

# DSC Inspections LLC

Professional Inspection Company



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hc'VY'JbdYVWX' cYg"

DSC Inspections, LLC  
75 W. Nuevo Rd Ste E # 103  
Perris, CA 92571  
Phone: (800) 296-1009  
dan@dscinspections.com  
<http://www.dscinspections.com>

Date of Inspection: 7/11/2012

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## Professional Inspection Company

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[dan@dscinspections.com](mailto:dan@dscinspections.com)

Address of Inspection:

Client:

Date: 7/11/2012

### General Information

Seller's Agent:

Company:

Phone:

Cell Phone:

Email:

Buyer's Agent:

Don Gardnier

Company:

Own San Diego Real Estate

Phone:

(877)-696-7373

Cell Phone:

()- -

Email:

don@sd4u.com

Weather Conditions:

Sunny 83 ° Fahrenheit

Property Status:

☐ Occupied

☒ Vacant

☐ Partly Occupied

☐ Utilities Off

☐ New Construction

Approximate Square Feet: 904

Approximate Year Built: 1973

### Invoice

Report Number: 20120711-DSC-1

Inspection Type: Visual

Total Fee: \$220.00

Paid By: Check (#1136006560)

# STANDARD RESIDENTIAL INSPECTION AGREEMENT

THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT, PLEASE READ IT CAREFULLY

**SCOPE OF THE INSPECTION:** The real estate inspection to be performed for Client is a survey and basic operation of the systems and components of a building which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may result in damage to the property or personal injury to the Inspector. The purpose of the inspection is to provide the Client with information regarding the general condition of the building(s).

Inspector will prepare and provide Client a written report for the sole use and benefit of Client. The written report shall document any material defects discovered in the building's systems and components which, in the opinion of the Inspector, are safety hazards, are not functioning properly, or appear to be at the ends of their service lives.

The inspection shall be performed in accordance with the Standards of Practice of the California Real Estate Inspection Association (CREIASM), attached hereto and incorporated herein by reference, and is limited to those items specified herein.

**CLIENT'S DUTY:** Client agrees to read the entire written report when it is received and promptly call Inspector with any questions or concerns regarding the inspection or the written report. The written report shall be the final and exclusive findings of Inspector.

Client acknowledges that Inspector is a generalist and that further investigation of a reported condition by an appropriate specialist may provide additional information which can affect Client's purchase decision. Client agrees to obtain further evaluation of reported conditions before removing any investigation contingency and prior to the close of the transaction.

In the event Client becomes aware of a reportable condition which was not reported by Inspector, Client agrees to promptly notify Inspector and allow Inspector and/or Inspector's designated representative(s) to inspect said condition(s) prior to making any repair, alteration, or replacement. Client agrees that any failure to so notify Inspector and allow inspection is a material breach of this Agreement.

**ENVIRONMENTAL CONDITIONS:** Client agrees what is being contracted for is a building inspection and not an environmental evaluation. The inspection is not intended to detect, identify, or disclose any health or environmental conditions regarding this building or property, including, but not limited to: the presence of asbestos, radon, lead, urea-formaldehyde, fungi, molds, mildew, PCBs, or other toxic, reactive, combustible, or corrosive contaminants, materials, or substances in the water, air, soil, or building materials. The Inspector is not liable for injury, health risks, or damage caused or contributed to by these conditions.

**GENERAL PROVISIONS:** The written report is not a substitute for any transferor's or agent's disclosure that may be required by law, or a substitute for Client's independent duty to reasonably evaluate the property prior to the close of the transaction. This inspection Agreement, the real estate inspection, and the written report do not constitute a home warranty, guarantee, or insurance policy of any kind whatsoever.

No legal action or proceeding of any kind, including those sounding in tort or contract, can be commenced against Inspector/Inspection Company or its officers, agents, or employees more than one year from the date Client discovers, or through the exercise of reasonable diligence should have discovered, the cause of action. In no event shall the time for commencement of a legal action or proceeding exceed two years from the date of the subject inspection. THIS TIME PERIOD IS SHORTER THAN OTHERWISE PROVIDED BY LAW.

This Agreement shall be binding upon and inure to the benefit of the parties hereto and their heirs, successors, and assigns.

This Agreement constitutes the entire integrated agreement between the parties hereto pertaining to the subject matter hereof and may be modified only by a written agreement signed by all of the parties hereto. No oral agreements, understandings, or representations shall change, modify, or amend any part of this Agreement.

Each party signing this Agreement warrants and represents that he/she has the full capacity and authority to execute this Agreement on behalf of the named party. If this Agreement is executed on behalf of Client by any third party, the person executing this Agreement expressly represents to Inspector that he/she has the full and complete authority to execute this Agreement on Client's behalf and to fully and completely bind Client to all of the terms, conditions, limitations, exceptions, and exclusions of this Agreement.

**SEVERABILITY:** Should any provision of this Agreement be held by a court of competent jurisdiction to be either invalid or unenforceable, the remaining provisions of this Agreement shall remain in full force and effect, unimpaired by the court's holding.

**MEDIATION:** The parties to this Agreement agree to attend, in good faith, mediation with a retired judge or lawyer with at least 5 years of mediation experience before any lawsuit is filed. All notices of mediation must be served in writing by return receipt requested allowing 30 days for response. If no response is forthcoming the moving party may then demand binding arbitration under the terms and provisions set forth below.

**ARBITRATION:** Any dispute concerning the interpretation or enforcement of this Agreement, the inspection, the inspection report, or any other dispute arising out of this relationship, shall be resolved between the parties by binding arbitration conducted in accordance with California Law, except that the parties shall select an arbitrator who is familiar with the real estate profession. The parties agree that they shall be entitled to discovery procedures within the discretion of the arbitrator. The arbitrator shall manage and hear the case applying the laws of the State of California to all issues submitted in the arbitration proceeding. The award of the arbitrator shall be final, and a judgment may be entered on it by any court having jurisdiction. Any disputes are to be arbitrated by: Judicial Arbitration and Mediation Service (JAMS®)



## Part I. Definitions and Scope

These Standards of Practice provide guidelines for a *real estate inspection* and define certain terms relating to these *inspections*. Italicized words in these Standards are defined in Part IV, Glossary of Terms.

- A. A *real estate inspection* is a survey and basic *operation* of the *systems* and *components* of a *building* which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may result in damage to the property or personal injury to the *Inspector*. The purpose of the *inspection* is to provide the client with information regarding the general *condition* of the *building(s)*. cosmetic and aesthetic *conditions* shall not be considered.
- B. A *real estate inspection* report provides written documentation of material defects discovered in the *inspected building's* *systems* and *components* which, in the opinion of the *Inspector*, are *safety hazards*, are not *functioning* properly, or appear to be at the ends of their service lives. The report may include the *Inspector's* recommendations for correction or further evaluation.
- C. *Inspections* performed in accordance with these Standards of Practice are not *technically exhaustive* and shall apply to the *primary building* and its associated *primary parking structure*.

## Part II. Standards of Practice

A *real estate inspection* includes the *readily accessible systems* and *components* or a *representative number* of multiple similar *components* listed in Sections 1 through 9 subject to the limitations, exceptions, and exclusions in Part III. Section 1 – Foundation, Basement, and Under Floor Areas

- A. Items to be *inspected*:
  - 1. Foundation *system*
  - 2. Floor framing *system*
  - 3. Under-Floor ventilation
  - 4. Foundation anchoring and cripple wall bracing
  - 5. Wood separation from soil
  - 6. Insulation
- B. The *Inspector* is not required to:
  - 1. *Determine* size, spacing, location, or adequacy of foundation bolting/bracing *components* or reinforcing *systems*.
  - 2. *Determine* the composition or energy rating of insulation materials.

### Section 2 – Exterior

- A. Items to be *inspected*:
  - 1. Surface grade directly adjacent to the *buildings*.
  - 2. Doors and windows.
  - 3. Attached decks, porches, patios, enclosures, balconies, and stairways.
  - 4. Wall cladding and trim.
  - 5. Portions of walkways and driveways that are adjacent to the *buildings*.
- B. The *Inspector* is not required to:
  - 1. *Inspect* door or window screens, shutters, awnings, or security bars.
  - 2. *Inspect* fences or gates or *operate* automated door or gate openers or their safety *devices*.
  - 3. Use a ladder to *inspect* *systems* or *components*.

### Section 3 – Roof Covering

- A. Items to be *inspected*:
  - 1. Covering
  - 2. Drainage
  - 3. Flashings
  - 4. Penetrations
  - 5. Skylights
- B. The *Inspector* is not required to:
  - 1. Walk on the roof surface if in the opinion of the *Inspector* there is risk of damage or a *hazard* to the *Inspector*.
  - 2. Warrant or certify that roof *systems*, coverings, or *components* are free from leakage.

### Section 4 – Attic Areas and Roof Framing

- A. Items to be *inspected*:
  - 1. Framing
  - 2. Ventilation
  - 3. Insulation
- B. The *Inspector* is not required to:
  - 1. *Inspect* mechanical attic ventilation *systems* or *components*.
  - 2. *Determine* the composition or energy rating of insulation materials.

### Section 5 – Plumbing

- A. Items to be *inspected*:
  - 1. Water supply piping.
  - 2. Drain, waste, and vent piping.
  - 3. Faucets and *fixture*
  - 4. Fuel Gas piping.
  - 5. Water heaters.
  - 6. *Functional flow* and *functional drainage*.
- B. The *Inspector* is not required to:
  - 1. Fill any *fixture* with water, *inspect* overflow drains or drain-stops, or evaluate backflow *devices* or drain line cleanouts.
  - 2. *Inspect* or evaluate water temperature balancing *devices*, temperature fluctuation, time to obtain hot water, water circulation, or solar heating *systems* or *components*.
  - 3. *Inspect* whirlpool baths, steam showers, or sauna *systems* or *components*.
  - 4. *Inspect* fuel tanks or *determine* if the fuel gas *system* is free of leaks.
  - 5. *Inspect* wells or water treatment *systems*.

### Section 6 – Electrical

A. Items to be *inspected*:

1. Service equipment.
  2. Electrical panels.
  3. Circuit wiring.
  4. Switches, receptacles, outlets, and lighting *fixtures*.
1. The *Inspector* is not required to:
2. Operate circuit breakers or circuit interrupters.
  3. Remove cover plates.
  4. Inspect private or emergency electrical supply *systems* or *components*.

Section 7 – Heating and Cooling

A. Items to be *inspected*:

1. Heating equipment.
2. Central cooling equipment.
3. Energy source and connections.
4. Combustion air and exhaust vent *systems*.
5. Condensate drainage.
6. Conditioned air distribution *systems*.

B. The *Inspector* is not required to:

1. *Inspect* heat exchangers or electric heating elements.
2. *Inspect* non-central air conditioning units or evaporative coolers.
3. *Inspect* radiant, solar, hydronic, or geothermal *systems* or *components*.
4. Determine volume, uniformity, temperature, airflow, balance, or leakage of any air distribution *system*.
5. *Inspect* electronic air filtering or humidity control *systems* or *components*.

Section 8 – Fireplaces and Chimneys

A. Items to be *inspected*:

1. Chimney exterior.
2. Spark arrestor.
3. Firebox.
4. Damper.
5. Hearth extension.

B. The *Inspector* is not required to:

1. *Inspect* chimney interiors.
2. *Inspect* fireplace inserts, seals, or gaskets.
3. *Operate* any fireplace or *determine* if a fireplace can be safely used.

Section 9 – *Building* Interior

A. Items to be *inspected*:

1. Walls, ceilings, and floors.
2. Doors and windows.
3. Stairways, handrails, and guardrails.
4. *Permanently installed* cabinets.
5. *Permanently installed* cook-tops, mechanical range vents, ovens, dishwashers, and food waste disposers.
6. Absence of smoke alarms.
7. Vehicle doors and openers.

B. The *Inspector* is not required to:

1. *Inspect* window, door, or floor coverings.
2. *Determine* whether a *building* is secure from unauthorized entry.
3. *Operate* or test smoke alarms or vehicle door safety *devices*.
4. Use a ladder to *inspect systems* or *components*.

### Part III. Limitations, Exceptions, and Exclusions

- A. The following are excluded from a *real estate inspection*:
1. *Systems or components* of a *building*, or portions thereof, which are not *readily accessible*, not *permanently installed*, or not *inspected* due to circumstances beyond the control of the *Inspector* or which the Client has agreed or specified are not to be *inspected*.
  2. Site improvements or amenities, including, but not limited to; accessory buildings, fences, planters, landscaping, irrigation, swimming pools, spas, ponds, waterfalls, fountains or their *components* or accessories.
  3. Auxiliary features of *appliances* beyond the *appliances* basic *function*.
  4. *Systems or components*, or portions thereof, which are under ground, under water, or where the *Inspector* must come into contact with water.
  5. Common areas as defined in California Civil Code section 1351, et seq., and any dwelling unit *systems or components* located in common areas.
  6. *Determining* compliance with manufacturers' installation guidelines or specifications, building codes, accessibility standards, conservation or energy standards, regulations, ordinances, covenants, or other restrictions.
  7. *Determining* adequacy, efficiency, suitability, quality, age, or remaining life of any *building, system, or component*, or marketability or advisability of purchase.
  8. Structural, architectural, geological, environmental, hydrological, land surveying, or soils-related examinations.
  9. Acoustical or other nuisance characteristics of any *system or component* of a *building*, complex, adjoining property, or neighborhood.
  10. Conditions related to animals, insects, or other organisms, including fungus and mold, and any hazardous, illegal, or controlled substance, or the damage or health risks arising there from.
  11. Risks associated with events or conditions of nature including, but not limited to; geological, seismic, wildfire, and flood.
  12. Water testing any *building, system, or component* or *determine* leakage in shower pans, pools, spas, or any body of water.
  13. *Determining* the integrity of hermetic seals at multi-pane glazing.
  14. Differentiating between original construction or subsequent additions or modifications.
  15. Reviewing information from any third-party, including but not limited to; product defects, recalls, or similar notices.
  16. Specifying repairs/replacement procedures or estimating cost to correct.
  17. Communication, computer, security, or low-voltage *systems* and remote, timer, sensor, or similarly controlled *systems or components*.
  18. Fire extinguishing and suppression *systems and components* or *determining* fire resistive qualities of materials or assemblies.
  19. Elevators, lifts, and dumbwaiters.
  20. Lighting pilot lights or activating or *operating* any *system, component, or appliance* that is *shut down* unsafe to *operate*, or does not respond to *normal user controls*.
  21. *Operating* shutoff valves or *shutting down* any *system or component*.
  22. Dismantling any *system* structure, or *component* or removing access panels other than those provided for homeowner maintenance.
- B. The *Inspector* may, at his or her discretion:
1. *Inspect* any *building, system, component, appliance*, or improvement not included or otherwise excluded by these Standards of Practice. Any such *inspection* shall comply with all other provisions of these Standards.
  2. Include photographs in the written report or take photographs for *Inspector's* reference without inclusion in the written report. Photographs may not be used in lieu of written documentation.

### Part IV. Glossary of Terms

\*Note: All definitions apply to derivatives of these terms when italicized in the text.

Appliance: An item such as an oven, dishwasher, heater, etc. which performs a specific *function*.

Building: The subject of the *inspection* and its *primary parking structure*.

Component: A part of a *system, appliance, fixture, or device*.

Condition: Conspicuous state of being.

Determine: Arrive at an opinion or conclusion pursuant to a *real estate inspection*.

Device: A *component* designed to perform a particular task or *function*.

Fixture: A plumbing or electrical *component* with a fixed position and *function*.

Function: The normal and characteristic purpose or action of a *system, component, or device*.

Functional Drainage: The ability to empty a plumbing *fixture* in a reasonable time.

Functional Flow: The flow of the water supply at the highest and farthest *fixture* from the *building supply* shutoff valve when another *fixture* is used simultaneously.

Inspect: Refer to Part I, "Definition and Scope", Paragraph A.

Inspector: One who performs a *real estate inspection*.

Normal User Control: Switch or other *device* that activates a *system or component* and is provided for use by an occupant of a *building*.

Operate: Cause a *system, appliance, fixture or device* to *function* using *normal user controls*.

Permanently Installed: Fixed in place, e.g. screwed, bolted, nailed, or glued.

Primary Building: A *building* that an *Inspector* has agreed to *inspect*.

Primary Parking Structure: A *building* for the purpose of vehicle storage associated with the *primary building*.

Readily Accessible: Can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may harm persons or property.

Real Estate Inspection: Refer to Part I, "Definitions and Scope", Paragraph A.

Representative Number: Example, an average of one *component* per area for multiple similar *components* such as windows, doors, and electrical outlets.

Safety Hazard: A *condition* that could result in significant physical injury.

Shut Down: disconnected or turned off in a way so as not to respond to *normal user controls*.

System: An assemblage of various *components* designed to *function* as a whole.

Technically Exhaustive: Examination beyond the scope of a *real estate inspection*, which may require disassembly, specialized knowledge, special equipment, measuring, calculating, quantifying, testing, exploratory probing, research, or analysis.

## Resources for Lowering Your Energy Costs

Online Consumer & Business Conservation Rebate Database:

[www.consumerenergycenter.org](http://www.consumerenergycenter.org)

California Department of Consumer Affairs: [www.dca.ca.gov/enenergy-challenge.htm](http://www.dca.ca.gov/enenergy-challenge.htm)

### Utility Bill, Rebates, and Other Assistance

California Energy Commission, 1-800-722-3300 or online at

[www.consumerenergycenter.org](http://www.consumerenergycenter.org) for information on utility bill assistance programs.

The Community Energy Center database is a great search site for nearly any public and private conservation or efficiency rebate and/or reduction program in California and gives specific details and contact information – go to the following website at

[www.consumerenergycenter.org/rebate/index.php](http://www.consumerenergycenter.org/rebate/index.php)

California Public Utilities Commission Consumer Affairs Branch, 1-800-649-7570 or online at [www.cpuc.ca.gov](http://www.cpuc.ca.gov) for assistance with making payment arrangements, information on baseline and other optional rates, and information on bill assistance programs.

### Local utility companies (a partial list)

PGE – 1-800-743-5000

Edison – 1-800-655-4555

San Diego - Gas and Electric 1-800-411-7343

### Help for low-income residents

California Department of Community Services & Development at 1-800-433-4327 or online at [www.csd.ca.gov/lihap.htm](http://www.csd.ca.gov/lihap.htm) for information on the low income home energy assistance program.

(LIHEAP)



Care of the California Energy Alternative Rates discount program provides a 15% supplemental discount off utility bills for low-income consumers. The program is administered by the California Public Utilities Commission, but consumers must submit an application through one of four local utilities. Master Applications are attached as part of this kit.

PGE – 1-800-743-5000

Edison – 1-800-655-4555

San Diego - Gas and Electric 1-800-411-7343

## Seniors and Special Needs

Medical baseline emergencies: Utility companies must make special provisions for people of all ages and income levels on life-support equipment or with certain medical conditions. If a loss of electricity could be a threat to their lives, they should, contact their electrical utility to apply for the Medical Baseline program for the number of their local utility, contract Flex Your Power for a referral at 1-866-968-7797. The program provides a variety of benefits, including a larger allotment for low-cost baseline electricity and advance notification of rotating outages.

Seniors and special needs resource A flier Consumer Tips for Energy Emergencies with information for seniors and people with special medical conditions, who are especially vulnerable to heat, electricity outages and higher electricity bills is available online at [www.dca.ca.gov/energy/emergency\\_tips.pdf](http://www.dca.ca.gov/energy/emergency_tips.pdf) and attached to this help package. As with the text of all informational materials on this website, the flier may be downloaded and reproduced, provided that the meaning is not changed or misrepresented, credit is given to the department of consumer affairs, and all copies are distributed free of charge.

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# Property Analysis Report

DSC Inspections, LLC  
75 W. Nuevo Rd Ste E # 103, Perris, CA 92571

Date / Time: 7/11/2012 5:00 P.M. Weather Conditions: Sunny 83 ° Fahrenheit

## Property:

- ☐ Occupied ☒ Vacant  
☐ Partly Occupied ☐ Utilities Off  
☐ New Construction

## Present at inspection:

- ☐ Owner ☒ Buyer's Agent ☒ Buyer ☐ Seller's Agent  
☐ Tenant ☐ Builder's Representative

## Property Type:

- ☒ Residential  
☐ Commercial  
☐ Apartment Building  
☐ Manufactured Home

## Property Style:

- ☐ One Story ☒ Two Story  
☐ Three Story ☐ Split Foyer / Level  
☐ Contemporary ☐ Duplex / Multiplex  
☐ Townhouse ☒ Condominium  
☐ Historic ☐ Modular

## Property Location:

- ☒ Inland  
☐ Waterfront  
☐ High Wind Area  
☐ Flood Plane  
☐ Earthquake Prone

## SUMMARY OF INSPECTION

The inspection resulted in the following summarized items (the locations are listed as viewed from the street facing the property):

### Priority One Summary Items

- It is important to read this report in its entirety to fully understand all information obtained.
- Cosmetic considerations are not within the scope of this report, since all properties have some degree of wear. There may be many items that even the most thorough inspection cannot reveal, which you may consider significant to ownership. Furthermore, owning any building involves some risk and while we can give an excellent overview of the property, we cannot inspect what we cannot see.
- Photographs, when used are simply a tool to convey our findings, they are not intended to enhance those finds or diminish any finding not photographed. Client is advised to thoroughly read the complete report as not all conditions reported will be represented by a photograph.
- The inspector did not confirm accuracy of homes square footage or the year built.
- Noted: The GFCI (Ground Fault Circuit Interrupter) reset breaker in bathroom is also connected to heating/ac too. The extra load of the heating/ac system could trip the GFCI. Recommend evaluation/ repairs by an licensed electrical contractor.
- Reverse polarity noted on the electrical outlet at the rear wall of the living room. Recommend evaluation/repairs by an licensed electrical contractor.
- Disconnected drain pipe noted under left side of kitchen sink. Recommend repairs by an licensed plumbing contractor. (See Figure #1)
- Effective January 1, 2011 a safety requirement requiring all refrigerant circuit access ports located outdoors shall be fitted with locking-type tamper-resistant caps. No cap noted on air conditioning unit. For safety, recommend installing a safety cap by a licensed heating/air condition contractor. For more information go to <http://hvacfundamentals.blogspot.com/2011/06/locking-refrigerant-caps-now-code.html>
- Loose faucet noted at sink in hall bathroom. Recommend tighten mounting hardware under sink. (See Figure #2)
- Anti-tip bracket is missing from range/oven installation. See label inside oven door. All free-standing, slide-in ranges include an anti-tip device and is essential in the safe operation of the range. It provides protection when excess force or weight is applied to an open oven door. These brackets can be purchased at local home building centers. Anti-Tip devices became a UL (Underwriters Laboratories) safety standard requirement in 1991.
- Bathroom door can not be closeted because it rubs carpet on bottom side. Recommend removing about a 1/4 inch out bottom on door.
- Damaged (hole) bathroom entrance door noted at top of stairs. Recommend repairs by a licensed contractor. (See Figure #3)
- Important notice to third parties or other purchasers: Receipt of this report by any purchasers of this property other than the above listed party(s) is not authorized by DSC Inspections, LLC. This report is prepared for the sole and exclusive use for the client listed above in accordance with our written agreement and is subject to the terms and conditions agreed upon. This report is a work product and is copyrighted by DSC Inspections, LLC as of the date of this report. Duplication by any means whatsoever is prohibited without prior written permission and authorization from DSC Inspections, LLC. Unauthorized duplication of, use of or reliance on this report has the effect of all parties agreeing to hold harmless, individually, jointly, and/or otherwise, the inspector, the Company, their successors and assigns. The inspector strongly advises against any reliance on this report. We recommend that you obtain a qualified professional inspector to provide you with your own inspection report on this property.

following definitions may be helpful: Satisfactory items noted at time of

inspection were accessible and found to be in working order/serviceable condition (excluding cosmetic consideration and normal wear). It does not imply that the system and/or component was in perfect or like new condition or that it would meet every individual's interpretation of an acceptable state. N/A or None = The item does not apply to this property or none present. Not operating= System did not respond to attempted testing at time of inspection. Items not permanently affixed and/ or hard wired to home, such as track lighting attached to ceiling using receptacle plug for power source, is considered personal or portable property, and are not included in this report.

- NOTE: This report contains technical information that may not be readily understandable to the lay person. Therefore, a verbal consultation with the inspector is a mandatory part of this inspection report. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of this report's contents. If you were not present during this inspection, please call the office to arrange for your verbal consultation.
- NOTE: The client is strongly advised to further investigate or contract with appropriate persons to further investigate any and/all conditions/items in the inspection report not listed as Operating, or are Not Operating, beyond the scope of a CREIA inspection or which may have been disclosed by others or which you may be concerned about before the close of escrow or sooner if your residential purchase agreement has a time limit.
- This report will give you information about the overall condition of this property. Our inspectors follow the standards set forth by the California Real Estate Inspection Association (CREIA), a copy of which is available upon request or online at [www.creia.org/lawsstandards](http://www.creia.org/lawsstandards). We will examine the readily accessible areas and systems of the home.
- NOTE: The client is strongly advised to further investigate or contract with appropriate persons to further investigate any and/all conditions/items in the inspection report not listed as Operating, or are Not Operating, beyond the scope of a CREIA inspection or which may have been disclosed by others or which you may be concerned about before the close of escrow or sooner if your residential purchase agreement has a time limit.
- We advise clients to obtain owners manual and warranties for all equipment/appliances installed in the dwelling.
- We advise having all exterior doors locks rekeyed and the garage opener if present reprogrammed after taking possession of the home for security reasons.
- We cannot make repairs nor refer contractors for repairs or maintenance on items, which our report mentions, since we abide by the Standards of Practice and Code of Ethics of CREIA.
- We do not move furniture, stored personal effects or dismantle any part of the home in the course of our inspection. We do not do an exhaustive technical evaluation of the property; such an inspection is available for an additional fee. Your attention is directed to the INSPECTION AGREEMENT, a copy of which is attached; this letter makes it a part of the inspection report. It more specifically delineates the scope of the inspection and the limit of liability of DSC Inspections, LLC in performing this inspection. Please be sure to read and understand the scope of our inspection.
- We realize that you had a number of companies to choose from to perform this service, and you chose us! DSC Inspections, LLC staff thank you for selecting our company for your home inspection needs. If you have any questions, please call us at 1-800-296-1009.

Figure Number 1



Disconnected drain pipe noted under left side of kitchen sink. Recommend repairs by an licensed plumbing contractor.

Figure Number 2



Loose faucet noted at sink in hall bathroom. Recommend tighten mounting hardware under sink.

Figure Number 3



Damaged (hole) bathroom entrance door noted at top of stairs. Recommend repairs by a licensed contractor.

Figure Number 4



Behind locked door. Unable to inspect.

Figure Number 5



The circuit breakers inside electrical panel are labeled. The inspector did not confirm accuracy of labels.

Exterior	
Exterior Doors	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> See Remarks
Windows and Skylights	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> See Remarks
Exterior Wall Covering	Location* Front: Stucco <input checked="" type="checkbox"/> Satisfactory Left: N/A <input type="checkbox"/> Satisfactory Right: Stucco <input checked="" type="checkbox"/> Satisfactory Rear: Stucco <input checked="" type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> No Cracks Found <input type="checkbox"/> Common Cracks <input type="checkbox"/> Major Cracks *Location of exterior walls as viewed from the street towards the property
Exterior Trim	<input checked="" type="checkbox"/> Wood <input type="checkbox"/> Metal <input type="checkbox"/> Stucco <input checked="" type="checkbox"/> Satisfactory
Garage	<input checked="" type="checkbox"/> Garage <input type="checkbox"/> Carport <input type="checkbox"/> Attached <input type="checkbox"/> Detached <input type="checkbox"/> N/A <input type="checkbox"/> Satisfactory Door Operator: <input type="checkbox"/> Operating <input type="checkbox"/> Not Operating <input type="checkbox"/> Safety Reverse <input type="checkbox"/> N/A
Remarks	<ul style="list-style-type: none"><li>● EXTERIOR WALL COVERING =====</li><li>● The exterior wall coverings maintenance is controlled by the HOA (Homeowners' Association) and therefore not part of this inspection.</li><li>● GARAGE =====</li><li>● Garage was locked at time of inspection. No access and unable to inspect.</li></ul>

## Roof

Roof Covering Type	<input type="checkbox"/> Concrete Tile <input type="checkbox"/> Clay Tile <input checked="" type="checkbox"/> Asphalt Composition <input type="checkbox"/> Rolled Asphalt <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Wood Shingles <input type="checkbox"/> Built Up How Observed: Binoculars <input type="checkbox"/> Unable to fully view entire roof due to unsafe access or possible damage to the roofing
Roof Leaks	<input type="checkbox"/> Some Signs <input type="checkbox"/> Extensive <input checked="" type="checkbox"/> None Observed
Worn/Missing Shingles	<input type="checkbox"/> Some Signs <input type="checkbox"/> Extensive <input checked="" type="checkbox"/> None Observed <input type="checkbox"/> N/A
Flashing, Soffits and Fascias	<input type="checkbox"/> Aluminum <input checked="" type="checkbox"/> Galvanized <input type="checkbox"/> Vinyl <input type="checkbox"/> Mineral <input type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
Gutters, Downspouts and Scuppers	<input type="checkbox"/> Aluminum <input type="checkbox"/> Galvanized <input type="checkbox"/> Vinyl <input type="checkbox"/> Plastic <input type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
Remarks	<ul style="list-style-type: none"> <li>The roof and its maintenance is controlled by the HOA (Homeowners' Association) and therefore not part of this inspection.</li> </ul>

# Electrical

Service Entrance Cable	Capacity: Behind locked door <input checked="" type="checkbox"/> 120 Volts <input checked="" type="checkbox"/> 240 Volts <input type="checkbox"/> Satisfactory Service Line Entrance: <input type="checkbox"/> Overhead <input checked="" type="checkbox"/> Underground Conductor Material: <input type="checkbox"/> Aluminum <input type="checkbox"/> Copper <input type="checkbox"/> Stranded Aluminum <input checked="" type="checkbox"/> Not Visible
Service Grounding	<input type="checkbox"/> Satisfactory <input type="checkbox"/> See Remarks
Service Disconnect	Location of the main service disconnect:
Electrical Panel Boxes	Location: <input type="checkbox"/> Grounded <input type="checkbox"/> Satisfactory <input type="checkbox"/> Fuses <input checked="" type="checkbox"/> Circuit Breakers <input checked="" type="checkbox"/> Subpanel    Location: Kitchen Capacity of main current disconnect: Behind locked door
Circuit and Conductors	Wiring: <input checked="" type="checkbox"/> Copper <input type="checkbox"/> Aluminum <input type="checkbox"/> Stranded Aluminum <input type="checkbox"/> Satisfactory GFCI: <input type="checkbox"/> Exterior <input type="checkbox"/> Garage <input type="checkbox"/> Kitchen <input type="checkbox"/> Bathroom(s) <input type="checkbox"/> Basement <input type="checkbox"/> N/A AFCI: <input type="checkbox"/> Operating <input type="checkbox"/> Breaker does not trip when tested <input checked="" type="checkbox"/> N/A
Outlets, Fixtures, and Switches	<input checked="" type="checkbox"/> Random Testing <input checked="" type="checkbox"/> Reverse Polarity <input type="checkbox"/> Open Ground <input type="checkbox"/> Satisfactory <input type="checkbox"/> Personal belongings prevent testing of all outlets and switches
Remarks	<ul style="list-style-type: none"> <li>● MAIN ELECTRICAL PANEL =====</li> <li>● Behind locked door. Unable to inspect. (See Figure #4)</li> <li>● SUB ELECTRICAL PANEL =====</li> <li>● The circuit breakers inside electrical panel are labeled. The inspector did not confirm accuracy of labels. (See Figure #5)</li> <li>● Noted: Plaster over spray noted inside sub electrical panel. The over spray creates a hazard because the breakers will no longer make a good electrical contact. The NEC (National Electrical Code) specifically prohibits attempting to remove the over spray by stating that the components may not be damaged or contaminated by paint, plaster, cleaners, abrasives, or corrosive residues. Recommend evaluation/repairs by an licensed electrical contractor.</li> <li>● WIRING CONDITIONS =====</li> <li>● Wiring Notes - Our inspection of the electrical wiring and fixtures throughout the house will include random testing of outlets and lights. At least one outlet per room, all accessible outlets in the garage and on the exterior, and all outlets within six feet of sinks will be tested for grounding and polarity.</li> <li>● Reverse polarity noted on the electrical outlet at the rear wall of the living room. Recommend evaluation/repairs by an licensed electrical contractor.</li> <li>● GFCI =====</li> <li>● Noted: The GFCI (Ground Fault Circuit Interrupter) reset breaker in bathroom is also connected to heating/ac too. The extra load of the heating/ac system could trip the GFCI. Recommend evaluation/ repairs by an licensed electrical contractor.</li> <li>● No GFCI (Ground Fault Circuit Interrupter) protection noted in kitchen. Not required at time of construction. Recommend installing GFCI protection as a safety enhancement by an licensed electrical contractor.</li> <li>● GFCI (Ground Fault Circuit Interrupter) - is an electrical safety device that cuts power to an individual outlet and/or entire circuit when as little as .005 amps are detected, which is faster than a person's nervous system can react too! GFI's are normally protecting outlets in: kitchens, bathrooms. whirlpools/hot-tubs, unfinished basements, garages, and exterior outlets.</li> <li>● ARC FAULT CIRCUIT INTERRUPTER BREAKERS =====</li> <li>● No AFCI protection noted in home. Not a requirement when the home was built. For safety, at a minimum, all bedroom circuits should be AFCI protected. Soon, all electrical circuits in new homes will require AFCI protection. Recommend installing AFCI protection by an licensed contractor for safety enhancement. For more information visit: <a href="http://www.cpsc.gov/cpscpub/prerel/prhtml05/05035.html">http://www.cpsc.gov/cpscpub/prerel/prhtml05/05035.html</a></li> <li>● See Summary Remarks</li> </ul>

## Smoke & Carbon Monoxide Detectors

Outlets, Fixtures, and Switches	<input type="checkbox"/> Random Testing <input type="checkbox"/> Reverse Polarity <input type="checkbox"/> Open Ground <input type="checkbox"/> Satisfactory <input type="checkbox"/> Personal belongings prevent testing of all outlets and switches
Smoke Detector	<input checked="" type="checkbox"/> Operating <input type="checkbox"/> Not Operating <input type="checkbox"/> Inaccessible <input type="checkbox"/> N/A
Carbon Monoxide Detector	<input checked="" type="checkbox"/> Operating <input type="checkbox"/> Not Operating <input type="checkbox"/> Inaccessible <input type="checkbox"/> N/A
Remarks	<ul style="list-style-type: none"> <li>SMOKE DETECTORS =====</li> <li>Smoke detectors found over bedroom doors. For safety, recommend moving a smoke detectors to ceiling 18-24 inches from the entry door in each bedroom.</li> <li>Smoke detectors were tested by pushing the test button only to confirm horn does sound off when tested. The CPSC states that alarms over 10 years old have a 20% rate of failure even if the siren operates with the test button. Recommend replacing all smoke detectors after 10 years.</li> <li>Recommend changing batteries in detectors twice a year. A great way of remembering is at seasonal time changes</li> <li>CARBON MONOXIDE DETECTOR =====</li> <li>Carbon Monoxide detectors were tested by pushing the test button only to confirm horn does sound off when tested.</li> <li>Carbon Monoxide (CO) is a lethal gas that is invisible, tasteless, odorless is produced in normal amounts, when using an appliance, which burns a combustible fuel--gas, oil, kerosene, charcoal, and wood. When proper ventilation becomes blocked or inadequate, CO concentrations build up inside your home and become deadly.</li> <li>Check with the specific CO detector manufacturer's recommendations for the maintenance schedule for your household unit. When in doubt, error on the side of caution and change the sensor in your CO detector every two years. Also check the batteries and the alarm system in the detector on a monthly basis.</li> </ul>

## Plumbing

Water Service	<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private <input type="checkbox"/> Satisfactory
Entrance Pipe	<input type="checkbox"/> Copper <input type="checkbox"/> Galvanized <input type="checkbox"/> Brass <input type="checkbox"/> Plastic <input type="checkbox"/> PVC <input checked="" type="checkbox"/> Unknown
Shut Off Devices	The location of main water supply shutoff device: The location of main gas supply shutoff device: Right Exterior Wall
Drain / Waste / Vent Pipes	<input checked="" type="checkbox"/> Plastic <input type="checkbox"/> Copper <input type="checkbox"/> Galvanized <input type="checkbox"/> Lead <input type="checkbox"/> Cast Iron <input type="checkbox"/> Slow Drain <input checked="" type="checkbox"/> Leaks <input type="checkbox"/> None Observed Waste Disposal: <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private Septic System
Water Heater	Location: Behind locked door    Capacity: <input type="checkbox"/> Satisfactory Make: _____ Age: _____ S/N: n/a <input type="checkbox"/> N/A <input type="checkbox"/> Gas <input type="checkbox"/> Electric <input type="checkbox"/> Relief Valve <input type="checkbox"/> Extension
Remarks	<ul style="list-style-type: none"> <li>Disconnected drain pipe noted under left side of kitchen sink. Recommend repairs by an licensed plumbing contractor. (See Figure #1)</li> <li>WATER HEATER =====</li> <li>Unable to inspect hot water heater because it was behind a locked door at time of inspection.</li> <li>See Summary Remarks</li> </ul>



## Heating

Heating System	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Forced Air Furnace <input type="checkbox"/> Heat Pump <input type="checkbox"/> Baseboard
Heating Unit #1	Capacity: _____ Make: Rheem S/N: GH5D302F021200533 When turned on by thermostat: <input checked="" type="checkbox"/> Fired <input type="checkbox"/> Did Not Fire
Fuel Supply	<input checked="" type="checkbox"/> Gas <input type="checkbox"/> Electric <input type="checkbox"/> Propane
Heat Exchanger	<input checked="" type="checkbox"/> Partially Observed <input type="checkbox"/> Not Visible; Enclosed Combustion <input type="checkbox"/> N/A
Distribution	<input checked="" type="checkbox"/> Ductwork <input type="checkbox"/> Radiator    Heat source in each room: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Filter	<input type="checkbox"/> Washable <input checked="" type="checkbox"/> Disposable <input type="checkbox"/> Electronic <input type="checkbox"/> Electrostatic <input type="checkbox"/> N/A
Remarks	<ul style="list-style-type: none"> <li>● HEATING SYSTEM =====</li> <li>● Normal Controls - Systems are tested using normal homeowner operating controls. If pilots or circuit breakers are off at the time of the inspection, the inspector will not ignite or activate the system. You can contact the utility provider for evaluation of the heating system.</li> <li>● Our evaluation of the heating system is visual only and does not include dismantling the unit. A service technician should be consulted for an in-depth evaluation, cleaning and adjustment of the furnace for optimum performance and safety. Most local gas companies will perform a safety check and light gas pilots for their customers prior to the heating season. We also do not evaluate humidifiers built onto the heating unit.</li> <li>● Heating System - The heating system includes where the unit is located and the fuel used to generate the heat. Forced air furnaces can operate on gas or electricity. Heat pumps utilize electricity to drive the motors and compressors. Furnace size is listed for reference only, if available, and no calculations are performed during this inspection to determine the adequacy or efficiency of the heating system.</li> <li>● Wall thermostats are not checked for calibration or timed functions</li> <li>● FILTER REMARKS =====</li> <li>● MAINTENANCE Tip: The air filter(s) should be inspected at least monthly and cleaned or replaced as required. There are two types of filters commonly used today: (1) Washable filters, (constructed of aluminum mesh, foam, or reinforced fibers) these may be cleaned by soaking in mild detergent and rising with water. (2) Fiberglass disposable filters that must be REPLACED before they become clogged. Remember that dirty filters are the most common cause of inadequate heating or cooling performance.</li> </ul>

## Cooling

Cooling System	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Central Air <input type="checkbox"/> Room Units <input type="checkbox"/> Heatpump <input type="checkbox"/> Evaporate Cooler <input type="checkbox"/> Electric Compressor <input checked="" type="checkbox"/> Ductwork
Cooling Unit #1	Capacity: Data tag not legible   Make:   S/N: n/a <input checked="" type="checkbox"/> Tested <input type="checkbox"/> Not Tested Temperature Differential:   No 1: 0-4   No 2: 10-12 (Temperature differential measured from register to return)
Remarks	<ul style="list-style-type: none"> <li>COOLING SYSTEM REMARKS =====</li> <li>Normal Controls - Systems are tested using normal homeowner operating controls. If pilots or circuit breakers are off at the time of the inspection, the inspector will not ignite or activate the system. You can contact the utility provider for evaluation of the cooling system.</li> <li>Wall thermostats are not checked for calibration or timed functions</li> <li>Effective January 1, 2011 a safety requirement requiring all refrigerant circuit access ports located outdoors shall be fitted with locking-type tamper-resistant caps. No cap noted on air conditioning unit. For safety, recommend installing a safety cap by a licensed heating/air condition contractor. For more information go to <a href="http://hvacrfundamentals.blogspot.com/2011/06/locking-refrigerant-caps-now-code.html">http://hvacrfundamentals.blogspot.com/2011/06/locking-refrigerant-caps-now-code.html</a></li> <li>Condensation (drips of water) noted at ground mounted air condition and at AC coil. There are serveral inches of insulation is missing. The insulation soaks up condensation that develops on copper pipes. Recommend replacing missing insulation. If the condensation dripping water continues, recommend evaluation by an licensed air conditioner contractor.</li> <li>See Summary Remarks</li> </ul>

## Bathroom

☐ Built in Tub      ☒ Tub/Shower      ☐ Stall Shower      ☐ Spa Tub      ☐ Urinal  
☒ Toilet      ☒ Sink      ☒ Vanity      ☐ Window      ☒ Fan      ☐ Bidet  
 Shower Wall Covering: Tile      ☐ Steam Unit  
 Floor: Tile      ☐ Spa Tub/Shower  
☐ Separations noted in grout in the bathroom tub/shower. Recommend maintenance to ensure water tightness.  
 Leaks: ☐ Some Signs   ☒ None Observed

Remarks:
 

- Loose faucet noted at sink in hall bathroom. Recommend tighten mounting hardware under sink. (See Figure #2)
- See Summary Remarks

## Kitchen

Cabinets and Countertops: ☒ Satisfactory   ☐ See Remarks

Sink: Plumbing Leaks: ☒ Some Signs   ☐ None Observed   ☐ Satisfactory

Dishwasher: ☒ Operating   ☐ Not Operating   ☐ Satisfactory   ☐ N/A  
☐ Airgap Device   ☒ Airgap Device Not Visible   ☐ No Airgap Method Provided  
☐ Rusted racks noted inside dishwasher

Range/Oven: ☒ Operating   ☐ Not Operating   ☐ Gas   ☒ Electric   ☐ Satisfactory   ☐ N/A

Exhaust/Recirculating Fan: ☒ Operating   ☐ Not Operating   ☒ Satisfactory   ☐ N/A

Other Appliances:  
 Disposal: ☒ Operating   ☐ Not Operating   ☒ Satisfactory   ☐ N/A  
 Microwave: ☒ Operating   ☐ Not Operating   ☒ Satisfactory   ☐ N/A  
 Compactor: ☐ Operating   ☐ Not Operating   ☐ Satisfactory   ☒ N/A  
 Reverse Osmosis: ☐ Operating   ☐ Not Operating   ☐ Satisfactory   ☒ N/A  
 Instant Hot Water: ☐ Operating   ☐ Not Operating   ☐ Satisfactory   ☒ N/A

Floor: ☐ Sheetgoods   ☒ Tile   ☐ Wood   ☒ Satisfactory

Remarks:
 

- Anti-tip bracket is missing from range/oven installation. See label inside oven door. All free-standing, slide-in ranges include an anti-tip device and is essential in the safe operation of the range. It provides protection when excess force or weight is applied to an open oven door. These brackets can be purchased at local home building centers. Anti-Tip devices became a UL (Underwriters Laboratories) safety standard requirement in 1991.
- DISHWASHER =====
- No Air gap device on dishwasher drain. To prevent discharge material from dishwasher from back flowing into sink recommend installing Air gap device.
- Dishwasher - Our inspection of the dishwasher includes the general condition of the unit, dish racks and door seals. The condition of the pump and motor is not determined since the dishwasher is not disassembled. Racks that are rusted can usually be replaced.
- DISPOSAL =====
- Garbage Disposal - Garbage disposals can rust and corrode internally. It is difficult to verify the condition of the interior of the unit. If the unit vibrates excessively or makes unusual noises, matter may be lodged inside or blades may be damage. Sometimes repair is simple, while other times replacement may be required.
- Disconnected drain noted in kitchen sink. For details, please plumbing section of this report.
- See Summary Remarks

## Interior

Floor Coverings	<input checked="" type="checkbox"/> Tile <input type="checkbox"/> Sheetgoods <input type="checkbox"/> Wood <input checked="" type="checkbox"/> Wall to Wall Carpet <input type="checkbox"/> Satisfactory <input type="checkbox"/> Not Fully Visible
Walls	<input type="checkbox"/> Plaster <input checked="" type="checkbox"/> Drywall <input type="checkbox"/> Masonry <input type="checkbox"/> Common Cracks <input type="checkbox"/> Satisfactory
Ceilings	<input type="checkbox"/> Plaster <input type="checkbox"/> Drywall <input type="checkbox"/> Wood <input type="checkbox"/> Acoustical Tile <input type="checkbox"/> Common Cracks <input type="checkbox"/> Satisfactory
Stairs/Railings	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
Interior Doors	<input checked="" type="checkbox"/> Hollow Core <input type="checkbox"/> Raised Panel <input type="checkbox"/> Solid Core <input type="checkbox"/> ByPass <input type="checkbox"/> BiFold <input type="checkbox"/> Pocket <input type="checkbox"/> See Remarks
Windows	<input checked="" type="checkbox"/> Sliding <input type="checkbox"/> Single Hung <input type="checkbox"/> Double Hung <input type="checkbox"/> Single Pane <input checked="" type="checkbox"/> Dual Paned <input checked="" type="checkbox"/> Fixed <input type="checkbox"/> Casement <input type="checkbox"/> Metal <input type="checkbox"/> Wood <input checked="" type="checkbox"/> Vinyl Security Bars: <input type="checkbox"/> Present <input checked="" type="checkbox"/> Not Present <input type="checkbox"/> Safety Releases <input type="checkbox"/> Become familiar with operation of safety releases on security bars
Remarks	<ul style="list-style-type: none"> <li>INTERIOR DOORS =====</li> <li>Bathroom door can not be closeted because it rubs carpet on bottom side. Recommend removing about a 1/4 inch out bottom on door.</li> <li>Damaged (hole) bathroom entrance door noted at top of stairs. Recommend repairs by a licensed contractor. (See Figure #3)</li> <li>WINDOWS=====</li> <li>Windows - A representative number of windows are checked during our inspection. The condition of winter storm windows and doors are not part of this inspection. It is not possible to evaluate the seal on thermopane windows as conditions change from morning to night and season to season.</li> <li>See Summary Remarks</li> </ul>

## Structural

Type of Building	<input type="checkbox"/> Single Family <input type="checkbox"/> Duplex/Patio Home <input type="checkbox"/> Townhouse <input checked="" type="checkbox"/> Condominium <input checked="" type="checkbox"/> Wood Frame <input type="checkbox"/> Masonry Frame <input type="checkbox"/> Metal Frame <input checked="" type="checkbox"/> Gable Roof <input type="checkbox"/> Mansard Roof <input type="checkbox"/> Hip Roof <input type="checkbox"/> Flat Roof
Structure	Foundation: <input checked="" type="checkbox"/> Poured Concrete Slab <input type="checkbox"/> Sub Floor Post Columns: <input type="checkbox"/> Steel <input type="checkbox"/> Masonry <input type="checkbox"/> Wood <input type="checkbox"/> Concrete <input checked="" type="checkbox"/> None <input type="checkbox"/> Not Visible Floor Structure: Poured Concrete Slab Wall Structure: Wood Frame Roof Structure: Asphalt Shingles <input type="checkbox"/> Prefabricated Trusses
Remarks	n/a