

Accurate Inspections Inc.

Property Inspection Report



332 S. Bayberry Dr, Glendora CA,

Inspection prepared for: Bob Jones
Agent: Smith Charlie - Century 21

Inspection Date: 11/2/2006

Inspector: Mike Verlingo
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Report Summary

Kitchen		
Page 8 Item: 4	Dishwasher	discharged out of the air gap
Page 8 Item: 5	Doors	did not latch to the exterior
Page 9 Item: 17	Spray Wand	irregular spray
Heating		
Page 13 Item: 7	Filters	dirty
Electrical		
Page 17 Item: 7	Main Gas Valve Condition	no seismic shut off present

Interior

1. Bar

Good	Fair	Poor	N/A	None
				X

2. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations: functional

3. Ceiling Fans

Good	Fair	Poor	N/A	None
				X

4. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: drywall

5. Closets

Good	Fair	Poor	N/A	None
X				

Observations: functional

6. Door Bell

Good	Fair	Poor	N/A	None
X				

Observations: operated

7. Doors

Good	Fair	Poor	N/A	None
X				

Observations: functional

8. Electrical

Good	Fair	Poor	N/A	None
X				

Observations: some outlets n/a

9. Fireplace

Good	Fair	Poor	N/A	None
X				

Living Room

Materials: prefabricated

Observations: gas only

10. Floor Condition

Good	Fair	Poor	N/A	None
	X			

Materials: carpet, tile

Observations: stained, worn

11. Security Bars

Good	Fair	Poor	N/A	None
				X

12. Sliding Doors

Good	Fair	Poor	N/A	None
				X

13. Screen Doors

Good	Fair	Poor	N/A	None
				X

14. Smoke Detectors

Good	Fair	Poor	N/A	None
X				

Observations: operated

15. Stairs & Handrail

Good	Fair	Poor	N/A	None
				X

16. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: drywall
Observations: some areas n/a personal items

17. Window-Wall AC or Heat

Good	Fair	Poor	N/A	None
				X

18. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: aluminum, stationary
Observations: functional

Bedroom

1. Locations

Master, South#2, North#3

2. Bar

Good	Fair	Poor	N/A	None
				X

3. Cabinets

Good	Fair	Poor	N/A	None
				X

4. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: drywall

5. Ceiling Fans

Good	Fair	Poor	N/A	None
				X

6. Closets

Good	Fair	Poor	N/A	None
X				

Observations: functional

7. Doors

Good	Fair	Poor	N/A	None
X				

Observations: functional

8. Electrical

Good	Fair	Poor	N/A	None
X				

Observations: some outlets not accessible

9. Fireplace

Good	Fair	Poor	N/A	None
				X

10. Floor Condition

Good	Fair	Poor	N/A	None
	X			

Materials: carpet

Observations: stained, worn

11. Security Bars

Good	Fair	Poor	N/A	None
				X

12. Sliding Doors

Good	Fair	Poor	N/A	None
				X

13. Screen Doors

Good	Fair	Poor	N/A	None
				X

14. Smoke Detectors

Good	Fair	Poor	N/A	None
X				

Observations: operated

15. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: drywall
Observations: some areas not accessable due to personal items

16. Window-Wall AC or Heat

Good	Fair	Poor	N/A	None
				X

17. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: aluminum
Observations: functional

Bathroom

1. Locations

Master#1, Hall#2

2. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations: functional

3. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: drywall

4. Counters

Good	Fair	Poor	N/A	None
X				

Observations: normal wear

5. Doors

Good	Fair	Poor	N/A	None
X				

Observations: functional

6. Electrical

Good	Fair	Poor	N/A	None
X				

7. GFCI

Good	Fair	Poor	N/A	None
X				

Observations: test operated, reset in the master

8. Exhaust Fan

Good	Fair	Poor	N/A	None
X				

Observations: operated

9. Floor Condition

Good	Fair	Poor	N/A	None
	X			

Materials: carpet, tile

Observations: stained, worn

10. Heating

Good	Fair	Poor	N/A	None
			X	

Observations: central unit, see HVAC page

11. Mirrors

Good	Fair	Poor	N/A	None
X				

Observations: functional

12. Plumbing

Good	Fair	Poor	N/A	None
X				

13. Security Bars

Good	Fair	Poor	N/A	None
				X

14. Showers

Good	Fair	Poor	N/A	None
X				

Observations: functional

15. Shower Walls

Good	Fair	Poor	N/A	None
X				

Observations: normal wear

16. Bath Tubs

Good	Fair	Poor	N/A	None
X				

Observations: normal wear

17. Enclosure

Good	Fair	Poor	N/A	None
			X	

Observations: curtain present

18. Sinks

Good	Fair	Poor	N/A	None
X				

Observations: functional

19. Toilets

Good	Fair	Poor	N/A	None
X				

Observations: worn hardware

20. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: drywall

21. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: aluminum

Observations: functional, none#2

Kitchen

1. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations: functional

2. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: drywall

3. Counters

Good	Fair	Poor	N/A	None
X				

Observations: normal wear

4. Dishwasher

Good	Fair	Poor	N/A	None
	X			

Observations: operated, discharged out of the air gap

5. Doors

Good	Fair	Poor	N/A	None
	X			

Observations: did not latch to the exterior

6. Electrical

Good	Fair	Poor	N/A	None
X				

Observations: some outlets n/a

7. GFCI

Good	Fair	Poor	N/A	None
X				

Observations: test operated

8. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: tile

9. Garbage Disposal

Good	Fair	Poor	N/A	None
X				

Observations: operated

10. Microwave

Good	Fair	Poor	N/A	None
				X

11. Cook top condition

Good	Fair	Poor	N/A	None
X				

Observations: operated, gas

12. Oven & Range

Good	Fair	Poor	N/A	None
X				

Observations: operated, gas

13. Plumbing

Good	Fair	Poor	N/A	None
X				

14. Security Bars

Good	Fair	Poor	N/A	None
				X

15. Sinks

Good	Fair	Poor	N/A	None
	X			

Observations: functional, worn fixtures, worn surface, chipped, rusted

16. Drinking Fountain

Good	Fair	Poor	N/A	None
X				

Observations: operated

17. Spray Wand

Good	Fair	Poor	N/A	None
	X			

Observations: operated, irregular spray

18. Hot Water Dispenser

Good	Fair	Poor	N/A	None
				X

19. Soap Dispenser

Good	Fair	Poor	N/A	None
				X

20. Sliding Doors

Good	Fair	Poor	N/A	None
				X

21. Screen Doors

Good	Fair	Poor	N/A	None
				X

22. Trash Compactor

Good	Fair	Poor	N/A	None
				X

23. Vent Condition

Good	Fair	Poor	N/A	None
X				

Materials: self filtering with vent to the exterior
Observations: operated

24. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: drywall

25. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: aluminum
Observations: functional

Laundry

1. Locations

In the garage area

2. Cabinets

Good	Fair	Poor	N/A	None
				X

3. Counters

Good	Fair	Poor	N/A	None
				X

4. Ceiling Condition

Good	Fair	Poor	N/A	None
			X	

Materials: drywall

5. Dryer Vent

Good	Fair	Poor	N/A	None
X				

Observations: functional

6. Electrical

Good	Fair	Poor	N/A	None
X				

7. GFCI

Good	Fair	Poor	N/A	None
				X

8. Exhaust Fan

Good	Fair	Poor	N/A	None
				X

9. Doors

Good	Fair	Poor	N/A	None
				X

10. Floor Condition

Good	Fair	Poor	N/A	None
			X	

Materials: concrete

11. Gas Valves

Good	Fair	Poor	N/A	None
X				

Observations: functional

12. Plumbing

Good	Fair	Poor	N/A	None
X				

Observations: did not test

13. Wall Condition					
Good	Fair	Poor	N/A	None	Materials: drywall
			X		

14. Wash Basin					
Good	Fair	Poor	N/A	None	
				X	

15. Window Condition					
Good	Fair	Poor	N/A	None	
				X	

16. Security Bars					
Good	Fair	Poor	N/A	None	
				X	

Heating

1. Heater Condition

Good	Fair	Poor	N/A	None
X				

Location: , attic
Materials: gas, forced, split system
Observations: operated

2. Heater Base

Good	Fair	Poor	N/A	None
				X

3. Enclosure

Good	Fair	Poor	N/A	None
			X	

4. Gas Valves

Good	Fair	Poor	N/A	None
X				

Observations: functional

5. Thermostats

Good	Fair	Poor	N/A	None
X				

Observations: functional

6. Venting

Good	Fair	Poor	N/A	None
X				

Observations: could not fully inspect

7. Filters

Good	Fair	Poor	N/A	None
	X			

Observations: dirty

8. Air Supply

Good	Fair	Poor	N/A	None
X				

Observations: functional

9. Registers

Good	Fair	Poor	N/A	None
X				

Observations: functional

10. Refrigerant Lines

Good	Fair	Poor	N/A	None
X				

Observations: functional, could not fully inspect

11. AC Compress Condition

Good	Fair	Poor	N/A	None
X				

Materials: electric
patio area
Observations: operated 49 degrees

Waterheater

1. Base

Good	Fair	Poor	N/A	None
X				

Observations: functional

2. Combusion

Good	Fair	Poor	N/A	None
X				

Observations: functional

3. Water Heater Condition

Good	Fair	Poor	N/A	None
X				

Materials: gas
garage

Observations: operated

4. number of gallons

Good	Fair	Poor	N/A	None
X				

Observations: 40 gallons

5. Heater Enclosure

Good	Fair	Poor	N/A	None
X				

Observations: functional

6. Gas Valve

Good	Fair	Poor	N/A	None
X				

Observations: functional

7. Overflow Condition

Good	Fair	Poor	N/A	None
X				

Materials: copper

8. Plumbing

Good	Fair	Poor	N/A	None
X				

Materials: copper
Observations: insullation present

9. Strapping

Good	Fair	Poor	N/A	None
X				

10. TPRV

Good	Fair	Poor	N/A	None
X				

Observations: functional

11. Venting

Good	Fair	Poor	N/A	None
X				

Observations: could not fully inspect

Garage

1. Cabinets

Good	Fair	Poor	N/A	None
				X

2. Counters

Good	Fair	Poor	N/A	None
				X

3. Electrical

Good	Fair	Poor	N/A	None
X				

4. GFCI

Good	Fair	Poor	N/A	None
X				

Observations: test operated

5. 220 Volt

Good	Fair	Poor	N/A	None
			X	

Observations: none visible

6. Flooring Condition

Good	Fair	Poor	N/A	None
X				

7. Garage Door Condition

Good	Fair	Poor	N/A	None
X				

Materials: sectional door
Observations: functional

8. Garage Door Parts

Good	Fair	Poor	N/A	None
X				

Observations: functional

9. Garage Opener Status

Good	Fair	Poor	N/A	None
X				

Observations: operated

10. Garage Door's Reverse Status

Good	Fair	Poor	N/A	None
X				

Observations: operated, eye beam system present

11. Roof Condition

Good	Fair	Poor	N/A	None
			X	

Materials: same as the main structure

12. Exterior Door

Good	Fair	Poor	N/A	None
X				

Observations: functional

13. Fire Door					
Good	Fair	Poor	N/A	None	Observations: functional
X					

14. Rafters & Ceiling					
Good	Fair	Poor	N/A	None	Observations: functional, not for heavy storage
X					

15. Wash Basin					
Good	Fair	Poor	N/A	None	
				X	

16. Walls					
Good	Fair	Poor	N/A	None	
X					

17. Anchor Bolts					
Good	Fair	Poor	N/A	None	Observations: not visible, could not access
			X		

18. Vent Screens					
Good	Fair	Poor	N/A	None	Observations: functional
X					

19. Windows					
Good	Fair	Poor	N/A	None	
				X	

Electrical

1. Electrical Panel

Good	Fair	Poor	N/A	None
X				

Main Location: , east side
Observations: functional

2. Main Amp Breaker

Good	Fair	Poor	N/A	None
X				

Observations: 100 amp

3. Breakers in off position

Good	Fair	Poor	N/A	None
X				

Observations: 0

4. Breakers

Good	Fair	Poor	N/A	None
X				

Materials: copper
Observations: functional

5. Fuses

Good	Fair	Poor	N/A	None
				X

6. Cable Feeds

Good	Fair	Poor	N/A	None
			X	

Observations: underground

7. Main Gas Valve Condition

Good	Fair	Poor	N/A	None
X				

Materials: east side
Observations: natural gas, no seismic shut off present

Roof

1. Roof Condition

Good	Fair	Poor	N/A	None
X				

Materials: tile

Observations: could not access due to type of roofing materials, inspected from ground only n/a

2. Chimney

Good	Fair	Poor	N/A	None
			X	

Observations: could not access due to type of roofing material, inspected from ground only n/a

3. Flashing

Good	Fair	Poor	N/A	None
			X	

Observations: could not access

4. Gutter

Good	Fair	Poor	N/A	None
				X

Observations: recommend rain gutters

5. Sky Lights

Good	Fair	Poor	N/A	None
			X	

6. Spark Arrestor

Good	Fair	Poor	N/A	None
X				

Observations: present, could not access

7. Vent Caps

Good	Fair	Poor	N/A	None
X				

Observations: functional, could not access

Attic

1. Access

Good	Fair	Poor	N/A	None
X				

Observations: functional

2. Chimney

Good	Fair	Poor	N/A	None
			X	

Observations: not visible

3. Duct Work

Good	Fair	Poor	N/A	None
X				

Observations: functional

4. Electrical

Good	Fair	Poor	N/A	None
X				

Observations: most not accessible due to insullation

5. Exhaust Vent

Good	Fair	Poor	N/A	None
X				

Observations: functional

6. Insulation Condition

Good	Fair	Poor	N/A	None
X				

Materials: fiberglass batts
Materials: 6, inches

7. Attic Plumbing

Good	Fair	Poor	N/A	None
X				

Observations: most n/a due to insulation, vents only

8. Structure

Good	Fair	Poor	N/A	None
X				

9. Ventilation

Good	Fair	Poor	N/A	None
X				

Observations: functional

10. Vent Screens

Good	Fair	Poor	N/A	None
X				

Observations: functional

Exterior

1. Doors

Good	Fair	Poor	N/A	None
X				

Observations: functional

2. Eaves & Facia

Good	Fair	Poor	N/A	None
X				

Observations: cracked, weathered

3. Exterior Paint

Good	Fair	Poor	N/A	None
X				

Observations: weathered

4. Siding Condition

Good	Fair	Poor	N/A	None
				X

5. Stucco

Good	Fair	Poor	N/A	None
X				

Observations: weathered, stained, small cracks, fading

6. Window Condition

Good	Fair	Poor	N/A	None
X				

Observations: functional

Foundation

1. Slab Foundation

Good	Fair	Poor	N/A	None
			X	

Observations: slab not visible due to floor coverings, concrete slab only

2. Foundation Perimeter

Good	Fair	Poor	N/A	None
X				

Observations: partially visible

3. Ventilation

Good	Fair	Poor	N/A	None
				X

4. Vent Screens

Good	Fair	Poor	N/A	None
				X

5. Access Panel

Good	Fair	Poor	N/A	None
				X

6. Post and Girders

Good	Fair	Poor	N/A	None
				X

7. Sub Flooring

Good	Fair	Poor	N/A	None
				X

8. Foundation Walls

Good	Fair	Poor	N/A	None
				X

9. Cripple Walls

Good	Fair	Poor	N/A	None
				X

10. Anchor Bolts

Good	Fair	Poor	N/A	None
			X	

Observations: not visible, could not access

11. Chimney Hearth

Good	Fair	Poor	N/A	None
				X

12. Foundation Electrical

Good	Fair	Poor	N/A	None
				X

13. Foundation Plumbing				
Good	Fair	Poor	N/A	None
			X	

Observations: could not access

14. Ducting				
Good	Fair	Poor	N/A	None
				X

Grounds

1. Driveway and Walkway Condition

Good	Fair	Poor	N/A	None
X				

Materials: concrete, dirt, pavers

Observations: stained, small cracking, trip hazards

2. Patio and Porch Condition

Good	Fair	Poor	N/A	None
X				

Materials: same as main structure, wood type material

Observations: functional, weathered

3. Balcony

Good	Fair	Poor	N/A	None
				X

4. Patio Enclosure

Good	Fair	Poor	N/A	None
				X

5. Patio and Porch Deck

Good	Fair	Poor	N/A	None
X				

Observations: small cracking, trip hazards

6. Stairs & Handrail

Good	Fair	Poor	N/A	None
				X

7. Grounds Electrical

Good	Fair	Poor	N/A	None
X				

8. GFCI

Good	Fair	Poor	N/A	None
X				

Observations: test operated, reset in the garage

9. Fence Condition

Good	Fair	Poor	N/A	None
	X			

Materials: block, wood

Observations: weathered, earth to wood contact, could not fully inspect

10. Gate Condition

Good	Fair	Poor	N/A	None
X				

Materials: wood

Observations: functional, worn hardware

11. Grading

Good	Fair	Poor	N/A	None
X	X			

Observations: no drains visible, signs of poor drainage, trip hazards

12. Plumbing

Good	Fair	Poor	N/A	None
X				

Materials: copper

13. Sprinklers

Good	Fair	Poor	N/A	None
			X	

Observations: on timers, consult owner

14. Water Pressure

Good	Fair	Poor	N/A	None
X				

Observations: 75, psi

15. Pressure Regulator

Good	Fair	Poor	N/A	None
X				

Observations: present

16. Water Shut-off Valve Condition

Good	Fair	Poor	N/A	None
X				

garage

Pool

1. Air Booster Pump

Good	Fair	Poor	N/A	None

2. Deck Condition

Good	Fair	Poor	N/A	None

3. Electrical

Good	Fair	Poor	N/A	None

4. GFCI

Good	Fair	Poor	N/A	None

5. Gate & Fence Condition

Good	Fair	Poor	N/A	None

6. Filter

Good	Fair	Poor	N/A	None

7. Skimmer and Basket

Good	Fair	Poor	N/A	None

8. Pool Heater Condition

Good	Fair	Poor	N/A	None

9. Lights

Good	Fair	Poor	N/A	None

10. Pressure Gauge

Good	Fair	Poor	N/A	None

11. Pumps

Good	Fair	Poor	N/A	None

12. Jets

Good	Fair	Poor	N/A	None

13. Structure Condition

Good	Fair	Poor	N/A	None

14. Tile

Good	Fair	Poor	N/A	None

15. Timer

Good	Fair	Poor	N/A	None

16. Water Condition

Good	Fair	Poor	N/A	None

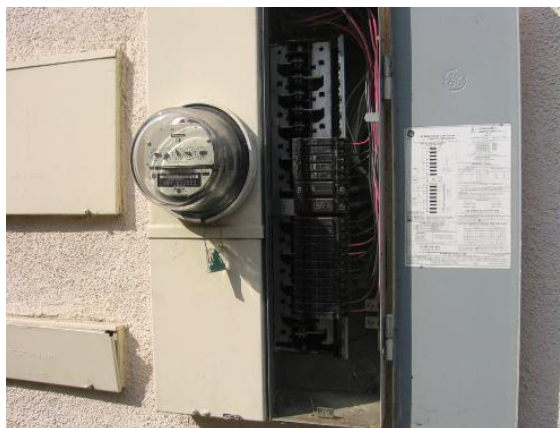
17. Water Fill Unit

Good	Fair	Poor	N/A	None

Photos



Exterior - Main Gas



Electrical - Service Panel



Waterheater - View



Heating - AC Compressor



Heating - View



Attic - View

Residential Earthquake Hazards Report

Yes	No	N/A	Don't Know	
X				1. Is the water heater braced, strapped, or anchored to resist falling during an earthquake?
X				2. Is the house anchored or bolted to the foundation?
		X		3. If the house has cripple walls: a. Are the exterior cripple walls braced?
		X		b. If the exterior foundation consists of unconnected concrete piers and posts, have they been strengthened?
		X		4. If the exterior foundation, or part of it, is made of unreinforced masonry, has it been strengthened?
		X		5. If the house is built on a hillside: a. Are the exterior tall foundation walls braced?
		X		b. Were the tall posts or columns either built to resist earthquakes or have they been strengthened?
		X		6. If the exterior walls of the house, or part of them, are made of unreinforced masonry, have they been strengthened?
		X		7. If the house has a living area over the garage, was the wall around the garage door opening either built to resist earthquakes or has it been strengthened?
			Don't Know	8. Is the house outside an Alquist-Priolo Earthquake Fault Zone (zones immediately surrounding known earthquake faults)?
			Don't Know	9. Is the house outside a Seismic Hazard Zone (zone identified as susceptible to liquefaction or landsliding)?

EXECUTED BY:

(Seller) (Seller) Date

I acknowledge receipt of this form, completed and signed by the seller. I understand that if the seller has answered "No" to one or more questions, or if seller has indicated a lack of knowledge, there may be one or more earthquake weaknesses in this house.

(Buyer) (Buyer) Date