

Pre-purchase Home Inspection Report

Exclusively for: My Client

Sample report of a 6 year old 4,400 square foot house



Prepared by:

California Real Estate Inspection Association Master Inspector

Steve Garcia Inspections

Building Inspections Since 1986

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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 # 060810

Date of inspection: August 6, 2010

Time of inspection: 10:00 AM - 5:00 PM.

CLIENT'S NAME Good client.

INSPECTION ADDRESS Sunny CA.

WEATHER/SOIL Weather conditions during the inspection: clear, 70-75 degrees, and the ground was moist to dry.

BUILDING CHARACTERISTICS

MAIN ENTRY Faces: South.

DESCRIPTION 6 year old, 2 story, single-family residence.

TYPE OF STRUCTURE Wood frame building with wood shingle and stone exterior walls, on a slab on grade.

UTILITIES

All three utilities were on during the inspection.

OTHER INFORMATION

PEOPLE PRESENT People present: Listing agent opened the door, the buyers agent stopped by during the inspection and was present at the end of the inspection with the buyer.

BUILDING OCCUPIED The building was partially furnished /staged. Access to some items such as electrical outlets/receptacles, windows, wall/floor surfaces were restricted by furniture or personal belongings. I recommend inspecting blocked walls, floors, windows, receptacles and behind appliances when vacant.

INSPECTED BY Steven William Garcia.

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 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.

SITE & HARDSCAPE

SITE, HARDSCAPE & COMPONENTS

200 SITE GRADING

Description: Stair stepped site with a gentle slope.

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

201 SITE DRAINAGE

Description: Grade /surface water runoff and underground drains.

The exposed areas of the surface drainage system appeared functional, with the exception of the roof gutter downspout termination at the front right corner of the house.

[RU] I recommend the roof gutter downspout be connected into the landscape drainage system.



202 DRIVEWAY / PARKING

The concrete driveway is functional with slight cracks, with exception.

[SC] The sewer drain cleanout is 1/2" above the driveway surface. This condition is a trip hazard.

203 WALKWAY(S)

The concrete walkways are functional, with some slight cracks.

204 MAIN ENTRY

The living room concrete entry/porch is functional.

205 PATIO(S)

The patio concrete surface is functional, with some slight cracks.

208 STEPS & STAIRS

The rear yard concrete steps are functional.

212 ROOF GUTTERS

Description: Metal gutters are provided around the roof to control water runoff, with the exception of the front left corner.

[RU] I recommend installing the additional gutter and downspout to control the roof runoff at the left corner.

The rear gutters has debris. I recommend cleaning out.

**213
DOWNSPOUTS**

The roof gutter downspouts discharge into an underground drainage system, with the exception of the front right corner.

[CR] The landscape drains and roof downspouts have been connected improperly with the drains open.

I recommend installing proper downspout / drain connectors, or cutting back the drains and downspouts and install drain grate / screens to prevent any debris from entering the drainage system.



**214 FENCES &
GATE(S)**

Description: I did not identify the fence /wall material covered with stucco.

The yard wood fencing appeared functional, with exceptions.

[CR] The two gates need adjustment /repairs to restore proper closing and latching operation.

[FE] Moisture stains and suspected damage is evident on the rear wood fence. The right side fence /stucco is water stained.

The landscape sprinkler spray pattern should be evaluated.

**216
LANDSCAPING**

The vegetation and landscaping is not affecting the building at this time.

[FE] Foliage is growing on the building at the front. Foliage may grow into the wall void at the corner, and may cause damage to the wood shingles if not maintained.

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.

BUILDING ENVELOPE & COMPONENTS

BALCONIES, DECKS, STAIRS, COLUMNS, WALKWAYS, GUARDRAILS & HANDRAILS

**300 SURFACE
OR STRUCTURE
DESCRIPTION**

Elastomeric / waterproof coating on the rear balcony deck and front deck over the garage.

301 DECK(S)

The front deck coating appeared functional, with exception.

The deck is lacking a secondary or backup drain. Keeping the drains clear will be extremely important. If the drain opening is easily clogged, installation of an overflow drain is recommended.

302 BALCONY(S) The rear balcony/deck coating appeared functional.

[FE] I recommend cleaning the deck drains.

306 GUARDRAIL(S) The wood railings appeared functional at the front deck and rear balcony.

BUILDING WALLS & SIDINGS

310 DESCRIPTION Wood shingles and stone.

[FE] The stone appeared functional, with the exception of a broken piece below the rear fireplace.

[CR] A void is evident below the wall outside of the kitchen where the plumbing is located. I recommend sealing all voids to prevent rodents, insects and air from entering.



Seal voids below the siding /wall.

314 SHINGLE SIDING The shingled siding appeared functional, with exceptions.

[FE] The shingles are cracked and warped at the south side and areas. I recommend the siding finish be evaluated for maintenance.

[CR] There are gaps between the shingled siding and adjacent materials /pipe at the left side.



All gaps /voids should be sealed.

[FE] Surface stapling is evident at areas. The shingles are finished without corner trim material.

320 FLASHINGS The visible areas of the flashings appeared functional, with exception.

[FE] The front right entry window trim and stone is lacking flashing, and gap is evident.

[FE] The stone termination /base is lacking a drainage plane flashing.



321 COMMENTS [CR] The laundry room metal wall vent is open at the bottom over an 1/4" and is bent inside of the room and out.

I recommend consulting with the home owner as to this condition.



322 INSPECTOR RECOMMENDS [CR] At the front center of the house a gap / void is evident between the soffit and wood shingles. The void should be sealed properly.

[FE] Caulking is evident above this area. No flashing separating the shingles and soffit.



TRIM & EAVES

323 TRIM & MOULDINGS The wood trim materials appeared functional, with exception.

[FE] The rear left trim board is damaged/ deteriorated.



324 EAVES / SOFFITS The visible eave and soffit materials appeared functional, with exception.

[FE] Seal void at the front left entry soffit and stone intersection.

325 FASCIAS The fascia materials appeared functional.

WINDOWS & DOORS

326 EXTERIOR WINDOWS CONDITIONS **Description:** The window materials appear to be a vinyl or aluminum clad on the exterior and wood, dual pane, double hung, casement, and fixed windows.

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

[CR] The double hung window screens have pins for securing. There is nothing to secure the pins to, leaving the screens unsecured.

One casement window screen has a hole at the second floor center left bedroom.

327 INTERIOR WINDOWS OPERATION

The casement windows were functional.

[CR] The double hung windows were difficult to open/close and latch. Children should be able to open the windows in case of an emergency.

[CR] Two kitchen windows, one dining room window and entry window could not be opened. Windows should not have to be forced opened.



[CR] One latch is missing at a kitchen window and a few are not secured properly.

[CR] The guest bedroom window sash cable is defected and the plastic sides are broken.

I recommend contacting the window manufacture /representative to inspect the windows, prescribe the corrections and maintenance that is needed.

328 EXTERIOR DOOR(S) CONDITIONS & OPERATION

Description: Wood and glass dual pane doors.

The exterior wood doors were functional, with exceptions.

[CR] The living room and master bedroom doors bottom pin does not engage into the threshold to secure the doors.

[FE] Daylight is evident between the doors when closed at the bottom, of the family room and master bedroom doors.

GARAGE(S)

GARAGE

403 INTERIOR / WALLS

The sheetrock /drywall is intact and without moisture stains, with exception.

[FE] The ceiling board is fractured adjacent to the door opener.



404 INTERIOR CONDITIONS

The step down into the garage from the living space is 8 1/2".

[SC] This condition is improper and a fall safety hazard. A 4 1/4" step should be placed for safety.

The step into the garage from the pedestrian door into the garage is 8". This is the maximum rise allowed.

I recommend a 4" step be placed for safety at the pedestrian door.

405 FIRE-RESISTIVE WALL(S) / SEPARATION

The garage firewall/ceiling separation appeared functional, with exceptions.

[SC] There are small holes in the fire separation ceiling between the garage and joining living space above.

[FE] It is unknown if the fractured ceiling board has compromised the required fire-resistive /separation.

[CR] A junction box cover is missing at the front left ceiling area.

406 CONCRETE SLAB

The garage slab is functional, with slight cracks present.

407 VENTILATION

Vents are provided at the left side wall.

408 OVERHEAD DOOR(S)

Description: Wood /composite sectional door with windows.

The door was operational, with exception.

[CR] The garage door hardware /hinges are loose and missing securing nuts.

[CR] The rubber sill is loose at the bottom of the door.



409 AUTOMATIC DOOR OPENER(S)

The automatic garage door opener was functional, with exceptions.

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

[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.

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

The panel door was functional.

ROOFING SYSTEMS

DESCRIPTION

500 AGE & OR DECK SLOPE

Two different deck slopes, with two different types of roofing materials due to the deck slopes.



Low slope area has roofing material.

**501
INSPECTION
METHOD**

I walked on the roof and inspected the accessible /visible roofing components.



**502 ROOF
COVERING(S)**

Materials: Fiberglass/asphalt composition shingles over the slopped roof deck.

The low sloped roofing areas appears to have a rolled fiberglass/asphalt composition material.

[CR] Picture # 500 above has arrows pointing to an area with roofing material in place of metal flashing /cricket to prevent debris from collecting and allow proper water to runoff.



[CR] Debris has collected due to improper slope above the front left bedroom where moisture stains are evident in the closet.

**503 ROOFING
LAYERS**

Second view of picture #502 above.



504 INSPECTOR NOTES

Patching will not correct the condition around the upper bedroom roof to wall intersection.

The low slope roofing material should be removed and a proper metal valley /cricket flashing installed around the structure.

See end of report section for additional pictures and comments.



Patching will not correct conditions.

ROOFING MATERIALS

506 COMPOSITION SHINGLES

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

[CR] The rear valley shingles are not cut back from the center of the valleys properly like the front valleys are.



Debris & moisture becomes trapped.

514 BUILT-UP ROOFING

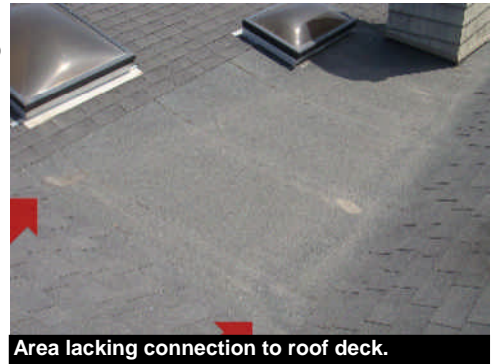
Low slope: Roofing areas are at the center roof and around the front upper right bedroom.

[CR] The roofing material appears weathered, the seams are not properly sealed, and the material is lacking proper backing at the upper slope area below the shingles.



Suspect leak area, no bond to deck.

516 COMMENTS [CR] Mastic /tar patching is evident at the upper area that is lacking proper connection to the roof deck. The moisture stains in the hallway appear to be below this area.



FLASHINGS

517 DESCRIPTION Metal edge flashing, jack flashings and step flashings.

518 FLASHINGS The visible flashings appeared functional, with exception.

[FE] The visible rear edge flashing is improperly over the underlayment /felt.

[CR] The front right lower roof to wall flashing and fastener is lifted and unsealed.



519 INSPECTOR RECOMMENDS I recommend kick-out flashing at the front right lower roof to wall termination into the stone.

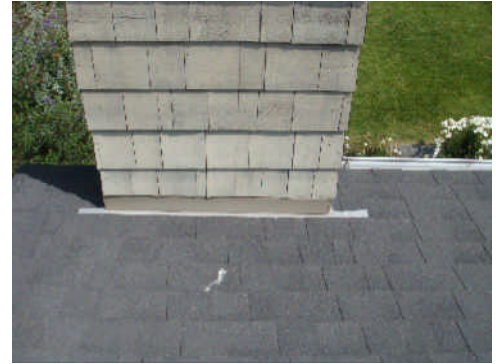


PENETRATIONS / VENT PIPES

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

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

522 COMMENTS [FE] The rear left 36" wide chimney is lacking a cricket. No evidence of puddling water or damage to the shingles.



SKYLIGHT(S)

523 SKYLIGHT(S) The skylights appeared functional.

ATTIC(S)

ACCESS OPENING(S) & ACCESSIBILITY

600 ATTIC OPENING(S) Location: laundry room.

601 ATTIC ACCESS(S) The attic space is restricted by framing, ducting, and vaulted ceilings. The attic space is limited to the hall ceiling up to the bedrooms only.

FRAMING

603 DESCRIPTION Conventional framed roof rafters, with oriented Strand Board (OSB) roof deck sheathing.

604 ATTIC FRAMING The visible areas of the attic framing appeared functional.

607 ROOF DECK SHEATHING The visible areas of the roof sheathing appeared functional.

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: 9.

618 INSULATION The visible attic insulation appeared functional.

FIREPLACE(S) & CHIMNEY(S)

FIREPLACE(S)

700

LOCATION(S)

Living room /dining, family room, master bedroom and exterior wall.

701 UNIT

TYPE(S)

All 4 units are manufactured 0-clearance fireplaces.

702 FUEL

TYPE(S)

All could be gas log set-up, or wood burning as they are at this time. The gas supply / valves operated.

When operating the fireplaces the screens should be closed and the glass doors fully opened.

705 FIREBOX(S)

The fireplaces fireboxes and visible areas appeared functional.

The family room firebox rear ceramic panel has small cracks that are not a defect at this time.

[CR] The exterior fireplace glass doors are difficult to operate, and may need lubing at the hinge pins.



Family room firebox rear wall panel.

706 DAMPER(S)

The visible areas of the chimney flues from the fireboxes appeared functional, with exceptions.

[SC] The living /dining room fireplace flue has a piece of sheet metal on top of the damper blocking the flue. This fireplace should not be used until the sheet metal is removed.

[SC] The master bedroom flue metal is bent at the connections. This fireplace should not be used until the flue is evaluated. See #710 picture below.



Sheet metal on top of the damper.

The living /dining room and master bedroom fireplaces do not appear to have been utilized.

[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(S)

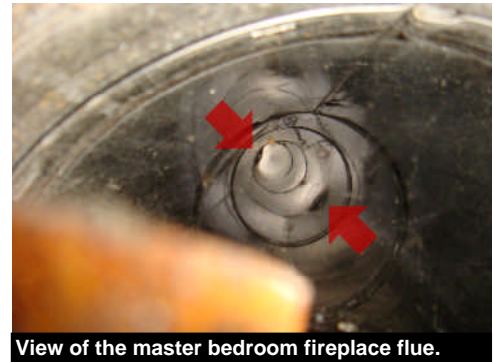
The hearth extensions are in place as required.

[FE] The family room hearth tiles sounded hollow when walked or tapped on as if they are not bonded to the slab.



710 COMMENTS

I recommend an inspection by a qualified fireplace specialist. My inspection of the chimney flues is limited to the readily visible portion from the fireboxes only. The inner / upper reaches of the flues are inaccessible. A qualified fireplace specialist will remove the chase and flue caps, use a specialized video camera as needed to evaluate the flues.



View of the master bedroom fireplace flue.

CHIMNEY(S)

711 CHIMNEY(S)

Materials: Stucco chimneys with a metal flues.

The visible areas of the chimneys appeared functional, with exceptions.

[CR] Signs of puddling water is evident on two of the chimney chase caps.

I recommend painting the caps with an oil based rust inhibitor.



The chase caps are improperly bent down.

712 SPARK ARRESTOR(S)

Spark arresters are installed.

[FE] The outer flues installation appears improper. This type of installation may not allow proper air flow for cooling the inner flues.



Fastener tabs not in place for air flow.

713 COMMENTS [FE] The chimney chase shrouds should be evaluated to be an approved component on the chimneys.



CHIMNEY

711 CHIMNEY The master bedroom chimney has a satellite dish installed.



713 COMMENTS [CR] Due to the poor chase cap installation the irregularly installed outer flue is corroding at the dining /living room chimney.

The manufactures installation instructions should be reviewed for proper installation of the chimney flues.



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)

FRAMING SEPARATION FROM SOIL

**819
SEPARATION**

The wood /wall framing appeared to have adequate separation from the soil.

PLUMBING SYSTEMS

WATER SERVICE

**900 MAIN
SHUTOFF
LOCATION**

The main water shutoff valves are located at the left side of the garage, and were functional.

The blue valve is for the landscape sprinkler supply.



**901 MAIN
WATER SERVICE
LINE**

Materials: 1 1/2" Copper piping. The main line is only visible below the main water supply shutoff valve.

[FE] The copper pipe is not wrapped to protect from the concrete walkway.

WATER SUPPLY PIPING

**904
DESCRIPTION**

Materials: Copper piping where visible. The piping appears to be fed below the slab.

**905 WATER
PIPING
CONDITIONS**

The visible water supply piping was functional.

The static water pressure was 55 PSI at 2:45 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.

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 ground 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-GAS SYSTEM

913 GAS METER & SHUTOFF LOCATION

The gas meter and shutoff valve is located at the left side of the garage.

[RU] The main gas supply shutoff was not operated. There is no emergency shutoff wrench present. I recommend providing a wrench or installing a seismic automatic shut off valve for emergencies.



915 FUEL-GAS PIPING

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

[SC] Improper use of gas pipe union connector for the rear yard BBQ supply pipe. The supply pipe is also lacking a shut-off valve.

[FE] The gas supply pipe appears to have been spliced from the kitchen. The pipe installation is irregular and should be evaluated.



The gas pipe installation should be on the approved and stamped building plans.

WATER HEATER(S)

WATER HEATER INFORMATION

1001

LOCATION(S) The 75 gallon 6 year old natural gas water heater tank is located in the garage.

WATER HEATER CONDITIONS

1008 **TANK(S) CONDITIONS**

The water heater tank was functional, no leakage noted.

1009 **WATER SUPPLY / CONNECTORS**

The shutoff valve and water supply connectors are intact and insulated to minimize heat loss. Valves are not operated.

The water heater is connected to the water supply using rigid pipe and union connectors.

I recommend replacing the pipes and unions with flexible connectors to prevent the unions from leaking during seismic movement.



1010 **TANK VENTING SYSTEM(S)**

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

1012 **ENERGY SOURCE(S)**

The gas shutoff valve and flexible gas connector are 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

[FE] It is unknown if the two seismic straps are approved for a 75 gallon tank. A middle third strap may be required.



1015 CONTROL(S)

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

I set the thermostat back to vacation as it was.

1017 PLATFORM

The water heater ignition source/pilot light is elevated 18" inches or more above the slab, and a drip /leak pan is provided.

1018 CIRCULATING PUMP & PIPING

The hot water re-circulating pump was plugged in and was functional. I unplugged the pump as it was.

The re-circulating system /pump running continuously is not energy efficient, and can erode the pipes. I recommend using the time clock device to limit the use of the pump.

HEATING & A/C SYSTEMS

HEATING UNIT(S) / FURNACE(S)

1101 DESCRIPTION

7 year old, Payne 105,000 btu. forced air natural gas fired furnace.



Furnace manufacture label.

1105 RETURN AIR FILTER(S)

There is no filter installed in the hall ceiling return air grill as it should be.

Replace the filter with a pleated type every 6 - 12 mounts depending on usage.

If an A/C condenser is installed and used the return air filter plenum should be insulated.



Un-insulated return air filter plenum.

1106 UNIT(S) CONDITIONS

The furnace /burners functioned properly.

[FE] There is no proper working clearance around the unit /equipment.



1107 THERMOSTAT(S)

The thermostat operated the furnace as required.

1108 VENTING SYSTEM(S)

The metal flue vent piping was intact and secured at the connections.

1111 FAN(S) / HOUSING(S)

The fan and cabinet are functional, with exception.

The cabinet is not completely insulated. If an A/C condenser is installed and used the cabinet should be insulated.



Un-insulated area of the cabinet.

1113 AIR SUPPLY PLENUM(S)

[FE] The cooling coil appears to be the supply air plenum.

[CR] There is an air leak at the refrigerant line and cooling coil intersection.

A bushing and line insulation is missing, conditioned air is escaping.



1115 ENERGY SOURCE CONNECTIONS

The gas shutoff valve and flexible gas connector appeared functional.

AIR CONDITIONING UNIT(S)

1122 CONDENSING UNIT(S)

The unit is not provided, and would be installed at the rear left side of the building.

[CR] The refrigerant lines are provided and in place. The wall flashing is not sealed below to prevent rodent access.



Seal void at the line set wall flashing.

1124 CONDENSATE DRAIN(S)

The visible areas of the condensate drain lines appeared functional.

1125 CONDENSOR(S) ELECTRICAL

The main panel does not have a disconnect circuit breaker. Abandoned wiring is evident in the panel.

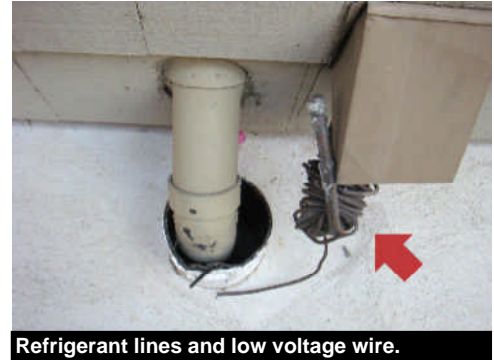
An electrical disconnect has not been installed at the location for the condenser. A junction box is evident at this area, the cover was not opened to prevent breaking the seal on the box cover.



Covered J. box & low voltage light timer.

**1126
REFRIGERANT
LINES**

See heater section # 1113 above.



AIR SUPPLY SYSTEMS

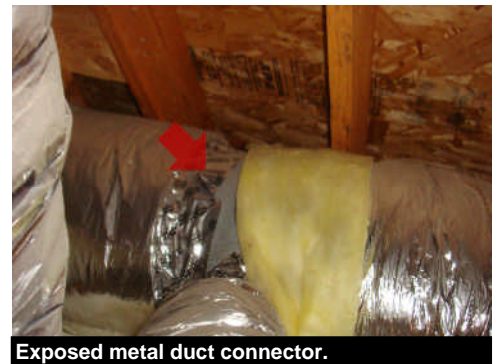
**1128 DUCT
TYPE(S)**

Plastic covered and insulated flexible ducting.

**1129 DUCT
CONDITIONS**

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

[CR] The main air supply metal duct connector is lacking insulation in the attic. The connector should be insulated if A/C is installed and used.



**1130
REGISTERS &
GRILLS**

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

[FE] There is low air flow from the register/grill at the family room.

ELECTRICAL SYSTEMS

POWER COMPANY SERVICE CONDUCTORS

**1200
CONDUCTOR
SERVICE
DESCRIPTION**

Overhead service conductors, 120 /240 Volt.

**1201
CONDUCTOR
CONNECTION
POINT**

The overhead service wires and weather-head appeared to be functional.

SERVICE EQUIPMENT

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

SERVICE EQUIPMENT & GROUNDING

**1206
GROUNDING &
BONDING**

The visible grounding and bonding connections are at the rebar below the main panel and main water supply pipe.

MAIN SERVICE PANEL

**1208 MAIN
PANEL &
LOCATION**

The 200 amp. panel is located at the left side of the garage.



**1209
DISCONNECTS /
CIRCUITS**

The main panel has 17, 110 volt circuit breakers, and 1, 220 volt circuit breaker.

**1210 MAIN
PANEL**

[CR] A number of the circuit breakers are not labeled. The circuit breakers should be accurately labeled to allow individual circuits to be shut off for maintenance or emergency needs.



1211 WORKMANSHIP The wiring within the panel appeared functional.



SUB-PANEL(S)

1212 LOCATION Located in the garage.

1213 PANEL / DISCONNECT RATING 120/240 volt, rated at 70 Amperes.

1214 DISCONNECT TYPE(S) The sub panel has 14, 110 volt circuit breakers, and 0, 220 volt circuit breakers.

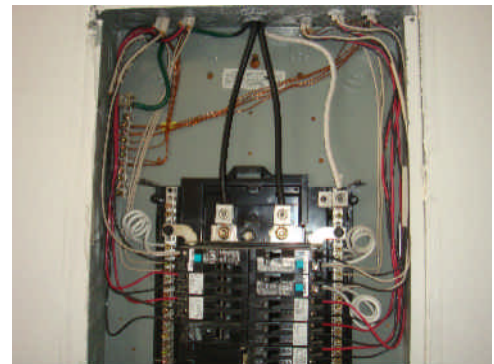
The panels have Arc-fault circuit-interrupter protection breakers for the bedrooms and suspected areas.



1215 SUB-PANEL(S) The circuit breakers in the panel are labeled.

[FE] The accuracy of the labeling was not verified.

1216 WORKMANSHIP The wiring within the panel appeared serviceable.



CIRCUIT WIRING METHODS

1219

DESCRIPTION Branch circuit wiring is copper.

Wiring type is non-metallic sheathed cable and conduit.

1220 **CIRCUIT
WIRING**

The limited visible areas of the branch circuit wiring appeared functional.

RECEPTACLES & LIGHT FIXTURES

1223 **DOOR
BELL**

The door bell functions when the button is pushed.

1224 **SWITCHES** The accessible switches were functional.

1225

RECEPTACLES The accessible receptacles were functional, with exception.

[FE] The second floor hall bathroom receptacles is loose.

[FE] There are no receptacles provided at the end of the kitchen island.

1226
**LUMINARIES
[LIGHTS/
FIXTURES]**

The luminaries [lights] are functional, with exception.

[FE] The two entry recessed fixtures /trims are not flush onto the ceilings.

[CR] One kitchen below cabinet florescent bulb, and two garage bulbs failed to function /are out.

[CR] The living room exterior ceiling fixture has a broken bulb inside.

1227 **GFCI
DEVICE(S)**

The GFCI receptacles in the kitchen, second floor 3/4 bathroom, garage and laundry room were operational.

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 operation and maintenance.

1232 **CENTRAL
VACUUM**

[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 systems operation and maintenance.

The kitchen floor vacuum was the only area tested, and operated the unit in the garage.

KITCHEN & LAUNDRY

KITCHEN

1300

COUNTERTOP(S) The granite countertops are functional. I recommend the granite counter tops be sealed.

1301 CABINETS The cabinets were functional, with exceptions.

[CR] The cabinet doors have loose hinges, are uneven, rubbed and did not close properly.

[FE] Below the island sink spider webs are evident. This condition is caused from moisture. The slab vapor barrier may have not been sealed around the under slab pipes / penetrations.



I recommend installing sheet vinyl on the bottom shelf below the sinks, and sealing around the penetrations.

The cabinets are lacking ventilating holes at the front below the doors. I recommend drilling 1 1/2" holes.

1302 COOKTOP The gas cooktop burners functioned.

[FE] The gas supply pipe sleeve is not sealed at the top below the cabinet shelf.



1303 OVEN(S) **Description:** Electric ovens and broilers functioned, with exception.

[FE] When operating the ovens and broilers on convection an irregular noise was made.

1304 EXHAUST VENT

Cooktop downdraft type exhaust system was functional, with exceptions.

[CR] The duct connection leaked air in the cabinet. The screens are soiled.

[CR] The exhaust termination hood at the exterior has a screen that is clogged with debris. It is unknown if a back draft damper is installed.



View below cooktop & duct leak.

1305 DISHWASHER(S)

The dishwasher functioned through the "Normal Cycle", no evidence leakage.

1306 FOOD WASTE DISPOSAL(S)

The garbage disposals functioned.

1307 REFRIGERATOR

[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

The microwave oven functioned and heated a glass of water.

1315 WET BAR(S)/ PLUMBING

The garage faucet, sink and plumbing was functional.

1316 KITCHEN PLUMBING

The faucets, sinks and plumbing were functional.

The main sink faucet spray head does not retract properly. Untangle the hose, or add an additional weight.



Untangle the spray hose.

1317 COMMENTS

Cook-top downdraft exhaust hoods do not have screens, but do have back draft dampers.



View of the clogged hood vent screen.

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.

[FE] A leak drain pan below the washing machine was not evident, or a floor drain was not evident, and the floor does not slope toward the machine. A plastic pipe is evident outside of the laundry room that appears to be for a drain pan or floor drain.

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.

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

1321 SINK & PLUMBING

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

Caulk the counter and splash angle to prevent moisture intrusion.

1322 AREA VENTILATION

Ventilation is provided by an exhaust vent fan and window, both were functional.

BATHROOM(S)

BATHROOM(S)

1400 BASIN(S) & FAUCET(S)

The basins /faucets and piping were functional.

1401

COUNTERTOP(S)

The countertops are functional.

1402

CABINET(S)

The cabinets are functional.

1403 TOILET(S)

The toilets functioned, with exceptions.

[CR] The master and 3/4 guest toilets failed to flush properly.

The toilets tank flappers are designed to close quickly to save the water in the tank. The improperly flushing toilets flappers close quicker than the others.

For a full flush hold the tank handle down, this will utilize all the water in the tank.



Moisture stains below the tank.

[FE] The half bath toilet tank has evidence of past leaking. I recommend asking the home owner if the adjacent walls incurred moisture damage from the leaking toilet tank, and the tank be inspected. The tank lid could not be opened to inspect the bolts inside due to the flush mechanism on top of the tank lid.

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.

[CR] The mixet valve is not operating properly, a rough and irregular operation is evident.

[FE] Low water flow is evident from the shower head.

1405

WHIRLPOOL TUB

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

[FE] The tiles at the front of the tub are a bit loose. This could be the access location?

[FE] The whirlpool tub was not filled with water for testing and was not inspected.

Access should be made for inspection of the tub support, electrical wiring, GFCI protection, and pump /motor bonding.



Suspected motor /pump access location.

[SC] The hot and cold water are reversed at the faucet, this condition could be a scald

hazard.

**1406
SHOWER(S)**

The showers were functional, with exceptions.

[FE] I recommend the hair be removed from the master shower drain, and the drain screen be evaluated for fastening.

[FE] The master shower head leaks when operating.

[CR] The second floor 3/4 bath shower stall drain screen is not secured and loose.



Second floor 3/4 shower loose drain cover.

**1407
ENCLOSURE(S)**

The enclosures are functional, with safety glass markings.

[NOTE] There is no shower glass doors present at the hall bathtub /shower combo.

**1408
VENTILATION**

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

**1410 CEILING
HEATER(S)**

The bathrooms have central heating, with the exception of the half bath.

**1411
COMMENTS**

[NOTE] Horizontal seats or ledges in showers tend to hold water and are prone to leakage. Horizontal surfaces in showers should be wiped dry after use as a precaution against moisture intrusion into concealed spaces.



Master shower & 3/4 bath have seats.

INTERIOR OF BUILDING

CEILINGS

1500 DESCRIPTION Sheetrock /Drywall.



1501 CONDITIONS The ceilings did not have visible defects, with exceptions.

[FE] Moisture stains are evident on the second floor hall and front left bedroom closet. See roof section for explanations of the stains.

[FE] The family room taping finish is irregular and visible.

3 very slight light spots on the kitchen ceiling between the island and main counter.



WALLS

1503 DESCRIPTION Sheetrock /drywall.

1504 CONDITIONS There were no visible defects evident.

CABINETS

1506 CABINET(S) / CONDITIONS The hall cabinets are functional.

FLOORING

1508 DESCRIPTION / MATERIALS Carpet, wood and hard tiles.

1509 CARPET The visible areas of the carpet appeared functional.

[FE] Uneven /sloped area at the hall adjacent to the front bedrooms.

1512 WOOD The visible areas of the wood flooring appeared functional, with common signs of aging and wear.

1513 HARD TILE The visible areas of the tile flooring appeared functional.

FRONT ENTRY DOOR

1516

DESCRIPTION Panel wood and glass door was functional, with exception.

[FE] The door does not close tight at the bottom knob side. daylight is visible when closed.

INTERIOR DOORS

**1520 DOOR
CONDITIONS**

[CR] The two front bedroom doors rubbed the jamb/floor, do not latch and the left bedroom door has a gap at the top when closed.

[CR] The second floor right center bedroom door and closet door hinges are loose.

[CR] The kitchen pantry and entry closet doors rub the jambs, and the closet door hinge is loose.

[CR] The master bathroom door does not latch.

STAIRS & RAILS

1524

STAIRWELL(S) The stairs are functional.

1525

HANDRAIL(S) The handrail is functional.

SMOKE ALARMS

1529

LOCATIONS All bedrooms have alarms, 1 in the lower hall, 2 in the upper hall with one that appears to be part of the security system.

**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, which is beyond the scope of this inspection.

1531

INSPECTOR

RECOMMENDS I recommend installing smoke alarms above the kitchen pantry door and garage.

PHOTOGRAPHS

Photographs, when used, are simply a tool to help convey my findings. They are not intended to enhance those findings or diminish any findings not photographed.

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

Please refer to the "Condition Code Definitions" for a full description of the actions to be taken.

PHOTO # 1 This area is the rear right of the bedroom with the same conditions.



PHOTO # 2 Second picture of #1.



PHOTO # 3 Mastic /tap patching at the roof area that is not connected to the roof deck.



PHOTO # 4 Second picture of #3.



PHOTO # 5 Open lap adjacent to the chimney. The roofing material appears to be a inexpensive product.

This roofing material should be removed and re-roofed with proper connection to the deck.



PHOTO # 6 I recommend cutting back the shingles at the two rear valleys.



Cut & remove shingles from valleys.

PHOTO # 7 Second picture of #6.

