

PRP Inspections

Helping You Make Informed Decisions

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CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

Sample Report

INSPECTION ADDRESS

13154 Ireland Lane, San Diego, California

INSPECTION DATE

6/15/2007 8:00 am to 11:30 am



This report is not transferable. It is the exclusive property of PRP Inspections and the clients whose names appear herewith. Its use by any unauthorized persons is strictly prohibited, and agents are specifically cautioned against providing it to any unauthorized third party.

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SUMMARY REPORT

Client: Sample Report

Inspection Address: 13154 Ireland Lane, San Diego, California
Inspection Date: 6/15/2007 Start: 8:00 am End: 11:30 am

Inspected by: Michael Durnell

This summary report will provide you with a preview of the components or conditions that need service or a second opinion, but it is not definitive. Therefore, it is essential that you read the full report. Regardless, in recommending service we have fulfilled our contractual obligation as generalists, and therefore disclaim any further responsibility. However, service is essential, because a specialist could identify further defects or recommend some upgrades that could affect your evaluation of the property.

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Components and Conditions Needing Service

Exterior

Exterior Components

Fascia & Trim

- The trim and fascia has water stains on them which should be evaluated by a qualified licensed contractor

Roof

Concrete Tile Roof

Flashings

- The roof flashings need to be sealed or serviced

Gutters & Drainage

- The roof needs to be cleaned and any foliage trimmed away to facilitate drainage

Plumbing

Gas Water Heaters

Seismic Straps

- The water heater is not correctly secured and needs to be strapped in accordance with local standards

GENERAL INFORMATION

Inspection Address: 13154 Ireland Lane, San Diego, California
Inspection Date: 6/15/2007 Time: 8:00 am to 11:30 am
Weather: Clear and Dry - Temperature at time of inspection: 80 Degrees

Inspected by: Michael Durnell

Client Information: Sample Report
Structure Type: Wood Frame
Furnished: Yes
Number of Stories: 2

Structure Style: N/A

Structure Orientation: South

Estimated Year Built: 1985
Unofficial Sq.Ft.: 1850

People on Site At Time of Inspection: Buyer(s)
Seller(s)

PLEASE NOTE:

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The observations and opinions expressed within this report are those of PRP Inspections and supercede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the standards of California Real Estate Inspection Association, and those that we do not inspect are clearly disclaimed in the contract and/or in the aforementioned standards. However, some components that are inspected and found to be functional may not necessarily appear in the report, simply because we do not wish to waste our client's time by having them read an unnecessarily lengthy report about components that do not need to be serviced. A verbal consultation is a critical part of this report. If you were not present during the inspection, call (858) 780-0780 for a full discussion of the entire report. If the home is recommended for tent fumigation after the inspection has been performed, we recommend that roof be reinspected to insure that it's integrity has not been compromised.

In accordance with the terms of the contract, the service recommendations that we make in this report should be completed well before the close of escrow by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

Report File: 13154 Ireland Lane Sample Report

Exterior

With the exception of townhomes, condominiums, and residences that are part of a planned urban development, or PUD, we evaluate the following exterior features: driveways, walkways, fences, gates, handrails, guardrails, yard walls, carports, patio covers, decks, building walls, fascia and trim, balconies, doors, windows, lights, and outlets. However, we do not evaluate any detached structures, such as storage sheds and stables, and we do not water test or evaluate subterranean drainage systems or any mechanical or remotely controlled components, such as driveway gates. Also, we do not evaluate landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. In addition, we do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this could only be confirmed by a geological evaluation of the soil.

Site & Other Observations

Landscaping Observations

Informational Conditions

There are tree limbs overgrowing the residence that should be trimmed or monitored, to insure that they do not impact or damage the roof or its components.



Exterior Components

Walkways

Informational Conditions

There is an offset in a walkway that could prove to be a trip-hazard.

Fascia & Trim

Components and Conditions Needing Service

The trim and fascia has water stains on them which should be evaluated by a qualified licensed contractor.

Roof

There are many different roof types, which we evaluate by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method that was used to evaluate them. Every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or other prevalent weather conditions, and the regularity of its maintenance. Regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material, and this is equally true of almost all roofs. In fact, the material on the majority of pitched roofs is not designed to be waterproof only water-resistant. However, what remains true of all roofs is that, whereas their condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings, or on the framing within attics, could be old and will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be

deliberately concealed. Consequently, only the installers can credibly guarantee that a roof will not leak, and they do. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company.

Concrete Tile Roof

Method of Evaluation

Informational Conditions

We evaluated the roof and its components by walking on its surface.

Flashings

Components and Conditions Needing Service

The roof flashings need to be sealed or serviced. They are comprised of metal that seals valleys and vents and other roof penetrations, and are the most common point of leaks. This is particularly true of the flashings on a layered roof, which are covered by the roofing material and which are even more susceptible to leaks.



Gutters & Drainage

Components and Conditions Needing Service

The roof needs to be cleaned and any foliage trimmed away to facilitate drainage.



Plumbing

Plumbing systems have common components, but they are not uniform. In addition to fixtures, these components include gas pipes, water pipes, pressure regulators, pressure relief valves, shut-off valves, drain and vent pipes, and water-heating devices, some of which we do not test if they are not in daily use. The best and most dependable water pipes are copper, because they are not subject to the build-up of minerals that bond within galvanized pipes, and gradually restrict their inner diameter and reduce water volume. Water softeners can remove most of these minerals, but not once they are bonded within the pipes, for which there would be no remedy other than a re-pipe. The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. In fact, whenever the street pressure exceeds eighty pounds per square inch a regulator is recommended, which typically comes factory preset between forty-five and sixty-five pounds per square inch. However, regardless of the pressure, leaks will

occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress the washers and diaphragms within the various components.

Waste and drainpipes pipes are equally varied, and range from modern ABS ones [acrylonitrile butadiene styrene] to older ones made of cast-iron, galvanized steel, clay, and even a cardboard-like material that is coated with tar. The condition of these pipes is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains. Nonetheless, blockages will occur in the life of any system, but blockages in drainpipes, and particularly in main drainpipes, can be expensive to repair, and for this reason we recommend having them video-scanned. This could also confirm that the house is connected to the public sewer system, which is important because all private systems must be evaluated by specialists.

Gas Water Heaters

Seismic Straps

Components and Conditions Needing Service

The water heater is not correctly secured, and needs to be strapped in accordance with local standards..



Bathrooms

In accordance with industry standards, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans, which is usually the responsibility of a termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants.

Main Bathroom

Tub-Shower

Informational Conditions

There are open joints in the tiles and around the shower fixtures that need to be resealed, to prevent moisture intrusion into the walls of the home.



REPORT CONCLUSION

13154 Ireland Lane, San Diego, California

Congratulations on the purchase of your new home. Inasmuch as we never know who will be occupying or visiting a property, whether it be children or the elderly, we ask you to consider following these general safety recommendations: install smoke and carbon monoxide detectors; identify all escape and rescue ports; rehearse an emergency evacuation of the home; upgrade older electrical systems by at least adding ground-fault outlets; never service any electrical equipment without first disconnecting its power source; safety-film all non-tempered glass; ensure that every elevated window and the railings of stairs, landings, balconies, and decks are child-safe, meaning that barriers are in place or that the distance between the rails is not wider than three inches; regulate the temperature of water heaters to prevent scalding; make sure that goods that contain caustic or poisonous compounds, such as bleach, drain cleaners, and nail polish removers be stored where small children cannot reach them; ensure that all garage doors are well balanced and have a safety device, particularly if they are the heavy wooden type; remove any double-cylinder deadbolts from exterior doors; and consider installing child-safe locks and alarms on the exterior doors of all pool and spa properties.

We are proud of our service, and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, and opened every window and door, or identified every minor defect. Also because we are not specialists or because our inspection is essentially visual, latent defects could exist. Therefore, you should not regard our inspection as conferring a guarantee or warranty. It does not. It is simply a report on the general condition of a particular property at a given point in time. Furthermore, as a homeowner, you should expect problems to occur. Roofs will leak, drain lines will become blocked, and components and systems will fail without warning. For these reasons, you should take into consideration the age of the house and its components and keep a comprehensive insurance policy current. If you have been provided with a home protection policy, read it carefully. Such policies usually only cover insignificant costs, such as that of roofer service, and the representatives of some insurance companies can be expected to deny coverage on the grounds that a given condition was preexisting or not covered because of what they claim to be a code violation or a manufacture's defect. Therefore, you should read such policies very carefully, and depend upon our company for any consultation that you may need.

Thank you for taking the time to read this report, and call us if you have any questions or observations whatsoever. We are always attempting to improve the quality of our service and our report, and we will continue to adhere to the highest standards of the real estate industry and to treat everyone with kindness, courtesy, and respect.

Inspection Address: 13154 Ireland Lane, San Diego California
Inspection Date/Time: 6/15/2007 8:00 am to 11:30 am

TABLE OF CONTENTS

GENERAL INFORMATION	1
Exterior	3
Site & Other Observations	3
Exterior Components	3
Roof	3
Concrete Tile Roof	4
Plumbing	4
Gas Water Heaters	5
Bathrooms	5
Main Bathroom	5
Report Conclusion	6