

Pre-purchase Home Inspection Report

Exclusively for: My Client's

23 year old 2,500 square foot house with spa



Prepared by:

California Real Estate Inspection Association Master Inspector

Steve Garcia Inspections

Building Inspections Since 1986

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(714) 264-5071

Report Table of Contents

REPORT SCOPE & DEFINITIONS	1
INSPECTION INFORMATION	3
SITE & HARDSCAPE	5
BUILDING ENVELOPE & COMPONENTS	8
GARAGE(S)	12
ROOFING SYSTEMS	14
ATTIC(S)	17
FIREPLACE(S) & CHIMNEY(S)	19
FOUNDATION /SLAB & OR SUB-STRUCTURE	20
PLUMBING SYSTEMS	21
WATER HEATER(S)	24
HEATING & A/C SYSTEMS	26
ELECTRICAL SYSTEMS	30
KITCHEN & LAUNDRY	34
BATHROOM(S)	36
INTERIOR OF BUILDING	37
POOLS & SPAS	39

REPORT SCOPE & DEFINITIONS

Thank you for selecting me to provide your property inspection. My business is mostly through referrals and I would appreciate you recommending my service to your family, friends and associates who may be in need of my services.

I am a Master Inspector of **CREIA** (California Real Estate Inspection Association) established in 1976, the first and largest professional inspection organization in the State of California for property inspectors.

This report describes the property conditions on the date of the inspection, beyond the **CREIA** standards, due to who I am as a person, my experience with over 9000 building inspections, and my education. My evaluation and documentation of the property is based upon building standards with respect to quality and workmanship allowing for reasonable wear and tear. The building Codes are one source I take into account, although my inspections are not a Code Compliance inspection or local city/municipality ordinance compliance inspection.

Inaccessible areas and cosmetic considerations are specifically excluded from the inspection report. My inspection is not technically exhaustive and does not include tests such as an appropriate specialist might perform on any given system with specialized tools. I test components with normal operating controls and do not breakdown nor take apart any system other than front covers of electrical panels and furnaces/heating units. My fees do not include any guarantees or warranties either expressed or implied.

Some features are not inspected, for instance: Sewer drainage, which can become blocked without warning; timer controlled devices; thermostats and similar control devices are not checked for calibration; security systems; elevators; and personal property such as refrigerators and drapes. I cannot judge what I cannot see, such as conditions hidden within walls, beneath rugs, or deliberately masked. I do not dismantle, turn on gas service to appliances, nor venture into or onto areas, which in my judgment may be hazardous. The inspection is strictly limited to those items detailed in this report. To review the inspectors standards of practice and code of ethics please visit www.creia.org

My services are to assist you, so please call me if you have any questions. (714) 264-5071

I serve Orange, Los Angeles, Riverside and San Bernardino Counties.

I provide for my clients

Over 800 hours of College Education pertaining to Building/Home Inspection:

Council of American Building Officials (CABO) 1&2 Family Dwelling Codes
 American Disability Act (ADA) Handicap Building Requirements
 Commercial Mechanical Inspection
 Residential Mechanical Inspection
 HVAC 100-Refrigeration Principles
 Air Conditioning Operation /Service
 Air Conditioning /Air Balance
 Concrete and Masonry Inspection
 Steel & wood Frame Inspection
 Fire /Life and Safety Codes
 International Building Codes
 California Building Codes
 California Energy Codes
 Uniform Building Codes
 Construction Inspection
 Plumbing Inspection
 Electrical Inspection

Certification in:

The California Real Estate Inspection Association (CREIA) Designation of Master Inspector
 Energy Inspection and Rating by the California State Energy Commission

This report was prepared for my client, participants in this transaction may call me before the close of this transaction. Any disputes regarding the information contained in this report please document the dispute in writing and send to 16652 Dolores Lane, H.B. CA. 92649-3367.

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Building Inspection Technology by Coastline Community College
 Building Anchorage Systems by Simpson Strong-Tie

Membership in:

The International Association of Plumbing and Mechanical Officials (IAPMO)
 The International Association of Electrical Inspectors (IAEI)
 The California Real Estate Inspection Association (CREIA)
 Indoor Air Quality Association (IAQA)

Over 30 years Experience in:

New Construction Quality Control Monitoring (Builder and Buyer)
 Commercial and Residential Building Construction
 Class Action Construction Defect Litigation
 Building Inspection
 Home Inspection

**I have over 2000 hours of Inspection profession associated continuing education
 at conferences, seminars and other educational meetings**

This report exceeds the CREIA Standards of Practice for some systems and components

CODE DEFINITIONS

SAFETY

CONCERNS

[SC] Safety Concerns: Conditions noted that may pose a physical danger or hazard to health. These conditions warrant immediate further evaluation and corrections by an appropriate specialist, from the appropriate trade, using approved materials /methods, with full signed documentation describing the work that was completed, and the present condition of the component /system before the completion of this transaction.

FURTHER

EVALUATION

[FE] Further Evaluation: Items noted that warrant a degree of examination beyond this generalist inspection, by an appropriate specialist from the appropriate trade using approved materials /methods, with full signed documentation describing the present condition of the component /system, including cost estimates, corrective measures and life expectancies.

CORRECTIONS

RECOMMENDED

[CR] Corrections Recommended: Items identified to be made right, through maintenance, repair or replacement or some other method of correction. All corrections should be done by an appropriate specialist from the appropriate trade, using approved methods /materials, with full signed documentation describing the work that was completed and the present condition of the component /system before the completion of this transaction.

RECOMMENDED

UPGRADE

[RU] Recommended Upgrades: Inspector recommends component /systems to be updated to current standards. Upgrades are systems and/or components that may not have been available or have been improved since the building was constructed. All upgrades should be done by an appropriate specialist from the appropriate trade using approved methods and materials.

INSPECTION INFORMATION

This report is intended only as a general guide to help the client make an evaluation of the overall condition of the Home/Building and is not intended to reflect the value of the property, nor make any representation as to the advisability of purchase. The report expresses the opinion of the Inspector, based upon visual impressions of the conditions that existed at the time of the inspection only.

Systems, conditions and environmental evaluation which are not within the scope of the building inspection include but are not limited to: formaldehyde, lead paint, mold, asbestos, radon, toxic or flammable materials, and other environmental hazards; pest infestation, recreational or playground equipment, calibration or efficiency measurement of insulation or heating and cooling equipment, concealed or underground drainage or plumbing piping systems, storage tanks, any systems which are shut down or otherwise secured; water wells (water quality and quantity); zoning ordinances; building set-backs, property lines, intercoms; security systems; heat sensors; cosmetics; or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

Should any disagreement or dispute arise as a result of this inspection /report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration as set forth in the Inspection Agreement, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company Steve Garcia Inspections to inspect the claim prior to any repairs or replacements or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

Should repairs be necessary they should be performed by an appropriate specialist in the appropriate trade and that all work complies with applicable building codes, including governmental permits, inspections with final signatures.

Buyer should obtain from Seller receipts for repairs performed by others or seller, a written statement indicating the date and details of repairs performed by others or seller. Buyer should verify the conditions of systems or components that were repaired.

California law requires a broad disclosure statement to be provided by the sellers to buyer of most residential property (CA D.R.E. Form TDS-14). If the statement was provided to us, it is used at the inspection to double-check problem areas. I do not cover all the items in the state form; and some items may not be inspected.

NOTWITHSTANDING POSSIBLE STATEMENTS TO THE CONTRARY IN THE REAL ESTATE TRANSFER DISCLOSURE STATEMENT (CA D.R.E.FORM TDS-14), OUR INSPECTION IS NOT A SUBSTITUTE DISCLOSURE AS DESCRIBED BY CIVIL CODE 1102. This means we are *not* responsible for any errors or omissions on the disclosure statement nor any possible consequences of such errors or omissions.

It is the Clients sole responsibility to read this report in its entirety, not rely upon any verbal comments and to research any and all jurisdictional permits required by the local authorities regarding the property in contract before the close of this transaction. The Client is to personally perform a diligent visual inspection of the property after the Seller vacates to insure that no "condition" was concealed by personal property and/or stored items while occupied or damaged during the Sellers evacuation of the building. Should any "condition" be revealed that was not addressed within this report prior to, or after the close of this transaction, please contact me immediately for an additional evaluation regarding such "condition."

Resources for lowering your energy costs: Online Consumer & Business Conservation Rebate Database www.consumerenergycenter.org California Department of Consumer Affairs: www.dca.ca.gov/energychallenge.htm Local Utility companies (partial list): PG&E 800-743-5000, Edison 800-655-4555, San Diego Gas and Electric 800-411-7343, Southern California Gas Company 800-427-2200



CLIENT & SITE INFORMATION

FILE/DATE/TIME This is a preliminary report before the recommended specialist evaluation /reports.

File # 190710

Date of inspection: July 19, 2010

Time of inspection: 10:00 AM - 4:00 PM.

CLIENT'S NAME Past Client's.

INSPECTION ADDRESS Sunny CA.

WEATHER/SOIL Weather conditions during the inspection: clear, 80-88 degrees, and the ground was dry.

BUILDING CHARACTERISTICS

MAIN ENTRY Faces: Southwest.

DESCRIPTION 23 year old, 2 story single-family residence.

TYPE OF STRUCTURE Wood frame building with stucco exterior walls, and composite siding on the front, on a slab on grade.

UTILITIES

All three utilities were on during the inspection.

OTHER INFORMATION

PEOPLE PRESENT People present: seller, and client.

BUILDING OCCUPIED The building was occupied and access to some items such as; electrical outlets/ receptacles, wall/floor surfaces, and cabinet interiors were restricted by furniture or personal belongings. I recommend inspecting in closets, cabinets, blocked walls, floors, receptacles and behind appliances when vacant.

INSPECTED BY Steven William Garcia.

COMMENTS Where noted, material defect(s) in the systems, structures, or components of the building are preceded by condition codes i.e. [SC], [FE], [CR] and [RU]. Each code is defined in the Condition Code section of page 3 of this report. I recommend all maintenance, repairs, or corrections be made by the appropriate specialist in the appropriate trades using approved methods prior to the close of this transaction.

INTRODUCTORY NOTES

IMPORTANT INFORMATION [NOTE] Any statements made in the body of this inspection report pertaining to left,

right, front or rear were referenced by standing in front of and facing the building's front door.

[NOTE] Line item numbers within report are for reference and identification purposes only.

[NOTE] I recommend obtaining equipment operating manuals and documentation for all warranted items of the building.

[NOTE] Photographs, when used, are simply a tool to convey my findings, they are not intended to enhance those findings or diminish any findings not photographed.

[NOTE] Regardless of the age of the building I recommend inquiring about all permits and inspection records with final signatures from the Department of Building and Safety with authority of jurisdiction for any alterations, additions and repairs that may have been made to the building. The bathrooms and kitchen have been remodeled, the exterior doors and living room window replaced, and the patio framing has been added.

SITE & HARDSCAPE

SITE, HARDSCAPE & COMPONENTS

200 SITE GRADING

Description: Near level, with a steep slope at the rear of the site.

[CR] A raised planter enclosure has been added up onto the front living room wall, above the interior slab /foundation. This condition is conducive to moisture intrusion into the wall and deterioration /damage of the wall materials.

Inspector Recommends: Proper installation of erosion control at the rear of the block wall.



201 SITE DRAINAGE

Description: Grade /surface water runoff and underground drains.

[CR] One grate screens is missing at the right front suspected drain pipe termination adjacent to the planter.

[FE] The drain system at one or more of the grates is dirty or clogged with debris and would be ineffective during rains. I recommend all debris be removed rather than flushed through the piping if possible and all drains should be cleaned on a regular basis.



[FE] Surface drains are not evident at the spa area. The area should be evaluated during or after a heavy rain, for grade corrections and or drain installation.

[RU] Roof gutters and downspouts are not provided to control roof water runoff. I

recommend installing roof gutters and downspouts routed away from the house and directed to the street or into a drainage system.

202 DRIVEWAY / PARKING

Description: Concrete. The driveway is functional, with some cracks, and with exceptions.

[CR] The driveway bricks have settled at areas, and the mortar is broken. Small section of the concrete is broken.



Brick planter pushed towards driveway.

203 WALKWAY(S)

Description: Concrete, with a brick tile covering at the entry.

The walkways are functional with cracks, and with exception.

[SC] The entry walkway surface above the driveway up to 1/2". This condition is a trip and fall concern.

205 PATIO(S)

Description: Concrete. The concrete patio is functional.



Damaged lattice cover.

206 PATIO / DECK COVER(S)

Description: Wood frame with lattice cover.

The patio cover is functional, with exceptions.

[FE] Damage/deterioration is evident on the patio lattice cover.

[CR] one supporting post base has moisture damage.

[FE] The framing ledger board is lag screwed onto the stucco surface. The fastening of the ledger board is suspect.



Evaluate the ledger & metal joists hangers

There is no flashing between the patio framing ledger and the stucco wall. This condition could be conducive to moisture intrusion into the interior wall from the lag screws.

[RU] I recommend removing the weathered and damaged lattice cover, painting the framing and replacing the lattice with plastic lattice.

208 STEPS & STAIRS

Description: Concrete and brick at the spa.

[SC] There is improper /uneven rise on steps/ stairs. This condition is a trip concern.



Loose bricks & missing mortar at spa.

214 FENCES & GATE(S)

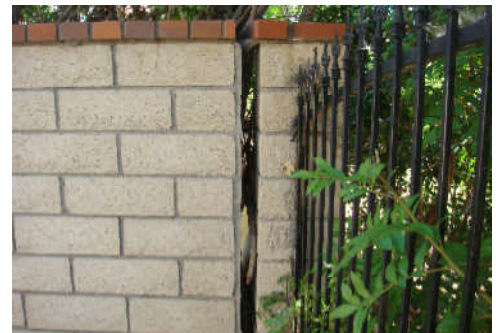
Description: Concrete block, and metal.

The yard fencing appeared functional, with signs of aging /rusting metal, and with exceptions.

[FE] The right side front wall blocks are separated a bit /up to 1/8"

[FE] The rear left wall appears to have separated from the adjoining wall up to 2 1/2"

See # 200 comment above.



Rear left wall separation.

216 LANDSCAPING

[CR] The front planter bricks are broken, loose and missing at the front adjacent to the driveway.

See # 200 comments above.



Soil above the interior slab /flooring.

NOTES

[FE] Sprinkler systems are outside the scope of this inspection. I recommend that an Irrigation Specialist evaluate the entire system prior to the completion of this real estate transaction.

[CR] The sprinkler water supply valve is improperly in the soil.



218 SPRINKLER VALVE(S)

[CR] **Inspector Recommends:** The blocks at the right side should be removed and a proper sprinkler box installed.



BUILDING ENVELOPE & COMPONENTS

BUILDING WALLS & SIDINGS

310

DESCRIPTION

Stucco, and manufactured siding.

[CR] The brick planter is too close to the siding, and should be removed to prevent additional damage to the wall /siding.



312 STUCCO SIDING

The stucco siding appeared functional, with cracks, and exceptions.

[CR] The right side fascia board is improperly into the stucco wall, and the adjacent board is moisture damaged.

[FE] The roof flashing appears to have been installed improperly, should be evaluated, and the fascia board cut back.



315 MANUFACTURED SIDING

[CR] There is a gap along the front entry door casing and the siding.

[CR] The manufactured siding is loose, and moisture damaged at areas. This condition is conducive to moisture intrusion/deterioration.

[FE] There are under-driven and overdriven fasteners evident. This condition is conducive to moisture intrusion and deterioration of the siding.



The overdriven fasteners should be caulked and painted, and exposed fasteners driven flush with the siding.

320 FLASHINGS

[CR] There is no metal flashing installed behind the siding and on top of the family room door trim /casing. This condition is conducive to moisture intrusion.



321 COMMENTS I recommend the stucco screed be cleaned and painted with an oil based rust inhibitor.



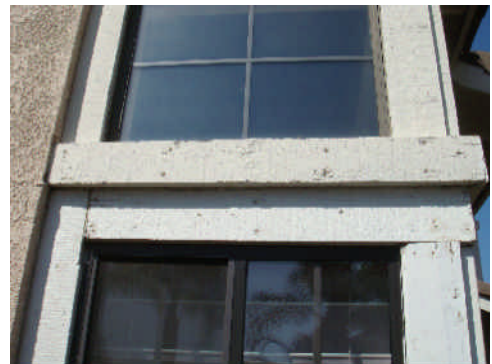
322 INSPECTOR RECOMMENDS [CR] Caulk and seal all gaps between the siding and other materials.



TRIM & EAVES

323 TRIM & MOULDINGS

[CR] The living room window trim and fasteners are not caulked and sealed.



324 EAVES / SOFFITS

Description: wood, The visible eaves appeared functional, with exceptions. See # 312 above.

[FE] The rear left eave has moisture stains inside. This condition is typically from the tile roof underlayment has deteriorated and no longer is water proof.

This condition is typical due to the starter tiles are supported by the fascia boards fastened above the roof deck edge.



325 FASCIAS

The visible fascia boards appeared functional, with exceptions noted above and below.

[CR] The fascia boards butt joints should be fastened properly, caulked and painted at the ridges.

**WINDOWS & DOORS****326 EXTERIOR
WINDOWS
CONDITIONS**

Description: Aluminum dual pane, sliding and fixed windows.

The windows viewed from the exterior appeared functional, with exception.

[CR] A couple of the screens are torn /damaged.

**327 INTERIOR
WINDOWS
OPERATION**

The window were functional, with exceptions.

[CR] The kitchen and bedrooms windows were difficult to open/close. The rollers need attention.

**328 EXTERIOR
DOOR(S)
CONDITIONS &
OPERATION**

Description: A composite material or metal updated french doors.

The doors were functional, with exceptions.

[CR] The bottom pin latches need lubing, and the jambs base need painting.

[CR] The family room door bottom weather strip is damaged and loose.

See # 320 above.

GARAGE(S)

GARAGE

- 401 EXTERIOR** The stucco adjacent to the rear door is loose and should be removed from the foundation and stucco screed.



403 INTERIOR / WALLS

Materials: Sheetrock /drywall visible areas were functional.

404 INTERIOR CONDITIONS

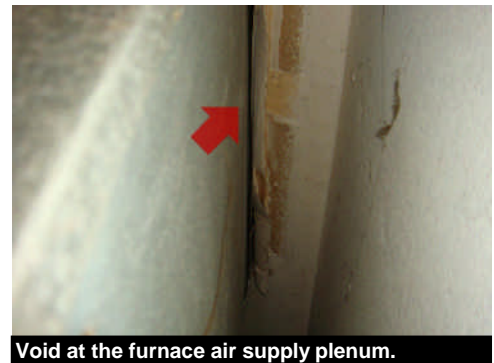
Areas of the interior walls were not visible at the time of the inspection due to stored personal items. The garage interior should be inspected when the personal belongings are removed, and vacant.

405 FIRE-RESISTIVE WALL(S) / SEPARATION

The visible areas of the garage firewall/ceiling separation appeared functional, with exceptions.

[SC] The furnace plenum is not sealed properly, and is a breach in the ceiling fire separation.

[SC] There are holes and voids in the fire separation walls /ceiling between the garage and joining living space.



Approved fire rated caulking is recommend at all of the penetrations /pipes.

406 CONCRETE SLAB

The visible areas of the garage slab is functional, with slight cracks present.

407 VENTILATION

Vents are provided at the right side wall.

408 OVERHEAD DOOR(S)

Description: Metal sectional non-insulated doors with glass windows were functional, with exceptions.

The doors are lacking 2 interior manual operating lifting /closing handles per door.

[FE] The door track fastening block is suspect at the large door right side.



No backing behind the support block.

409 AUTOMATIC DOOR OPENER(S)

The automatic garage door openers were operational, and the automatic reversing systems functioned when the doors hit an object placed in its path.

The secondary safety system (electric eyes) functioned, with exception.

[SC] The secondary safety system (electric eyes) were mounted higher than the manufacturer's recommendation of 4" to 6" above the slab.

[SC] Power was supplied to the small garage door opener via an extension cord. This condition is improper and should be corrected.

410 INTERIOR FIRE-RESISTIVE DOOR

The door between the garage and living space appears to be a 13/8" solid core fire-resistant door.

[SC] The fire-resistant door closed, but did not latch shut by itself.

[CR] The threshold is loose and missing screws.

411 EXTERIOR PEDESTRIAN DOOR

The door was functional, with exception.

[CR] The garage door stucco molding has been removed and the door jambs have hungry dog damage.



ROOFING SYSTEMS

DESCRIPTION

501 INSPECTION METHOD

The tile roof was not walked on, but was inspected on a ladder from the accessible eaves and from the second floor windows. This precaution was taken to prevent damage the roof tiles and for my safety. This is a limited visual inspection.



Broken rake tile. Evaluate water stains.

502 ROOF COVERING(S)

Materials: Original concrete tile roofing system.

[FE] The front upper valley has discolored tiles. The home owner stated the area leaked and was repaired. The bedroom ceiling below has visible patching.

[FE] The tiles have small cut tiles in the valley. The small tiles laying in the valley could direct the water runoff laterally /improperly.

[FE] Moisture stains are evident on the living room ceiling.



504 INSPECTOR NOTES

[CR] Patched broken tile at the front left.



ROOFING MATERIALS

509 CONCRETE TILES

[CR] Loose tiles at the front above the garage.



516 COMMENTS [CR] The rake or ridge tiles are missing at the left and right sides.

[FE] The rake tile fasteners should be evaluated due to rusting and pulling out.



FLASHINGS

517

DESCRIPTION

Metal valley flashings, jack flashings and pan /channel flashings.

518 FLASHINGS

The visible flashings appeared functional, with exceptions.

[CR] The valley flashings have small cut tiles in the valley.



519 INSPECTOR RECOMMENDS

[CR] The wall flashing should be caulked and sealed at the wood trim /siding.



Void at the trim /flashing & nail pulling.

PENETRATIONS / VENT PIPES

520 PENETRATIONS

The visible roof penetrations appeared functional. Maintain the mastic /tar around the pipes and jack flashings.



521 GAS FLUE PIPE(S)

The two exhaust flue pipes and weather caps appeared functional, with exceptions.

[CR] The right side water heater flue has water stains in the closet ceiling. The flue collar is not sealed.



Seal water heater flue collar.

ATTIC(S)

ACCESS OPENING(S) & ACCESSIBILITY

**600 ATTIC
OPENING(S)**

Access: 1 opening in the master bedroom closet.

The attic space is accessible with the exception of areas restricted by framing, ducting, insulation and vaulted ceilings.

FRAMING

**603
DESCRIPTION**

Manufactured-Truss System, and conventional framed roof rafters, with plywood roof deck sheathing.

**604 ATTIC
FRAMING**

The visible areas of the attic framing appeared functional.

**606 TRUSS-
FRAMING
SYSTEM**

The visible areas of the attic truss framing appeared functional.

**607 ROOF DECK
SHEATHING**

The visible areas of the roof sheathing appeared functional.

Remove the scrap plywood from the duct.



Plywood on top of master bedroom duct.

**611 INSPECTOR
RECOMMENDS**

[RU] I recommend replacing the non-IC rated fixtures with IC rated can lights for energy efficiency.



612 COMMENTS The added /updated hallway recessed can lights are not IC rated for insulation contact.



VENTILATION

613 DESCRIPTION Vent types: roof vents.

614 VENTILATION The visible attic ventilation appeared adequate.

INSULATION

617 DESCRIPTION Materials: fiberglass batts, approximate thickness in inches: 6"

The insulation should be in contact with the ceilings without voids or on top of other materials.



618 INSULATION [CR] The insulation is out of place/missing in areas. This condition minimizes the overall value of the insulation.

[CR] The master bedroom vaulted wall insulation is not secured in place and missing sections.



619 COMMENTS [FE] The insulation is in contact and covering the recessed luminaries [lighting fixtures]. It is unknown if the ceiling recessed light fixtures are "IC-rated for insulation contact. I recommend the trims and bulb be removed to expose the manufactures label to determine the rating.



FIREPLACE(S) & CHIMNEY(S)

FIREPLACE

701 UNIT TYPE Manufactured 0-clearance fireplace in the family room.

702 FUEL TYPE Gas and/or wood burning.

[SC] The gas pipe is not sealed properly at the wall where it enters the firebox. Sealed around with proper material.



705 FIREBOX The fireplace and visible areas of the flue / damper appeared functional, with exceptions.

[FE] The top dome around the damper appears to be soiled or rusty, and the damper does not open completely.



706 DAMPER [SC] When a gas log setup is installed in the fireplace, the flue damper should be blocked/clamped in the open position to prevent products of combustion from spilling out into the room if the damper was not opened.

707 HEARTH EXTENSION The hearth extension is in place as required.

CHIMNEY

711 CHIMNEY Materials: stucco chimney with a metal flue.

The visible areas of the chimney and flue from the ground and in the attic appeared functional, with exceptions.

[FE] The shroud around the flue above the chase cap is suspect. It is unknown if the shroud is approved by the manufacture for this installation.

I recommend an inspection by a qualified fireplace specialist. My inspection of the chimney flue is limited to the readily visible portion from the firebox and attic only. The inner reaches of the inner flue are inaccessible. A qualified fireplace specialist will remove the flue cap and use a specialized video camera as needed to evaluate the flue.



Shroud on top of cap covering flue.

712 SPARK ARRESTOR There is a spark arrester and hood installed.

713 COMMENTS [FE] Moisture stains are evident in the flue chase. The chimney cap and collar should be evaluated for proper installation and maintenance.

[FE] The wood frame chase bracing clearance from the flue is suspect.



Moisture stains on the chase framing.

FOUNDATION /SLAB & OR SUB-STRUCTURE

FOUNDATION & COMPONENTS

801 FOUNDATION TYPE(S) Concrete slab on ground, with a perimeter concrete foundation.

803 EXTERIOR PERIMETER The visible exterior areas of the concrete foundation showed no sign of unusual cracking or movement.

804 INTERIOR SLAB The interior concrete slab could not be inspected due to wall-to-wall floor coverings.

FOUNDATION /WALL ANCHORING

817 ANCHORING & BRACING The foundation anchor bolting is not visible due to wall framing is covered, and type of foundation system employed. (slab-on-grade)

PLUMBING SYSTEMS

WATER SERVICE

900 MAIN SHUTOFF LOCATION

The main water shutoff valve is located at the right side of the garage.

Older /original main water shutoff valves are not shutoff to test, to prevent the valve from breaking or leaking.

[CR] The main water shutoff valve is corroded. I recommend the valve be replaced with a 1/4 turn ball valve.



Pressure regulator and rusty valve.

901 MAIN WATER SERVICE LINE

Materials: 1", Copper piping. The main line is only visible below the main water supply shutoff valve.

WATER SUPPLY PIPING

904 DESCRIPTION

Materials: Copper piping is only visible below the sinks.

905 WATER PIPING CONDITIONS

The visible water supply piping appeared functional, with exception.

[CR] The static water pressure was measured at an exterior hose faucet and was 89 PSI. This condition can be conducive to plumbing leaks (pipes and faucets). I recommend installing, adjusting or replacing the pressure regulator to limit the water pressure to or below 60 PSI, or appliance design limits.



906 HOSE FAUCETS

The accessible hose faucets /bibs were functional.

[RU] There are no anti-siphon backflow preventers on the exterior hose faucets /bibs. I recommend installing these devices to prevent water in the hose from entering the building water supply.

COMMENTS

[FE] Irregularly exposed pipes below the first floor hall basin. Unable to inspect due to the cabinet.



WASTE, DRAIN & VENT PIPING

908 UNDERGROUND / FLOOR DRAIN PIPING DESCRIPTION

Not visible below the slab.

909 DRAIN PIPING CONDITIONS

[FE] The fixture drain pipes /waste pipes operated and drained when tested, no blockage or slow drains were evident. Drain and sewer lines have been known to block at any time whether new construction or older properties. I recommend having a video camera inspection be performed on the drain /waste and sewer piping system prior to close of this transaction.

910 UNDER SINK /BASIN DRAIN PIPES

The visible drain pipes were functional, with exceptions.

[SC] Corrugated plastic material used as drain piping is not approved. The corrugations trap bacteria.

[CR] The kitchen sink drain leaks at the pipe to sink connection.



Improper flex material used as drain pipe.

911 DRAIN & WASTE VENT PIPING

The visible areas of the vent pipes appeared functional.

FUEL-GAS SYSTEM

913 GAS METER & SHUTOFF LOCATION

The gas meter and shutoff valve are located at the right side of the garage.

The main gas supply shutoff was not shut-off / tested.

[CR] There is an added seismic automatic shut off valve. The valve has been installed improperly, unlevel and not supported properly.

Building permits are required when installing these valves.



Meter and main gas shut-off valve.

914 VALVES & CONNECTORS

The visible areas of the equipment gas valves and connectors appeared functional, with exception.

[CR] The spa gas supply pipe shut-off valve is before the union pipe connector improperly.

The valve should be before the union, to shut-off the gas if the union pipe connector leaks after seismic movement.



Union and valve locations.

915 FUEL-GAS PIPING

The visible areas of the gas piping appeared functional.

[FE] A fuel /gas sediment trap is not installed on end of the gas supply pipes before the equipment shut-off valves, at the water heater and furnace. The trap catches any debris that may be in the gas supply pipe before the regulators.

917 COMMENTS

View of the seismic automatic shut off valve / reset.



EXCLUDED BY THE STANDARDS OF PRACTICE

926 WATER SOFTENER

[FE] The water softener and under kitchen sink filtration system is outside the scope of the inspection and was not inspected. I recommend consulting with a specialist regarding the system's operation and maintenance.

[CR] The purge tubing into the laundry drain pipe is lacking an air break /gap.



WATER HEATER(S)

WATER HEATER INFORMATION

1001

LOCATION(S) The 50 gallon 6 year old natural gas water heater tank is located in the right side closet.

WATER HEATER CONDITIONS

1008 TANK(S) CONDITIONS

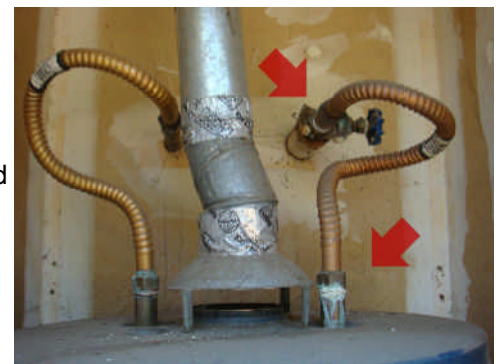
The water heater tank appeared functional, no leakage noted.



1009 WATER SUPPLY / CONNECTORS

[CR] The shutoff valve and flex connector is corroded. I recommend replacing the valve with a ball valve.

[RU] The water supply connectors are not insulated. I recommend insulating the exposed water piping to minimize heat loss.



1010 TANK VENTING SYSTEM(S)

The visible areas of the flue vent piping are intact and secured at the connections, with exception.

[FE] The water heater flues is in contact with the sheetrock /drywall. This condition is improper due to the paper faced sheetrock.

The sheetrock /drywall is moisture stained. See roof section comments.

I recommend sealing the void around the flue with fire rated caulk.



1011 COMBUSTION AIR OPENINGS

Combustion air supply for the water heater is present.

1012 ENERGY SOURCE(S)

The gas shutoff valve and flexible gas connector appeared functional.

1013 TANK "T & P" SAFETY RELIEF VALVE(S)

[CR] A temperature & pressure relief valve and discharge line are installed. The discharge line did not extend to the exterior properly. The pipe should be extended to the exterior and terminate facing downward.



1014 SEISMIC SAFETY STRAPS

The water heater is double strapped and stabilized/blocked to resist movement.

1015 CONTROL(S)

The temperature control is set in the "normal range" and the water at the faucets is warm/hot.

1019 ENCLOSURE

[CR] The door is damaged /Delaminated.

HEATING & A/C SYSTEMS

HEATING UNIT(S) / FURNACE(S)

1101

DESCRIPTION

The original 80,000 btu. forced air natural gas fired furnace is located in the garage.

**1105 RETURN
AIR FILTER(S)**

The original washable filter is located below the furnace.

The filter was not removed to view below the furnace due to the filter was very soiled.

The filter should be replaced with a pleated type filter every 6 mounts.



View of the excessively soiled filter.

**1106 UNIT(S)
CONDITIONS**

[CR] The furnace is functional, the unit is dirty and in need of service. I recommend having the furnace and related components cleaned and serviced by a heating contractor /professional.

The furnace is an older unit and may be nearing the end of or beyond its expected service life.

1107

THERMOSTAT(S)

The thermostats operated the furnaces and A/C units as required.

**1108 VENTING
SYSTEM(S)**

The visible areas of the flue vent piping are intact and secured at the connections, with exception.

[FE] The water heater flues is in contact with the sheetrock /drywall. This condition is improper due to the paper faced sheetrock.

**1111 FAN(S) /
HOUSING(S)**

The fan and cabinet are functional, with exceptions.

[CR] The blower compartment, blower and motor are dirty. This condition restricts the air flow and reduces the systems efficiency. I recommend having the system cleaned and serviced by a heating contractor /professional.



View of the soiled fan motor.

**1112 HEAT
EXCHANGER(S)**

[FE] The heat exchanger is not visible to inspect without dismantling the unit, which is beyond the scope of the inspection.

1113 AIR SUPPLY PLENUM(S)

The supply air plenum and duct connections appeared to be functional, with exception.

[CR] The tape at the connection is loose and conditioned air is escaping.

[SC] The plenum is not sealed at the ceiling. I recommend sealing with fire rated caulk.



1114 RETURN AIR PLENUM(S)

The return air ducting appeared functional.

The return air grill at the entry wall was not removed to inspect fully below the furnace. The grill was caulked and sealed to the wall and base board.

The return air plenum could be cleaned below the furnace.



View of the return below the furnace.

1115 ENERGY SOURCE CONNECTIONS

The gas shutoff valve and flexible gas connector appeared functional, with exception.

[CR] The furnace gas flex connector is not hard piped through the furnace housing.



AIR CONDITIONING UNIT(S)

1117 LOCATION(S)

The original unit is located on the right side of the house.

1120 SYSTEM TYPE(S)

"Split system" The condensing unit is at the exterior and the evaporator /cooling coil is connected to the furnace.

**1122
CONDENSING
UNIT(S)**

I recommend cleaning /hosing off the coils when the unit is off.

[FE] A number of the coil fins of the condensing unit are damaged/bent. This condition reduces the units overall performance.



**1123 SYSTEM
CONDITION(S)**

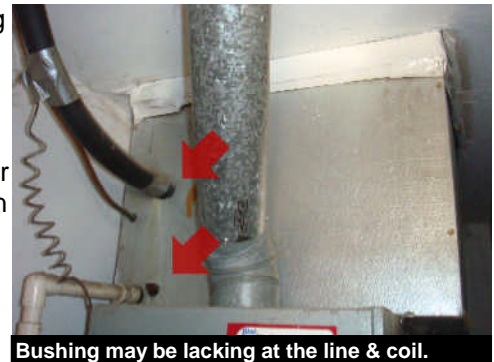
The system responded to normal operating controls and a temperature differential between the supply and return air grills is within the normal range of (18 - 22) degrees.

**1124
CONDENSATE
DRAIN(S)**

[CR] The condensate drain line for the cooling coil terminated the walkway. The pipe is short. I recommend extending out a bit.

[FE] A trap and vent on the primary condensate drain line is not installed for proper operation and to guard against the introduction of contamination into the system. The manufacturers' installation instructions should be reviewed for proper installation.

[RU] A secondary line is not installed.



Bushing may be lacking at the line & coil.

**1125
CONDENSOR(S)
ELECTRICAL**

An electrical fused disconnect is present and adjacent to the condensing unit.

**1126
REFRIGERANT
LINES**

[CR] The coolant line is missing a 2" section of insulation in the attic, and the line set is not secured.

[CR] The coolant lines wall flashing is not sealed where they entered the building to prevent rodent access.



Unsecured line set & missing 2" insulation

**1127
COMMENTS**

[FE] The copper pipe should not be in contact with the wall flashing.



AIR SUPPLY SYSTEMS

**1128 DUCT
TYPE(S)**

Plastic covered insulated flexible ducting, and metal ducts in the garage with fiberglass insulation.

[FE] The garage duct connections are not sealed, the insulation is soiled at suspect connections.



**1129 DUCT
CONDITIONS**

The visible areas of the conditioned air ducts appeared functional, with exception.

[FE] The boots are not insulated, and the connectors do not appear to be insulated properly.



**1130
REGISTERS &
GRILLS**

There was air supply from the wall /ceiling air registers and grills.

[CR] The kitchen register is loose, and upside down registers are evident at the first floor bedroom and bathroom.

**1131
INSPECTOR
RECOMMENDS**

I recommend insulating the duct boots and connectors for energy efficiency.



ELECTRICAL SYSTEMS

POWER COMPANY SERVICE CONDUCTORS

**1200
CONDUCTOR
SERVICE
DESCRIPTION**

Underground lateral service conductors, 120 /240 Volt.

**1201
CONDUCTOR
CONNECTION
POINT**

The underground service lateral conductors visible in the main panel appeared functional.

SERVICE EQUIPMENT

1203 CAPACITY [FE] The electrical system capacity may be adequate for some occupants, although not all.

[FE] The present electrical system may have met the needs at the time the building was constructed. I recommend consulting with an electrical specialist about upgrading the electrical panel /service to the present standards and needs.

SERVICE EQUIPMENT & GROUNDING

**1205
GROUNDING**

[FE] The grounding connection was not accessible/visible/located below and behind the panel in the garage due to the water softener location.



**1206
GROUNDING &
BONDING**

[FE] The bonding connection was not visible/located.

**1207
COMMENTS**

[CR] A jumper wire should be installed onto the water softener added pipes.



MAIN SERVICE PANEL

**1208 MAIN
PANEL &
LOCATION**

The 100 amp. panel is located at the right side of the garage.



**1209
DISCONNECTS /
CIRCUITS**

The main panel has 12, 110 volt circuit breakers, and 2, 220 volt circuit breakers.

**1210 MAIN
PANEL**

The circuit breakers in the panel are labeled. The accuracy of the labeling is not verified.



1211 WORKMANSHIP The wiring within the panel appeared functional.



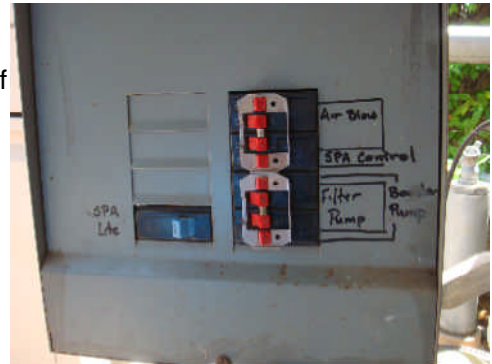
SUB-PANEL(S)

1212 LOCATION Spa equipment area.

1213 PANEL / DISCONNECT RATING 120/240 volt, rated at 40 Amperes.

1214 DISCONNECT TYPE(S) The panel has 3, 110 volt circuit breakers, and 2, 220 volt circuit breakers.

1215 SUB-PANEL(S) [CR] The breakers are not properly labeled. The circuit breakers should they be accurately labeled to allow individual circuits to be shut off for maintenance or emergency needs.



1216 WORKMANSHIP The wiring within the panel appeared serviceable.



**1218
COMMENTS**

[SC] The panel box supports are rusted out, and should be replaced to support the box.



CIRCUIT WIRING METHODS

**1219
DESCRIPTION**

Branch circuit wiring is copper 110 volt wiring, and aluminum 220 volt circuit wiring.

Wiring type is non-metallic sheathed cable and plastic conduit.

**1220 CIRCUIT
WIRING**

The visible areas of the branch circuit wiring appeared functional, with exceptions.

[SC] Improper wiring is evident in the attic, wiring connections that are not contained in approved electrical junction box and junction boxes without covers.

[CR] Added /altered attic wiring should be evaluated and corrected.

[SC] Extension cord and unsecured romex wiring is installed in a permanent manner in the garage improperly.

[SC] Damaged junction box cover at the exterior adjacent to the block wall.



RECEPTACLES & LIGHT FIXTURES

**1225
RECEPTACLES**

The accessible receptacles are functional, with exceptions.

[CR] The kitchen island is lacking receptacles as required.

[SC] The spa receptacle on the control panel is not grounded, and the GFCI does not operate.

[CR] There is no power at one first floor bedroom receptacle.

[SC] The exterior, kitchen and wet bar receptacles are not GFCI protected. This condition is a safety hazard.

**1226
LUMINARIES
[LIGHTS/
FIXTURES]**

The luminaries [lights] are functional, with exceptions.

The exterior luminaries [light fixtures] are loose. The fixtures should be secured and sealed to the walls.

[CR] The master bathroom shower light trim is not flush onto the ceiling.

EXCLUDED FROM THE STANDARDS OF PRACTICE

1230 ALARM SYSTEM

[FE] These systems are outside the scope of the inspection and are not inspected. I recommend consulting with an appropriate specialist in the appropriate trade regarding the system's operation and maintenance.

KITCHEN & LAUNDRY

KITCHEN

1300

COUNTERTOP(S) Description: The granite countertops are functional.

1301 CABINETS Description: The wood cabinets are functional.

1302 COOKTOP The gas stove cooktop burners functioned.

1303 OVEN(S) The gas stove oven and broiler functioned.

1304 EXHAUST VENT

The exhaust fan and luminaire [light] functioned.

[SC] Exhaust vent fan is dirty/greasy, and is a potential fire hazard.

1305

DISHWASHER(S) [CR] The dishwasher drain hose leaked below the sink /air gap device.

[CR] Water is draining out of the air gap when the unit is on the drain cycle. The drain hose, air gap or disposal may be plugged up.



Leaking drain hose.

1306 FOOD WASTE DISPOSAL(S)

The garbage disposal functioned.

1315 WET BAR(S)/ PLUMBING

The faucet and piping appeared functional with exception.

[RU] The faucet water supply angle stop valves are corroded.

1316 KITCHEN PLUMBING

The faucet, sink and plumbing was functional, with exceptions.

[CR] The sink drain leaks at the pipe to sink connection.

[RU] The dishwasher water supply angle stop valve is corroded.

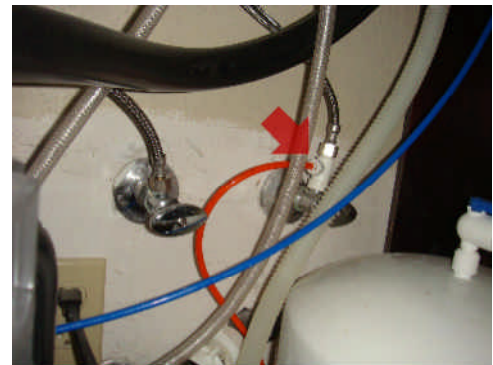


Improper saddle clamp on drain pipe.

1317 COMMENTS

[RU] The water supply tube for the drinking water filtration unit is lacking a dedicated supply valve.

[CR] A saddle clamp fitting for the drinking water filtration unit is clamped onto the kitchen sink drain pipe improperly.



LAUNDRY FACILITIES

1318 MACHINE PLUMBING

The laundry faucets are in use, no visible leaks or corrosion. Washing machines are not operated.

1319 DRYER ENERGY SOURCE(S)

The dryer hookup is provided for a gas unit only.

1320 DRYER VENT SYSTEM

Dryer venting is provided and terminated at the exterior, with exceptions.

[CR] The duct is not secured properly, and is not sealed at the garage fire separation wall.

I recommend blowing the vent out before connecting the dryer to remove any lint that may be in the duct.

[CR] The dryer vent hood at the exterior wall is soiled with lint and the damper door is not closing.



1322 AREA VENTILATION

[CR] There was no means of ventilation for the laundry room. I recommend installing a louvered door, or keep the hall door open when operating the dryer.

The exhaust fan functioned.

BATHROOM(S)

BATHROOM(S)

1400 BASIN(S) & FAUCET(S)

The basins, faucets and piping were functional, with exceptions noted below.

[FE] The chrome devices do not appear to be an approved drain trap.

[SC] The second floor hall basin drain corrugated plastic used as drain piping is improper. The corrugations trap bacteria.

[SC] The master basin hot and cold water are reversed at the faucet, this condition is a scald hazard.



1401

COUNTERTOP(S) The countertop(s) are functional.

1402

CABINET(S) The cabinet(s) are functional.

1403 TOILET(S) The toilet(s) functioned, with exceptions.

[CR] The first floor toilet tank fill valve leaks when filling, replace.



1404

BATHTUB(S) The tub/shower combo was functional in the hall bathroom.

1405

WHIRLPOOL TUB [SC] The hot and cold water are reversed at the faucet, this condition is a scald hazard.

[CR] Access to the whirlpool pump /motor is not provided as required for inspection and maintenance.

[FE] The whirlpool tub was not filled with water for testing and was not inspected. Access should be made for inspection of the tub and electrical.

[SC] There was no visible GFCI device for the tub motor, and the main electric panel is lacking a dedicated circuit breaker for the tub motor as required.

The manufactures installation instructions should be reviewed for proper installation

and maintenance.

**1406
SHOWER(S)**

The two shower stalls were functional, with exception.

[FE] The master shower water volume was low.

**1407
ENCLOSURE(S)**

The two enclosures were functional, with safety glass markings.

**1408
VENTILATION**

Description: Mechanical exhaust fans and window in the master bathroom.

Mechanical exhaust fans in the three bathrooms and window were all functional.

[CR] The exterior exhaust vent hood screen is open at the right exterior.



**1410 CEILING
HEATER(S)**

The bathrooms have central heating and A/C.

INTERIOR OF BUILDING

CEILINGS

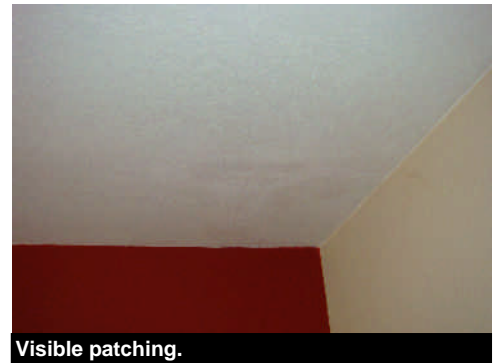
**1500
DESCRIPTION**

Sheetrock /Drywall.

**1501
CONDITIONS**

The ceilings did not have visible defects other than discolored ceilings and patching in the second floor bedroom.

[FE] Moisture stains are evident on the living room ceiling.



Visible patching.

WALLS

**1503
DESCRIPTION**

Sheetrock /drywall.

**1504
CONDITIONS**

There were no visible defects evident, other than a few visible nail pops at the stairway wall.

FLOORING**1508****DESCRIPTION /
MATERIALS**

Carpet, wood and hard tile.

1509 CARPET

The visible areas of the carpet appeared functional, with exception.

[FE] The floor squeaked a bit when walked on upstairs.**1512 WOOD**

The visible areas of the wood flooring appeared functional.

1513 HARD TILE

The visible areas of the tile flooring appeared functional.

FRONT ENTRY DOOR**1517****CONDITIONS**

The updated metal /composite panel doors were functional.

INTERIOR DOORS**1520 DOOR****CONDITIONS**

The doors were functional.

1521 CLOSETS

The closets were functional, with exception.

[CR] The floor guides for the closet doors are missing at two bedrooms.**STAIRS & RAILS****1524****STAIRWELL(S)**

The stairs are functional.

1525**HANDRAIL(S)**

The handrails were functional, with exception.

[SC] The rails installed have wide spaces, up to 5 1/2" I recommend additional measures be taken for child safety.**SMOKE ALARMS****1529****LOCATIONS**

lower hall only.

[RU] I recommend upgrading to the current building standards and installing smoke detectors in each of the sleeping rooms and areas adjacent to them and in all other locations recommended by the smoke detector manufacturers installation instructions.**1530 SMOKE
ALARM(S)**

Testing of smoke detectors is not included in this inspection. Pushing the "test" button only verifies that there is power at the detector, either a battery or wired to the house wiring and not the operational workings of the detector. The operational check is done by filling the sensor with smoke and is beyond the scope of this inspection. Battery operated smoke alarms should be checked on a routine basis and the batteries should be changed frequently.

1531**INSPECTOR
RECOMMENDS**

I recommend installing Carbon Monoxide detectors with the manufactures installation instructions for health and safety.

POOLS & SPAS

I recommend that all material defects noted below be fully evaluated and/or corrected by an appropriate specialist in the appropriate trade using approved methods /materials, prior to the close of this transaction.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

TYPE OF POOL / SPA

1602 VESSEL
TYPE Concrete & plaster in ground installation.

SAFETY ENCLOSURE & GATES

1606 ENCLOSURE [SC] The gates do not self latch, and lacking proper latches. This condition should be corrected for child safety.

[SC] Alarms are not provided on the house doors /access points to the pool/spa area. The alarms are a child safety feature that warn you when the doors that access the pool/spa area are opened. I recommend alarms be installed for child safety.

HARDSCAPING & DRAINAGE

1608 DECKING The concrete and brick spa decking was functional, with exceptions.

[CR] Cracks and settling between the spa decking and brick. This condition is conducive to moisture intrusion and lifting decks.



1609 COPING The pool/spa coping was functional, with exceptions.

[CR] The grout between the coping and spa deck surface is cracked, deteriorated and missing. This condition is conducive to moisture intrusion into concealed spaces.



SPA CONDITIONS

1619 VESSEL [CR] The vessel plaster is chipped, damaged/deteriorated in areas.

The plaster has been painted, and the paint is wearing off.



1620 WATERLINE TILES [CR] There were loose/damaged/missing water line tiles at the skimmer.



1621 SKIMMER(S) [CR] The weir door is missing, only basket installed.

1622 SPA LUMINAIRE(S) [LIGHT(S)] The GFCI protection device for the spa luminaire [light] functioned/tripped when the test button was operated. I recommend testing the device at each use.

1623 SPA DRAIN(S) The drain cover(s) were the safety/anti vortex type and appeared functional.

1624 WATER JETS Water flow was noted at the jets.

1625 SPA CONTROLS [FE] The controls at the spa failed to function.

PUMP(S) & ELECTRICAL EQUIPMENT

1636 FILTER PUMP The pump/motor functioned.

1637 BOOSTER PUMP The pump/motor functioned.

1640 AIR BLOWER(S)

The air blower functioned, with exception.

[FE] The blower cover is rusting a bit.



1641 WATER FILTER(S)

[FE] The diatomaceous earth filter should be opened, cleaned and the grids be inspected.

[CR] The filter support base appears to have settled.



Valve may be spa fill valve. Not tested.

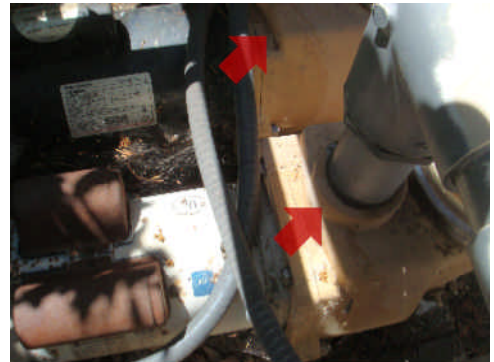
1642 PRESSURE GAUGE

The pressure gauge was functional, and was at 30 PSI.

1643 VISIBLE PIPING

The visible piping, valves and connections appeared functional, with exceptions.

[CR] Leaking at the pump connections.



1644 HEATER

The heater was rusted/deteriorated, it did function.

[CR] The heater is lacking proper separation from the grade and bushes.



1645 EQUIP. BONDING

The equipment and metal components within 5 feet of the spa appeared to be bonded, with exception.

[SC] One pump is not bonded.

1646 GFCI DEVICE(S)

[SC] The GFCI protection device on the control panel failed to function.



1647 PANEL/ CONTROLS

[FE] The control panel should be evaluated for proper operation with the manufactures operating instructions.

1648 COMMENTS

[FE] The heater should be cleaned on top and below /evaluated.



COMMENTS

[CR] The back wash pipe is cut in half, and the grate is missing.

