



PROFESSIONAL REAL ESTATE INSPECTIONS

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HOME INSPECTION REPORT

PROPERTY INSPECTED

1234 SOME STREET
SOMEWHERE, CA



INSPECTED FOR

JOHN OR JANE DOE
REAL ESTATE COMPANY
1234 ANY STREET
ANYWHERE, CALIFORNIA
(925) 555-1212

DECEMBER 16, 2005

REPORT # 99999999



#1485

Only the Best can use this Certification

SERVICE REPRESENTATIVE:

MR. INSPECTOR



THIS INSPECTION REPORT IS FOR THE PURPOSE OF DISCLOSING ALL VISUAL CONDITIONS TO THE ACCESSIBLE AREAS OF THIS STRUCTURE.

THE INSPECTION WAS MADE BY A CERTIFIED INSPECTOR USING HIS BEST JUDGEMENT TO PROVIDE TO YOU A FULL AND COMPLETE EVALUATION OF THE EXISTING CONDITIONS REGARDING THE MAJOR COMPONENTS OF THIS PROPERTY.

THIS REPORT DOES NOT PROVIDE ANY GUARANTIES OR WARRANTIES AND IS GOVERNED BY THE TERMS OF ITS PRE-INSPECTION AGREEMENT.

JAMES J. MELLO

PROFESSIONAL REAL ESTATE INSPECTIONS

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INTRODUCTION

SCOPE:

To provide a comprehensive report that benefits all parties of the Real Estate transfer with an objective evaluation of the mechanical, electrical, and plumbing systems, and other essential components of the structure and property.

This inspection report is designed to supplement a "Real Estate Transfer Disclosure Statement" as an additional effort to comply with Section 1102.6 of the State of California Civil Code.

Items such as permit records, legal conditions, noise levels, etc., are NOT included in this report.

We do NOT insure against the need for future improvements, repairs, or against future deterioration, malfunctions or structural movement.

This report does NOT include an appraisal of values, evaluation of or probing for infestation, fungus, mold, or hazardous materials. Some testing is available upon request.

APPROACH:

Our Service Representatives (Inspectors) are trained to be concerned with items that may affect the health, safety, and welfare of the present and future occupants of this structure.

We take into consideration the life cycles of various major components, identify material defects, disclose their present condition, and may recommend further investigation, corrective action or preventive maintenance measures. This report will include types of materials used, pertinent features, areas in need of attention, and unsatisfactory conditions.

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INTRODUCTION

After reading our findings, you may wish to consult other professionals or local utilities. They may assist you with a more detailed opinion or provide corrective action with regards to your questions about specific components. You are encouraged to question anything that you do not understand.

ADDITIONAL DOCUMENTS:

The reader of this report is hereby advised to review the terms and conditions of the Pre-Inspection Agreement under which this inspection and report were performed and prepared.

REPORT:

The presentation and format of the following report was developed to enable the reader to quickly and easily locate the information of concern. Please refer to the examples below.

A "Notation" (NOTE) is used to record observations and to document items in need of preventive maintenance or minor repairs.

(EXAMPLE)

NOTE Title -> HALLWAY SMOKE DETECTOR:
* Comment -> TEST: POSITIVE.

An "Unsatisfactory" (UNSAT) is used to record material defects, health, safety, and welfare issues and building code violations.

(EXAMPLE)

UNSAT Title -> FURNANCE FILTER CONDITION:
* Comment -> Filter is missing - INSTALL.

PROFESSIONAL REAL ESTATE INSPECTIONS

INTRODUCTION

REPORT CONTINUED:

Our inspection includes the following:

* THE SITE

All Flatwork, Landscaping, Drainage, and Fencing.
(Optional: Wood Decks, Patio Covers, Retaining Walls,
Spas, Detached Structures.)

* THE BUILDING EXTERIOR

Siding, Windows, Soffits, Ventilation, Masonry,
Exterior Doors, Stairways and Porches.

* THE ROOF

Roof Covering, Chimneys, Flashings, and Rain Gutters.
(Optional: Solar Equipment Installation.)

THE BUILDING INTERIOR

Walls, Ceilings, Floors, Doorways, Stairways, Firewalls,
Fireplaces, Built-in Appliances, and Smoke Detectors.

THE ELECTRICAL SYSTEM

Main and Sub-Panels, Wiring, Plugs, Switches, Lighting,
Ground Fault Interrupter and Standard Outlet Circuits.

THE PLUMBING SYSTEM

Waste, Water, Fuel Systems, and Water Heater.

THE HEATING SYSTEM

Furnace or Heating Unit, Thermostat, Distribution Systems,
and Air Conditioning Operational Test.

THE ATTIC

Framing, Insulation, Ventilation, and Mechanical Components.

THE FOUNDATION AND UNDER-FLOOR

Foundation and Piers, Framing, Insulation, Ventilation,
Mechanical Components, Moisture, and Clearance.

SUPPLEMENTAL INFORMATION

Additional Construction or Repairs (Permit Requirements)

CONCLUSION

General Statement of Property Condition.

Note: The above items must be readily visible and accessible.

* Not included in a Condominium (Interior Air Space) Inspection

PROFESSIONAL REAL ESTATE INSPECTIONS

INTRODUCTION

AFFILIATIONS:

Professional Real Estate Inspections and our inspectors are certified as a company and as individual home inspectors by The American Association of Home Inspectors (A.A.H.I. - Member #1485). Copies of the A.A.H.I. "Professional Code of Ethics" and "Standards of Practice" are available upon request from our office or online at www.aahi.com, or phone 806 794-1190. We are also members of The Foundation of Real Estate Appraisers (F.R.E.A.).

These affiliations provide many benefits, such as continuing education, an industry-approved standard of practice and code of ethics, as well as errors and omissions insurance.

Thank you for this opportunity to serve you.

INTRODUCTION

NOTE or UNSAT: DESCRIPTION / comments
The "ASTERISK" denotes the condition

SUMMARIES

The following summaries have been created for a quick reference of the major concerns found during our inspection, along with any further investigations recommended, which may be necessary to complete the assessment of some systems and components. Pest Control referral items are not included in these summaries, unless they are a part of one of the summary conditions.

These summaries are OUT OF THE CONTEXT OF THIS REPORT, are not a part of the report, and should not be interpreted until the complete report has been read and comprehended in its entirety.

ITEMS OF CONCERN

UNSAT [103] FRONT SIDEWALK CONDITION:
* Surface is uneven at right front of property,
 creating tripping hazard - RECOMMEND
 REPAIRING/RAMPING.

UNSAT [148] LIVING ROOM WINDOWS:
* Second window from left at rear set of windows shows
 evidence of a broken seal. Recommend further
 investigation and repair, as necessary.

UNSAT [194] FAMILY ROOM FIREPLACE, DAMPER AND CHIMNEY:
* Gap was observed at entrance of gas line - SEAL.

UNSAT [253] SECOND HALLWAY SMOKE DETECTOR:
* Smoke detector outside master bedroom does not
 function - REPAIR/REPLACE.

UNSAT [332] GARAGE FIRE DOOR:(Solid Core,DraftStop,Closer)
* Draft seal is damaged at upper and lower left side
 of door - REPAIR/REPLACE. Also, door may be a
 hollow-core type, which is not approved for fire
 door use; label at top of door was not legible.
 Recommend further investigation to verify.

NOTE or UNSAT: DESCRIPTION / comments
 The "ASTERISK" denotes the condition

ITEMS OF CONCERN
(Continued)

- UNSAT [333] GARAGE FIREWALL CONDITION:(5/8" type X, Sealed)
* Holes/voids above doorbell transformer and lower
 left side of water heater violate firewall - REPAIR,
 NO DRAFTS OR NON-ONE-HOUR-FIRE-RATED-MATERIALS
 ALLOWED. Pull-down ladder in ceiling also violates
 firewall, as no provisions were made to protect
 attic area over garage - REPAIR. (See photos #2 & 3)
- UNSAT [183] KITCHEN ELECTRICAL:
* Outlet at right side of sink is not GFI protected -
 REPAIR.
- UNSAT [137] FRONT EXTERIOR ELECTRICAL:
* Romex wiring is exposed at light over garage -
 PROTECT.
- UNSAT [389] LEFT SIDE EXTERIOR ELECTRICAL:
* A/C electrical cable is not secured to wall adjacent
 to disconnect box - REPAIR. (See photo #4)
- UNSAT [140] EXTERIOR WATER SUPPLY:
* Backflow preventers are missing at hose spigot at
 right side of front walkway, as well as added hose
 spigots at left side and rear of structure -
 RECOMMEND INSTALLING.
- UNSAT [186] KITCHEN WATER SUPPLY:
* Water is leaking at backside of faucet - REPAIR.
 Refer to pest control inspector.
- UNSAT [331] MASTER BATHROOM WATER SUPPLY:
* Leak was observed at toilet shut-off valve - REPAIR.
 Refer to pest control inspector.
- UNSAT [212] LAUNDRY ROOM GAS SUPPLY:
* Gas valve must be capped when not in use - CORRECT.
- UNSAT [476] UNDER-FLOOR FURNACE PLENUM AND DUCT CONDITION:
* Some ducts are in contact with soil or have less
 than 4" clearance to soil - REPAIR. Furnace plenum
 is also in contact with soil (see photo #5), and
 soil is damp around plenum, indicating a possible
 internal leak at the condensate line. Recommend
 further investigation by an expert in this field.
 Also, dryer vent is disconnected - REPAIR.

NOTE or UNSAT: DESCRIPTION / comments
The "ASTERISK" denotes the condition

FURTHER INVESTIGATIONS AND OTHER ADVISORIES

This is a list of items that could not be inspected or fully evaluated due to either a lack of visibility or accessibility, or the need for disassembly of a system or component, or because the system, component or condition is beyond the scope of our inspection. If the buyer or seller requires a professional opinion of any of the items listed, an expert in each field would need to be commissioned to further investigate and address these conditions.

NOTE [500] DOUBLE-PANE WINDOWS GENERAL NOTE:
* Broken seals at double pane windows are difficult to detect. Condensation between panes is not always visible due to changes in temperature, humidity, light, and time of day. Visibility is also hindered by surface build-up, such as dust, dirt or water spots, as well as tinting film. At least one broken seal was evidenced and is noted at its location in the report. However, a detailed or exhaustive investigation for broken seals is beyond the scope of this inspection. Recommend further investigation by an expert in this field.

NOTE [456] ROOF COVER CONDITION:
* Roof could not be accessed due to height, steep pitch and/or fragile roofing material. Inspection from ground level/ladder revealed some cracked tiles at rear of structure. Recommend further investigation by an expert in this field.

NOTE [501] BEDROOM ONE SMOKE DETECTOR:
* Smoke detector could not be tested due to height. Recommend further investigation.

NOTE [502] BEDROOM TWO SMOKE DETECTOR:
* Smoke detector could not be tested due to height. Recommend further investigation.

NOTE [506] MASTER BEDROOM SMOKE DETECTOR:
* Smoke detector could not be tested due to height. Recommend further investigation.

NOTE or UNSAT: DESCRIPTION / comments
 The "ASTERISK" denotes the condition

FURTHER INVESTIGATIONS AND OTHER ADVISORIES
(Continued)

NOTE [324] MASTER BATHROOM WHIRLPOOL TUB:
* Whirlpool tub is not installed on a mortar bed,
 which is required by many manufacturers. Recommend
 checking manufacturer's specifications.

UNSAT [332] GARAGE FIRE DOOR:(Solid Core,DraftStop,Closer)
* Draft seal is damaged at upper and lower left side
 of door - REPAIR/REPLACE. Also, door may be a
 hollow-core type, which is not approved for fire
 door use; label at top of door was not legible.
 Recommend further investigation to verify.

UNSAT [476] UNDER-FLOOR FURNACE PLENUM AND DUCT CONDITION:
* Some ducts are in contact with soil or have less
 than 4" clearance to soil - REPAIR. Furnace plenum
 is also in contact with soil (see photo #5), and
 soil is damp around plenum, indicating a possible
 internal leak at the condensate line. Recommend
 further investigation by an expert in this field.
 Also, dryer vent is disconnected - REPAIR.

END OF SUMMARIES

INSPECTION RESULTS:

1234 SOME STREET
SOMEWHERE, CA

Report:99999999

NOTE or UNSAT:

DESCRIPTION / comments
The "ASTERISK" denotes the condition

BEGINNING OF REPORT

PROPERTY DESCRIPTION

=====

TYPE OF STRUCTURE: Single-Family Residence

NUMBER OF STORIES: Double-Story

PARKING: Three-Car Garage

WATER SUPPLY: City Water Company (Not verified)

SEWER DISPOSAL: Local Sewer Agency (Not verified)

AGE: 15 year(s) is the estimated age of this structure.

WEATHER CONDITIONS: Fair

OCCUPANCY: Vacant (Staged)

EMERGENCY MAIN DISCONNECT/SHUT-OFF VALVES

=====

(Facing the front of the structure)

POWER: PG&E - Left Side of Structure.

Breaker Type - In Main Electrical Panel

FUEL: PG&E - Lower Left Corner of Structure.

Lever Type - (USE WRENCH TO OPERATE)

WATER: Shut-Off Valve - Right Side of Front Walkway.

WATER PRESSURE: 60 pounds per square inch.

NOTE or UNSAT:	DESCRIPTION / comments
	The "ASTERISK" denotes the condition

I. THE PROPERTY SITE

A. FLATWORK

CURB AND GUTTER,

MATERIAL: Concrete

SIDEWALK,

MATERIAL: Concrete

DRIVEWAY,

MATERIAL: Concrete

FRONT WALKWAY,

MATERIAL: Concrete

LEFT SIDE YARD WALKWAY,

MATERIAL: Concrete

REAR YARD WALKWAY,

MATERIAL: Concrete

RIGHT SIDE YARD WALKWAY,

MATERIAL: Concrete

REAR YARD PATIO,

MATERIAL: Concrete

RIGHT SIDE YARD PATIO,

MATERIAL: Concrete

Curb and Gutter

NOTE	[101] FRONT CURB AND GUTTER CONDITION:
*	Some hairline cracks and small chips were noted -
	ACCEPTABLE.

NOTE or UNSAT:	DESCRIPTION / comments
	The "ASTERISK" denotes the condition

Sidewalk

UNSAT	[103] FRONT SIDEWALK CONDITION:
*	Surface is uneven at right front of property, creating tripping hazard - RECOMMEND REPAIRING/RAMPING.

Walkways and Patios

NOTE	[391] REAR YARD PATIO CONDITION:
*	Some hairline cracks were noted - ACCEPTABLE.



B. LANDSCAPING

FRONT LANDSCAPING,

MATERIAL: Lawn
MATERIAL: Shrubs
MATERIAL: Bark

FEATURE: Automatic Irrigation System

LEFT SIDE YARD LANDSCAPING,

MATERIAL: Lawn
MATERIAL: Trees
MATERIAL: Shrubs

FEATURE: Automatic Irrigation System
FEATURE: Air Conditioning Equipment

REAR YARD LANDSCAPING,

MATERIAL: Lawn
MATERIAL: Trees
MATERIAL: Shrubs
MATERIAL: Bark

FEATURE: Automatic Irrigation System

NOTE or UNSAT:	DESCRIPTION / comments
	The "ASTERISK" denotes the condition

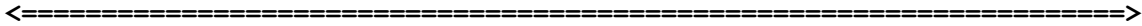
RIGHT SIDE YARD LANDSCAPING,

MATERIAL: Trees
MATERIAL: Shrubs
MATERIAL: Bark

FEATURE: Automatic Irrigation System

Landscape Conditions

-
- NOTE [109] FRONT LANDSCAPE CONDITION:
* Yard is well maintained.
- NOTE [361] LEFT SIDE YARD LANDSCAPE CONDITION:
* Yard is well maintained.
- NOTE [394] REAR YARD LANDSCAPE CONDITION:
* Yard is well maintained.
- NOTE [427] RIGHT SIDE YARD LANDSCAPE CONDITION:
* Yard is well maintained.



C. DRAINAGE

FRONT DRAINAGE,

MATERIAL: Galvanized Sheet Metal Downspouts

FEATURE: Piped Drainage System

LEFT SIDE YARD DRAINAGE,

MATERIAL: N/A

REAR DRAINAGE,

MATERIAL: Galvanized Sheet Metal Downspouts

FEATURE: Piped Drainage System

RIGHT SIDE YARD DRAINAGE,

MATERIAL: Galvanized Sheet Metal Downspouts

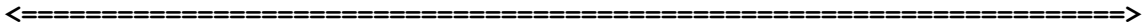
FEATURE: Piped Drainage System

NOTE or UNSAT:	DESCRIPTION / comments
	The "ASTERISK" denotes the condition

Drainage Conditions

NOTE [366] LEFT SIDE YARD DRAINAGE SLOPE CONDITION:
* Yard appears relatively flat; run off may be slow,
leaving some standing water during rains.

NOTE [432] RIGHT SIDE YARD DRAINAGE SLOPE CONDITION:
* Yard appears relatively flat; run off may be slow,
leaving some standing water during rains.



D. FENCING

LEFT SIDE YARD FENCING,

MATERIAL: Wood

REAR YARD FENCING,

MATERIAL: Wood

RIGHT SIDE YARD FENCING,

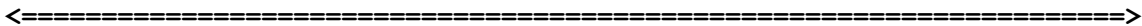
MATERIAL: Wood

Fencing Conditions

NOTE [116] FRONT FENCE CONDITION:
* Termite flashing appears to be missing at connection
of post to structure. Refer to pest control
inspector.

NOTE [401] REAR YARD FENCE CONDITION:
* Some posts are loose.

Excluded: (Landscape Lighting or Irrigation System Test)
(Plant Life Placement, Drainage System Obstructions)
(Swimming Pool & Equipment, Low Voltage Components & Systems)



NOTE or UNSAT: DESCRIPTION / comments
 The "ASTERISK" denotes the condition

II. THE BUILDING EXTERIOR

WALL COVER,

 MATERIAL: Masonite Lap Siding

WINDOW TYPE,

 MATERIAL: Aluminum (Double-Pane)

Front Wall

- NOTE [119] FRONT WALL CONDITION:
* Appears satisfactory.

- NOTE [120] FRONT VENEER CONDITION:
* A cracked stone was noted at right side of garage -
 ACCEPTABLE.

- NOTE [500] DOUBLE-PANE WINDOWS GENERAL NOTE:
* Broken seals at double pane windows are difficult to
 detect. Condensation between panes is not always
 visible due to changes in temperature, humidity,
 light, and time of day. Visibility is also hindered
 by surface build-up, such as dust, dirt or water
 spots, as well as tinting film. At least one broken
 seal was evidenced and is noted at its location in
 the report. However, a detailed or exhaustive
 investigation for broken seals is beyond the scope
 of this inspection. Recommend further investigation
 by an expert in this field.

Left Side Wall

- NOTE [371] LEFT SIDE WALL CONDITION:
* Appears satisfactory.

- NOTE [381] LEFT SIDE RAIN GUTTER CONDITION:
* Signs of leakage were noted at gutter seams -
 RECOMMEND RE-SEALING.

- NOTE [388] LEFT SIDE WINDOW SCREENS CONDITION:
* Window screen(s) is missing/damaged.

NOTE or UNSAT: DESCRIPTION / comments
 The "ASTERISK" denotes the condition

Rear Wall

-
- NOTE [404] REAR WALL CONDITION:
* Appears satisfactory.
 - NOTE [413] REAR WOOD TO EARTH CLEARANCE:
* One foundation vent is level with concrete step at
 right rear. Refer to pest control inspector.
 - NOTE [421] REAR WINDOW SCREENS CONDITION:
* Window screen(s) is missing/damaged.

Right Side Wall

-
- NOTE [437] RIGHT SIDE WALL CONDITION:
* Appears satisfactory.
 - NOTE [438] RIGHT SIDE VENT COVERS:
* Vent cover is damaged at exterior kitchen.
 - NOTE [446] RIGHT SIDE WOOD TO EARTH CLEARANCE:
* Two foundation vents are level with concrete step.
 Refer to pest control inspector.



III. THE ROOF

ROOF AGE: 15 year(s) is the estimated age of this roof.

ROOF COVER,

 MATERIAL: Concrete Tile

GUTTER TYPE,

 TYPE: Galvanized Sheet Metal

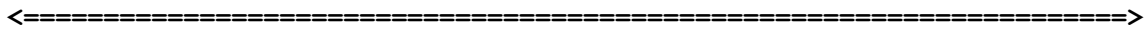
FEATURES OF THE ROOF,

 FEATURE: Skylight

NOTE or UNSAT:	DESCRIPTION / comments
	The "ASTERISK" denotes the condition

Roof Conditions

NOTE [456] ROOF COVER CONDITION:
 * Roof could not be accessed due to height, steep pitch and/or fragile roofing material. Inspection from ground level/ladder revealed some cracked tiles at rear of structure. Recommend further investigation by an expert in this field.



IV. THE BUILDING INTERIOR

MAIN WALL COVER,

MATERIAL: Gypsum Wallboard (Painted)

MAIN CEILING COVER,

MATERIAL: Gypsum Wallboard (Painted)

MAIN FLOOR COVER,

MATERIAL: Carpet

KITCHEN FLOOR COVER,

MATERIAL: Hardwood

KITCHEN APPLIANCES,

- APPLIANCE: Wall Oven
- APPLIANCE: Surface Range
- APPLIANCE: Automatic Dishwasher
- APPLIANCE: Trash Compactor
- APPLIANCE: Garbage Disposal

FAMILY ROOM FLOOR COVER,

MATERIAL: Carpet

NOTE or UNSAT:	DESCRIPTION / comments
	The "ASTERISK" denotes the condition

LAUNDRY FLOOR COVER,

MATERIAL: Resilient

POWDER ROOM MATERIALS,

FLOOR COVER: Carpet

HALL BATH MATERIALS,

FLOOR COVER: Resilient
FLOOR COVER: Ceramic Tile

TUB/SHWR: Ceramic Tile

MASTER BATH MATERIALS,

FLOOR COVER: Resilient
FLOOR COVER: Carpet

TUB/SHWR: Ceramic Tile

FEATURES OF THE INTERIOR,

- FEATURE: Smoke Detector(s) (110v Hard-Wired)
- FEATURE: Weatherstripping at Exterior Doors
- FEATURE: Fireplace Glass Doors

Living Room

UNSAT	[148]	LIVING ROOM WINDOWS:
*		Second window from left at rear set of windows shows evidence of a broken seal. Recommend further investigation and repair, as necessary.

Dining Room

NOTE	[155]	DINING ROOM DOOR TO EXTERIOR:
*		Door binds at top - ADJUST. Also, trim appears damaged. Refer to pest control inspector.

Powder Room

NOTE	[162]	POWDER ROOM DOORWAY:
*		Door requires excessive pressure to latch - ADJUST. Also, door stop is missing.

NOTE or UNSAT: DESCRIPTION / comments
 The "ASTERISK" denotes the condition

Kitchen/Nook

NOTE [174] KITCHEN AND NOOK DOORWAY:
* Margin is uneven at side of pocket door.

NOTE [180] KITCHEN APPLIANCES:
* Igniter does not function at right front range
 burner - RECOMMEND REPAIR. Also, garbage disposal,
 dishwasher and trash compactor make excessive noise
 and may require servicing.

Family Room

UNSAT [194] FAMILY ROOM FIREPLACE, DAMPER AND CHIMNEY:
* Gap was observed at entrance of gas line - SEAL.

Laundry Room

NOTE [203] LAUNDRY ROOM FLOOR:
* Floor appears to crown slightly.

Hallway

NOTE [220] HALLWAY SMOKE DETECTOR:
* Smoke detector near hall bathroom does not function
 properly; alarm was delay approximately 5 minutes -
 RECOMMEND REPAIR/REPLACEMENT.

Hall Bathroom

NOTE [236] HALL BATHROOM DOORWAY:
* Door margin is uneven, and door contacts upper jamb
 - ADJUST.

Second Hallway

UNSAT [253] SECOND HALLWAY SMOKE DETECTOR:
* Smoke detector outside master bedroom does not
 function - REPAIR/REPLACE.

Den

NOTE [281] DEN DOORWAY:
* Upper latch is missing at secondary door.

NOTE or UNSAT: DESCRIPTION / comments
 The "ASTERISK" denotes the condition

Bedroom #1

NOTE [501] BEDROOM ONE SMOKE DETECTOR:
* Smoke detector could not be tested due to height.
 Recommend further investigation.

Bedroom #2

NOTE [502] BEDROOM TWO SMOKE DETECTOR:
* Smoke detector could not be tested due to height.
 Recommend further investigation.

NOTE [299] BEDROOM TWO FLOOR:
* Audible creaking/squeaking was noted.

Master Bedroom

NOTE [309] MASTER BEDROOM DOORWAYS:
* Upper latch is missing at secondary door.

NOTE [506] MASTER BEDROOM SMOKE DETECTOR:
* Smoke detector could not be tested due to height.
 Recommend further investigation.

Master Bathroom

NOTE [320] MASTER BATHROOM DOOR TO EXTERIOR:
* Door appears damaged. Refer to pest control
 inspector.

NOTE [324] MASTER BATHROOM WHIRLPOOL TUB:
* Whirlpool tub is not installed on a mortar bed,
 which is required by many manufacturers. Recommend
 checking manufacturer's specifications.

NOTE [325] MASTER BATHROOM FLOOR:
* Floor is stained in toilet room. Refer to pest
 control inspector and/or other qualified
 professional for opinion and possible further
 investigation or repair.

NOTE or UNSAT: DESCRIPTION / comments
 The "ASTERISK" denotes the condition

Garage

UNSAT [332] GARAGE FIRE DOOR:(Solid Core,DraftStop,Closer)
* Draft seal is damaged at upper and lower left side
 of door - REPAIR/REPLACE. Also, door may be a
 hollow-core type, which is not approved for fire
 door use; label at top of door was not legible.
 Recommend further investigation to verify.

UNSAT [333] GARAGE FIREWALL CONDITION:(5/8" type X, Sealed)
* Holes/voids above doorbell transformer and lower
 left side of water heater violate firewall - REPAIR,
 NO DRAFTS OR NON-ONE-HOUR-FIRE-RATED-MATERIALS
 ALLOWED. Pull-down ladder in ceiling also violates
 firewall, as no provisions were made to protect
 attic area over garage - REPAIR. (See photos #2 & 3)

NOTE [336] GARAGE MAN DOOR TO EXTERIOR:
* Deadbolt lock does not function - RECOMMEND REPAIR.
 Also, door stop is missing.

NOTE [339] GARAGE FLOOR CONDITION AND SLOPE:
* Some hairline cracks were noted - ACCEPTABLE.

NOTE [340] GARAGE DOOR CONDITION:
* Garage door opener and auto-retract device(s) tested
 properly. However, nuts are loose at some sections
 of doors - RE-SECURE.

NOTE [341] GARAGE WATER HEATER PLATFORM:
* Water stains were noted on water heater stand. Refer
 to pest control inspector and/or other qualified
 professional for opinion and possible further
 investigation or repair.

Excluded: (Complete Window Operation Test, Internal Chimney Cond.)
(Security Alarm, Intercom Operation, Low Voltage Components & Systems)
<=====>

NOTE or UNSAT:	DESCRIPTION / comments
	The "ASTERISK" denotes the condition

V. ELECTRICAL SYSTEM

A. MAIN PANEL SPECIFICATIONS,

AMPS: 200

PHASE: Single

SERVICE: Underground

GROUND: Copper to Water Service

GROUND: U-FUR

B. SUB PANEL SPECIFICATIONS,

AMPS: 125

C. WIRING SPECIFICATIONS,

MATERIAL: Romex

D. CIRCUIT SPECIFICATIONS,

TYPE: Breaker

FEATURES OF THE ELECTRICAL SYSTEM,

FEATURE: Three-Prong Receptacles (Includes Ground Prong)

FEATURE: GFI (Ground Fault Interrupter)

FEATURE: 220 Volt Dryer Receptacle in Laundry Room

FEATURE: Under-Counter Lighting

Electrical Conditions

NOTE	[136] MAIN PANEL CONDITION:
*	Appears satisfactory.

NOTE	[154] LIVING ROOM WET BAR ELECTRICAL:
*	GFI tested properly.

NOTE or UNSAT: DESCRIPTION / comments
The "ASTERISK" denotes the condition

NOTE [171] POWDER ROOM ELECTRICAL:
* GFI tested properly.

 UNSAT [183] KITCHEN ELECTRICAL:
 * Outlet at right side of sink is not GFI protected -
 REPAIR.

NOTE [245] HALL BATHROOM ELECTRICAL:
* GFI tested properly.

NOTE [329] MASTER BATHROOM ELECTRICAL:
* GFI tested properly.

NOTE [343] GARAGE ELECTRICAL:
* GFI tested properly. However, there is one dedicated
 outlet at right side of water heater, with an added
 phone system installed above it; only one appliance
 can be plugged into this outlet.

NOTE [347] SUB-PANEL CONDITION:
* Appears satisfactory.

 UNSAT [137] FRONT EXTERIOR ELECTRICAL:
 * Romex wiring is exposed at light over garage -
 PROTECT.

 UNSAT [389] LEFT SIDE EXTERIOR ELECTRICAL:
 * A/C electrical cable is not secured to wall adjacent
 to disconnect box - REPAIR. (See photo #4)

NOTE [422] REAR EXTERIOR ELECTRICAL:
* GFI tested properly.

NOTE [455] RIGHT SIDE EXTERIOR ELECTRICAL:
* GFI tested properly.

 Excluded: (Electrical Load Calculations)
 (Outlets and Switches Obstructed by Furniture)

<=====>

NOTE or UNSAT: DESCRIPTION / comments
 The "ASTERISK" denotes the condition

VI. PLUMBING

A. WASTE DRAINAGE SYSTEM,

 MATERIAL: ABS Plastic Pipe

B. WATER DISTRIBUTION SYSTEM,

 MATERIAL: Copper Pipe

C. FUEL OR GAS DISTRIBUTION SYSTEM,

 MATERIAL: Steel Pipe

D. WATER HEATER SPECIFICATIONS,

 MAKE: State

 MFG. DATE: Unable to determine due to energy blanket.

 SIZE: Unable to determine due to energy blanket.

 FUEL: Natural Gas

FEATURES OF THE PLUMBING SYSTEM,

- FEATURE: Hot Water Circulating Pump
- FEATURE: Hot Water Pipe Insulation
- FEATURE: Hot Water Heater Energy Blanket
- FEATURE: Water Heater Seismic Straps/Bracing
- FEATURE: Dishwasher Air Gap (Overflow Protection)
- FEATURE: Fireplace Gas Logs/Log Lighter
- FEATURE: Gas Outlet for Dryer in Laundry Room

Waste System Conditions

NOTE [139] MAIN SEWER CLEAN-OUT:
* Clean-out is located at right side of front walkway
 - APPEARS SATISFACTORY.

NOTE [184] KITCHEN WASTE SYSTEM:
* Rust was noted at underside of sink - MONITOR.

NOTE or UNSAT: DESCRIPTION / comments
 The "ASTERISK" denotes the condition

NOTE [210] LAUNDRY ROOM WASTE SYSTEM:
* Sink drains slowly, indicating blockage in drain
 pipe - RECOMMEND REPAIR.

NOTE [246] HALL BATHROOM WASTE SYSTEM:
* Tub overflow is loose - RE-SECURE.

Excluded: (Waste System Restrictions)



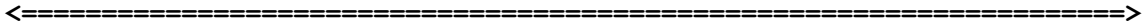
Water Supply Conditions

UNSAT [140] EXTERIOR WATER SUPPLY:
* Backflow preventers are missing at hose spigot at
 right side of front walkway, as well as added hose
 spigots at left side and rear of structure -
 RECOMMEND INSTALLING.

UNSAT [186] KITCHEN WATER SUPPLY:
* Water is leaking at backside of faucet - REPAIR.
 Refer to pest control inspector. Note: Rust was
 noted at underside of faucet - MONITOR.

UNSAT [331] MASTER BATHROOM WATER SUPPLY:
* Leak was observed at toilet shut-off valve - REPAIR.
 Refer to pest control inspector.

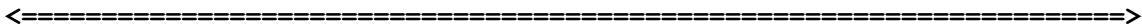
Excluded: (Water Supply Volume, Restrictions, Internal Corrosion)



Fuel System Conditions

UNSAT [212] LAUNDRY ROOM GAS SUPPLY:
* Gas valve must be capped when not in use - CORRECT.

NOTE [350] WATER HEATER SEISMIC STRAPS, ANCHORS OR BRACING:
* Appears satisfactory.



NOTE or UNSAT: DESCRIPTION / comments
 The "ASTERISK" denotes the condition

VII. HEATING AND VENTILATING SYSTEM

A. HEATING SPECIFICATIONS,

Primary Furnace

MAKE: Day & Night

MFG. DATE: 1989

OUTPUT: Not indicated

THERMOSTAT: Maple Chase

TYPE: Forced-Air Furnace

FUEL: Natural Gas

B. HEAT/AIR DISTRIBUTION SYSTEM,

MATERIAL: Aluminum Flex Ducts with Insulation

C. RETURN AIR DISTRIBUTION SYSTEM,

MATERIAL: Flex Ducts with Insulation and Vapor Barrier

FEATURES OF THE HEATING AND VENTILATING SYSTEMS,

FEATURE: Adjustable Supply Registers

FEATURE: Dryer Vent in Laundry Room

Heating & Ventilating Conditions

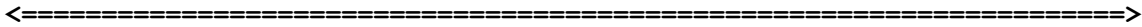
UNSAT [476] UNDER-FLOOR FURNACE PLENUM AND DUCT CONDITION:
* Some ducts are in contact with soil or have less
 than 4" clearance to soil - REPAIR. Furnace plenum
 is also in contact with soil (see photo #5), and
 soil is damp around plenum, indicating a possible
 internal leak at the condensate line. Recommend
 further investigation by an expert in this field.
 Also, dryer vent is disconnected - REPAIR.

NOTE [165] POWDER ROOM EXHAUST FAN:
* Fan tested properly.

NOTE or UNSAT:	DESCRIPTION / comments
	The "ASTERISK" denotes the condition

- NOTE [242] HALL BATHROOM EXHAUST FAN:
* Fan tested properly.
- NOTE [232] FURNACE CONDITION:
* Unit is sealed, unable to inspect exchanger. Furnace appears to be functioning properly.
- NOTE [233] FURNACE THERMOSTAT CONDITION:
* Furnace and A/C responded properly.
- NOTE [234] FURNACE FILTER CONDITION:
* Appears satisfactory.
- NOTE [363] LEFT SIDE AIR CONDITIONING EQUIPMENT:
* Appears satisfactory.

Excluded: (Air Flow for Volume or Velocity)
(Air Conditioning Refrigerant Volume)



VIII. THE ATTIC

A. ROOF FRAMING,

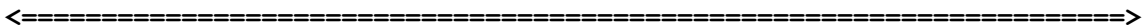
TYPE: Conventional with Bracing and Ties

B. INSULATION,

MATERIAL: Blown Insulation R-19 (Avg. 8" thick)

Attic Conditions

- NOTE [470] ATTIC ACCESS GENERAL NOTE:
* The attic space of a home is not completely visible/accessible due to design of roof and/or restrictions such as ductwork, plumbing pipes, vents, framing, storage, etc. Insulation also limits the inspector's visibility.



NOTE or UNSAT:	DESCRIPTION / comments
	The "ASTERISK" denotes the condition

IX. THE FOUNDATION AND UNDER-FLOOR

A. FOUNDATION,

TYPE: Poured-in-Place Concrete (Bolted)

B. FRAMING,

TYPE: Raised Floor (Post, Beam and Joist)

C. INSULATION,

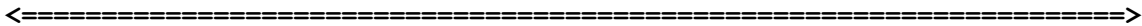
MATERIAL: Batt Insulation R-19

Foundation & Under-floor Conditions

NOTE [482] UNDER-FLOOR ACCESS AND CLEARANCE:
 * Access and visibility were very limited throughout under-floor area due to insulation and restricted access clearance.

NOTE [483] UNDER-FLOOR SOIL CONDITION:
 * Under-floor area was dry at time of inspection.

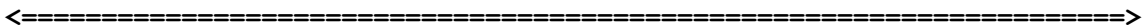
Excluded: (Subterranean Moisture or Soil Compaction)



X. SUPPLEMENTAL INFORMATION (Additional construction, or repairs)

A. ADDITIONAL PERMITS, (Check for "Finalized" permits)

Electrical Modifications, Irrigation System.



NOTE or UNSAT:	DESCRIPTION / comments
	The "ASTERISK" denotes the condition

XI. CONCLUSION

-- -----

Proper soil slope conditions should be maintained at all times. Always allow a minimum of 2% slope away from the structure and the property lines and direct surface water into an approved storm drainage system (commonly the front street).

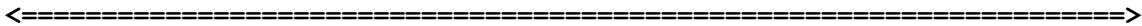
This structure is located in an area where the soil condition is of an expansive nature. We believe that some building and site concrete movement will always occur as the soils moisture content changes from season to season. The method of construction used when this structure was built seems to have the inherent characteristic of slight structural movement.

The piped drainage system requires flushing annually to ensure against blockages that could cause water to back up and accumulate on the site. Flushing/testing are also recommended upon purchase.

This property's mechanical components are in average condition; some routine maintenance or minor repairs may be necessary.

Preventive maintenance procedures appear to have been performed on an average basis; some routine maintenance may be necessary.

Thank you!





Professional Real Estate Inspections Appendix



Photo # 2



Photo # 3



Photo # 4



Photo # 5

PROFESSIONAL REAL ESTATE INSPECTIONS



SECTION III

SUPPLEMENTS

Illustrations

Preventive Maintenance Schedule

Glossary of Terms

PROFESSIONAL REAL ESTATE INSPECTIONS

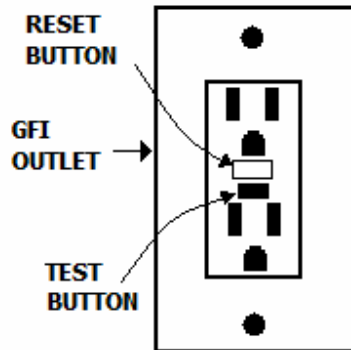


SECTION III

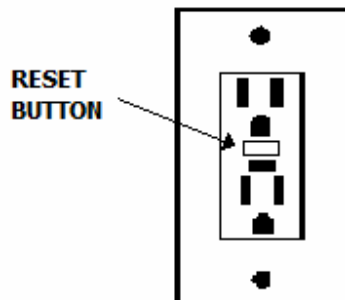
ILLUSTRATIONS

ILLUSTRATION

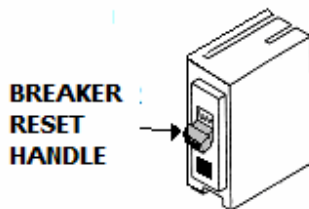
Ground Fault Circuit Interrupter Outlet



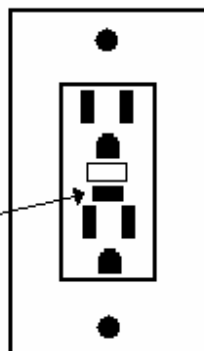
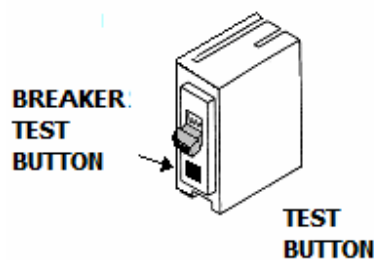
- 1 **PURPOSE:** A safety device that shuts off a circuit instantly to prevent one from getting shocked in case of a ground fault.
- 2 **LOCATION:** Usually GFI outlets are located in the garage, bathroom, kitchen, at the exterior, or within 6 feet of any sink. Look for an outlet that has two buttons in the middle, one is a RESET button, and the other is a TEST button.



- 3 **HOW TO RESET:** If there is no power at any shock hazardous outlets, look for a GFI reset button that is popped out. To reset outlets, push the reset button back in.



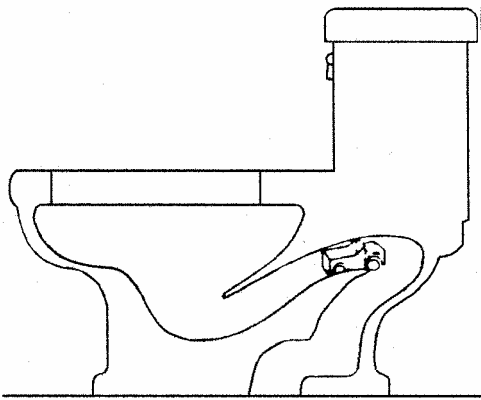
- 4 If all the GFI outlets are reset and still no power, go to the breaker box and reset the breaker handle if tripped. To reset the breaker push the handle to the OFF position, then push the handle to the ON position.



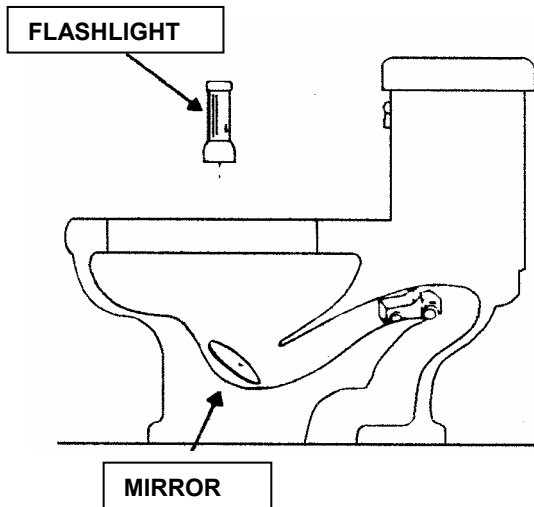
- 5 **MAINTENANCE:** Test all GFI outlets once a month by pushing the TEST button once. If working properly, the RESET button will pop out. You can then push the RESET button back in.
- 6 To test the GFI breaker, press the breaker TEST button. Then follow the procedure in step 4 to RESET the breaker.

ILLUSTRATION

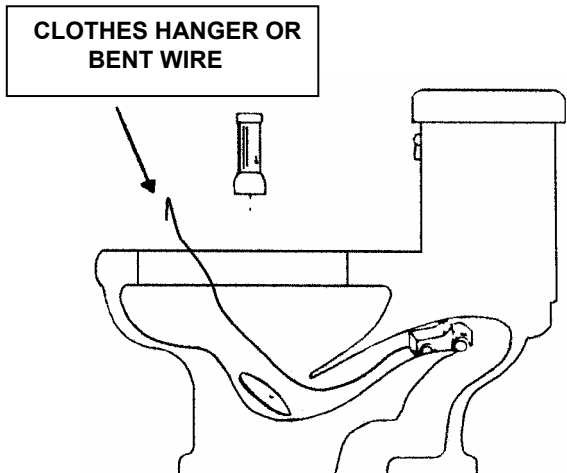
IF TOILET IS PLUGGED UP DO THE FOLLOWING



- 1** Object shown in toilet trapway is usually where toilet plugs up. By dipping or sponging, remove water from the toilet bowl. Water doesn't need to be turned off at valve.



- 2** Using a flashlight and a small mirror placed in bottom of toilet bowl, shine the light into the mirror. The light will reflect up into the toilet trapway and allow you to see what is obstructing the toilet.

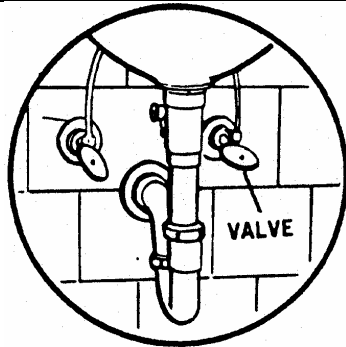


- 3** Next use a clothes hanger or piece of wire bent to fit into the toilet trapway and remove the object.

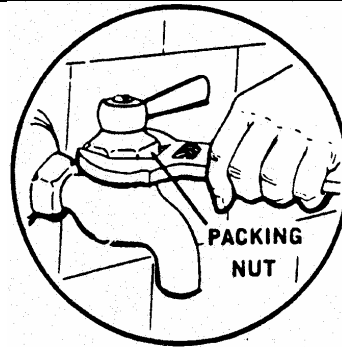
ILLUSTRATION

Troubleshooting Chart (Common Faucet and Drain Problems)

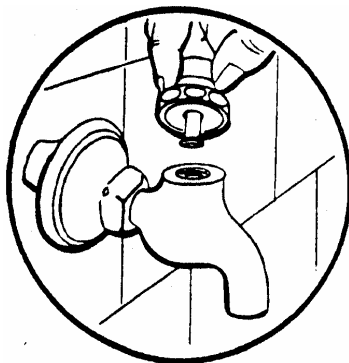
PROBLEMS	CAUSES	REPAIRS
Faucet Drips	<ol style="list-style-type: none"> 1. Faulty washer 2. Improper seat 	<ol style="list-style-type: none"> 1. Replace the washer. For single-handled faucets, install all parts in repair kit. 2. Use reseating tool to grind seat even, or replace seat.
Hot water slows to trickle	<ol style="list-style-type: none"> 1. Washer expands when hot 	<ol style="list-style-type: none"> 1. Replace with proper nonexpanding washer.
Leaks around handle	<ol style="list-style-type: none"> 1. Packing nut loose 2. Packing not adequate 	<ol style="list-style-type: none"> 1. Tighten the packing nut. 2. Replace the packing.
Leaks around spout	<ol style="list-style-type: none"> 1. Faulty O ring 	<ol style="list-style-type: none"> 1. Replace O ring.
Handle hard to turn; squeals when turned	<ol style="list-style-type: none"> 1. Spindle threads binding against threads in faucet 	<ol style="list-style-type: none"> 1. Lubricated spindle threads with petroleum jelly, or replace spindle.
Drain overflowing	<ol style="list-style-type: none"> 1. Clogged pipes 	Use plumber's friend, chemicals or snake to remove blockage, or clean drain trap as illustrated on next page.



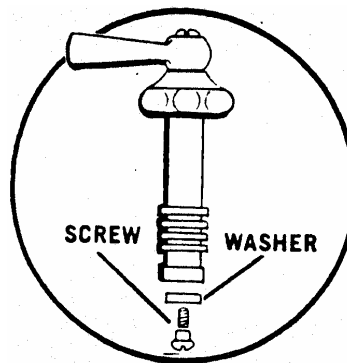
1. To repair a leaky faucet, first turn off the water at the supply stop valve.



2. Remove the packing nut, turning it counterclockwise.



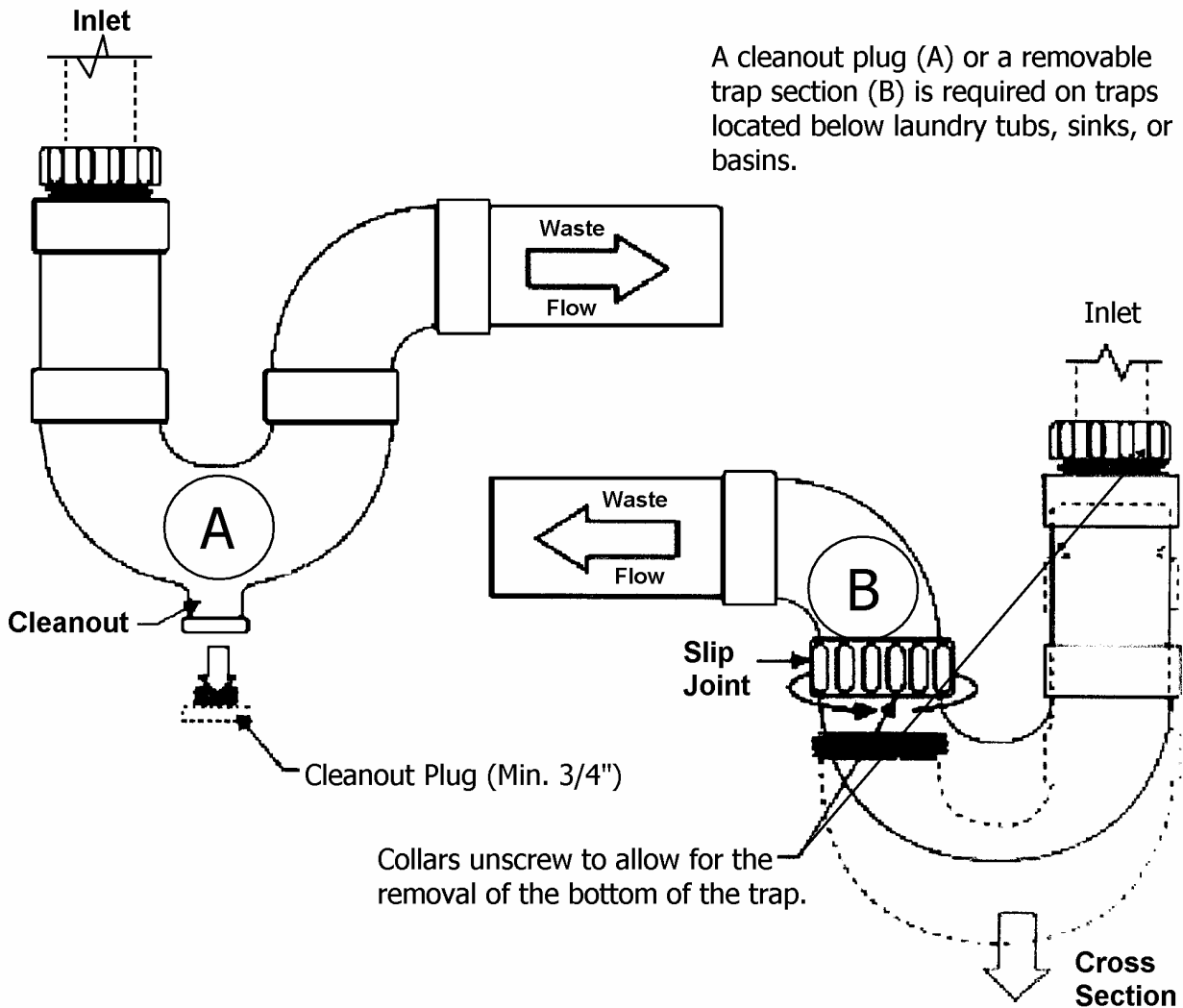
3. Remove the stem or spindle from the body of the faucet.



4. Check the washer at the bottom of the stem, if it worn or damaged, remove the screw holding it in place and replace the washer.

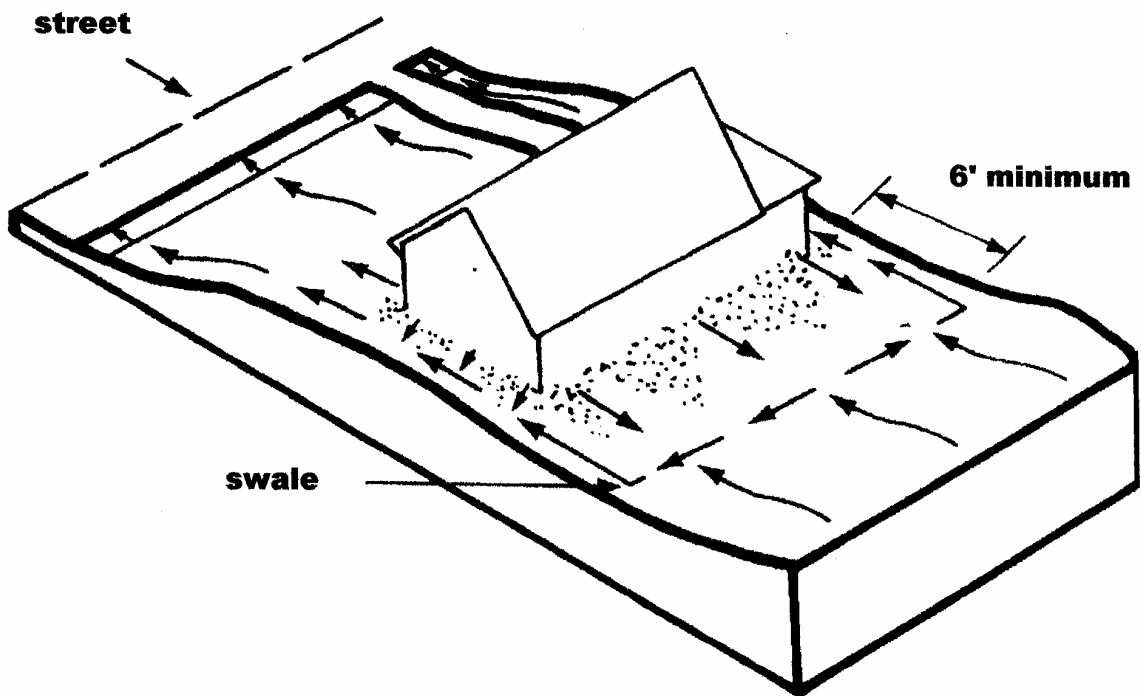
ILLUSTRATION

Typical Sink Trap Connection



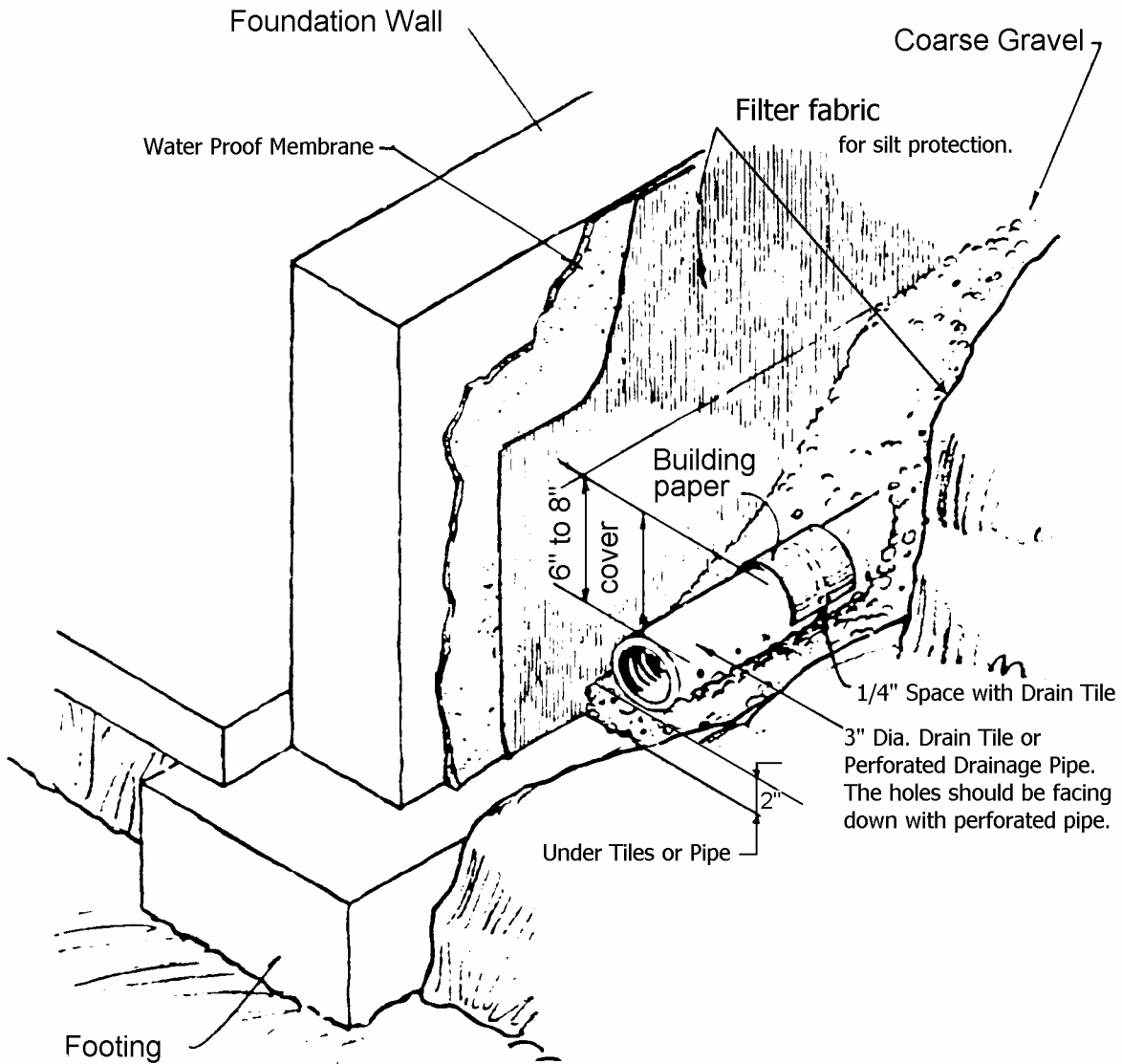
ILLUSTRATION

Typical Site Drainage



ILLUSTRATION

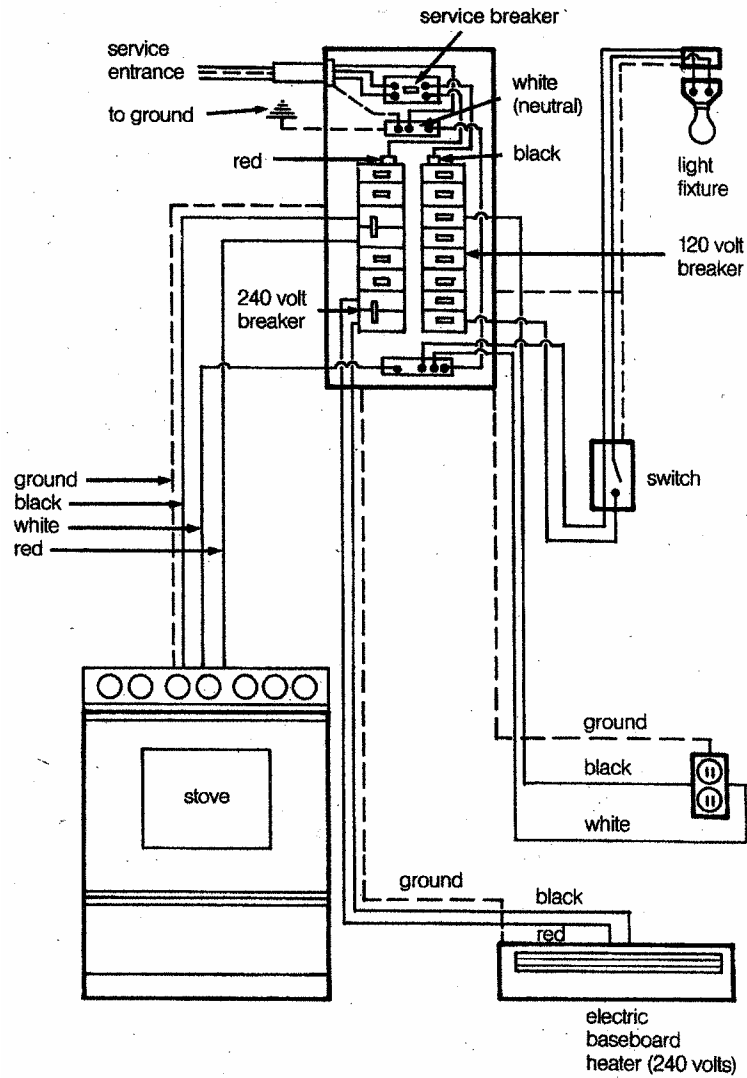
Subterranean Drainage



* Tiles or pipe should be laid with a minimum slope of one inch in twenty feet and connected to a positive outfall or storm drain.

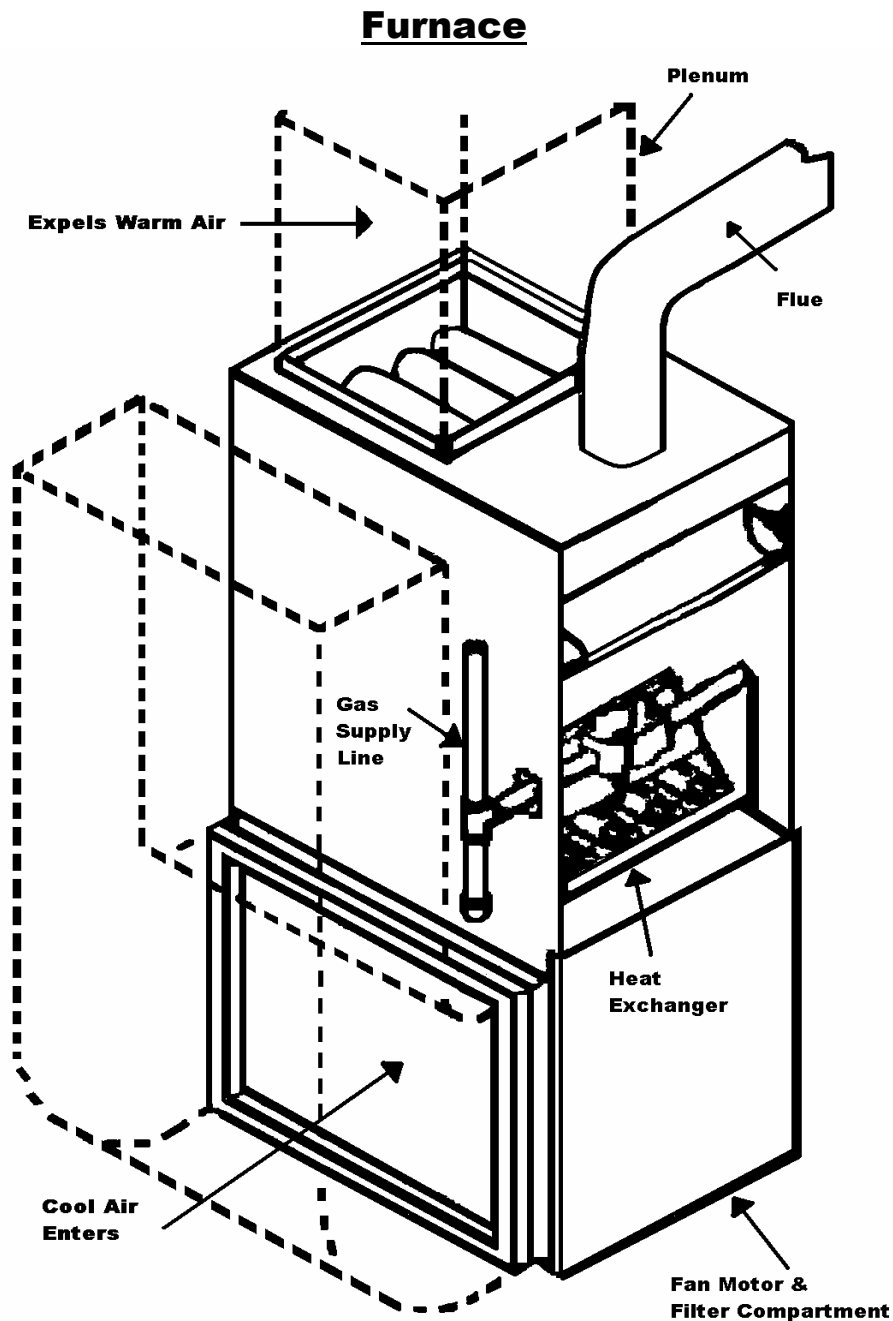
ILLUSTRATION

Typical Residential Electrical System



PROFESSIONAL REAL ESTATE INSPECTIONS

ILLUSTRATION



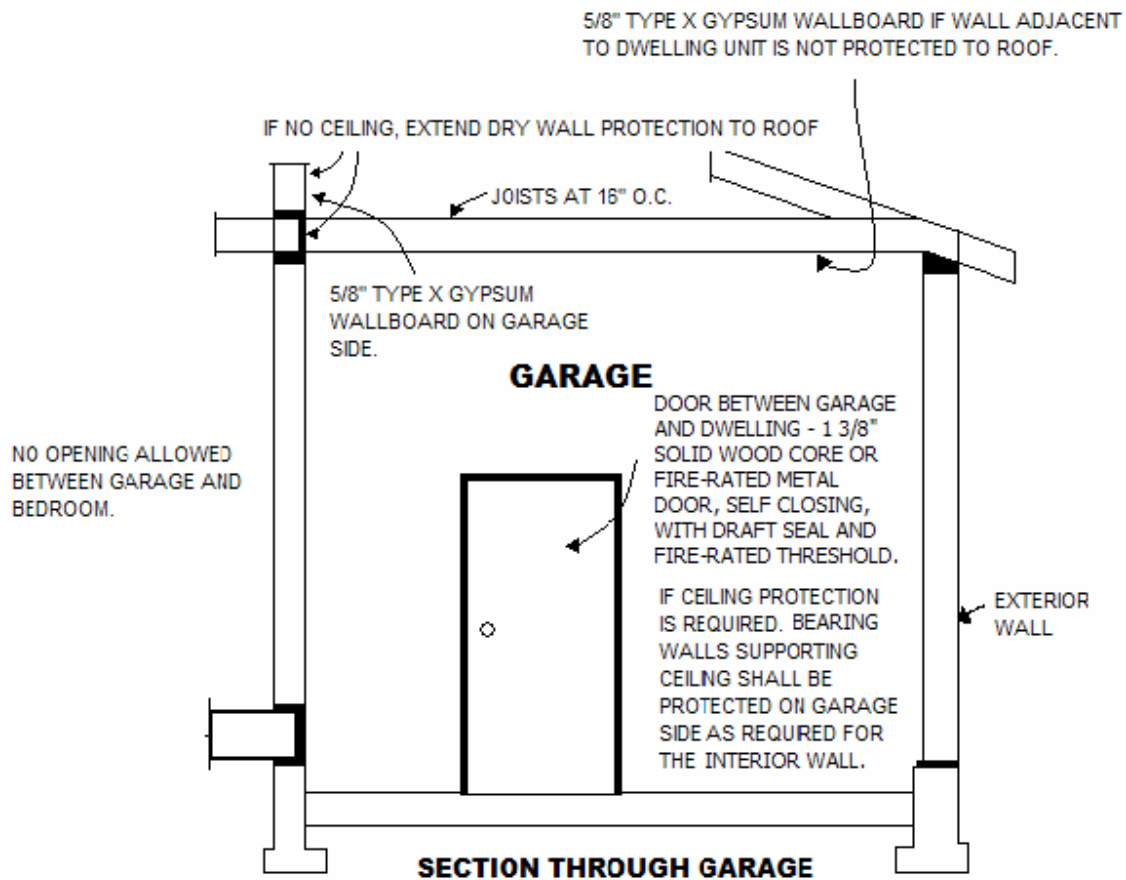
This illustration depicts an example of an up-flow furnace, which pulls in cool air from the bottom and expels warm air from the plenum installed at the top of the furnace into the duct work.

A down-flow type furnace would have the plenum at the bottom of the furnace.

PROFESSIONAL REAL ESTATE INSPECTIONS

ILLUSTRATION

FIRE-PROTECTED WALL OF ATTACHED PRIVATE GARAGE



PROFESSIONAL REAL ESTATE INSPECTIONS



SECTION III

PREVENTIVE MAINTENANCE SCHEDULE

PROFESSIONAL REAL ESTATE INSPECTIONS

Preventive Maintenance Schedule



Please use this schedule as a guide to maintaining your home

Description	Monthly	Annually		2 Years
		Spring	Fall	
TEST - Smoke Detectors	X			
TEST - Ground Fault Interrupter Circuit	X			
CLEAN - Range Hood Filter	X			
CLEAN - Or Replace Furnace Filters	X			
CLEAN - Tub & Shower Drain Screens	X			
CLEAN - Sink & Tub Pop-Up Drain Stoppers	X			
CHECK - Under-Floor For Moisture		X		
CHECK - Condition Of Window Screens		X		
CHECK - Condition Of Fire Extinguishers		X		
CHECK - Level Of Septic Tank		X		
CLEAN - Debris From Rain Gutters			X	
CHECK - Rain Gutter Seems			X	
CHECK - Downspouts For Stoppage			X	
CLEAN - Debris From Roof Drain Inlets			X	
CLEAN - Debris From Site Drain Inlets			X	
CHECK - Window & Door Weather-stripping			X	
CLEAN - Under Ground Drainage System			X	
CLEAN - (Sweep) Fireplace Chimneys			X	

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email: pri@prihomeinspections.com

Continue Next Page

PROFESSIONAL REAL ESTATE INSPECTIONS

Preventive Maintenance Schedule



Description	Monthly	Annually		2 Years
		Spring	Fall	
CLEAN - Fireplace Ash Dump			X	
CAULK - Exterior Wall & Window Trim			X	
CHECK - Condition Of Exterior Paint & Stain			X	
DRAIN - And Flush Water Heater Tank			X	
CHECK - Site Drainage Condition			X	
OIL - Interior Woodwork			X	
LUBRICATE - Door Locksets And Hinges			X	
REVERSE - Direction Of Ceiling Fans		X	X	
CHECK - Under Counter Plumbing For Leakage		X	X	
CAULK - Tub & Shower Walls		X	X	
CAULK - Tub & Shower Enclosures		X	X	
CAULK - Around Base Of Tub & Shower		X	X	
CAULK - Around Base Of Toilets & Sinks		X	X	
CHANGE - Water Filters		X	X	
CHECK - Condition Of Roof				X
CHECK - Condition Of Roof Sheet Metal				X
CHECK - Condition Of Fencing				X
CHECK - Air Conditioning Compressor Refrigerant Charge				X

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PROFESSIONAL REAL ESTATE INSPECTIONS



SECTION III

GLOSSARY OF TERMS



Home Inspection Glossary

AMPERE (AMP):

A unit measure of electricity.

ASBESTOS:

A naturally occurring mineral fiber sometimes found in older homes. It is hazardous to health when a possibility exists of exposure to fibers that can be inhaled. Homeowners should be alert for friable asbestos and always seek professional advice in dealing with it.

AWNING WINDOWS:

A window with hinges at the top allowing it to open out and up.

BASEBOARD:

Usually wood or vinyl installed around the perimeter of a room to cover the space where the wall and floor meet.

BASEBOARD HEAT:

A heating system with the heating unit located along the perimeter of the wall where the baseboard would be. It can be either an electric or hot water system.

BREAKER BOX:

A metal box that contains circuit breakers or fuses that control the electrical current in the home.

BUILDING CODE:

Minimum local or state regulations established to protect public health and safety. They apply to building design, construction, rehabilitation, repair, materials, occupancy and use.

BUCKLING:

The bending of a building material as a result of wear and tear or contact with a substance such as water.

CASEMENT WINDOWS:

A side-hinged window that opens on hinges secured to the side of the window frame.

CAULKING:

Material used to fill joints that may exist between floors and fixtures; around windows and doors, shower stalls and bathtubs, etc.

CIRCUIT BREAKER:

The safety valves for electrical systems. It interrupts an electric circuit when an unusual condition arises such as lightning and malfunctioning appliances. Unlike a fuse, it can be reset.

CPVC: (PVC)

Plastic water piping; commonly used for irrigation systems.

CRAWL SPACE:

Shallow space between the underside of the first floor of a house and the ground.

CUT-OFF VALVES (Shut-Off Valves, Angle Stops):

Valves used to shut water off, generally located under sinks or behind toilets. They shut off hot and/or cold water at the source without shutting all water off throughout the house.

DAMPER:

An air valve that regulates the flow of air inside the flue of a furnace or fireplace.

DISPOSER (Garbage Disposal):

A device that grinds food sufficiently to enter drains for disposal without clogging.

DORMER:

A Attic with windows projecting through a sloping roof.

DOUBLE-HUNG WINDOW:

A window with sashes that slide vertically and allow opening from the top and bottom.

DRYWALL:

A gypsum board material used for walls or ceilings.

DUCTWORK:

A system of distribution channels used to transmit heated or cooled air from a central system (HVAC) throughout a home.

EAVES:

The section of the roof that overhangs the walls of a house.

EXHAUST FAN:

Extracts air or excess heat from the interior of a home.

FLASHING:

Sheet metal used at wall and roof junctions, around chimneys and other roof penetrations, to prevent water entry.

FLUE:

An enclosed chamber in a fireplace, or an exhaust pipe above a water heater or furnace, that directs smoke and other gases to the outside air.

FORCED-AIR FURNACE:

An appliance that transfers heated air. It circulates the heated air throughout the ducts of a house.

FOUNDATION:

The part of the structure upon which all other construction is built.

FUSE BOX:

A metal box that contains the fuses that regulate electric current in a house.

GROUNDFAULT INTERRUPTER (GFI):

A safety device that interrupts electricity at convenience outlets. This device turns power off to prevent shock hazard.

GUTTER/DOWNSPOUT:

Channel of various materials, including plastic, sheet metal, and copper, supported at the eaves to collect and direct roof water away from the foundation of a home through downspouts.

HEARTH:

The fireproof surface of a fireplace, usually 16 inches wide.

HEAT EXCHANGER:

A device used to transfer heat in a furnace.



Home Inspection Glossary

HEAT PUMP:

A reverse cycle refrigeration unit that both heats and cools.

HOT WATER HEATING SYSTEM:

This system heats water to boiling in a water heater, and a circulator pumps it through a system of pipes.

HVAC:

Heating, ventilating and air conditioning system.

INSULATION:

Material used to resist the loss of heat energy. Materials such as fiber glass, mineral wool, cellulose and foam are placed in the walls, ceilings, basements and crawl spaces. Insulation may be blown or installed in batt sections.

JOISTS:

Horizontal timbers, beams or bars supporting a floor or ceiling.

LEAD:

A material used in paint of many older homes. We now know that lead is hazardous to health. The local environmental protection agency should be consulted for guidelines on handling, removal and applicable laws.

MASONRY:

Construction using materials such as tile, brick, cement, stone or similar materials.

MEMBER:

Wood or steel elements that make up the framing and foundation of a structure such as 2" by 4" strips of lumber cut to various lengths.

MORTAR:

A bonding material used in the construction of brick or stone structures.

MOULDING:

Strips of wood or the material used to cover joints between floors and walls, and walls and ceilings.

PARQUET FLOORS:

A floor that is laid in rectangular or square patterns often made of prefinished wood or wood veneer squares.

R-VALUE:

A measurement of the ability of insulation to slow the transfer of heat or cold. The higher the R-value, the greater the insulation power.

RADIANT HEATING SYSTEM:

A heating system that distributes heat through cables or pipes installed usually in baseboard panels or floors.

RAFTER:

The structural member or beam that supports the roof. It spans from the exterior wall to the ridge board at the peak of the roof.

REGISTERS:

Help to regulate the flow of air from a duct into a room.

RETAINING WALL:

A vertical structure used to restrict the movement of soil or water.

SASH:

Framework that holds the glass in a window or a door.

SETTLEMENT:

The lowering of elevation of a house or pavement due to weight or shrinkage.

SHINGLE:

Sheets of waterproof material used to cover the roofs of homes and other surfaces.

SIDING:

Finish material such as wood, vinyl and aluminum used on outside walls.

SILL:

The lowest piece, upon which a window or exterior door rests, usually slanted downward slightly to provide for rain water runoff.

SLAB:

A concrete foundation/floor of a home or garage. Houses built on slab foundations usually do not have basements or crawl spaces.

SOFFIT:

The underside part of a roof that extends beyond the outside walls of a structure.

SOLAR HEAT:

Heat created from the gathering of solar energy from the sun. It can be passive or active. A positive system takes advantage of winter sunlight through windows on the south side of a home. An active system heats through the collection of solar energy through solar collectors.

SUMP PUMP:

An electric pump, usually installed in a sump outside of a basement or under-floor, to prevent water from entering these areas. It ejects water from the sump, where it is collected and pumps it away from the structure.

THERMOSTAT:

Helps to control temperatures within the home. Thermostats automatically turn heating or air conditioning on or off as necessary to maintain a desired temperature.

THRESHOLD:

A strip of metal, wood, marble or other material placed at the base of a door.

WATER SILT LINE (Under-floor drainage):

A level discoloration mark, usually on the foundation and waste lines, that remains after the build up of muddy water reseeds.

WEATHERSTRIPPING:

Made of various materials used to reduce the escape of heat or air conditioning from a home. It is usually installed around windows and doors.

ZONE (Zone Air):

A system that allows different temperatures in various parts of a structure.