



Inspection Report

Ouyang Bo

Property Address:
1430 Stoneridge Court
Ontario Ca 91762



View of property from across the street



Rear view of property from parking lot.

Allison Property Inspections

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Invoice

Inspection Agreement

Date: 5/7/2010	Time: 10:00 AM	Report ID: 2010bo
Property: 1430 Stoneridge Court Ontario Ca 91762	Customer: Ouyang Bo	Real Estate Professional: Eric Chen Marcus & Millichap

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this building. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this building or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Standards of Practice:

NACHI National Association of Certified Home Inspectors

In Attendance:

Customer and their agent

Type of building:

Multi-family

Approximate age of building:

Over 25 Years

Temperature:

Over 65

Weather:

Clear

Ground/Soil surface condition:

Dry

Rain in last 3 days:

No

1. Roofing, Roof Structure, Chimneys, and Attic

The building inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The building inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The building inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

		IN	NI	NP	RR
1.0	ROOF COVERINGS	X			
1.1	ROOF FLASHINGS	X			
1.2	SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS	X			
1.3	ROOF VENTILATION	X			
1.4	ROOF DRAINAGE SYSTEMS	X			
1.5	ROOF STRUCTURE AND ATTIC (report leak signs or condensation)	X			
1.6	FIREWALL SEPARATION BETWEEN UNITS IN ATTIC	X			
1.7	ATTIC INSULATION	X			
1.8	VENTILATION FANS THERMOSTATIC CONTROLS (ATTIC)			X	
1.9	VISIBLE ELECTRIC WIRING IN ATTIC	X			

IN NI NP RR

Styles & Materials

Viewed roof covering from:
Walked roof

Roof-Type:
Gable

Roof Covering:
Asphalt/Fiberglass

Chimney (exterior):
N/A

Sky Light(s):
None

Roof Ventilation:
Gable vents

Method used to observe attic:
From entry

Roof Structure:
Engineered wood trusses
2 X 4 Rafters

Ceiling Structure:
2X4

Attic info:
Attic access
No Storage

Attic Insulation:
Batt
Fiberglass

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1.0 Penetrations on asphalt shingles. Recommend repair. (Photo 1)

Asphalt shingles broken, it appears that these shingles may have been damaged by mischievous activity. (Photo 2)

Palm tree in contact with roof asphalt shingles. Recommend trimming tree back. (Photo 3)



1.0 Picture 1 Penetrations on asphalt shingles.



1.0 Picture 2 Asphalt shingles broken.



1.0 Picture 3 Palm tree in contact with roof asphalt shingles.

1.3 Vent cap missing.



1.3 Picture 1 Vent cap missing.

1.4 Recommend replacement of damaged rain gutter downspout.



1.4 Picture 1 Rain gutter downspout damaged.

1.5 Engineered trusses present in attic.



1.5 Picture 1 Engineered trusses present in attic.

1.5 Picture 2 Engineered trusses present in attic.

The roof of the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior

The building inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The building inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The building inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The building inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

		IN	NI	NP	RR
2.0	WALL CLADDING FLASHING AND TRIM	X			
2.1	DOORS (Exterior)	X			
2.2	WINDOWS	X			
2.3	DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS	X			
2.4	VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)	X			
2.5	EAVES, SOFFITS AND FASCIAS	X			
2.6	PLUMBING WATER FAUCETS (hose bibs)	X			
2.7	POLARITY AND GROUNDING OF RECEPTACLES ON EXTERIOR WALLS OF INSPECTED STRUCTURE	X			
2.8	OTHER	X			

Styles & Materials

Siding Style:

Shiplap
Cement stucco

Siding Material:

Wood

Exterior Entry

Doors:

Wood

Appurtenance:

Balcony

Driveway:

Asphalt

IN NI NP RR

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2.0 Trip hazard -- located at rear detached Carport area. (Photo 1)

Excess stucco penetrations, recommend repair. (Photo 2)

Dryrot present at wood trim. Consult termite report. (Photo 3)

Caulking deteriorated. (Photo 4)



2.0 Picture 1 Trip hazard



2.0 Picture 2 Excess stucco penetrations.



2.0 Picture 3 Dryrot present at wood trim.



2.0 Picture 4 Caulking deteriorated.

2.3 Rust stains present on underside of front balcony. (Photo 1)

Recommend installation of wire mesh to stair railing to match balconies. (Photo 2)

Trash container overhead cover deteriorated. Recommend removal, this cover is not required. (Photo 4)

Minor stucco damage to balcony corner. (Photo 6)

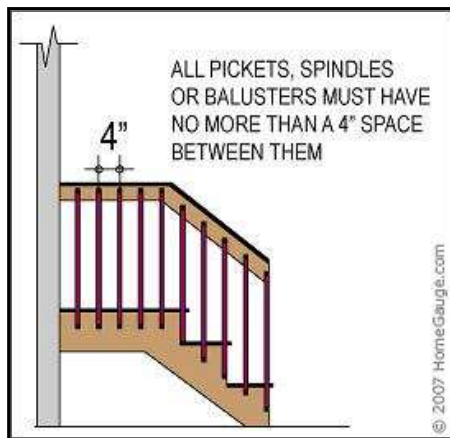
Excessive storage on balcony. (Photo 5)



2.3 Picture 1 Rust stains present on underside of front balcony



2.3 Picture 2 Stair railing spacing greater than 4"



2.3 Picture 3 Reference for stair railing spacing.



2.3 Picture 4 Trash container overhead cover.



2.3 Picture 5 Excessive storage on balcony.



2.3 Picture 6 Minor stucco damage to balcony corner.

2.8 Asphalt driveway is deteriorated. Condition is normal for age of property.

The owner may wish to slurry coat the driveway to prolong life or for aesthetic reasons.

Trash enclosure missing man door. Recommend consultation with city building department for trash enclosure requirements.



2.8 Picture 1 Asphalt driveway



2.8 Picture 2 Appropriate swale and run off drain present.



2.8 Picture 3 Alligating present at asphalt driveway.



2.8 Picture 4 Trash enclosure missing man door. Recommend consultation with city building department for trash enclosure requirements.

The exterior of the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Structural Components

The building Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The building inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The building inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The building inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the building inspector or other persons.

		IN NI NP RR			
3.0	FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	X			
3.1	WALLS (Structural)	X			
3.2	FLOORS (Structural)	X			
3.3	CEILINGS (structural)	X			

IN NI NP RR

Styles & Materials

Foundation:
Poured concrete

Floor Structure:
Slab

Wall Structure:
2 X 4 Wood

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The structure of the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Plumbing System for Building

The building inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The building inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The building inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The building inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

		IN	NI	NP	RR
4.0	PLUMBING DRAIN, WASTE AND VENT SYSTEMS	X			
4.1	PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES	X			
4.2	HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS	X			
4.3	MAIN WATER SHUT-OFF DEVICE (Describe location)	X			
4.4	FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)	X			
4.5	MAIN FUEL SHUT OFF (Describe Location)	X			

IN NI NP RR

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Styles & Materials

Water Source:
Public

Water Filters:
None
(We do not inspect filtration systems)

Plumbing Water Supply (into building):
Galvanized (old)

Plumbing Water Distribution (inside building):
Copper

Washer Drain Size:
2" Diameter

Plumbing Waste:
Cast iron

Water Heater Power Source:
Gas (quick recovery)

Water Heater Capacity:
30 Gallon (small)
40 Gallon (1-2 people)

Water Heater Manufacturer:
A.O. SMITH
GE

Water Heater Location:
Concealed hallway panel

4.1 Water meter and main shut off valve located at curb.



4.1 Picture 1 Water meter located at curb.

4.2 Recommend repair of dryer vent.

Water heater closet - Unit 3

TPRV drain line disconnected - Unit 3

Water heater - Unit 1

Water heater nomenclature plate - Unit 1

TPRV drain line disconnected - Unit 1

Water heater - Unit 4

Water heater nomenclature plate - Unit 5

TPRV disconnected - Unit 4



4.2 Picture 1 Dryer vent damaged.



4.2 Picture 2 Water heater closet
- Unit 3



4.2 Picture 3 Water heater - Unit 3



4.2 Picture 4 TPRV drain line disconnected.



4.2 Picture 5 Water heater - Unit 1



4.2 Picture 6 Water heater nomenclature plate - Unit 1



4.2 Picture 7 TPRV drain line disconnected - Unit 1



4.2 Picture 8 Water heater - Unit 4



4.2 Picture 9 TPRV disconnected - Unit 4



4.2 Picture 10 Water heater nomenclature plate - Unit 5

4.5 Gas meter manifold and main shut off located at back of property.



4.5 Picture 1 Gas meters located at back of property.

The plumbing in the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant building waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Detached Carport

		IN	NI	NP	RR
5.0	GARAGE CEILINGS	X			
5.1	GARAGE FLOOR	X			

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6(A). Unit #3

The building inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to building; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The building inspector shall describe: Energy source; and Heating equipment and distribution type. The building inspector shall operate the systems using normal operating controls. The building inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The building inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

IN NI NP RR

6.0.A	CEILINGS	X			
6.1.A	WALLS	X			
6.2.A	FLOORS	X			
6.3.A	DOORS (REPRESENTATIVE NUMBER)	X			
6.4.A	WINDOWS (REPRESENTATIVE NUMBER)	X			
6.5.A	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS	X			
6.6.A	PLUMBING SUPPLY, FIXTURES IN THIS UNIT	X			
6.7.A	PLUMBING DRAIN, WASTE AND VENT SYSTEMS IN THIS UNIT	X			
6.8.A	VENTING SYSTEMS IN THIS UNIT (Kitchens, baths and laundry if applicable)	X			
6.9.A	OUTLETS AND WALL SWITCHES	X			
6.10.A	RANGES/OVENS/COOKTOPS	X			
6.11.A	RANGE HOOD	X			
6.12.A	FOOD WASTE DISPOSER	X			
6.13.A	STEPS, STAIRWAYS, BALCONIES AND RAILINGS	X			
6.14.A	HEATING EQUIPMENT	X			
6.15.A	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM			X	
6.16.A	COOLING AND AIR HANDLER EQUIPMENT	X			
6.17.A	PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM			X	
6.18.A	NORMAL OPERATING CONTROLS	X			
6.19.A	AUTOMATIC SAFETY CONTROLS	X			
6.20.A	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	X			
6.21.A	CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)	X			
6.22.A	SERVICE ENTRANCE CONDUCTORS	X			
6.23.A	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS	X			
6.24.A	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE	X			
6.25.A	POLARITY AND GROUNDING OF	X			

IN NI NP RR

Styles & Materials

Ceiling Materials:

Sheetrock

Wall Material:

Drywall

Floor Covering(s):

Carpet
Laminated T&G
Linoleum

Interior Doors:

Hollow core

Window Types:

Single pane

Energy Source:

Gas

Number of Heat Systems

(excluding wood):

One

Ductwork:

N/A

Cooling

Equipment Type:

Window AC

Cooling Equipment Energy

Source:

Electricity

Bath Exhaust

Fans:

Fan only

Dishwasher

Brand:

NONE

Exhaust/Range hood:

RE-CIRCULATE

Dryer Vent:

Flexible Vinyl

Electrical Service Conductors:

Below ground

Panel capacity:

100 AMP
Adequate

Panel Type:

Circuit breakers

		IN	NI	NP	RR
	RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE				
6.26.A	LOCATION OF MAIN AND DISTRIBUTION PANELS	X			
6.27.A	SMOKE DETECTORS	X			

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

Romex

Heat Type:

Wall Heater - Gravity

IN NI NP RR

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6.5.A Evidence of previous water leak under kitchen sink. No active leak present at time of inspection.

Breadboard missing.



6.5.A Picture 1 Evidence of previous water leak under kitchen sink.



6.5.A Picture 2 Breadboard missing.

6.6.A Faucet loose. Recommend repair.



6.6.A Picture 1 Faucet loose. recommend repair.

6.10.A Burners functional, igniter non-operational.



6.10.A Picture 1 Burners functional, igniter non-operational.

6.12.A Recommend evaluation and repair.



6.12.A Picture 1 Food waste disposer non-operational.

6.14.A Debris present near burner. Recommend evaluation and cleaning.



6.14.A Picture 1 Debris present near burner.

6.23.A Sub panel located behind bedroom door - Unit 3



6.23.A Picture 1 Sub panel located behind
bedroom door - Unit 3

The heating and cooling system of this building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6(B). Unit #1

The building inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to building; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The building inspector shall describe: Energy source; and Heating equipment and distribution type. The building inspector shall operate the systems using normal operating controls. The building inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The building inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.



IN NI NP RR

6.0.B	CEILING	X			
6.1.B	WALLS	X			
6.2.B	FLOORS	X			
6.3.B	DOORS (REPRESENTATIVE NUMBER)	X			
6.4.B	WINDOWS (REPRESENTATIVE NUMBER)	X			
6.5.B	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS	X			
6.6.B	PLUMBING SUPPLY, FIXTURES IN THIS UNIT	X			
6.7.B	PLUMBING DRAIN, WASTE AND VENT SYSTEMS IN THIS UNIT	X			
6.8.B	VENTING SYSTEMS IN THIS UNIT (Kitchens, baths and laundry if applicable)	X			
6.9.B	OUTLETS AND WALL SWITCHES	X			
6.10.B	RANGES/OVENS/COOKTOPS	X			
6.11.B	RANGE HOOD	X			
6.12.B	FOOD WASTE DISPOSER	X			
6.13.B	MICROWAVE COOKING EQUIPMENT	X			
6.14.B	STEPS, STAIRWAYS, BALCONIES AND RAILINGS	X			
6.15.B	HEATING EQUIPMENT	X			
6.16.B	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM			X	
6.17.B	COOLING AND AIR HANDLER EQUIPMENT	X			
6.18.B	PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM			X	
6.19.B	NORMAL OPERATING CONTROLS	X			
6.20.B	AUTOMATIC SAFETY CONTROLS	X			
6.21.B	DISTRIBUTION SYSTEMS (including fans,	X			

IN NI NP RR

Styles & Materials

Ceiling Materials:
Drywall

Wall Material:
Sheetrock

Floor Covering(s):
Carpet
Linoleum

Interior Doors:
Hollow core

Window Types:
Single pane

Energy Source:
Gas

Number of Heat Systems (excluding wood):
One

Cooling Equipment Type:
Window AC

Cooling Equipment Energy Source:
Electricity

Number of AC Only Units:
One

Bath Exhaust Fans:
Fan only

		IN	NI	NP	RR
	pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)				
6.22.B	CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)	X			
6.23.B	SERVICE ENTRANCE CONDUCTORS	X			
6.24.B	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS	X			
6.25.B	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE	X			
6.26.B	POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE	X			
6.27.B	LOCATION OF MAIN AND DISTRIBUTION PANELS	X			
6.28.B	SMOKE DETECTORS	X			

Disposer Brand:
UNKNOWN

Exhaust/Range hood:
RE-CIRCULATE

Range/Oven:
UNKNOWN

Electrical Service Conductors:
Below ground

Panel capacity:
100 AMP

Panel Type:
Circuit breakers

Branch wire 15 and 20 AMP:
Copper

Wiring Methods:
Romex

Heat Type:
Wall Heater - Gravity

IN NI NP RR

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6.3.B Dryrot present at front door jamb - consult termite report.



6.3.B Picture 1 Dryrot present at front door jamb - consult termite report.

6.5.B Debris present under kitchen sink.

Bathroom sink cabinet bottom water damaged - no active leak present at time of inspection.

Bathroom sink slow drain.

Counter top caulking deteriorated.



6.5.B Picture 1 Debris present under kitchen sink.



6.5.B Picture 2 Bathroom sink cabinet bottom water damaged - no active leak present at time of inspection.



6.5.B Picture 3 Bathroom sink slow drain.



6.5.B Picture 4 Counter top caulking deteriorated.

6.10.B Burners functional - igniters non-operational.



6.10.B Picture 1 Burners functional - igniters non-operational.

6.11.B Re-circulating range hood typical all units



6.11.B Picture 1 Re-circulating range hood typical all units

6.12.B Food waste disposer.



6.12.B Picture 1 Food waste disposer.

6.14.B Excessive storage on patio.



6.14.B Picture 1 Excessive storage on patio.

6.24.B Sub panel located behind bedroom door.



6.24.B Picture 1 Sub panel located behind

bedroom door.

6.26.B Porch light fixture missing.



6.26.B Picture 1 Porch light fixture missing.

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6(C). Unit #4

The building inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to building; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The building inspector shall describe: Energy source; and Heating equipment and distribution type. The building inspector shall operate the systems using normal operating controls. The building inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The building inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

IN NI NP RR

		I	N	N	P	R	R
6.0.C	CEILINGS	X					
6.1.C	WALLS	X					
6.2.C	FLOORS	X					
6.3.C	DOORS (REPRESENTATIVE NUMBER)	X					
6.4.C	WINDOWS (REPRESENTATIVE NUMBER)	X					
6.5.C	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS	X					
6.6.C	PLUMBING SUPPLY, FIXTURES IN THIS UNIT	X					
6.7.C	PLUMBING DRAIN, WASTE AND VENT SYSTEMS IN THIS UNIT	X					
6.8.C	VENTING SYSTEMS IN THIS UNIT (Kitchens, baths and laundry if applicable)	X					
6.9.C	OUTLETS AND WALL SWITCHES	X					
6.10.C	RANGES/OVENS/COOKTOPS	X					
6.11.C	RANGE HOOD	X					
6.12.C	FOOD WASTE DISPOSER	X					
6.13.C	STEPS, STAIRWAYS, BALCONIES AND RAILINGS	X					
6.14.C	HEATING EQUIPMENT	X					
6.15.C	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM					X	
6.16.C	COOLING AND AIR HANDLER EQUIPMENT	X					
6.17.C	PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM						X
6.18.C	NORMAL OPERATING CONTROLS	X					
6.19.C	AUTOMATIC SAFETY CONTROLS	X					
6.20.C	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	X					
6.21.C	CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)	X					
6.22.C	SERVICE ENTRANCE CONDUCTORS	X					
6.23.C	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS	X					
6.24.C	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE	X					
6.25.C	POLARITY AND GROUNDING OF	X					

IN NI NP RR

Styles & Materials

Ceiling Materials:

Drywall

Wall Material:

Drywall

Floor Covering(s):

Carpet

Linoleum

Interior Doors:

Hollow core

Window Types:

Single pane

Energy Source:

Gas

Number of Heat Systems

(excluding wood):

One

Cooling

Equipment Type:

Window AC

Cooling

Equipment Energy

Source:

Electricity

Number of AC Only Units:

One

Bath Exhaust

Fans:

Fan only

Dishwasher

Brand:

NONE

Disposer Brand:

UNKNOWN

Exhaust/Range

hood:

RE-CIRCULATE

Range/Oven:

UNKNOWN

Dryer Vent:

Flexible Vinyl

Electrical Service

Conductors:

Below ground

Panel capacity:

100 AMP

		IN	NI	NP	RR
	RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE				
6.26.C	LOCATION OF MAIN AND DISTRIBUTION PANELS	X			
6.27.C	SMOKE DETECTORS	X			

Panel Type:
Circuit breakers

Branch wire 15 and 20 AMP:
Copper

Wiring Methods:
Romex

Heat Type:
Wall Heater - Gravity

IN NI NP RR

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

6.23.C Sub panel located behind door in bedroom.



6.23.C Picture 1 Sub panel located behind door in bedroom.

The heating and cooling system of this building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6(D). Unit #5

The building inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to building; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The building inspector shall describe: Energy source; and Heating equipment and distribution type. The building inspector shall operate the systems using normal operating controls. The building inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The building inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.



Unit 5

		IN NI NP RR			
6.0.D	CEILINGS	X			
6.1.D	WALLS	X			
6.2.D	FLOORS	X			
6.3.D	DOORS (REPRESENTATIVE NUMBER)	X			
6.4.D	WINDOWS (REPRESENTATIVE NUMBER)	X			
6.5.D	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS	X			
6.6.D	PLUMBING SUPPLY, FIXTURES IN THIS UNIT	X			
6.7.D	PLUMBING DRAIN, WASTE AND VENT SYSTEMS IN THIS UNIT	X			
6.8.D	VENTING SYSTEMS IN THIS UNIT (Kitchens, baths and laundry if applicable)	X			
6.9.D	OUTLETS AND WALL SWITCHES	X			
6.10.D	RANGES/OVENS/COOKTOPS	X			
6.11.D	RANGE HOOD	X			
6.12.D	FOOD WASTE DISPOSER	X			
6.13.D	STEPS, STAIRWAYS, BALCONIES AND RAILINGS	X			
6.14.D	HEATING EQUIPMENT	X			
6.15.D	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM			X	
6.16.D	COOLING AND AIR HANDLER EQUIPMENT	X			
6.17.D	PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM			X	
6.18.D	NORMAL OPERATING CONTROLS	X			
6.19.D	AUTOMATIC SAFETY CONTROLS	X			
6.20.D	DISTRIBUTION SYSTEMS (including fans,	X			

IN NI NP RR

Styles & Materials

Ceiling Materials:
Drywall

Wall Material:
Drywall

Floor Covering(s):
Carpet
Linoleum

Interior Doors:
Hollow core

Window Types:
Single pane

Heat Type:
Forced Air

Energy Source:
Gas

Number of Heat Systems (excluding wood):
One

Heat System Brand:
PAYNE

Ductwork:
Insulated

Filter Type:
Disposable

Cooling Equipment Type:
Heat Pump Forced Air (also provides warm air)

Cooling Equipment Energy

		IN	NI	NP	RR
	pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)				
6.21.D	CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)	X			
6.22.D	SERVICE ENTRANCE CONDUCTORS	X			
6.23.D	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS	X			
6.24.D	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE	X			
6.25.D	POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE	X			
6.26.D	LOCATION OF MAIN AND DISTRIBUTION PANELS	X			
6.27.D	SMOKE DETECTORS	X			

IN NI NP RR

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

Source:

Electricity

Central Air

Manufacturer:

PAYNE

Bath Exhaust

Fans:

Fan only

Disposer Brand:

UNKNOWN

Exhaust/Range hood:

RE-CIRCULATE

Range/Oven:

UNKNOWN

Dryer Power

Source:

220 Electric

Dryer Vent:

Flexible Vinyl

Electrical Service

Conductors:

Aluminum

Panel capacity:

100 AMP

Panel Type:

Circuit breakers

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

Romex

6.1.D Drywall soft with moisture present at time of inspection.



6.1.D Picture 1 Drywall soft with moisture present at time of inspection.

6.5.D Medicine cabinet mirror broken.



6.5.D Picture 1 Medicine cabinet mirror broken.

6.7.D Toilet loose at base.



6.7.D Picture 1 Toilet loose at base.

6.14.D FAU located in cabinet - kitchen area.



6.14.D Picture 1 FAU located in cabinet - kitchen area.

6.16.D Condenser did not respond to signal. Recommend service by qualified technician.

Refrigerant line insulation serviceable.



6.16.D Picture 1 Condenser did not respond to signal. Recommend service by qualified technician.



6.16.D Picture 2 Refrigerant line insulation serviceable.

6.18.D A/C & Heating thermostat damaged.



6.18.D Picture 1 A/C & Heating thermostat damaged.

The heating and cooling system of this building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6(E). Unit #6

The building inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to building; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The building inspector shall describe: Energy source; and Heating equipment and distribution type. The building inspector shall operate the systems using normal operating controls. The building inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The building inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.



IN NI NP RR

6.0.E	CEILING	X			
6.1.E	WALLS	X			
6.2.E	FLOORS	X			
6.3.E	DOORS (REPRESENTATIVE NUMBER)	X			
6.4.E	WINDOWS (REPRESENTATIVE NUMBER)	X			
6.5.E	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS	X			
6.6.E	PLUMBING SUPPLY, FIXTURES IN THIS UNIT	X			
6.7.E	PLUMBING DRAIN, WASTE AND VENT SYSTEMS IN THIS UNIT	X			
6.8.E	VENTING SYSTEMS IN THIS UNIT (Kitchens, baths and laundry if applicable)	X			
6.9.E	OUTLETS AND WALL SWITCHES	X			
6.10.E	RANGES/OVENS/COOKTOPS	X			
6.11.E	RANGE HOOD	X			
6.12.E	FOOD WASTE DISPOSER	X			
6.13.E	STEPS, STAIRWAYS, BALCONIES AND RAILINGS	X			
6.14.E	HEATING EQUIPMENT	X			
6.15.E	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM	X			
6.16.E	COOLING AND AIR HANDLER EQUIPMENT	X			
6.17.E	PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM	X			
6.18.E	NORMAL OPERATING CONTROLS	X			
6.19.E	AUTOMATIC SAFETY CONTROLS	X			
6.20.E	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports,	X			

IN NI NP RR

Styles & Materials

Ceiling Materials:

Drywall

Wall Material:

Drywall

Floor Covering(s):

Carpet
Linoleum

Interior Doors:

Hollow core

Window Types:

Single pane

Energy Source:

Gas

Number of Heat Systems

(excluding wood):

One

Cooling

Equipment Type:

Window AC

Cooling

Equipment Energy

Source:

Electricity

Number of AC

Only Units:

One

Bath Exhaust

Fans:

Fan only

Disposer Brand:

		IN	NI	NP	RR	UNKNOWN
	insulation, air filters, registers, radiators, fan coil units and convectors)					Exhaust/Range hood: RE-CIRCULATE
6.21.E	CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)	X				Range/Oven: UNKNOWN
6.22.E	SERVICE ENTRANCE CONDUCTORS	X				Electrical Service Conductors: Below ground
6.23.E	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS	X				Panel capacity: 100 AMP
6.24.E	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE	X				Panel Type: Circuit breakers
6.25.E	POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE	X				Branch wire 15 and 20 AMP: Copper Wiring Methods: Romex Heat Type: Wall Heater - Gravity
6.26.E	LOCATION OF MAIN AND DISTRIBUTION PANELS	X				
6.27.E	SMOKE DETECTORS	X				

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

6.5.E Under sink cabinet bottom in kitchen deteriorated. No moisture present at time of inspection.

Slow kitchen sink drain.



6.5.E Picture 1 Under sink cabinet bottom in kitchen deteriorated. No moisture present at time of inspection.



6.5.E Picture 2 Slow kitchen sink drain.

6.11.E Recirculating range hood. cabinet doors missing above range hood.

Drawer missing from cabinet.



6.11.E Picture 1 Recirculating range hood.
cabinet doors missing above range hood.



6.11.E Picture 2 Drawer missing from
cabinet.

6.21.E Water heater cabinet not accessible.



6.21.E Picture 1 Water heater
cabinet not accessible.

The heating and cooling system of this building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6(F). Unit #7

The building inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to building; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The building inspector shall describe: Energy source; and Heating equipment and distribution type. The building inspector shall operate the systems using normal operating controls. The building inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The building inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.



IN NI NP RR

6.0.F	CEILING	X			
6.1.F	WALLS	X			
6.2.F	FLOORS	X			
6.3.F	DOORS (REPRESENTATIVE NUMBER)	X			
6.4.F	WINDOWS (REPRESENTATIVE NUMBER)	X			
6.5.F	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS	X			
6.6.F	PLUMBING SUPPLY, FIXTURES IN THIS UNIT	X			
6.7.F	PLUMBING DRAIN, WASTE AND VENT SYSTEMS IN THIS UNIT	X			
6.8.F	VENTING SYSTEMS IN THIS UNIT (Kitchens, baths and laundry if applicable)	X			
6.9.F	OUTLETS AND WALL SWITCHES	X			
6.10.F	RANGES/OVENS/COOKTOPS	X			
6.11.F	RANGE HOOD	X			
6.12.F	FOOD WASTE DISPOSER	X			
6.13.F	STEPS, STAIRWAYS, BALCONIES AND RAILINGS	X			
6.14.F	HEATING EQUIPMENT	X			
6.15.F	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM			X	
6.16.F	COOLING AND AIR HANDLER EQUIPMENT	X			
6.17.F	PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM			X	
6.18.F	NORMAL OPERATING CONTROLS	X			
6.19.F	AUTOMATIC SAFETY CONTROLS	X			
6.20.F	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports,	X			

IN NI NP RR

Styles & Materials

Ceiling Materials:
Drywall

Wall Material:
Drywall

Floor Covering(s):
Carpet
Linoleum

Interior Doors:
Hollow core

Window Types:
Single pane

Energy Source:
Gas

Number of Heat Systems (excluding wood):
One

Cooling Equipment Type:
Window AC

Cooling Equipment Energy Source:
Electricity

Number of AC Only Units:
One

Bath Exhaust Fans:
Fan only

Disposer Brand:

		IN	NI	NP	RR
	insulation, air filters, registers, radiators, fan coil units and convectors)				
6.21.F	CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)	X			
6.22.F	SERVICE ENTRANCE CONDUCTORS	X			
6.23.F	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS	X			
6.24.F	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE	X			
6.25.F	POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE	X			
6.26.F	LOCATION OF MAIN AND DISTRIBUTION PANELS	X			
6.27.F	SMOKE DETECTORS	X			

UNKNOWN

Exhaust/Range hood:

RE-CIRCULATE

Range/Oven:
UNKNOWN

Electrical Service Conductors:

Below ground

Panel capacity:
100 AMP

Panel Type:
Circuit breakers

Branch wire 15 and 20 AMP:
Copper

Wiring Methods:
Romex

Heat Type:
Wall Heater - Gravity

IN NI NP RR

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

6.0.F Previous ceiling damage repair in bathroom above tub. No moisture present at time of of inspection.



6.0.F Picture 1 Previous ceiling damage in bathroom above tub.

6.6.F Mixing valve damaged.



6.6.F Picture 1 Mixing valve damaged.

6.21.F Water heater cabinet not accessible.



6.21.F Picture 1 Water heater cabinet not accessible.

The heating and cooling system of this building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Electrical System for Building

The building inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The building inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The building inspector shall report any observed aluminum branch circuit wiring. The building inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The building inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

IN NI NP RR

		IN	NI	NP	RR
7.0	SERVICE ENTRANCE CONDUCTORS	X			
7.1	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS	X			
7.2	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE	X			
7.3	CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)	X			
7.4	POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE	X			
7.5	OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)	X			
7.6	LOCATION OF MAIN AND DISTRIBUTION PANELS	X			
7.7	SMOKE DETECTORS	X			
7.8	CARBON MONOXIDE DETECTORS				X

IN NI NP RR

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

7.0 Recommend installation of lock to prevent mischievous shut down of power. (Photo 1)

Improper wiring at front of property. Recommend repair. (Photo 2)

Styles & Materials

Electrical Service Conductors:

Below ground

Panel capacity:

Adequate
Extra Info : (2) 400 amp panels

Panel Type:

Circuit breakers

Electric Panel Manufacturer:

CHALLENGER

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

Romex



7.0 Picture 1 Pole mounted disconnect

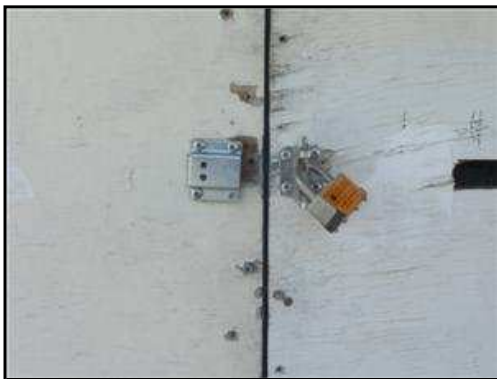


7.0 Picture 2 Improper wiring.

present at rear property.

7.1 Recommend installation of new lock hasp and notification to SCE for lock replacement. (Photo 1)

Recommend repair by qualified contractor. (Photo 2)



7.1 Picture 1 Electrical panel enclosure doors damaged.



7.1 Picture 2 Quad outlet damaged



7.1 Picture 3 (2) 400 amp service panels.



7.1 Picture 4 (1) 100 amp disconnect per meter.



7.1 Picture 5 (4) 200 amp meters per 200 amp service panels.

7.1 Picture 6 Debris present inside electric meter enclosure. Recommend cleaning.

The electrical system of the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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**INVOICE**

Allison Property Inspections
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909-973-9458 (Cell)

Inspection Date: 5/7/2010
Report ID: 2010bo

www.apinspects.com
tim@apinspects.com
Inspected By: Timothy J Allison

Customer Info:	Inspection Property:
Ouyang Bo 11217 Mildred St El Monte Ca 91731 Customer's Real Estate Professional: Eric Chen Marcus & Millichap	1430 Stoneridge Court Ontario Ca 91762

Inspection Fee:

Service	Price	Amount	Sub-Total
Heated Sq Ft 3,001 - 4,000	500.00	1	500.00

Tax \$0.00
Total Price \$500.00

Payment Method: Check
Payment Status: Paid At Time Of Inspection
Note: Check 249



The address of the property is: 1430 Stoneridge Court Ontario Ca 91762

Fee for the home inspection is \$500.00. INSPECTOR acknowledges receiving a deposit of \$ from CLIENT.

THIS AGREEMENT made on 5/7/2010 by and between Timothy J Allison (Hereinafter "INSPECTOR") and the undersigned (hereinafter "CLIENT"), collectively referred to herein as "the parties." The Parties Understand and Voluntarily Agree as follows:

1. INSPECTOR agrees to perform a visual inspection of the home/building 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 these comments will not comprise the bargained-for report. The report is only supplementary to the seller's disclosure.
2. Unless otherwise inconsistent with this Agreement or not possible, 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>. CLIENT understands that these standards contain certain limitations, exceptions, and exclusions.
3. 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 for use or misinterpretation by third parties. INSPECTOR'S inspection of the property and the accompanying report are in no way intended to be a guarantee or warranty, express or implied, regarding the future use, operability, habitability or suitability of the home/building or its components. Any and all warranties, express or implied, including warranties of merchantability and fitness for a particular purpose, are expressly excluded by this Agreement.
4. INSPECTOR assumes no liability for the cost of repair or replacement of unreported defects or deficiencies either current or arising in the future. CLIENT acknowledges that the liability of INSPECTOR, its agents, employees, for claims or damages, costs of defense or suit, attorney's fees and expenses and payments arising out of or related to the INSPECTOR'S negligence or breach of any obligation under this Agreement, including errors and omissions in the inspection or the report, shall be limited to liquidated damages in an amount equal to the fee paid to the INSPECTOR, and this liability shall be exclusive. CLIENT waives any claim for consequential, exemplary, special or incidental damages or for the loss of the use of the home/building even if the CLIENT has been advised of the possibility of such damages. The parties acknowledge that the liquidated damages are not intended as a penalty but are intended (i) to reflect the fact that actual damages may be difficult and impractical to ascertain; (ii) to allocate risk among the INSPECTOR and CLIENT; and (iii) to enable the INSPECTOR to perform the inspection at the stated fee.
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 which case he/she may inform the CLIENT that he/she is so licensed, and is therefore qualified to go beyond this basic home inspection, and for additional fee, perform additional inspections beyond those within the scope of the basic home inspection.

Any agreement for such additional inspections shall be in a separate writing or noted here:

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 conditions will release INSPECTOR and its agents from any and all obligations or liability of any kind.

7. The parties agree that any litigation arising out of this Agreement shall be filed only in the Court having jurisdiction in the County in which the INSPECTOR has its principal place of business. 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. All prior communications are merged into this Agreement, and there are no terms or conditions other than those set forth herein. No statement or promise of INSPECTOR or its agents shall be binding unless reduced to writing and signed by INSPECTOR. No change or modification shall be enforceable against any party unless such change or modification is in writing and signed by the parties. This Agreement shall be binding upon and enforceable by the parties and their heirs, executors, administrators, successors and assignees. CLIENT shall have no cause of action against INSPECTOR after one year from the date of the inspection.

9. Payment of the fee to INSPECTOR (less any deposit noted above) is due upon completion of the on-site inspection. The CLIENT agrees to pay all legal and time expenses incurred in collecting due payments, including attorney's fees, if any. If CLIENT is a corporation, LLC, or similar entity, the person signing this Agreement on behalf of such entity does personally guaranty payment of the fee by the entity.

10. HOLD HARMLESS AGREEMENT: CLIENT agrees to hold any and all real estate agents involved in the purchase of the property to be inspected harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claims by reason of acts or neglects of the INSPECTOR or his employees or visitors or of independent contractors engaged or paid by INSPECTOR for the purpose of inspecting the subject home.

CLIENT HAS CAREFULLY READ THE FOREGOING, AGREES TO IT, AND ACKNOWLEDGES RECEIPT OF A COPY OF THIS AGREEMENT.

FOR INSPECTOR

CLIENT OR REPRESENTATIVE