

Pre-purchase Home Inspection Report

Exclusively for: My Client's

Sample of a 4 year old 2,500 square foot house with pool & spa



Prepared by:

California Real Estate Inspection Association Master Inspector

Steve Garcia Inspections

Building Inspections Since 1986

[www. *InspectionsBySteve.com*](http://www.InspectionsBySteve.com)

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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 # 080710

Date of inspection: July 8, 2010

Time of inspection: 11:00 AM - 5:00 PM.

CLIENT'S NAME Good client's.

INSPECTION

ADDRESS Sunny CA.

WEATHER/SOIL Weather conditions during the inspection: clear, 75-80 degrees, and the ground was moist to dry.

BUILDING CHARACTERISTICS

DESCRIPTION 4 year old 1 story single-family residence.

TYPE OF

STRUCTURE Wood frame building with manufactured exterior siding, on a slab on grade.

OTHER INFORMATION

PEOPLE

PRESENT People present: Owners present up the the end of the inspection, listing agent and buyer's present at the end of the inspection.

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.

[NOTE] I am not a soil or geotechnical engineer and cannot render an opinion regarding soil stability or potential soil movement. If desired, a soil or geotechnical soils engineer /specialist should be consulted on these matters.

SITE & HARDSCAPE

SITE, HARDSCAPE & COMPONENTS

200 SITE GRADING

Description: Combination of a near level, gentle slope and steep slope.

The grading at the foundation appears to be adequate to drain excess surface water away from the building, except:

[CR] Outside of the BK nook /master bedroom the siding is below or marginally above the exterior grade /soil. I recommend modifications in this area to maintain a minimum of 4 inches clearance between the earth and wood siding and wall framing.



The grade at this area is not adequately sloped away from the foundation. It is important that surface grade be sloped away from the foundation.

201 SITE DRAINAGE

Description: Grade /surface water runoff and underground drains.

The exposed areas of the surface drainage system appeared functional, with exception.

[FE] There is no visible surface /underground drain at the area mentioned above.

[FE] The underground drainage system installed was not water tested during the inspection. I make no representations as to its effectiveness and recommend its operation be evaluated during heavy rains. I recommend all drains be cleaned on a regular basis.

[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

The concrete driveway is functional with some cracks.

203 WALKWAY(S)

The concrete walkways are functional.

205 PATIO(S)

The concrete patio is functional.

206 PATIO / DECK COVER(S)

[CR] The patio /perimeter wraparound porch cover and lattice support posts /metal hold downs are improperly in contact /below the patio slab, and may be in contact with the planter soil outside of the BK nook and master bedroom. These conditions are conducive to moisture damage.

[CR] There is evidence of conditions that require further evaluation and repair by a pest control operator.



214 FENCES & GATE(S)

[CR] The front driveway gate roller securing bolt is missing a nut. I recommend painting the metal gate rusting areas.

Fences not within 6 feet of the inspected structure or it's associated parking areas are outside the scope of this inspection.

216 LANDSCAPING

[CR] Maintenance, trimming or removal of vegetation is needed at areas of the property to prevent overgrowth and encroachment onto the building.

The bushes blocking access to the gas shut off valve, and main electrical panel should be cut back.

Low voltage landscape lighting, detached sheds, and anything more than 6 feet from the structure and or not obviously affecting the structure, is outside the scope of this inspection.

NOTES

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.

BUILDING ENVELOPE & COMPONENTS

BUILDING WALLS & SIDINGS

310 DESCRIPTION Manufactured siding around the building.

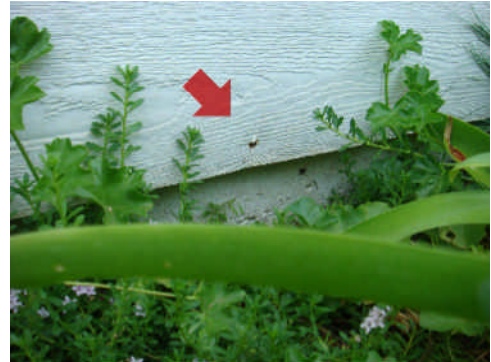
315 MANUFACTURED SIDING

The manufactured siding appeared functional, with exceptions.

[CR] The manufactured siding lacked adequate clearance from or are buried in the ground outside of the BK nook. This condition is conducive to moisture intrusion/deterioration.

[CR] The sprinkler spray may be hitting the front garage wall, or the roof water runoff may be splashing onto the siding causing moisture damage, and rust to the fasteners.

Before painting the siding caulk the fasteners that are recessed into the siding to seal the siding surface.



320 FLASHINGS

[FE] There are no visible metal flashings installed at the top of the doors and window trims. This condition could be conducive to moisture intrusion/deterioration.

I recommend the exposed head trims be maintained with caulking and paint.



321 COMMENTS [FE] The wraparound porch ceiling wood paneling seams appear to be separating.



322 INSPECTOR RECOMMENDS

The metal cable box at the front of the garage is rusting. The box should be painted.

Any siding butt joints and cut siding like at the right side electrical box, caulk and paint.



TRIM & EAVES

323 TRIM & MOULDINGS

Description: Manufactured trim around the building.

The visible exterior trim materials appeared functional, with exceptions.

[CR] Outside of the BK area the trim is separated. The window and vertical wall trim needs caulking and paint.

The sprinklers may be spraying this area.



324 EAVES / SOFFITS

The visible wood eave and soffit materials appeared functional.

325 FASCIAS

The visible fascia materials appeared functional, with exception.

[CR] Holes in the fascia at the right side should be caulked sealed and painted.



WINDOWS & DOORS

326 EXTERIOR WINDOWS CONDITIONS

Description: Vinyl, dual pane single hung, sliding and fixed windows.

The windows viewed from the exterior appeared functional.

327 INTERIOR WINDOWS OPERATION

The accessible windows were functional, with exceptions.

[CR] The sliding windows were difficult to open/close. The tracks should be cleaned and the rollers evaluated.

328 EXTERIOR DOOR(S) CONDITIONS & OPERATION

Description: Glass and composite material at the french doors, and metal door with a window at the bathroom.

The exterior doors were functional, and are energy efficient.

GARAGE(S)

GARAGE

401 EXTERIOR

[CR] The siding trim materials should be cut back from the concrete to prevent moisture damage.



402 ROOF / FRAMING

Description: The same materials as the house. The roof truss framing system is not designed for supporting stored items.

One framing truss block is separated.



403 INTERIOR / WALLS

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.



Garage fire wall separation in the attic.

405 FIRE-RESISTIVE WALLS / SEPARATION

The visible areas of the garage firewall separation appeared functional, with exception.

[SC] The fire-resistive wall is sealed at pipe penetrations with a suspected improper non-rated foam material, and plastic PVC is through the wall.

[CR] Approved fire rated caulking is recommend at the penetrations /pipes.



406 CONCRETE SLAB

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

407 VENTILATION

Vent openings are not provided or required for this garage.

[RU] Air vent openings are recommended to be installed at the roof ridge to provide combustion air for the fuel-burning water heater and remove possible contaminated air from exhaust fumes.

408 OVERHEAD DOOR(S)

Description: Metal sectional non-insulated doors were functional.

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

409 AUTOMATIC DOOR OPENER(S)

The automatic garage door openers were functional, with exceptions.

[SC] The auto-reverse safety system failed to function. The door did not reverse when it hit an object in its path while closing. Adjustment should be made to the auto-reverse sensitivity force-setting for safety.

[FE] The rail arm is secured to the garage door without blocking /proper fastening.



410 INTERIOR FIRE-RESISTIVE DOOR

Description: The panel door has a visible fire-resistive rating plate and is self closing / latching.

411 EXTERIOR PEDESTRIAN DOOR

Description: Metal door with a window. The doors is functional and energy efficient.

ROOFING SYSTEMS

DESCRIPTION

501 INSPECTION METHOD

I inspected the tile roof from a ladder around the eaves to prevent any possibility of breaking tiles, and the roof surface was visible.

502 ROOF COVERING(S)

Original concrete tile roofing system.

[CR] The ridge tiles have voids at a few areas. The fastening and weather blocking should be evaluated at these ridge tiles.



ROOFING MATERIALS

509 CONCRETE TILES

The visible areas of the roof surface appeared functional, with exceptions.

[FE] Mortar has been used at the field tiles and hip tiles intersection in place of metal pan / channel flashings.



514 BUILT-UP ROOFING

[FE] Due to the suspected low sloped roof deck /area around the house, a low slope roofing material may have been required to be placed onto the roof deck before the tiles were installed.



FLASHINGS

517 DESCRIPTION

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

[FE] The crushed pan /channel flashings, and the backside of the chimney flashing should be evaluated.

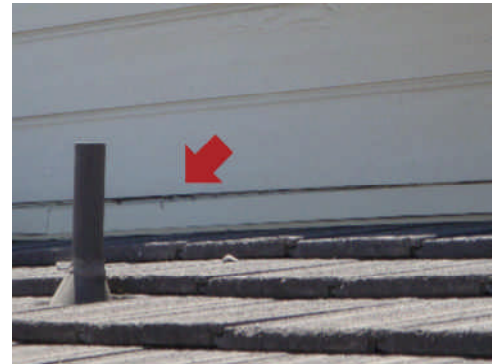


518 FLASHINGS [FE] At the rear left area the tile to wall intersection is irregular, uneven and the channel flashing is below the field and rake tiles.

[FE] The wall rake pan /channel flashing is crushed and the mortar material is irregular at this location.



519 INSPECTOR RECOMMENDS [CR] The wall flashing appears to be loose, and should be corrected.



PENETRATIONS / VENT PIPES

520 PENETRATIONS The visible roof penetrations appeared functional, with exceptions.

[FE] I recommend evaluation the the plumbing vent jack flashing installation at the front of the house.



521 FLUE PIPE(S) The visible exhaust flue pipes and weather caps appeared functional, with exceptions.

[CR] The two gas exhaust flue pipes are lacking storm collars.



SKYLIGHT(S)

523

SKYLIGHT(S)

[FE] The tube skylights do not have visible flashings, only mortar fill.



524 COMMENTS

[FE] Evaluation is recommend for flashing and proper installation of the tube skylights.



ATTIC(S)

ACCESS OPENING(S) & ACCESSIBILITY

600 ATTIC
OPENING(S)

Access: 2, located in the hall and laundry room.

601 ATTIC
ACCESS(S)

The hall access attic space is full with the exception of the living room vaulted ceiling restricts access.

The laundry attic space is only visible from the opening due to the framing, furnace, ducting, and vaulted ceilings. No access over the master bedroom and bathroom.

FRAMING

603

DESCRIPTION

Manufactured-Truss System, and Oriented Strand Board (OSB) roof deck sheathing.



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.

612 COMMENTS

Future plastic suspected cable conduit is evident over the hallway.



VENTILATION

613

DESCRIPTION

Vent types: Roof ridge vents only.

614

VENTILATION

The visible attic ventilation appeared adequate, with exception.

[FE] The laundry room attic space has minimal ventilation.

This condition could be conducive to moisture build-up in the winter and excess heat build-up in the summer, depending on the location of the building and roofing material.

INSULATION

**617
DESCRIPTION**

Materials: fiberglass batts, approximate thickness in inches: 9"

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



Void, on top of pipe and framing.

**618
INSULATION**

The visible attic insulation appeared functional, with exception.

[CR] The insulation is out of place/missing from the living room wall.



Living room wall.

FIREPLACES & CHIMNEYS

FIREPLACE(S)

**700
LOCATION(S)**

Living room.

**701 UNIT
TYPE(S)**

Manufactured 0-clearance fireplace.

**702 FUEL
TYPE(S)**

Wood only.



705 FIREBOX(S) The fireplace and visible areas of the flue appeared functional.

706 DAMPERS The visible area of the chimney flue appeared functional.

[FE] The visible areas of the flue is a bit soiled. I recommend the flue and related components be cleaned by a certified fireplace specialist.



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

CHIMNEY(S)

711 CHIMNEY(S) Materials: Wood framed chimney chase with a metal flue.

The visible areas of the chimney appeared functional from the underside /attic.

[FE] The chimney may be too close to combustible materials, attic framing. Typical clearance is 2", this separation from the sheathing appears to be less.



712 SPARK ARRESTOR(S) There is a spark arrester installed, viewed from the ground only.



FOUNDATION & SUB-STRUCTURE

FOUNDATION & SUPPORT COMPONENTS

801 FOUNDATION TYPE(S) Concrete slab on grade.

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

Horizontal cracks or separations known as cold joints are evident in the foundation. This condition appears to have been caused from the placement /installation of the foundation and slab.



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

FOUNDATION ANCHORING & CRIPPLE WALL BRACING

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 front of the house.

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

[RU] I recommend replacing the main water supply valve with a 1/4 turn ball valve.



901 MAIN WATER SERVICE LINE Materials: 1" Copper pipe. The main line is only visible below the main water supply shutoff valve.

A water pressure regulator is provided.

WATER SUPPLY PIPING

904 DESCRIPTION Copper piping only visible below sinks and basins.

905 WATER PIPING CONDITIONS The visible water supply piping appeared functional.

The static water pressure was 55 PSI at 3:00 PM. Typical static water pressure is between 40 and 80 PSI.

906 HOSE FAUCETS The hose faucets /bibs were functional. Anti-siphon backflow preventers are installed at the house bibs, with exceptions.

[CR] In front of the main water supply line is a hose bib in the soil improperly. The bib water supply appears to be part of the sprinkler water supply.

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



907 INSPECTOR RECOMMENDS [FE] The sprinkler water supply should be evaluated for required backflow preventers and anti-siphon valves.



COMMENTS An abandoned water supply valve outside of the master bedroom french doors appears to have been installed for the pool water supply.



WASTE, DRAIN & VENT PIPING

908 UNDERGROUND / FLOOR DRAIN PIPING DESCRIPTION

Materials: ABS black plastic piping, where visible.

909 DRAIN PIPING CONDITIONS

The drain piping is not visible due to slab on grade construction.

[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.

911 DRAIN & WASTE VENT PIPING

The visible areas of the vent pipes appeared functional.

FUEL SYSTEMS

913 GAS METER & SHUTOFF LOCATION

Propane tank located at the rear left of the house. The tank appears to have been manufactured in 2004 according to the label.

[SC] The tank is not supported /secured on a solid platform, and is leaning.



Tank supported on concrete blocks.

914 VALVES & CONNECTORS

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

A main gas shut-off ball valve is located at the left side of the house. The pipe union connector should be evaluated for leaking after seismic movement.



Paint the rusting pipe & union connector.

915 FUEL GAS PIPING

The visible areas of the gas piping appeared functional, with exception.

[FE] Rust is evident at the main gas supply pipe fittings adjacent to the tank.



916 INSPECTOR RECOMMENDS

[FE] The tank has a rusty area. The tank should be secured and evaluated.



917 COMMENTS A capped gas supply pipe for a BBQ is provided outside of the master bedroom french doors.



WATER HEATERS

WATER HEATER INFORMATION

1001

LOCATION(S) The 50 gallon 6 year old propane gas water heater tank is located in the garage.

WATER HEATER CONDITIONS

1008 TANK(S) CONDITIONS

The water heater tank was functional.



View of the water supply valve.

1009 WATER SUPPLY CONNECTIONS

The water supply connectors appeared functional and are insulated to minimize heat loss.

[CR] The insulation is in contact with the vent connector, and should be cut back away from the draft diverter on top of the tank.

[FE] The shutoff valve is corroded. I recommend replacing with a ball valve.



Cut back from diverter, & move from vent.

1010 TANK VENTING SYSTEM(S)

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

[SC] The flue vent piping is close to combustibile materials, cut back the roofing underlayment.



Cut back the roofing material 1" from pipe

1012 ENERGY SOURCE(S)

The gas shutoff valve and flexible gas connector were functional.

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

A temperature /pressure relief valve and discharge pipe is provided. The discharge line extended to the exterior and terminated close to the ground 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.

**1017
PLATFORM**

There is no drip pan and drain line under the water heater to catch and divert any dripping water to the exterior.



HEATING & A/C SYSTEMS

HEATING UNIT(S) / FURNACE(S)

**1101
DESCRIPTION**

6 year old forced air 105,000 btu. propane gas fired furnace.

**1105 RETURN
AIR FILTER(S)**

Disposable filter at the ceiling outside of the laundry room. Replace the filter with pleated type every 6 mounts.

If the dryer is operating I recommend the laundry door be closed and the window opened when the furnace or A/C is operating, due to the location of the return.

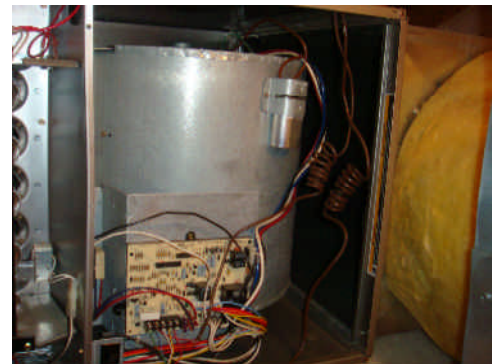
The door to the garage closes tight.

[RU] I recommend an additional return air /filter be installed at the right hall.

**1106 UNIT(S)
CONDITIONS**

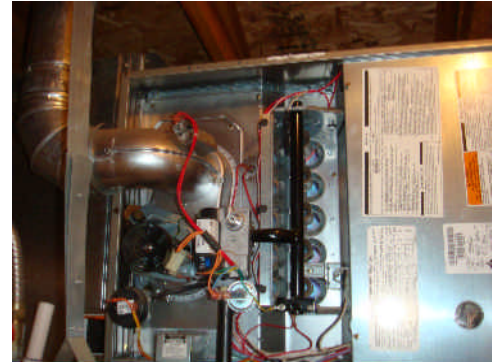
The furnace /burners functioned properly, with exception.

[FE] Irregular vibration when the unit /fan is operating. The fan may be out of balance.



1107

THERMOSTAT(S) The thermostat operated the furnace and A/C unit as required.

**1108 VENTING SYSTEM(S)**

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

1111 FAN(S) / HOUSING(S)

The fan and cabinet are functional, with exceptions.

[FE] Irregular vibration when the unit /fan is operating.

[CR] The low voltage wire is lacking a bushing through the cabinet.

[RU] The fan cabinet is not insulated with insulation board.

**1113 AIR SUPPLY PLENUM(S)**

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

1114 RETURN AIR PLENUM(S)

The return air duct appeared functional.

1115 ENERGY SOURCE CONNECTIONS

The gas shutoff valve and flexible gas connector appeared functional.

AIR CONDITIONING UNIT(S)**1120 SYSTEM TYPE(S)**

"Split system" The 6 year old condensing unit is at the exterior and the evaporator / cooling coil is connected to the furnace in the attic.

**1122
CONDENSING
UNIT(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.



**1123 SYSTEM
CONDITION(S)**

[CR] The refrigerant line is in contact with the metal straps improperly.



Isolate the dissimilar metals at straps.

**1124
CONDENSATE
DRAIN(S)**

The visible areas of the condensate drain lines appeared functional.



**1125
ELECTRICAL**

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

**1126
REFRIGERANT
LINES**

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



AIR SUPPLY SYSTEMS

**1128 DUCT
TYPE(S)**

Fiberglass flex ducts.



**1129 DUCT
CONDITIONS**

The visible areas of the conditioned air ducts appeared functional.

**1130
REGISTERS &
GRILLS**

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

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 is not visible to inspect below the power company meter.

SERVICE EQUIPMENT

1203 CAPACITY The electrical system capacity is adequate for the structure.

SERVICE EQUIPMENT AND GROUNDING

1205 GROUNDING Foundation rebar ground connection was identified.

1206 GROUNDING & BONDING The visible grounding and bonding connections are at the water heater gas and water supply pipes.

MAIN SERVICE /PANEL

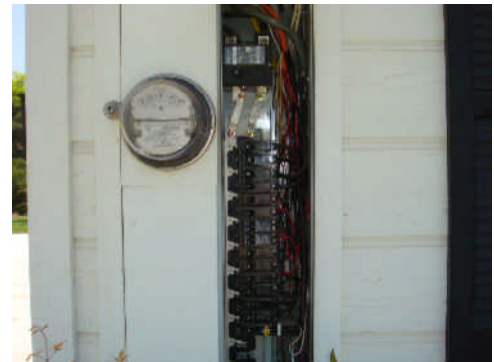
1208 LOCATION OF MAIN PANEL The 200 amp. panel is located at the front of the garage.

1209 MAIN DISCONNECT & CIRCUITS The main panel has 7, 110 volt circuit breakers, 3, 220 volt circuit breakers, and 2 sub panel disconnects.

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 Sub panel A is located in the garage.

1213 PANEL DISCONNECT RATING 120/240 volt, rated at 100 Amperes.

1214 DISCONNECT TYPE

The panel has 12, 110 volt circuit breakers.

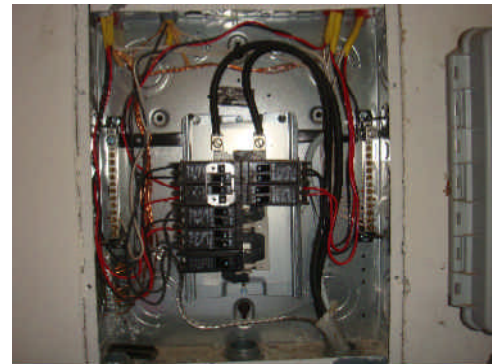
1215 ELECTRIC PANEL

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



1216 WORKMANSHIP

The wiring within the panel appeared serviceable.



SUB-PANEL(S)

1212 LOCATION Sub panel B is located adjacent to the pool equipment.

1213 PANEL DISCONNECT RATING

120/240 volt, rated at 100 Amperes.

1214 DISCONNECT TYPE

The main panel has 5, 110 volt circuit breakers and 1, 220 volt pool panel disconnect.

[FE] This panel has an Arc-fault circuit-interrupter protection breaker. The required locations /circuits for Arc-fault protection is not in the scope of this inspection.

1215 ELECTRIC PANEL

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



Arc-fault circuit interrupter breaker.

1216 WORKMANSHIP

The wiring within the panel appeared serviceable.



SUB-PANEL(S)

1212 LOCATION Pool equipment sub panel.

1213 PANEL DISCONNECT RATING 120/240 volt, rated at 50 Amperes.

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

1215 ELECTRIC PANEL

[CR] A number of 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.

[CR] Screws are missing from the front panel cover.



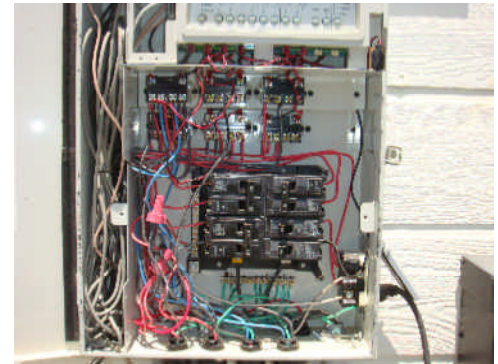
Bubble cover needed for plug /cord.

1216 WORKMANSHIP

The wiring within the panel appeared serviceable, with exception.

[SC] Breaker amperage exceeds wire capacity at the bottom right.

[CR] Red wire connected to the neutral terminal.



CIRCUIT WIRING METHODS

1219 DESCRIPTION

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

Wiring type is non-metallic sheathed cable and conduit.

1220 CIRCUIT WIRING

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

[CR] The pool pump power supply junction box at the rear left of the pool is only supported by the plastic conduit.



RECEPTACLES & LIGHT FIXTURES

1224 SWITCHES The switches were functional.

1225 RECEPTACLE(S) The accessible receptacles were functional, with exceptions.

[CR] One garage receptacle is loose at the rear wall.

[CR] The laundry room counter is lacking receptacles, and the wall receptacle is not GFCI protected.

**1226
LUMINARIES
[LIGHT(S)/
FIXTURE(S)]**

The luminaries [lights] are functional, with exception.

The fixture above the fireplace is lacking a bulb.

[FE] It is unknown if the ceiling recessed light fixtures are "IC-rated for insulation contact, and combustible materials. I recommend the light fixture trims and bulbs be removed to expose the manufactures label to determine the rating.



**1227 GFCI
DEVICE(S)**

Ground fault circuit interrupter devices (GFCI) are located in the bathrooms, kitchen, exterior and garage with the exception of the refrigerator receptacle.

**1302 PADDLE
FAN(S)**

The fans were operational.

KITCHEN & LAUNDRY

KITCHEN

1300

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

I recommend caulking around the sink, and sealing the granite counter tops.

1301 CABINETS Description: The wood cabinets are functional.

1302 COOKTOP The electric cooktop was functional.

1303 OVEN(S) The electric oven and broiler was functional.

**1304 EXHAUST
VENT**

The exhaust fan and luminaire [light] functioned, with exception.

[FE] Air came out of the top of the hood vent. This hood vent should vent all of the air to the exterior.



1305

DISHWASHER(S) The dishwasher functioned through the "Normal Cycle", no evidence leakage.

The crimped drain hose did not appear to affect the unit draining.

1306 FOOD WASTE DISPOSAL(S)

The garbage disposal functioned, no leaks.
Some corrosion is evident at the disposal connection.



Crimped dishwasher drain hose.

1307 REFRIGERATOR(S)

[FE] Refrigerators are outside the scope of the inspection and are not inspected. I recommend consulting with a specialist regarding the operation and maintenance of the unit.

**1308 MICROWAVE
1316 KITCHEN PLUMBING**

The microwave oven functioned and heated a glass of water.
The faucet, sink and plumbing were functional.



LAUNDRY FACILITIES

1318 MACHINE PLUMBING

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

[RU] I recommend the faucets be replaced with a single lever ball valve that controls the hot and cold simultaneously to shutoff the water off after washing, to prevent the hoses from breakage and water damage.



1319 DRYER ENERGY SOURCE(S)

The dryer hookup is provided for a propane gas unit only.

[FE] The dryer hookup connection was not visible due to clothes blocking view.



1320 DRYER VENT SYSTEM

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

[CR] The dryer vent hood at the exterior wall is clogged with lint and the damper door is not functional, stuck open.

[CR] The dryer vent connector is an improper flex material. A metal flex connector should be used.

1321 SINK & PLUMBING

The faucet, sink and plumbing were functional, no leakage.

1322 AREA VENTILATION

Ventilation is provided by a window which was operational.

BATHROOMS

BATHROOMS

1400 BASIN(S) & FAUCET(S)

The basins /faucets and piping were functional.

1401 COUNTERTOP(S)

The countertops are functional.

I recommend re-caulking the splash angle at the hall bathroom.

1402 CABINET(S)

The cabinets were functional.

1403 TOILET(S)

The toilets functioned.

**1404
BATHTUB(S)**

Description: Tub shower combo at the hall bathroom functioned, with exceptions.

[CR] The tub spout shower diverter failed to fully divert all water to the showerhead.



**1406
SHOWER(S)**

The master shower was functional.

I recommend removing the hair from the drain.

**1407
ENCLOSURE(S)**

The bathroom enclosures were functional, with tempered glass markings.

**1408
VENTILATION**

Description: Mechanical exhaust fans in the three bathrooms and windows in the full bathrooms, were all functional.

I recommend cleaning the hall bathroom exhaust fan.

**1410 CEILING
HEATER(S)**

The bathrooms have central heating and A/C only.

INTERIOR OF BUILDING

CEILINGS

**1500
DESCRIPTION** Sheetrock /Drywall.

**1501
CONDITIONS** The ceilings did not have visible defects.

WALLS

**1503
DESCRIPTION** Sheetrock /drywall.

**1504
CONDITIONS** There were no visible defects evident.

FLOORING

**1508
DESCRIPTION /
MATERIALS** Carpet, wood and hard tile.

1509 CARPET The visible areas of the carpet appeared functional.

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

1516 DESCRIPTION Wood and glass double doors.

1517 CONDITIONS The door was functional, with exceptions.

[CR] The fixed door top pin is stuck in place, unable to open the door.

I recommend the doors be re-finished.

INTERIOR DOORS

1520 DOOR CONDITIONS The doors were functional.

1521 CLOSETS The closet were functional.

SMOKE ALARMS

1529 LOCATIONS hallway, bedrooms, Bk area and living room.

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.

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

1601 LOCATION Attached pool and spa.

1602 VESSEL TYPE Concrete & plaster in ground installation.

1603 DECKING Materials: Concrete.

1604 COPING Materials: Stone /slate.

1605 DRAINAGE Surface and underground drains.

SAFETY ENCLOSURE & GATES

1606 ENCLOSURE [SC] The property /site fencing was not inspected for child safety due to the large site. The driveway gate does not self close. I recommend the fencing and gate be made to comply with the current standards for child safety.

[SC] Alarms are not provided on the house doors /access points to the pool/spa area. 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 pool/spa decking was functional.

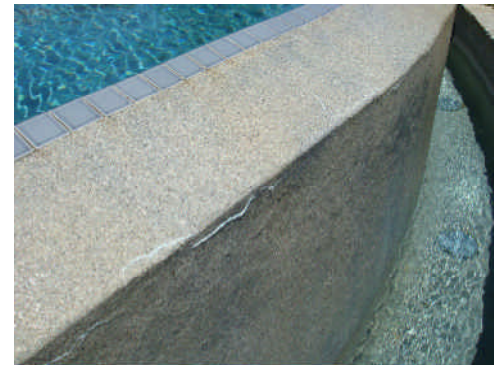
1609 COPING The pool/spa coping was functional.

1610 DRAINAGE The underground deck drainage system was not water tested during the inspection. I make no representations as to its effectiveness and recommend its operation be evaluated during adverse weather.

SWIMMING POOL CONDITIONS

1612 VESSEL The vessel surface was functional, with exception.

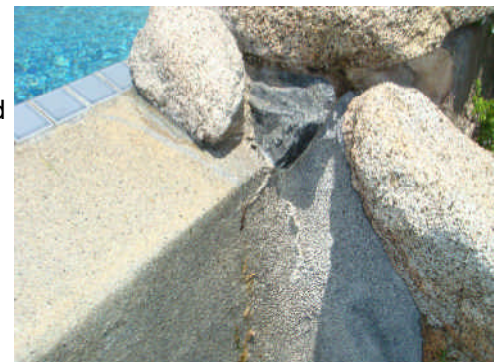
[FE] Calcium /mineral deposits are evident at the water spill surface.



1613 WATERLINE TILES

The waterline tiles /stone appear functional, with exception.

[FE] Calcium /mineral deposits and suspected moisture intrusion evident at /in the stone and spill wall.



1614 SKIMMER(S) The skimmer and basket were functional.

1615 POOL LUMINARIES [LIGHT(S)] The pool and spa luminaries [lights] functioned.

1616 POOL DRAIN(S) The drain covers were the safety/anti vortex type and appeared functional.

SPA CONDITIONS

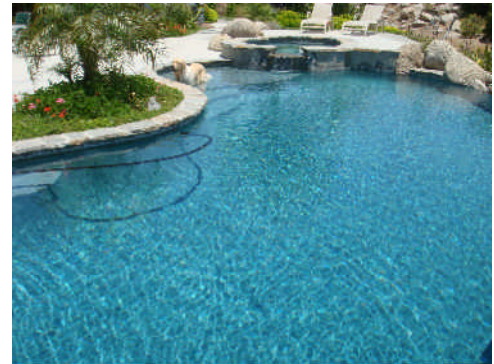
1619 VESSEL The vessel surface appeared functional, with exception.

[FE] Calcium /mineral deposits are evident below the water spill.



1620 WATERLINE TILES

The waterline tiles /stone appear functional.



1623 SPA DRAIN(S)

The drain covers are the safety/anti vortex type and appeared functional.

1624 WATER JETS

Water flow was functional at the jets.

1625 SPA CONTROLS

The controls at the spa and master bedroom were functional.

PUMP(S) & ELECTRICAL INFORMATION

1627 PUMPS Two filter pumps and one spa booster pump.



Filter /spa pumps & spill /trough filter.

1629 WATER FILTER

Cartridge /media filter.



Main filter label.

1630 PRESSURE GAUGE

Present.

1631 VISIBLE PIPING

Plastic.

1632 HEATER

Propane gas, 399,990 btu. heater.



1633 EQUIP. BONDING

Present.

1634 GFCI DEVICE

Present on the side of the control /electric sub panel.

1635 PANEL/ CONTROLS

Remote electronic controls, and spa control.

PUMP(S) & ELECTRICAL EQUIPMENT

1636 FILTER PUMP

The two pumps /motors functioned.



1637 BOOSTER PUMP

The pump/motor functioned.

1641 WATER FILTER(S)

The filtration system appeared functional, the water was clear.



1643 VISIBLE PIPING

The visible piping, valves and connections appeared functional.

1644 HEATER

The heater functioned.

1645 EQUIP. BONDING

The equipment and metal components within 5 feet of the pool/spa appeared to be bonded.

1648 COMMENTS

[FE] The spill /trough pump /motor is covered in the foliage.



EXCLUDED BY THE STANDARDS OF PRACTICE

1652 CHLORINATOR

[FE] These units /systems are outside the scope of the inspection and are not inspected. I recommend a full evaluation by a specialist.



Units /systems not in scope of inspection.

**1653
COMMENTS**

[FE] The pool fill valve should be evaluated for backflow /anti-siphon device /requirements.



Suspected pool fill valve.