

RITEWAY INSPECTIONS

A Division of DeWitz Construction Since 1976

Serving Northern California

Office (916) 599-9946

PROPERTY INSPECTION REPORT



578 Bridgeford Dr

Prepared for: Joe Cornin

SCOTT DEWITZ - CERTIFIED INSPECTOR

This report is for your exclusive use in determining the physical condition of the property inspected. Although a thorough inspection of the property was made, we wish to CAUTION you that conditions may change and equipment may become defective. The report should not be construed as a guarantee or warranty of the premises or equipment, or future uses thereof (Home Warranty plans are available). Our CONTRACT FOR SERVICES or SERVICE AGREEMENT titled "**What Your Inspection Includes**" provides additional details: **PLEASE READ IT CAREFULLY.**

The inspection, by definition, deals with an existing structure which may have older types of plumbing or wiring. It is very probable these systems would not meet present standards, although the systems did meet requirements at the time they were installed.

THIS IS A VISUAL INSPECTION. NO DESTRUCTIVE DISCOVERY IS PERFORMED. IN OTHER WORDS, YOUR INSPECTOR DOES NOT HAVE X-RAY VISION AND CANNOT SEE HIDDEN DEFECTS.

Though they are sometimes mentioned as a courtesy, "cosmetic" issues are not generally addressed in this report.

These issues are subjective in nature and generally do not affect the durability and serviceability of the components of the building.

Because a Real Estate Inspection is general in nature and not technically exhaustive, there may be

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issues or conditions mentioned in the report calling for further review by specific trades persons or specialists such as electrical, plumbing, roofing, heating and air conditioning or other qualified, licensed trades persons or contractors. These reviews may reveal additional items or concerns other than those mentioned in the report.

Consequently, it is strongly advised that the recommended reviews be conducted prior to the close of escrow.

Some comments are **bolded** in the report body to highlight a specific condition. However, there are many comments in the report that may be important to you that are not in bold type. Please read the entire report. For your convenience, **Health & Safety Items**, **Maintenance and/or Deferred Maintenance Items**, and **Recommended Upgrades** are in color in the body of the report.

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WARNING.... This report cannot be sold or transferred!

The Client agrees to indemnify, defend and hold harmless the inspection company from third party claims relating to this inspection report.

A representative sample of digital images may be included as a part of the inspection report. The images, when provided, are intended to augment the descriptive text in the body of the report, not as a replacement of the descriptive text. Additionally it should be noted that the images are not intended to be a comprehensive photographic documentation of the inspection. Photos are sometimes taken as a courtesy when the inspector feels that an image may assist the client in understanding the nature of the discovery.

CLIENT & INSPECTION INFORMATION

INSPECTION LOCATION:	578 Bridgeford Dr
CITY/STATE/ZIP	Roseville Ca
CLIENT'S NAME:	Joe Cornin
DATE OF INSPECTION:	10-26-05
TIME OF INSPECTION:	9:00am
CLIENT'S AGENT:	Christine Dupont
BROKERAGE:	Keller Williams

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GENERAL PROPERTY INFORMATION 10.0

1.0 AREA AND OCCUPANCY:

.01 AREA: Suburbs
.02 PROPERTY OCCUPIED? Yes

2.0 CLIMATIC CONDITIONS:

.01 TEMPERATURE: Temperature in Degrees Fahrenheit :66
.02 CONDITIONS: Overcast, Rain
.03 SOIL CONDITIONS: Damp

3.0 BUILDING CHARACTERISTICS:

.02 ESTIMATED AGE OF BUILDING: Estimated Original Construction Date is: 1999
.03 BUILDING TYPE: Single Family Dwelling
.04 STORIES: 1
.05 FOUNDATION TYPE: Concrete slab on grade.

4.0 UTILITY SERVICES:

.01 WATER SOURCE/ SHUTOFF LOCATION: Public The main water shutoff is located at the front of the house.
.02 GAS SOURCE/ SHUTOFF LOCATION: Natural Gas The main gas shutoff is located at the right side of the garage.
.03 MAIN ELECTRICAL DISCONNECT LOCATION: The main disconnect is located at the right side of the garage.
.04 SEWAGE DISPOSAL: Public
.05 UTILITIES STATUS: All utilities on

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GROUND S 11.0

1.0 TOPOGRAPHY:

.01 LOT TYPE:

Your inspector is not qualified to determine the makeup of the soil. If soil stability or expansive soil conditions are a concern, please consult a Geotechnical Engineer.

.03 ROOF DRAINAGE:

Downspouts and underground drainage piping have been used at some locations. There is a crown in the drain pipe at the right side of the house which will probably keep the line from properly draining. The testing of underground drainage systems is beyond the scope of this inspection. Please ask owner about condition or perform your own testing before the close of escrow. It is further recommended that any underground drainage system be flushed at least once a year. One of the downspouts is not connected at the right rear. This is typically an easy repair. Consideration should be given to the addition of splash blocks and/or flexible plastic downspout extensions, where they do not exist, to lead water away from the foundation.



.04 FOUNDATION DRAINAGE:

Positive drainage should be maintained 6' away from the foundation at all locations.

.05 UNDERGROUND DRAINAGE:

See Photo of the crowned drain pipe from the comment above



.07 TOPOGRAPHY REMARKS:

There is no substitute for living in a structure through a variety of seasonal conditions. We make no guarantees as to the adequacy of the drainage. Please ask sellers to disclose any known drainage issues.

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2.0 LANDSCAPING:

.01 TREES:	Healthy in appearance.
.02 SHRUBBERY:	Healthy in appearance.
.03 FRONT LAWN:	Healthy in appearance.
.04 BACK LAWN:	General condition is Fair.
.05 SPRINKLERS:	Broken/malfunctioning sprinkler heads were found at the front and the rear
.06 YARD LIGHTS:	Yard lights if present are beyond the scope of a whole-house inspection. Have sellers demonstrate operation if concerned.
.07 LANDSCAPING OTHER CONDITIONS:	Portions of the rear yard at the rear lawn area are not draining and water is ponding. Consideration should be given to recontouring soil for natural drainage or installing underground drainage if concerned. This condition is not affecting the structure of the home.
.08 LANDSCAPING REMARKS:	Landscaping and the testing of irrigation systems are beyond the scope of a whole house inspection. Evaluation is done as a courtesy only. If you have further concerns, we recommend consulting a landscape specialist and/or operating the irrigation system with the sellers prior to move-in to determine coverage, zones and watering times.

3.0 FENCING/GATES:

.01 TYPE/CONDITION:	Fencing material is wood. The general condition is that the fences are serviceable and functional. Noted the following specific conditions: Some sections of the fence are leaning and bowed however it is stable
.02 FENCE POSTS:	Appears serviceable and functional
.04 GATES:	Serviceable and functional.
.06 FENCING REMARKS:	Expect the need to perform typical maintenance on the fencing in order to maintain its integrity as it ages

4.0 DRIVEWAYS/WALKWAYS:

.01 DRIVEWAY:	Concrete is serviceable and functional. Normal settling cracks were noted.
.02 WALKWAYS:	Concrete walkways are serviceable and functional. Normal settling cracks were noted.

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EXTERIOR 13.0

1.0 EXTERIOR STRUCTURE:

**.01 PAINT/STAIN
CONDITION:**

Intact

.03 STUCCO CONDITION:

Appears serviceable and functional. Normal settling cracks noted.

.04 BRICK CONDITION:

Intact

**.06 MOLDINGS & TRIM
CONDITION:**

Appears serviceable and functional.

**.07 TRIM AND PAINT
CONDITION:**

Intact

**.08 EAVES/OVERHANGS
CONDITION:**

Serviceable and functional.

**.09 WINDOW FRAME
CONDITION:**

Intact. **Note: It is impossible to determine the existence of waterproof flashings or their proper installation as they are hidden within the structure of the wall. It is the sellers responsibility to disclose any known past or present water intrusion conditions.**

**.10 CAULKING
CONDITION:**

As a preventative maintenance we recommend caulking/sealing all voids between stucco, trim and windows to avoid the possibility of water intrusion. (See side garage door gaps where caulking is needed as an example location)



.12 EXTERIOR REMARKS:

Please refer to your pest report for further information regarding the condition of your siding, trim and other wood materials. Your pest inspector is the authority in this area. Recommend of property immediately after close of escrow for security.

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2.0 FRONT PORCH:

.01 TYPE:	Concrete
.02 GENERAL CONDITION	Serviceable and functional.
.04 FRONT DOOR:	The door is functional.
.05 DOOR BELL:	Installed but not functioning.
.06 EXTERIOR LIGHT(S):	Serviceable and functional
.07 EXTERIOR ELECTRICAL:	GFCI protection is provided to this location.

3.0 PATIO:

.01 LOCATION:	The patio is located at the rear of the house.
.02 TYPE:	Concrete
.03 GENERAL CONDITION	Serviceable and functional.
.06 REAR DOOR:	Serviceable and functional.
.07 EXTERIOR LIGHT(S):	Serviceable and functional
.08 EXTERIOR ELECTRICAL:	GFCI protection is provided to this location.

ROOFING 14.0

1.0 GENERAL ROOFING CONDITION

.02 ROOFING MATERIAL:	Tile/Concrete Tile. Some of the tiles have broken corners. This is a common condition and does not impair water shedding ability.
.03 ROOFING CONDITION:	The roof appears to be serviceable and functional.
.03 RIDGES:	Appears serviceable and functional.
.04 ROOF PITCH (slope):	Pitch is adequate for the type of roofing installed.
.06 LIFESPAN:	The statistical life average of this roofing product is up to 50 years.
.07 ROOFING LAYERS:	One
.08 PITCHED ROOF CONDITION:	Serviceable and functional
.09 ROOF COVERING STATUS:	Appears serviceable/within useful life
.11 ROOF PENETRATIONS:	Plumbing vents were noted One of the roof jack flashing is installed beneath the roofing material. This is not typical of most installations and can allow water to enter under the material. Recommend qualified, licensed roofing contractor for further evaluation. Suggest installing counter flashing at this location. (See colored ribbon)
.12 ATTIC VENTS:	Yes.



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.16 ROOF METAL:

Appears serviceable and functional.

.17 RAIN GUTTERS:

Most gutters are not perfectly sloped towards the down spouts and some standing water is common. Keeping the gutters free of leaves and debris as well as painting to prevent rust will prolong their life.

.18 DOWNSPOUTS:

Use of downspouts is good. Loose/broken downspout straps noted and some joints that need caulking at the front. This condition can be easily corrected.



.20 ROOF REPAIRS:

There is a tile at the front of the house above the garage that is not installed so that the roofing paper is all covered. Suggest consulting a qualified, licensed roofing contractor for further evaluation/repairs. (See colored ribbon for the location)



2.0 CHIMNEY #1:

.02 TYPE/MATERIAL

Metal flu with stucco chase.

.03 GENERAL CONDITION:

Intact

.05 RAIN HOOD/SPARK ARRESTOR

A combination rain hood/spark arrestor has been installed.

.06 CHIMNEY CAP:

A metal chimney cap is installed.

.07 FLUE LINER:

We were unable to determine the condition of the flue liner.

.08 CHIMNEY CLEAN:

The flu has a minor buildup but does not appear to require cleaning at this time. Recommend a regular maintenance cleaning by a qualified, certified chimney sweep.

.09 ROOF JOINT:

The chimney/roof joint appears serviceable and functional.

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GARAGE - CARPORT 15.0

1.0 GARAGE:

.01 GENERAL CONDITION:	Appears serviceable and functional.
.02 SIZE	Two car
.03 FLOOR CONDITION	Concrete appears serviceable and functional. Normal settling cracks were noted. Floor is not fully visible due to stored items
.04 FIRE WALL CONDITION:	Appears serviceable and functional.
.06 REMARKS	Stored items restrict viewing of the garage area.

2.0 GARAGE DOOR(S):

.01 HOUSE DOOR:	Serviceable and functional
.02 SIDE YARD DOOR:	Serviceable and functional.
.03 MAIN GARAGE DOOR(S):	Appears serviceable and functional.
.04 GARAGE DOOR SPRINGS:	Garage door springs have safety retainers.
.05 AUTO-DOOR OPENER(S):	Automatic door opener(s) is operational. Testing of the remote sender is beyond the scope of this evaluation.
.06 AUTO-REVERSE-PRIMARY DOOR:	The safety reverse system is in working order.
.09 AUTO-REVERSE-SECONDARY DOOR:	The safety reverse system is in good working order.

3.0 GARAGE ELECTRICAL:

.01 ELECTRICAL WIRING:	Appears serviceable and functional
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4.0 GARAGE GFCI & OUTLETS

.01 GFCI OUTLETS	The GFCI outlet was not located due to owners stored possessions. Recommend locating when possessions are removed and testing for proper function.
.02 OUTLETS:	The outlets are serviceable and functional. Access to all of the outlets was limited by current use, child protectors or obstruction of furniture. Only the accessible outlets were tested.

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5.0 LIGHTING:

.01 INTERIOR LIGHTING

Appears serviceable and functional

.02 EXTERIOR LIGHT:

The side light did not function at the time of the inspection. We suggest that the lamp be replaced and the fixture retested to assure functionality.

LAUNDRY 16.0

1.0 LAUNDRY ROOM:

.02 CEILING:

No adverse conditions were observed at the time of the inspection.

.04 FLOORING:

Floor covering is: Vinyl General condition: Fair

.05 WINDOWS:

Window type is: dual pane. General condition: Serviceable and functional.

.06 DOOR:

Serviceable and functional.

.08 LIGHTING:

Room lighting is operational.

2.0 LAUNDRY INTERIOR:

.01 CABINETS:

Serviceable and functional.

.02 CABINET HARDWARE:

Serviceable and functional

3.0 LAUNDRY WASHER/DRYER ASSOCIATED FIXTURES:

.01 WASHER HOOKUPS:

Did not test.

.02 WASHER DRAIN:

Did not test. The testing of the washing machine drain is beyond the scope of this inspection.

.03 DRIP PAN:

A drip pan is installed.

.05 DRYER POWER SUPPLIES:

An electric outlet has been provided for the dryer.

.06 GAS SHUTOFF:

There is a hand operated valve.

.07 DRYER VENTING:

The dryer appears to be vented to the outside. Detection of blockage in the dryer vent system is beyond the scope of this inspection.

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KITCHEN 17.0

KITCHEN

OTHER INCLUDED AREAS

.02 CEILING:

An eating area is included with the kitchen.

No adverse conditions were observed at the time of the inspection.

.04 FLOORING:

Floor covering is: Vinyl Noted the following conditions: **The vinyl is discolored from moisture around the patio door. (Right lower corner) This is typically caused by lack of sealant at edges during the assembly of the door frame. Suggest contacting the builder of the home as this appears to be a manufacturing defect.**



.07 EXTERIOR DOOR:

The door to the exterior is serviceable and functional. (The patio door screen is torn)

.08 LIGHTING:

Room lighting is operational.

.09 OUTLETS:

The outlets are functional.

.09.1 KITCHEN GFCI OUTLETS

GFCI protection is provided to this location.

.10 HEATING DEVICE:

Heat register(s) noted.

2.0 KITCHEN INTERIOR:

.01 CABINETS:

Serviceable and functional. Viewing below sink area was somewhat restricted due to stored items.

.02 CABINET HARDWARE:

Serviceable and functional

.03 COUNTERTOPS:

Countertop surface is: Tile. The general condition is: Serviceable and functional

.04 SINK:

Serviceable.

.05 FAUCET:

Serviceable and functional.

.06 SINK DRAIN:

Serviceable and functional.

.07 PLUMBING LEAKS:

None apparent at this time.

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3.0 KITCHEN APPLIANCES:

.01 DISHWASHER:	The dishwasher was functioning at the time of the inspection.
.02 GARBAGE DISPOSAL:	The disposer was functioning at the time of the inspection.
.03 STOVE (or Cook Top):	Gas: Serviceable and functional. The burners are tested only to determine that they energize or produce a flame.
.04 OVEN:	Gas: Serviceable and functional. The testing of temperature accuracy or timer functions is beyond the scope of this inspection.
.05 GAS SUPPLY AND SHUTOFF:	Unable to see gas supply.
.06 EXHAUST FAN:	Hood with light: Appears to be functioning normally at this time.
.11 BUILT-IN MICROWAVE:	Yes. The unit does energize. Complete testing of all functions and power output is beyond the scope of this inspection.

INTERIOR ROOMS 18.0

1.0 ENTRY:

.02 CEILING:	No adverse conditions were observed at the time of the inspection.
.04 FLOORING:	Floor covering is: Tile General condition: Intact
.07 EXTERIOR DOOR:	The door to the exterior is serviceable and functional.
.08 LIGHTING:	Room lighting is operational.

2.0 LIVING ROOM:

.02 CEILING:	No adverse conditions were observed at the time of the inspection.
.04 FLOORING:	Floor covering is: Carpet General condition: The flooring shows normal wear associated with a property of this age.
.05 WINDOWS:	Window type is: dual pane. Specific conditions: not visible
.08 LIGHTING:	Room has no permanent built in lighting.
.09 OUTLETS:	Access to all of the outlets was limited by furniture and current use. No outlets were tested in this room.
.10 HEATING DEVICE:	Heat register(s) noted.

3.0 DINING AREA:

REFER TO ANOTHER ROOM:	Part of kitchen. See above.
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4.0 FAMILY ROOM:

.02 CEILING:	No adverse conditions were observed at the time of the inspection.
.04 FLOORING:	Floor covering is: Carpet General condition: The flooring shows normal wear associated with a property of this age.
.05 WINDOWS:	Window type is: dual pane. General condition: Serviceable and functional.
.08 LIGHTING:	Room lighting is operational. A ceiling fan is installed. Serviceable and functional.
.09 OUTLETS:	The outlets are functional. Access to all of the outlets was limited by current use or obstruction by furniture and/or possessions. Only the accessible outlets were tested.
.10 HEATING DEVICE:	Heat register(s) noted.
.14 FIREPLACE	Yes. Please refer to Heating Section 24.3 for fireplace inspection and report data.

5.0 HALLWAY:

.01 LOCATION:	Front
.02 CEILING:	No adverse conditions were observed at the time of the inspection.
.04 FLOORING:	Floor covering is: Carpet General condition: The flooring shows normal wear associated with a property of this age.
.08 LIGHTING:	Room lighting is operational.
.10 CLOSET STORAGE:	There is a closet.
.12 SMOKE DETECTOR:	Serviceable and functional

6.0 HALLWAY #2:

.01 LOCATION:	Rear Right
.02 CEILING:	No adverse conditions were observed at the time of the inspection.
.04 FLOORING:	Floor covering is: Carpet General condition: The flooring shows normal wear associated with a property of this age.
.08 LIGHTING:	Room lighting is operational.
.12 SMOKE DETECTOR:	The unit did not respond when tested. Repair or replacement, or perhaps battery replacement is recommended for safety. A working smoke detector is required.

9.0 STUDY:

.01 LOCATION:	off entry
.02 CEILING:	No adverse conditions were observed at the time of the inspection.
.04 FLOORING:	Floor covering is: Carpet General condition: The flooring shows normal wear associated with a property of this age.
.05 WINDOWS:	Window type is: dual pane. General condition: Serviceable and functional.
.08 LIGHTING:	Room lighting is operational. A ceiling fan is installed. Serviceable and functional.
.09 OUTLETS:	The outlets are functional. Access to all of the outlets was limited by current use or obstruction by furniture and/or possessions. Only the accessible outlets were tested.
.10 HEATING DEVICE:	Heat register(s) noted.
.13 SMOKE DETECTOR:	Serviceable and functional

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BATHROOMS 19.0

1.0 BATHROOM #1:

.01 LOCATION:	Master
.02 CEILING:	No adverse conditions were observed at the time of the inspection.
.04 FLOORING:	Floor covering is: Vinyl General condition: Intact
.05 WINDOWS:	Window type is: dual pane. General condition: Appears serviceable and functional.
.06 DOOR:	Serviceable and functional.
.08 LIGHTING:	Room lighting is operational.
.09.1 GFCI OUTLETS	GFCI protection is provided to this location.
.10 HEATING DEVICE:	Heat register(s) noted.

BATH FIXTURES

.01 BATH VENTILATION:	The fan in the toilet room appears serviceable and functional. There is no ventilation available in the shower room. While this arrangement meets the letter of the law it may allow moisture to build up. It is highly recommended that a exhaust fan be added as an upgrade.
.02 BATH FIXTURE:	A combination tub and shower is installed.
.03 TUB/SHOWER PAN:	Appears serviceable and functional.
.05 TUB/SHOWER SURROUND:	Material is: Fiberglass. The waterproof integrity depends upon the proper sealing of the joints, if present. The determination of the water proof integrity is beyond the scope of this report, as it would require destructive investigation. The general condition is: Serviceable and functional.
.06 SHOWER ENCLOSURE:	The glass door/panels are operational.
.07 TUB/SHOWER PLUMBING:	The hot and cold water are reversed at the tub. This has the potential to scald and is a potential safety concern to the user if unaware of this condition.
.08 TUB/SHOWER DRAIN:	Appears to be serviceable and functional.
.09 TOWEL BARS/ PAPER HOLDERS	Towel bar(s) are intact.
.10 VANITY:	Serviceable and functional. Viewing below sink area was somewhat restricted due to stored items.
.11 COUNTERTOPS:	Countertop surface is: Cultured marble The general condition is: Serviceable and functional
.12 SINK:	Serviceable and functional.
.13 SINK DRAIN	Appears to be serviceable and functional.
.14 FAUCET:	Serviceable and functional.
.15 SINK PLUMBING LEAKS:	None apparent at this time.
.16 TOILET:	Serviceable and functional.

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2.0 BATHROOM #2:

.01 LOCATION:	Hall
.02 CEILING:	No adverse conditions were observed at the time of the inspection.
.04 FLOORING:	Floor covering is: Vinyl Noted the following conditions: The flooring is discolored from moisture around the toilet base. This is generally due to leaking wax seal under the toilet base. Suggest further review/repair by a qualified, licensed plumbing contractor.
.06 DOOR:	Serviceable and functional.
.08 LIGHTING:	Room lighting is operational.
.09.1 GFCI OUTLETS	GFCI protection is provided to this location.
.10 HEATING DEVICE:	Heat register(s) noted.

BATH FIXTURES

.01 BATH VENTILATION:	The fan is operational.
.02 BATH FIXTURE:	A combination tub and shower is installed.
.03 TUB/SHOWER PAN:	Appears serviceable and functional.
.05 TUB/SHOWER SURROUND:	Material is: Fiberglass. The waterproof integrity depends upon the proper sealing of the joints, if present. The determination of the water proof integrity is beyond the scope of this report, as it would require destructive investigation. The general condition is: Serviceable and functional.
.06 SHOWER ENCLOSURE:	The glass door/panels are operational.
.07 TUB/SHOWER PLUMBING:	Appears serviceable and functional.
.08 TUB/SHOWER DRAIN:	Appears to be serviceable and functional.
.09 TOWEL BARS/ PAPER HOLDERS	Towel bar(s) are intact.
.10 VANITY:	Serviceable and functional. Viewing below sink area was somewhat restricted due to stored items.
.11 COUNTERTOPS:	Countertop surface is: Cultured marble The general condition is: Serviceable and functional
.12 SINK:	Serviceable and functional.
.13 SINK DRAIN	Appears to be serviceable and functional.
.14 FAUCET:	Serviceable and functional.
.15 SINK PLUMBING LEAKS:	None apparent at this time.
.16 TOILET:	Serviceable and functional however the toilet appears to be leaking from the discharge seal. The typical repair requires unbolting and lifting toilet and installing a new wax seal and replacing toilet. This task can be performed by a qualified, licensed plumber and/or other licensed trades persons.

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BEDROOMS 20.0

1.0 BEDROOM #1:

.01 LOCATION:	Master
.02 CEILING:	No adverse conditions were observed at the time of the inspection.
.04 FLOORING:	Floor covering is: Carpet General condition: The flooring shows normal wear associated with a property of this age.
.05 WINDOWS:	Window type is: dual pane. General condition: Serviceable and functional.
.06 DOOR:	Serviceable and functional.
.08 LIGHTING:	Room lighting is operational. A ceiling fan is installed. The fan has a mild wobble at higher speeds. Suggest balancing to reduce strain on the fan mounting. Balancing kits are available for this purpose.
.09 OUTLETS:	The outlets are functional. Access to all of the outlets was limited by current use or obstruction by furniture and/or possessions. Only the accessible outlets were tested.
.10 HEATING DEVICE:	Heat register(s) noted.
.11 CLOSET STORAGE:	There is a closet. Stored possessions prevented thorough inspection.
.13 SMOKE DETECTOR:	Serviceable and functional

2.0 BEDROOM #2:

.01 LOCATION:	Hall End Right Front
.02 CEILING:	No adverse conditions were observed at the time of the inspection.
.04 FLOORING:	Floor covering is: Carpet General condition: The flooring shows normal wear associated with a property of this age.
.05 WINDOWS:	Window type is: dual pane. General condition: Serviceable and functional.
.06 DOOR:	Serviceable and functional.
.08 LIGHTING:	Room lighting is operational. A ceiling fan is installed. Serviceable and functional.
.09 OUTLETS:	The outlets are functional. Access to all of the outlets was limited by current use or obstruction by furniture and/or possessions. Only the accessible outlets were tested.
.10 HEATING DEVICE:	Heat register(s) noted.
.11 CLOSET STORAGE:	There is a closet. Stored possessions prevented thorough inspection.
.13 SMOKE DETECTOR:	Serviceable and functional

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3.0 BEDROOM #3:

.01 LOCATION:	Right Hall Center
.02 CEILING:	No adverse conditions were observed at the time of the inspection.
.04 FLOORING:	Floor covering is: Carpet General condition: The flooring shows normal wear associated with a property of this age.
.05 WINDOWS:	Window type is: dual pane. General condition: Appears serviceable and functional.
.06 DOOR:	Serviceable and functional.
.08 LIGHTING:	Room lighting is operational. A ceiling fan is installed. Serviceable and functional.
.09 OUTLETS:	The outlets are functional. Access to all of the outlets was limited by current use or obstruction by furniture and/or possessions. Only the accessible outlets were tested.
.10 HEATING DEVICE:	Heat register(s) noted.
.11 CLOSET STORAGE:	There is a closet. Stored possessions prevented thorough inspection.
.13 SMOKE DETECTOR:	Serviceable and functional

GENERAL-INTERIOR+LANDLORD HEALTH & SAFETY 21.0

1.0 GENERAL INTERIOR

.01 CEILINGS:	No observable conditions were noted at the ceilings. Material was intact. Normal settling cracks were noted.
.02 WALLS:	No observable conditions were noted at the walls. Material was intact. Normal settling cracks were noted.
.03 FLOOR COVERINGS:	Pets may have lived in this property in the past. Animals are known to eliminate indoors. The confirmation of this condition is beyond the scope of this inspection. If concerned, you may contact a carpet cleaning company that uses specialized equipment for locating affected areas.
.04 WALL INSULATION:	Determination of the presence of in-wall insulation is beyond the scope of this inspection. Homes built in the late 1950's generally have insulated walls and in-wall insulation was required in California in the early 1980's.
.05 MOISTURE ENTRY:	Unless otherwise noted elsewhere in this report there was no apparent evidence of moisture entry at this time. In order for the inspector to discover roof or wall leaks, there must be obvious visible signs such as stained or wet wall or wet sheathing at the eave on the day of the inspection. Stains on the attic structure do not necessarily mean that there is a current leak unless it is wet on the day of the inspection, as the home may have been built during wet weather, producing the stains. Also, always ask the seller to disclose any known past or present leaks, along with subsequent repairs, as there is no substitute for occupying a dwelling through a variety of seasonal conditions.
.06 GENERAL INTERIOR OTHER CONDITIONS:	Some door stoppers are missing
.07 GENERAL INTERIOR REMARKS:	As a security precaution, buyers should consider re-keying the locks after

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close of escrow. Due to the presence of furniture, paintings, floor coverings, personal property, ect., not all areas or components were accessible to be inspected.

2.0 WINDOWS:

.02 PANES:	Dual Pane.
.03 STYLE:	Both sliding and single hung windows were found in this home.
.04 BAD THERMO-SEALS:	None were identified.
.06 FUNCTION:	Some of the windows were not operated due to inaccessibility.
.07 SCREENS:	Yes, however some appear to be small and do not cover the entire glass area.
.09 WINDOWS GENERAL REMARKS:	Blinds and other window coverings are beyond the scope of a whole house inspection. All windows may not have been inspected and/or operated due to inaccessibility. Due to daily changes in humidity and temperatures, it is beyond the scope of this inspection to verify, with total certainty, the integrity of all of the thermo-seals. Every effort was made to identify them when possible. If solar screens were installed, or the windows were dirty, the evaluation becomes nearly impossible.

4.0 LANDLORD HEALTH & SAFETY UPGRADES:

.01 SMOKE DETECTORS:	Smoke detectors over 10 years old should be replaced. All smoke detectors should be located throughout the structure according to the manufacturer's recommendations, and each unit should be tested for proper operation periodically according to the manufacturers recommendations.
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5.0 OTHER GENERAL INTERIOR

.04 SECURITY SYSTEM	None
.05 CENTRAL VACUUM	None
.06 WATER SOFTENER	None
.07 INTERCOM	None
.09 OTHER GENERAL INTERIOR REMARKS	Determining adequate draft of a fireplace is beyond the scope of a home inspection. Check with sellers to determine if there is a history of draft issues with the fireplace. Should this be a concern, further review by a <u>CERTIFIED</u> chimney sweep or a qualified, licensed contractor specializing in fireplaces is recommended.

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ATTIC 22.0

1.0 ATTIC:

.01 METHOD OF INSPECTION:	Entered inside and inspected all of the accessible areas. Access was limited due to inadequate clearance around duct work/framing and/or unsure footing covered by insulation. Percentage of accessible area: 60%
.02 ATTIC ACCESS LOCATION(S):	Attic access is located in the rear hallway.
.03 STRUCTURE:	Appears serviceable and functional.
.04 TRUSS SYSTEM:	Yes.
.06 RAFTERS VISIBLY SAGGING:	No
.10 VAULTED CEILING:	Partial.
.11 CEILING JOISTS SAGGING:	No
.12 ROOF SHEATHING:	Oriented Strand Board sheathing.
.13 ATTIC FLOOR:	At air handler only.
.14 ATTIC VENTILATION:	Adequate.
.15 ATTIC INSULATION:	Insulation material: Blown-in Cellulose. Depth of insulation: 8"-12" average depth. Appears to comply with current energy standards.
.16 LEAK EVIDENCE:	There is no current visible evidence of leakage into the attic area.
.17 ATTIC ELECTRICAL:	Appears to be serviceable and functional.
.18 HVAC DUCTING:	Serviceable and functional.
.19 EXHAUST FAN DUCTING:	The kitchen and/or bathroom exhaust fans appear to be ducted through the roof and/or sidewalls.

FOUNDATION 23.0

1.0 SLAB ON GRADE:

.01 CONDITION:	Slab is not visible due to carpet and/or floor covering - no readily visible adverse conditions were noted.
.02 ANCHOR BOLTS:	Unable to determine. Anchors may be installed but cannot be verified without destructive investigation.

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HEATING & COOLING SYSTEMS 24.0

1.0 HEATING SYSTEM:

.01 LOCATION/TYPE	The furnace is located in the attic.
.02 ENERGY:	Gas
.05 VISUAL CONDITION:	Appears serviceable and functional.
.07 ESTIMATED LIFESPAN:	According to industry experts, the average life of a heat exchanger in the U.S. is 15 years.
.08 BLOWER MOTOR:	Appears to operate smoothly.
.09 FILTER LOCATION	The filter is located in the return air grill. The filter is dirty and should be changed to allow full air flow for energy efficiency.
.10 FILTER TYPE:	This system utilizes a standard efficiency air filter.
.11 THERMOSTAT:	Setback programmable model
.12 HEAT DUCTS:	The ducts appear to be clean. This has been ascertained from external visual clues at the time of the inspection. If absolute duct cleanliness is a concern, a duct cleaning service should be consulted.
.13 COMBUSTIBLE CLEARANCE:	Clearance to combustibles is adequate.
.14 GAS SUPPLY PLUMBING:	Appears serviceable and functional
.17 SUPPLY AIR TEMPERATURE:	The temperature spread is within the manufacturers specifications or the acceptable norms.
.18 COMBUSTION CHAMBER:	The combustion chamber is not visible without disassembly. The evaluation of the heat exchanger would be considered a destructive discovery and is beyond the scope of a whole house inspection.

2.0 AIR CONDITIONING:

.01 LOCATION/TYPE	Exterior mount
.03 VISUAL CONDITION IS:	Appears serviceable and functional.
.05 SUPPLY AIR TEMPERATURE:	Degrees Fahrenheit: 52
.06 RETURN AIR TEMPERATURE:	The temperature spread is within acceptable norms. Degrees Fahrenheit: 70
.08 EVAPORATOR DRAIN LINE:	Appears serviceable and functional.
.09 CONDENSER UNIT:	Appears serviceable and functional.
.10 CONDENSER CIRCUIT BREAKER:	Serviceable and functional.
.11 SUCTION LINE INSULATION:	Intact

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.14 OTHER CONDITIONS

Suggest adding 90 degree elbows to the condensation lines at the termination PVC pipe. See right side of the house. This condition can be easily corrected.



.15 SYSTEM ADEQUACY:

The AC system appears to have adequate capacity. (3 ton) Based upon the general rule of thumb of 1 Ton of AC capacity for every 500 square feet of floor space. This calculation can be reduced based upon energy saving factors including, but not limited to, dual zonal systems. To determine exact sizing of HVAC equipment requires Title 24 Energy Calculations by a knowledgeable HVAC engineer. This calculation is beyond the scope of a home inspection. There is no substitute for living in the home through a variety of seasonal changes . Please ask the seller about any known inadequacies of the system.

3.0 FIREPLACE

- .01 LOCATION:** Family Room
- .02 TYPE OF UNIT:** Manufactured steel fireplace.
- .03 TYPE OF FUEL:** The unit is wood burning.
- .04 GAS SHUTOFF:** An easy operate hand shutoff valve is installed on the gas line. (Rough plumbed for a future gas log and or fire starter)
- .05 FIREBOX CONDITION:** Appears serviceable and functional.
- .08 HEARTH:** Appears serviceable.
- .10 FLUE CLEANING:** Chimney appears to be clean. Flue cowlings are not removed during the course of your inspection and the height of many fireplaces make inspecting the flue impossible. The inspection of your fireplace is best performed by a certified chimney sweep that is properly equipped to perform the task. Your inspector has made every effort to visually inspect your fireplace at the accessible areas. A certified chimney sweep or contractor specializing in fireplaces can make a more thorough examination.

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ELECTRICAL SYSTEM 25.0

1.0 ENTRANCE PANEL:

.02 SERVICE DROP:	Underground System
.03 MAIN DISCONNECT SIZE:	125 amps
.04 HOUSE GROUND CONNECTION:	UFER
.05 DISCONNECT SERVICE:	Copper cable
.06 CIRCUIT DISCONNECTS:	Circuit Breakers
.07 PANEL LABELING:	Yes

Analyzing electrical overloads is technically exhaustive beyond the scope of a typical home inspection. Ask sellers about any known overload conditions such as frequent breaker tripping. Alternatively, the services of a licensed electrical contractor may be engaged.

2.0 ELECTRICAL SYSTEM:

.01 SYSTEM TYPE:	3 Wire System
.02 VOLTAGE:	There is a 110/220 volt system installed.
.03 WIRING TYPE:	Romex - Nonmetallic plastic sheathing
.04 MAIN BRANCH WIRING:	Copper
.05 GFCI OUTLETS:	Installed and working at all required locations.
.05.1 ABOUT GFCI OUTLETS	
.06 OUTLET TESTING:	Outlets were randomly tested.
.07 VISIBLE WIRING CONCERNS:	None Apparent
.09 OTHER ELECTRICAL SYSTEM REMARKS:	It is common for some homes to have switches with no apparent purpose. The seller generally knows their location and purpose, if any. If concerned, check with seller prior to the close of escrow.

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PLUMBING SYSTEM 26.0

1.0 PLUMBING SYSTEM:

.01 GENERAL CONDITION:	Appears serviceable and functional
.02 WATER SUPPLY:	Public water
.03 WATER MAIN TYPE (STREET TO STRUCTURE) :	Unknown
.04 WATER PIPE TYPE (INSIDE STRUCTURE):	Copper. Note: Pipes which are not visible are not part of these conclusions. This may be due to the location of the pipes inside walls, hidden by insulation, ducts or other materials.
.05 WATER PRESSURE AND VOLUME:	The water pressure is within recommended parameters. Industry recommended water pressure is between 30-80 Pounds per Square Inch. PSI is: 45 lbs
.06 WATER HEATER LIFESPAN:	According to the industry experts, the average water heater life in the U.S. is 8 to 12 years. However, many units have been known to last 20 years or more.
.07 SUPPLY PIPE LEAKS:	No detectable leaks were noted at time of inspection.
.08 HOSE BIBS:	Sample operated, appeared serviceable.
.09 WASTE PIPE TYPE:	Plastic Waste Lines. Note: Waste lines which are not visible, such as pipes in inaccessible areas or under the slab foundation, are not part of these conclusions.
.10 CLEAN-OUT PLUG ACCESS:	Yes
.11 WASTE TREATMENT:	Public sewer. Hookup to the public sewer system is assumed but has not been verified. Please ask seller or consult public records for final verification. Also ask the seller about sewer maintenance history.
.12 WASTE PIPE LEAKS:	No visible leaks were noted at time of inspection.
.13 DRAIN FLOW:	The drains appeared to be free-flowing. Please see "Remarks" below.
.16 PLUMBING REMARKS:	Only the sink, tub/shower and toilet drains were observed for flow. Please ask owners for information about the general drain clog history. Drain pipes between the house and the street are not visible and therefore not inspected. Tree roots can infiltrate sewer lines and cause blockage. Also it is not uncommon for sewer lines to have separations from earth movement or original construction defects. Sewer lines can be viewed with a camera by a specialist to determine their condition. To schedule an appointment call 530-389-9200

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2.0 WATER HEATER:

.01 LOCATION:	Garage
.02 TYPE:	Gas.
.03 VISUAL CONDITION:	Appears serviceable and functional
.04 APPROXIMATE AGE:	The water heater appears to be the original unit.
.05 SIZE:	40 Gallons
.06 SAFETY RELEASE VALVE:	Safety relief valve appears to be properly drained to the outside.
.07 RAISED PLATFORM:	Yes
.08 EARTHQUAKE STRAPPING:	In compliance.
.09 COMBUSTIBLE CLEARANCE:	Adequate
.10 VENTING:	Combustion and exhaust venting appears to be adequate.
.11 GAS SUPPLY PLUMBING:	Appears serviceable and functional

SUMMARY 27.0

2.0 PROPERTY SUMMARY:

.01 STRUCTURAL CONDITION:	The overall structural condition appears sound. Please refer to body of this report for comments.
.02 MECHANICAL CONDITION:	The tested mechanical components were operational at the time of the inspection. Please refer to body of report for comments.
.03 HEALTH & SAFETY ITEMS:	There are several Health & Safety upgrades that are noted within the report that will increase the overall safeness of the home.
.04 REMARKS:	This home appears to be in sound overall condition with the exception of the correctable conditions mentioned in the main body of this report. Please refer to the report in it's entirety. Good Luck in your new home!

ALL REPORTABLE CONDITIONS REFERENCED IN THE BODY OF THIS REPORT SHOULD BE ADDRESSED BY QUALIFIED, LICENSED TRADES PERSONS BEFORE THE CLOSE OF ESCROW.

The inspection has been performed in accordance with the *Standards of Practice* of the *California Real Estate Inspection Association*, and was made available to you at the time of booking the inspection at <http://www.uprei.com/standardsofpractice>.

The inspection report is not necessarily intended to identify a repair list. Those involved in a real estate transaction often incorrectly view a property inspection report as a mandatory repair list for every condition discovered. Private Real Estate Inspectors, unlike city and county inspectors, are not code enforcement officers. Our primary objective is to educate the buyer about the working components of the structure along with the discovery of any **VISIBLE** conditions that might require repairs and or maintenance. Most all building structures have conditions that need addressing, some major and some minor. It is not possible to acquire one that is perfect. Please realize that ownership verses leasing or renting comes with certain responsibilities including on going maintenance and the repair and replacement of components as they age and wear out.

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ALL EVALUATIONS HAVE BEEN FACTORED BY THE AGE OF THE PROPERTY AND OTHER RELEVANT CONDITIONS (SUCH AS WEATHER) ON THE DATE OF THE INSPECTION. THE SCOPE OF THIS INSPECTION IS LIMITED TO THE VISUALLY ACCESSIBLE AREAS. AN EXAMPLE OF THIS MIGHT BE, WE DO NOT MOVE FURNITURE OR LIFT RUGS. Our service is **NOT** a warranty of the integrity of the systems of the property. Home warranty insurance policies are available from other sources. No maintenance services, removal of cowlings, or destructive discovery have been performed.

OUR LIABILITY IS LIMITED BY THE SERVICE AGREEMENT TITLED: "**WHAT YOUR INSPECTION INCLUDES**" APPROVED ON OR BEFORE THE DATE OF THE INSPECTION.

We reserve the right to make any corrections, changes, modifications, or additions to this report within 24 hours of delivery.