**
 Appears serviceable Damage/deterioration **Door not solid or fire rated/None**
 Self closer operational **Self closing hinge missing**

Comments: _____

Exterior Door **Appears serviceable** Damage/deterioration **None**
 Lock inoperative Jamb damaged Not tested/blocked

Comments: _____

Vehicle Door Tilt-up **Sliding** **Swinging**
 Appears serviceable Damage/deterioration Moisture stains/damage
 Tension rods loose Door warped Broken springs
 Rollers/tracks damaged Vehicle doors locked-not tested

Comments: _____

Automatic Opener # of units 1
 Appears serviceable Unit is not working **None**
 Automatic reverse operated **Auto reverse sensors to high**

Comments: See picture 9A

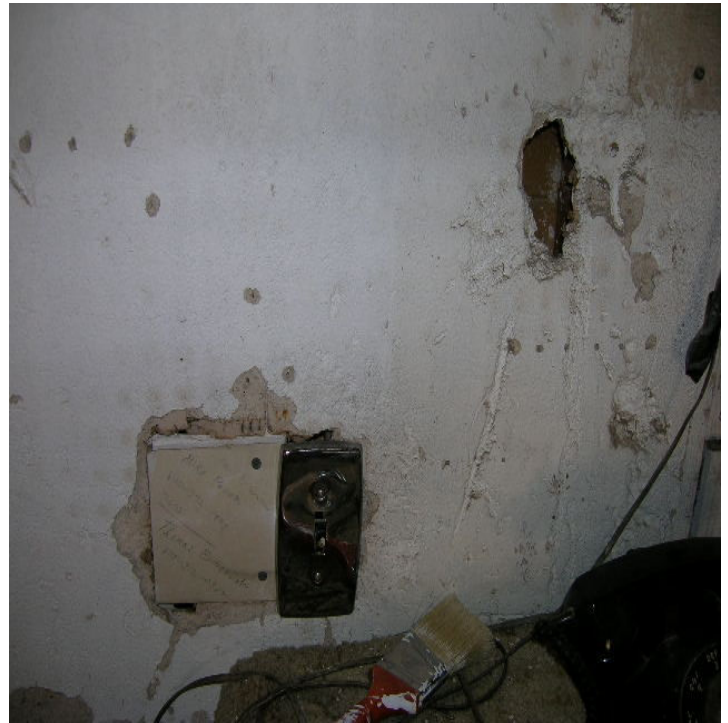
Electrical **Appears serviceable** Damage/deterioration Improper wiring
 Junction boxes missing covers Open ground/ rev polarity
 Outlets serviceable GFCI Recommended **Ext. cords used as permanent wiring**
 Outlets not functional Loose damaged outlets Exposed wiring subject to damage

Comments: See picture 9A

Notice: * Determining the rating or fire walls is beyond the scope of inspection. Framing, wiring and piping covered by drywall cannot be inspected.



AREA AROUND DOOR NEEDS TO BE SEALED PROPERLY
THIS IS A FIREWALL



HOLES IN WALL NEED TO BE PROPERLY
SEALED THIS IS A FIREWALL



IMPROPER WIRING FOR OUTSIDE LIGHT. EXTENSION
CORD TIED INTO WIRING



SENSORS FOR GARAGE DOOR OPENER NEED
TO BE 3-4 INCHES OFF GROUND

Kitchen

Kitchen sink

<input checked="" type="checkbox"/> Sink appears serviceable	<input checked="" type="checkbox"/> Minor wear	<input checked="" type="checkbox"/> Chipped
<input type="checkbox"/> Dishes block sink-could not inspect	<input type="checkbox"/> Slow draining	<input type="checkbox"/> Recommend sealing at sink
<input checked="" type="checkbox"/> Faucet serviceable	<input type="checkbox"/> Leaks	<input type="checkbox"/> Hot & cold reversed
<input checked="" type="checkbox"/> Plumbing under sink serviceable	<input type="checkbox"/> Leaks	<input type="checkbox"/> Pipes rusted/corroded
<input type="checkbox"/> Moisture stains/damage below sink	<input type="checkbox"/> No hot water	<input type="checkbox"/> Restricted view below sink

Comments: _____

Kitchen(General)

<input checked="" type="checkbox"/> Counters,Cabinets,floor,and lights appear in serviceable condition	<input type="checkbox"/> Cracks/damage
<input checked="" type="checkbox"/> Doors/drawers/counters: minor wear	<input type="checkbox"/> Missing grout/caulking
<input type="checkbox"/> Missing handles	

Comments: _____

Disposal

<input checked="" type="checkbox"/> Appears serviceable	<input type="checkbox"/> Corroded	<input type="checkbox"/> Near end of lifespan
<input type="checkbox"/> Unit makes unusual noise	<input type="checkbox"/> Splash guard missing	
<input checked="" type="checkbox"/> Wiring serviceable	<input type="checkbox"/> Exposed wire splices	
<input type="checkbox"/> Missing junction box cover	<input type="checkbox"/> Not functional	<input type="checkbox"/> None

Comments: _____

Range/cook top

<input checked="" type="checkbox"/> Gas	<input type="checkbox"/> Electric	<input checked="" type="checkbox"/> Electronic ignition
<input checked="" type="checkbox"/> Appears serviceable	<input type="checkbox"/> None	
<input type="checkbox"/> Burner not functional at: _____	<input type="checkbox"/> No inspection(power/gas off)	
<input checked="" type="checkbox"/> Oven door appears serviceable	<input type="checkbox"/> Damage	<input type="checkbox"/> Door does not close
<input checked="" type="checkbox"/> Door gasket appears serviceable	<input type="checkbox"/> Damage	<input type="checkbox"/> Cracked glass
<input type="checkbox"/> Gas shut off valve installed	<input checked="" type="checkbox"/> Not visible	<input type="checkbox"/> Gas shut off valve not provided
<input checked="" type="checkbox"/> Fan/ hood operational	<input type="checkbox"/> No hood fan	<input type="checkbox"/> Hood fan did not operate

Comments: _____

Dishwasher

<input checked="" type="checkbox"/> Appears serviceable	<input type="checkbox"/> Not functional	<input type="checkbox"/> None
<input checked="" type="checkbox"/> Conditon(door,liner,racks)serviceable	<input type="checkbox"/> Rust damage	
<input type="checkbox"/> Washer arm appears frozen	<input type="checkbox"/> Unit not secure to cabinets	
<input checked="" type="checkbox"/> Door seals appear serviceable	<input checked="" type="checkbox"/> Leaking	<input type="checkbox"/> Door won't close/open properly

Drain installation

<input checked="" type="checkbox"/> Air gap	<input type="checkbox"/> Hi-loop	<input type="checkbox"/> Draining through air gap
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Comments: Unit leaking at bottom right corner

Bathroom

Location: Bath A 1st HALL

Bath B 2nd HALL

Bath C _____

Toilet

	A	B	C
Appears serviceable	X	X	
Loose at floor	X		
Recommend new wax seal			
Water runs continually			

	A	B	C	
				Corrosion/leaking supply line
				Loose/leaking toilet tank
				Cracked tank/cover/bowl/base
				Moisture stains around toilet

Comments _____

Sink

Appears serviceable	X	X	
Sink cracked/damage			
Faucet appears ok	X	X	
Constant dripping			
Low water volume			
Drain appears ok	X	X	
Slow drain			
Leaking drain			
Counter appears ok	X	X	
Damage to counter			

				Corrosion under sink
				Minor wear
				Corrosion/damage at faucet
				Supply line valve leaks
				Minor wear
				Drain stopper missing/not functional
				Restricted view below sink
				Minor wear
				Moisture stains below sink

Comments: _____

Ventilation

Appears serviceable			
Exhaust fan not operating			
Window not opening	X	X	

				No exhaust fan
				Exhaust fan makes unusual noise

Comments: Bathroom needs working window or exhaust fan

Bathtub

Appears serviceable		X	
Damage to tub			
Minor wear			

				Moisture damage wall/floor
				Sealingg needed

Shower

Appears serviceable	X	X	
Damage to shower wall	X		
No shower diverter			
Faucet appears ok	X	X	
Constant dripping			
Drain appears ok	X	X	
Enclosure appears ok	X		

				Shower head leaks
				Minor wear
				Shower diverter not functioning properly
				Minor wear
				Water handles/ valves/missing/leaks
				Slow draining at tub
				Door difficult to operate

Comments: See picture 11A



CRACK IN SHOWER WALL IN 1ST HALL BATHROOM



CRACK IN STEP FOR SHOWER IN 1ST HALL BATHROOM



Integrity Inspections Inspection Agreement

1. INSPECTOR GUARANTEES to perform a visual inspection of the home and to provide CLIENT with a written inspection report identifying the defects that INSPECTOR both observed and deemed material. INSPECTOR may offer comments as a courtesy, but the
2. INSPECTOR agrees to perform the inspection in accordance to the current Standards of Practice of the National Association of Certified Home Inspectors posted at <http://www.nachi.org/sop.htm>.
3. CLIENT understands that the inspection will be performed in accordance to the aforementioned Standards, which contain certain limitations, exceptions, and exclusions.
4. The inspection and report are performed and prepared for the use of CLIENT, who gives INSPECTOR permission to discuss observations with real estate agents, owners, repairpersons, and other interested parties. INSPECTOR accepts no responsibility
5. INSPECTOR does not perform engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the inspection is taking place, unless the inspector holds a valid occupational license, in wh
6. In the event of a claim against INSPECTOR, CLIENT agrees to supply INSPECTOR with the following: (1) Written notification of adverse conditions within 14 days of discovery, and (2) Access to the premises. Failure to comply with the above condit
7. In the event that CLIENT fails to prove any adverse claims against INSPECTOR in a court of law, CLIENT agrees to pay all legal costs, expenses and fees of INSPECTOR in defending said claims.
8. If any court declares any provision of this Agreement invalid or unenforceable, the remaining provisions will remain in effect. This agreement represents the entire agreement between the parties. No change or modification shall be enforceable
9. Payment is due upon completion of the on-site inspection. The CLIENT agrees to pay all legal and time expenses incurred in collecting due payments.

HE ABOVE IS UNDERSTOOD AND AGREED TO, AND CLIENT ACKNOWLEDGES
RECEIPT OF A COPY OF THIS AGREEMENT

FOR INSPECTOR

CLIENT OR REPRESENTATIVE

Final Comments

The digital photo album and the comment therein, are considered an integral part of this report. Make sure you read all information contained in this report as items may be in the report that were not discussed during the inspection.

Home Inspectors are generalists conducting an essentially visual inspection and recommending specialists in the appropriate area for specific repairs. Some specialists, and other people, will disagree with my opinions. I always defer to specialists opinions, since as a matter of law, they are supposed to know more than I their opinions in writing also. If they refuse to do so, you need to establish what weight to give each opinion.

Integrity Inspections services a large area of California with many different building code enforcement authorities, each with their own individual interpretations of the national and state building codes based on their local politics and beliefs. We cannot be completely conversant with each and every building code enforcement authority's interpretation of the national building codes, therefore Integrity Inspections does not perform code compliance inspections nor guarantee that all items are in compliance with governing codes, regulations, ordinances, statutes, covenants and manufacturer specifications.. Our references and sources for calling out different items as a safety concern or defective or marginal or in need of repair may include the national buildings codes (International Residential Code/National Electric Code/Uniform Plumbing Code, etc), manufacturer's instructions, the building industry's standards, continuing education, and personal experience. If you think an issue might be a code violation, consult your local building code enforcement department for a determination.

I recommend that you obtain as much history as is available concerning this property. This historical information may include copies of any seller's disclosures, previous inspections or engineering reports prepared by or for: relocation companies; municipal inspection departments; lenders; insurers; and appraisers. You should attempt to determine whether repairs, renovation, remodeling, additions or other such activities have taken place at this property.

No cost estimates are provided by Integrity Inspections. Cost estimates are prepared by qualified specialists in a given trade. They are usually preceded by specific measurements taken (that are outside the scope of this inspection) and labor, equipment and material cost data that are generally not possessed by home inspectors.

Client is advised to obtain a copy of the Seller's Disclosure Statement and review it prior to closing. Client is also advised to conduct a pre-closing walk through of the residence immediately before finalizing to verify that all items that were to be repaired are repaired and that the property conditions has not substantially changed since this inspection. Client should request verification that agreed upon repairs/replacements were made by qualified licensed tradesmen and contractors where necessary.

I recommend that Client investigate and consider the purchase of a Home Warranty through your real estate agent. This warranty may help protect you in the event a covered system fails or needs repair/replacement after closing.