



ENVIROVUE HOME INSPECTION
POWERED BY INFRARED TECHNOLOGY

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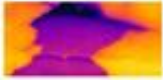
Report Especially Prepared For:

Sample
123 Sample Lane
Sample City, CA 94010

Inspected By:

Envirovue Home Inspections
709 Lennox Dr.
Petaluma, California 94954
steve@envirovue.com
<http://www.envirovue.com>

Date of Inspection: 6/23/2008



(707) 322-6445

Envirovue Home Inspections

(707) 322-6445

THIS REPORT IS YOUR INVOICE
THIS INSPECTION REPORT IS NOT TRANSFERABLE

Present at inspection:

- Owner
 Buyer's Agent
 Buyer
 Seller's Agent
 Tenant
 Builder's Representative

PROPERTY INSPECTION REPORT

Prepared For: Sample

(Name of Client)

Concerning: 123 Sample Lane, Sample City, CA 94010

(Address or Other Identification of Inspected Property)

By: Steven Ramos, 6/23/2008

(Name and License Number of Inspector) (Date)

(Name, License Number and Signature of Sponsoring Inspector, if required)

The inspection of the property listed above must be performed in compliance with the rules of the Texas Real Estate Commission (TREC). The inspection is of conditions which are present and visible at the time of the inspection, and all of the equipment is operated in normal modes. The inspector must indicate which items are in need of repair or are not functioning and will report on all applicable items required by TREC rules. This report is intended to provide you with information concerning the condition of the property at the time of inspection. Please read the report carefully. If any item is unclear, you should request the inspector to provide clarification.

It is recommended that you obtain as much history as is available concerning this property. This historical information may include copies of any seller's disclosures, previous inspection or engineering reports, reports performed for or by 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.

Property conditions change with time and use. Since this report is provided for the specific benefit of the client(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Promulgated by the Texas Real Estate Commission(TREC) P.O. Box 12188, Austin, TX 78711-2188, 1-800-250-8732 or (512) 459-6544
(<http://www.trec.state.tx.us>). REI 7A-0

Property Analysis Report

Envirovue Home Inspections
709 Lennox Dr., Petaluma, California 94954

Date / Time: 6/23/2008 Weather Conditions: ° Fahrenheit

Property:

- Occupied Vacant
 Partly Occupied Utilities Off
 New Construction

Present at inspection:

- Owner Buyer's Agent Buyer Seller's Agent
 Tenant Builder's Representative

Property Type:

- Residential
 Commercial
 Apartment Building

Property Style:

- One Story Two Story
 Three Story Split Foyer / Level
 Contemporary Duplex / Multiplex
 Townhouse Condominium
 Historic Modular

Property Location:

- Inland
 Waterfront
 High Wind Area
 Flood Plane
 Earthquake Prone

SUMMARY OF INSPECTION

The inspection resulted in the following summarized items (the locations are listed as viewed from the street facing the property):

Priority One Summary Items

1. EXTERIOR PAINT NEEDED. Portions of the exterior woodwork and painted surfaces are showing deterioration to the paint/stain finish. It is important that these surfaces are kept well protected to ensure a maximum service life. The need for exterior painting is now indicated. Subsequent paint maintenance can be carried out as the usual signs of failure such as cracking, peeling or blistering of the painted surface become evident. Typically this would occur at intervals of five to seven years.
2. HEATING/COOLING DUCTS, DAMAGE. LOCATION: CRAWLSPACE. I observed damage to one or more heating and cooling ducts that may be rodent related. Rodents that have infested ductwork leave contamination behind. I recommend a full evaluation of this building for rodent infestation and of the heating and cooling ducts by a HVAC professional.
3. DETERIORATED EXTERIOR DOOR. LOCATION: SIDE ENTRY DOOR LEFT. I observed a damaged and deteriorated exterior at the aforementioned location. The implications of damaged and deteriorated exterior doors are: may be unable to stop intruders; allow moisture to enter building, draft; may not open and close properly (fire safety). RECOMMENDATION: REPAIR, REPLACE SERVICING (See Figure #1)
4. MISSING RAIN CAP AND SPARK ARRESTOR. I observed a missing chimney rain cap and spark arrestor. A missing rain cap will allow water to run down the flue of the chimney and a spark arrestor prevents smoldering particles from igniting nearby brush.
5. REPAIR PANEL COVER. One or more electrical panel covers are deteriorated, missing, or damaged. The exterior cover helps keep the electrical components dry when they would otherwise be exposed to weather. Damaged or missing covers increase the rate at which the components will deteriorate and may present a hazard if components get wet. RECOMMENDATION: SAFETY ISSUE (See Figure #2)
6. OPENING J-BOX. I observed an opening for a junction box (area containing electrical wires that are spliced). This should be repaired/replaced to remain water tight.
7. BATH EXHAUST FAN DISCHARGING INTO ATTIC. I observed a bathroom exhaust fan that is discharging into the attic. This will increase moisture in the attic which may lead to mold, structural rot, and pest damage.
8. AUTOMATIC GARAGE DOOR DOES NOT HAVE SENSORS. I observed an automatic garage door opener that does not have sensors but did auto reverse when met with resistance. Most older system function this way. Newer system are safer because they have sensor that will prevent contact between the motorized door and the object (child, pet, car). This is a safety concern.
9. CLOTHES DRYER NOT VENTED TO EXTERIOR. The clothes dryer vent pipe should be directed to the exterior of the building. Improperly vented dryer lines risk moisture damage, wood rot, and mold colonization to the building and, if not kept clean, a blocked vent line can cause a fire in the dryer.

Priority Two Summary Items

1. **WATER HEATER STRAPPING.** All new and replacement water heaters sold in California on or after July 1, 1991, to be braced, anchored, or strapped to resist falling or horizontal displacement due to earthquake motion. Experience has shown that water heaters can move or tip over during an earthquake if not properly anchored to the walls. Movement of or impact to the water heater may cause gas leaks in gas line connections, which in turn may pose a fire hazard. Water leaks from broken water lines may also cause water damage to floors and walls. Most people fail to install the strapping in a manner that is consistent with the goal of resisting lateral and horizontal movement. Here are a few of the common mistakes: (1) Restraints do not wrap around tank, (2) Restraints not anchored to studs with lag screws, (3) Only one restraint installed, and (4) Restraints are not positioned in the upper or lower third of the tank and at least 4" from the controls.
2. **TOPOGRAPHY DIRECTING WATER TOWARD STRUCTURE.** The general topography directs water toward the residence, not necessarily surface water only but subterranean water as well. Subsurface drainage may have been installed when the site was graded, but we have no knowledge of this and recommend that you have a drainage specialist evaluation.
3. **OLD WINDOWS.** I observed older windows in one or more locations for the building. Older windows are more prone to leaking and are generally less energy efficient. If there are no active failures you can consider deferring replacement or begin a phase in program where you replacement one or more windows over a period of time. The risk of deferring replacement for older windows is that they may leak at any time and water damage can be very expensive to repair.
4. **DISPOSAL, DAMAGED.** At the time of inspection, the garbage disposal was damaged and should be repaired or replaced to function as intended.
5. **RANGE HOOD NOT VENTED TO EXTERIOR.** I observed a kitchen range hood that is not vented to the exterior. This will increase the humidity from steam in the kitchen when cooking.
6. **LAUNDRY EXHAUST HOOD DAMPER, OPEN POSITION.** I observed a damper for the laundry vent hood that is stuck in the open position. This should be repaired as rodent may use this as a point of entry into the building and this is a significant source of energy loss.

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Priority Three Summary Items

1. **IMPROVE ATTIC VENTILATION.** Attics need to have adequate ventilation lest moisture-laden air that infiltrates from the home below is trapped, causing mold and mildew and leading to other issues that could eventually threaten the structural integrity of the home such as wood-destroying insects or rot.
2. **VERTICAL FOUNDATION CRACK(S).** I observed vertical cracks in the foundation wall in various locations. These types of foundation cracks are usually of no concern. However, it is impossible to ascertain building movement, recency of foundations cracks, active or historical movement of these cracks in a one time home inspection. A specialist using a sophisticated measuring protocol can provide you with this information if you so desire. If the cracks widen or lengthen, it is our recommendation that you seek further advice from a specialist. (See Figure #3)
3. **ROOFING NEAR END OF EXPECTED LIFE.** I observed a roof covering that is nearing the end of its useful life. Roofing components that are in disrepair will eventually lead to roof leaks, delaying roof repairs or replacement is not a good idea as the leaks that result from deferred roof maintenance often lead to greater expense and damage to interiors. (See Figure #4)
4. **WATER STAINING UNDER FLOOR AREA.** I observed water staining on the floor framing and/or sub floor visible from the sub area. You should remove insulation or floor coverings to provide complete inspection of this area for hidden damage.
5. **FURNACE BEYOND SCHEDULED LIFE.** The furnace is beyond its scheduled life. Furnaces last anywhere from 15-20 years depending upon maintenance and quality of the product. However, appliances that have been properly maintained and inspected annually by a specialist may last longer. Given the undeterminable nature of appliances you should budget for replacement. **RECOMMENDATION: FURTHER INVESTIGATION**
6. **CONDENSER NEARING END OF SCHEDULED LIFE.** I observed a condensing unit for split air conditioning unit (coils over furnace and compressor to the exterior) that is nearing or beyond its scheduled service life. Appliances that are nearing or beyond their scheduled service life should be monitored.
7. **GALVANIZED SUPPLY PLUMBING.** The potable water pipes within this residence are primarily galvanized, and are assumed to be original. They may produce rusty looking water from time to time and, because the water volume in such pipes will gradually be reduced by a build-up of minerals within them, we do not fully endorse them. Therefore, we recommend that they be periodically monitored for any signs of potential leaks, which typically appear as rusty looking blisters on the body of the pipes.
8. **OLD CAST IRON WASTE LINES.** Some or all of the buildings waste pipes are older cast iron. Cast iron waste plumbing has been the traditional industry standard in residential housing for nearly a century and has a typical service life of 40+ years. However, it is not uncommon for cast iron pipe to corrode and develop rough interior surfaces as the system ages. Typical signs of corrosion and aging pipe are slow drains, rust cysts at the bottom of horizontal runs of pipe and/or leaks and rust stains at or around leaded joints. Since this is an old system, I recommend the client annually inspect as much of this system as possible and be on the lookout for those indicators mentioned above. Once any of these indicators begins to appear, I suggest contacting a reputable/licensed plumber to discuss eventual replacement options and cost.
9. **NO AIR GAP.** The dishwasher drain loop is installed incorrectly. This condition allows wastewater to flow backward from the drain into the dishwasher floor pan. Once wastewater is introduced into the dishwasher pan, sanitary conditions are usually not achievable again.

Recommendation: Either install an air gap device on the countertop and route the drain line through it or loop the drain line above the exit point (usually the disposal) as close as possible to the underside of the countertop and secure the line with a clamp.

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Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair.

I = Inspected NI = Not Inspected NP = Not Present R = Not Functioning or In Need of Repair

I	NI	NP	R	Inspection Item
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I. STRUCTURAL SYSTEMS

- A. Foundations (If all crawl space areas are not inspected, provide an explanation.)

Comments (An opinion on performance is mandatory.):

1. VERTICAL FOUNDATION CRACK(S). I observed vertical cracks in the foundation wall in various locations. These types of foundation cracks are usually of no concern. However, it is impossible to ascertain building movement, recency of foundations cracks, active or historical movement of these cracks in a one time home inspection. A specialist using a sophisticated measuring protocol can provide you with this information if you so desire. If the cracks widen or lengthen, it is our recommendation that you seek further advice from a specialist. (See Figure #3)

- B. Grading and Drainage

Comments:

1. TOPOGRAPHY DIRECTING WATER TOWARD STRUCTURE. The general topography directs water toward the residence, not necessarily surface water only but subterranean water as well. Subsurface drainage may have been installed when the site was graded, but we have no knowledge of this and recommend that you have a drainage specialist evaluation.

- C. Roof Covering (If the roof is inaccessible, report the method used to inspect.)

Comments:

1. ROOFING NEAR END OF EXPECTED LIFE. I observed a roof covering that is nearing the end of its useful life. Roofing components that are in disrepair will eventually lead to roof leaks, delaying roof repairs or replacement is not a good idea as the leaks that result from deferred roof maintenance often lead to greater expense and damage to interiors. (See Figure #4)

- D. Roof Structure and Attic (If the attic is inaccessible, report the method used to inspect.)

Comments:

1. IMPROVE ATTIC VENTILATION. Attics need to have adequate ventilation lest moisture-laden air that infiltrates from the home below is trapped, causing mold and mildew and leading to other issues that could eventually threaten the structural integrity of the home such as wood-destroying insects or rot.

- E. Walls (Interior and Exterior)

Comments:

1. EXTERIOR PAINT NEEDED. Portions of the exterior woodwork and painted surfaces are showing deterioration to the paint/stain finish. It is important that these surfaces are kept well protected to ensure a maximum service life. The need for exterior painting is now indicated. Subsequent paint maintenance can be carried out as the usual signs of failure such as cracking, peeling or blistering of the painted surface become evident. Typically this would occur at intervals of five to seven years.

- F. Ceilings and Floors

Comments:

1. WATER STAINING UNDER FLOOR AREA. I observed water staining on the floor framing and/or sub floor visible

from the sub area. You should remove insulation or floor coverings to provide complete inspection of this area for hidden damage.

G. Doors (Interior and Exterior)

Comments:

1. DETERIORATED EXTERIOR DOOR. LOCATION: SIDE ENTRY DOOR LEFT. I observed a damaged and deteriorated exterior at the aforementioned location. The implications of damaged and deteriorated exterior doors are: may be unable to stop intruders; allow moisture to enter building, draft; may not open and close properly (fire safety). RECOMMENDATION: REPAIR, REPLACE SERVICING (See Figure #1)

H. Windows

Comments:

1. OLD WINDOWS. I observed older windows in one or more locations for the building. Older windows are more prone to leaking and are generally less energy efficient. If there are no active failures you can consider deferring replacement or begin a phase in program where you replacement one or more windows over a period of time. The risk of deferring replacement for older windows is that they may leak at any time and water damage can be very expensive to repair.

I. Fireplace/Chimney

Comments:

1. MISSING RAIN CAP AND SPARK ARRESTOR. I observed a missing chimney rain cap and spark arrestor. A missing rain cap will allow water to run down the flue of the chimney and a spark arrestor prevents smoldering particles from igniting nearby brush.

J. Porches, Decks and Carports (Attached)

Comments: n/a

K. Other

Comments: n/a

I = Inspected NI = Not Inspected NP = Not Present R = Not Functioning or In Need of Repair

I	NI	NP	R	Inspection Item
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II. ELECTRICAL SYSYTEMS

A. Service Entrance and Panels

Comments:

1. REPAIR PANEL COVER. One or more electrical panel covers are deteriorated, missing, or damaged. The exterior cover helps keep the electrical components dry when they would otherwise be exposed to weather. Damaged or missing covers increase the rate at which the components will deteriorate and may present a hazard if components get wet. RECOMMENDATION: SAFETY ISSUE (See Figure #2)

B. Branch Circuits - Connected Devices and Fixtures (Report as in need of repair the lack of ground fault circuit protection where required.)

Comments:

1. OPENING J-BOX. I observed an opening for a junction box (area containing electrical wires that are spliced). This should be repaired/replaced to remain water tight.

I	NI	NP	R	Inspection Item
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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type and Energy Source: Gas

Comments:

1. FURNACE BEYOND SCHEDULED LIFE. The furnace is beyond its scheduled life. Furnaces last anywhere from 15-20 years depending upon maintenance and quality of the product. However, appliances that have been properly maintained and inspected annually by a specialist may last longer. Given the undeterminable nature of appliances you should budget for replacement. RECOMMENDATION: FURTHER INVESTIGATION

B. Cooling Equipment

Type and Energy Source: Electricity

Comments:

1. CONDENSER NEARING END OF SCHEDULED LIFE. I observed a condensing unit for split air conditioning unit (coils over furnace and compressor to the exterior) that is nearing or beyond its scheduled service life. Appliances that are nearing or beyond their scheduled service life should be monitored.

C. Ducts and Vents

Comments:

1. HEATING/COOLING DUCTS, DAMAGE. LOCATION: CRAWLSPACE. I observed damage to one or more heating and cooling ducts that may be rodent related. Rodents that have infested ductwork leave contamination behind. I recommend a full evaluation of this building for rodent infestation and of the heating and cooling ducts by a HVAC professional.

I	NI	NP	R	Inspection Item
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IV. PLUMBING SYSTEM

A. Water Supply System and Fixtures

Comments:

1. GALVANIZED SUPPLY PLUMBING. The potable water pipes within this residence are primarily galvanized, and are assumed to be original. They may produce rusty looking water from time to time and, because the water volume in such pipes will gradually be reduced by a build-up of minerals within them, we do not fully endorse them. Therefore, we recommend that they be periodically monitored for any signs of potential leaks, which typically appear as rusty looking blisters on the body of the pipes.

B. Drains, Wastes, Vents

Comments:

1. OLD CAST IRON WASTE LINES. Some or all of the buildings waste pipes are older cast iron. Cast iron waste plumbing has been the traditional industry standard in residential housing for nearly a century and has a typical service life of 40+ years. However, it is not uncommon for cast iron pipe to corrode and develop rough interior surfaces as the system ages. Typical signs of corrosion and aging pipe are slow drains, rust cysts at the bottom of horizontal runs of pipe and/or leaks and rust stains at or around leaded joints. Since this is an old system, I recommend the client annually inspect as much of this system as possible and be on the lookout for those indicators mentioned above. Once any of these indicators begins to appear, I suggest contacting a reputable/licensed plumber to discuss eventual replacement options and cost.

C. Water Heating Equipment (Report as in need of repair those conditions specifically listed as recognized hazards by TREC rules.)

Energy Source: Gas

Comments:

1. WATER HEATER STRAPPING. All new and replacement water heaters sold in California on or after July 1, 1991, to be braced, anchored, or strapped to resist falling or horizontal displacement due to earthquake motion. Experience has shown that water heaters can move or tip over during an earthquake if not properly anchored to the walls. Movement of or impact to the water heater may cause gas leaks in gas line connections, which in turn may pose a fire hazard. Water leaks from broken water lines may also cause water damage to floors and walls. Most people fail to install the strapping in a manner that is consistent with the goal of resisting lateral and horizontal movement. Here are a few of the common mistakes: (1) Restraints do not wrap around tank, (2) Restraints not anchored to studs with lag screws, (3) Only one restraint installed, and (4) Restraints are not positioned in the upper or lower third of the tank and at least 4" from the controls.

D. Hydro-Therapy Equipment

Comments:

1. In accordance with industry standards this component was not inspected. I recommend having a trade specialist evaluate prior to the close of escrow.

I = Inspected NI = Not Inspected NP = Not Present R = Not Functioning or In Need of Repair

I	NI	NP	R	Inspection Item
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V. APPLIANCES

A. Dishwasher

Comments:

1. NO AIR GAP. The dishwasher drain loop is installed incorrectly. This condition allows wastewater to flow backward from the drain into the dishwasher floor pan. Once wastewater is introduced into the dishwasher pan, sanitary conditions are usually not achievable again. Recommendation: Either install an air gap device on the countertop and route the drain line through it or loop the drain line above the exit point (usually the disposal) as close as possible to the underside of the countertop and secure the line with a clamp.

B. Food Waste Disposer

Comments:

1. DISPOSAL, DAMAGED. At the time of inspection, the garbage disposal was damaged and should be repaired or replaced to function as intended.

C. Range Hood

Comments:

1. RANGE HOOD NOT VENTED TO EXTERIOR. I observed a kitchen range hood that is not vented to the exterior. This will increase the humidity from steam in the kitchen when cooking.

D. Ranges/Ovens/Cooktops

Comments: n/a

E. Microwave Cooking Equipment

Comments:

1. In accordance with industry standards this component was not inspected. I recommend having a trade specialist evaluate prior to the close of escrow.

F. Trash Compactor

Comments:

1. In accordance with industry standards this component was not inspected. I recommend having a trade specialist evaluate prior to the close of escrow.

G. Bathroom Exhaust Fans and/or Heaters

Comments:

1. BATH EXHAUST FAN DISCHARGING INTO ATTIC. I observed a bathroom exhaust fan that is discharging into the attic. This will increase moisture in the attic which may lead to mold, structural rot, and pest damage.

H. Whole House Vacuum Systems

Comments:

1. In accordance with industry standards this component was not inspected. I recommend having a trade specialist evaluate prior to the close of escrow.

I. Garage Door Operators

Comments:

1. AUTOMATIC GARAGE DOOR DOES NOT HAVE SENSORS. I observed an automatic garage door opener that does not have sensors but did auto reverse when met with resistance. Most older system function this way. Newer system are safer because they have sensor that will prevent contact between the motorized door and the object (child, pet, car). This is a safety concern.

J. Door Bell and Chimes

Comments: n/a

K. Dryer Vents

Comments:

1. LAUNDRY EXHAUST HOOD DAMPER, OPEN POSITION. I observed a damper for the laundry vent hood that is stuck in the open position. This should be repaired as rodent may use this as a point of entry into the building and this is a significant source of energy loss.
2. CLOTHES DRYER NOT VENTED TO EXTERIOR. The clothes dryer vent pipe should be directed to the exterior of the building. Improperly vented dryer lines risk moisture damage, wood rot, and mold colonization to the building and, if not kept clean, a blocked vent line can cause a fire in the dryer.

L. Other Built-In Appliances

Comments: n/a

I	NI	NP	R	Inspection Item
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VI. OPTIONAL SYSTEMS

A. Lawn Sprinklers

Comments:

1. In accordance with industry standards this component was not inspected. I recommend having a trade specialist evaluate prior to the close of escrow.

B. Swimming Pools and Equipment

Comments:

1. In accordance with industry standards this component was not inspected. I recommend having a trade specialist evaluate prior to the close of escrow.

C. Outbuildings

Comments:

1. In accordance with industry standards this component was not inspected. I recommend having a trade specialist evaluate prior to the close of escrow.

D. Outdoor Cooking Equipment

Comments:

1. In accordance with industry standards this component was not inspected. I recommend having a trade specialist evaluate prior to the close of escrow.

E. Gas Lines (ancillary equipment only - not main structure)

Comments:

1. In accordance with industry standards this component was not inspected. I recommend that you have a trade specialist inspect this component prior to the close of escrow.

F. Water Wells (A coliform analysis is recommended)

Type of Pump:

Type of Storage Equipment:

Comments:

1. In accordance with industry standards this component was not inspected. I recommend having a trade specialist evaluate prior to the close of escrow.

G. Septic Systems

Comments:

1. In accordance with industry standards this component was not inspected. I recommend having a trade specialist evaluate prior to the close of escrow.

H. Security Systems

Comments:

1. In accordance with industry standards this component was not inspected. I recommend having a trade specialist evaluate prior to the close of escrow.

I. Fire Protection Equipment

Comments:

1. In accordance with industry standards this component was not inspected. I recommend having a trade specialist evaluate prior to the close of escrow.

Appendix

Figure Number 1

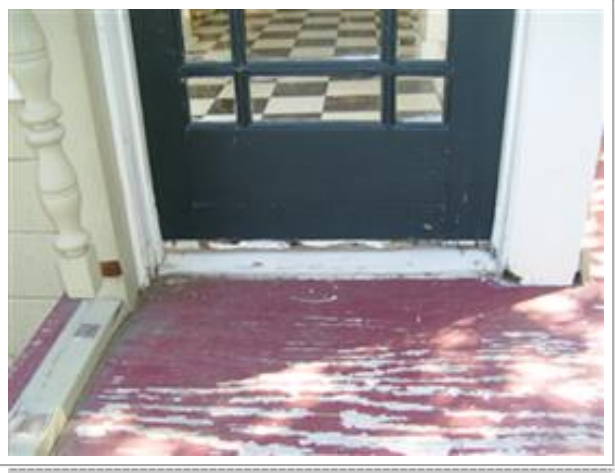


Figure Number 2



Figure Number 3



Figure Number 4

