

Pre-purchase Manufactured Home Inspection Report

Exclusively for: My Client

Sample of a 10 year old 2754 square foot Manufactured home with detached garage/office & shed.



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/Building 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. Log onto my web site to view the many different inspection services I provide.

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 of practice 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 break down nor take apart any system other than the front covers of electrical panels and furnaces /heating units. My fees do not include 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 inspection 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
 Plumbing Inspection
 Electrical Inspection
 California Energy Codes
 Uniform Building Codes
 Construction 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, using the approved methods and materials, with full signed documentation describing the work that was completed and the present condition of the component or system before the completion of this transaction.

FURTHER

EVALUATION

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

CORRECTIONS

RECOMMENDED

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

RECOMMENDED

UPGRADE

[RU] Recommended Upgrades: Inspector recommends items noted to be updated to current standards and/or equipment. 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 field 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 # 050510

Date of inspection: June 5, 2010

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

CLIENT'S NAME

Good client.

INSPECTION**ADDRESS**

Sunny CA.

WEATHER/SOIL

Weather conditions during the inspection: clear, 75-80 degrees, and the ground was dry.

BUILDING CHARACTERISTICS**MAIN ENTRY**

Faces: The driveway.

DESCRIPTION

10 years old, 1 story, single-family residence /manufactured home.

Detached garage, office, and storage building.

UTILITIES**ELECTRICITY**

Municipal.

GAS

Private propane gas.

[FE] The gas supply tank is not in the scope of the inspection. The manufactures installations instructions should be reviewed for proper installation and maintenance of the tank.

WATER/SEWER

Private well and septic tank.

[FE] The water supply well and system is not in the scope of the inspection. The manufactures installations instructions should be reviewed for proper installation and maintenance.

[FE] The septic tank is not in the scope of the inspection. The system should be evaluated for proper installation and maintenance.

OTHER INFORMATION**PEOPLE****PRESENT**

People present: tenant, buyers agent, and the clients.

**BUILDING
OCCUPIED**

The building was occupied and access to some items such as; electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors were restricted by furniture or personal belongings. I recommend inspecting in closets, cabinets, blocked walls, floors, windows, 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 2 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] The interior of the home appears to have been recently painted. Repainting can conceal evidence of moisture staining.

[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 buildings.

SITE & HARDSCAPE

SITE & HARDSCAPE COMPONENTS

200 SITE GRADING

Description: Near level site.

[CR] The grading at areas around the house, storage building, garage and office is not adequately sloped away from the perimeter foundation. It is important that surface grade be sloped away from the perimeter foundation to prevent moisture accumulation next to the buildings, which may infiltrate below the building effecting the structural integrity of the buildings support systems.



[CR] The grading at areas of the house, office building and storage building has inadequate slope away from or negative slope towards the buildings. The grade slope should fall away from the buildings to prevent moisture accumulation at the foundation / underside.

201 SITE DRAINAGE

Description: Grading surface water runoff only.

There are no rain gutters to control roof water runoff. I recommend installing rain gutters and downspouts. The downspouts should be extended away from the house and buildings.



[FE] I recommend the site be evaluated during heavy rains to determine the grading corrections /drainage plan needed.

202 DRIVEWAY / PARKING

Description: None, other than the short concrete driveway at the front of the garage.

203 WALKWAY(S)

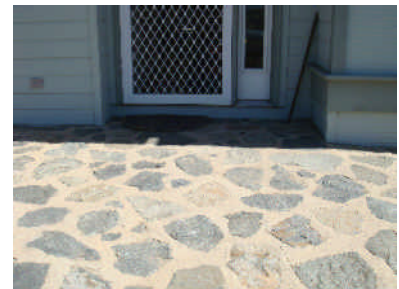
Walkways are not provided.

[FE] I recommend the government /building and safety department with authority of jurisdiction be consulted on the requirements for driveways and sidewalks in this location /city.

204 MAIN ENTRY

Description: Concrete.

[FE] The entry/porch surface is above the building siding improperly. This condition is conducive to moisture intrusion and deterioration of the wall.



205 PATIO(S) **Description:** Concrete.

[CR] The patio surface is above the building siding. This condition is conducive to moisture intrusion and deterioration of the wall.



208 STEPS & STAIRS

Description: Concrete.

[SC] There is improper rise on steps/stairs at the front, left and rear of the house. This condition is a trip hazard.

[CR] The office and garage stairs /steps are irregular and the step outside of the garage side door is improper.



210 HANDRAILS [SC] There are no handrails at the rear of the house.

211 COMMENTS

[CR] The irregular and improper stairs /steps into the buildings have improperly sloped landings that are too high onto the house and up to the door thresholds.



216 LANDSCAPING

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

[FE] The cosmetic stone planter at the garage has been placed up onto the garage siding improperly.



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.

EXCLUDED BY THE STANDARDS OF PRACTICE

222 FENCING/ GATE(S)

[FE] The chain link fence and gate was not inspected.

228 DETACHED BUILDINGS

The shed and garage /office was inspected.

The building composite siding appears to be a similar material as the house.

[FE] The siding appeared functional, with the exception of caulking sealant is lacking a joining materials and penetrations.

[CR] The office siding around the bottom is covered improperly with blocks and siding material. This condition is causing moisture damage to the siding materials.

[CR] The office building underside is open for rodents, and the siding underside is exposed and lacking proper separation from the grade and debris.

See the report last picture page, pictures 1-3 of the office underside improper support system.



Office siding wrap is exposed & dama

BUILDING ENVELOPE & COMPONENTS

BUILDING WALLS & SIDINGS

310 DESCRIPTION

Composite siding with a simulated stone veneer.

[CR] The stone veneer has been installed improperly up onto the siding, and is improperly secured. This condition is contusive to the siding becoming moisture damage.



Stone covering the siding improperly.

315 MANUFACTURED SIDING

The manufactured siding appeared functional, with signs of aging/wear, and with exceptions noted below.

[CR] There are no visible metal flashings installed at the top of the door/window trims. This condition is conducive to moisture intrusion/deterioration.

[FE] There is evidence of moisture damage to the sheetrock at the heads and sides of the living room window frames.

[FE] There are overdriven fasteners noted. These condition(s) are conducive to moisture intrusion and deterioration.

I recommend recaulking and painting the buildings.



Horizontal trims will trap moisture.

319 VENEER

[CR] The improperly installed veneer is lacking head flashings, is loose and separated from the wall at the front. This condition can allow moisture to become trapped between the veneer and wall siding.

[CR] The veneer is incomplete at the left and right sides of the house. The perimeter block suspected foundation mud sill and metal hold down plates are exposed at the right side.

[CR] The underside of the house is improperly open to rodents at the left and right sides. The areas are lacking perimeter blocks, siding and access opening covers.



320 FLASHING(S)

[CR] The stone veneer should have flashing installed below the siding and over the top of the stone.



321 COMMENTS

[CR] The siding at the left side of the house below the main electric panel is loose and damaged. This condition allows rodents into and below the building.



TRIM & EAVES

323 TRIM & MOULDINGS

Description: The visible exterior wood /composite trim materials appeared functional, with exceptions noted below.

[CR] There are gaps between the trim materials and adjacent materials. These conditions are conducive to moisture intrusion/deterioration.

[CR] There are unprimed /chipping paint exposed wood trim at the house front door.

324 EAVES / SOFFITS

The visible eave and soffit materials appeared functional.

325 FASCIAS

The visible fascia materials appeared functional.

WINDOWS & DOORS

326 EXTERIOR WINDOWS CONDITIONS

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

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

below.

[FE] Suspected leaking windows or siding trim at the living room.

[CR] There are damaged/missing window screens.

**327 INTERIOR
WINDOWS
OPERATION**

The windows were functional, with exceptions noted below.

[CR] The kitchen windows were difficult to open/close.

[FE] The sliding window tracks and rollers need cleaning and evaluation /adjustment.

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

Description: a composite material and glass doors.

The exterior doors were functional, with exceptions noted below.

[CR] The master bathroom door weather strippings are lacking and damaged.

[CR] The family room door rubs, the hinge is loose and the door does not close tight at the bottom.

[CR] The master bathroom screen door latch and handle is missing, and screens are damaged at the sun room and master bath.

GARAGE(S)

GARAGE

**400
INFORMATION**

Detached two car tandem garage has a block perimeter foundation and interior coated suspected concrete slab.

401 EXTERIOR

Description: The siding materials are similar to the house walls. See #228 comments above.

**402 ROOF /
FRAMING**

Description: Similar materials and condition as the shed roof.

Inspector Notes: The garage, office and shed roofing materials do not have any visible defects other than the office skylight is lacking step flashings.

[FE] The debris should be removed from the roofs, and the roofs be inspected before the rainy season.



The roof framing is not visible in the house, garage and office.

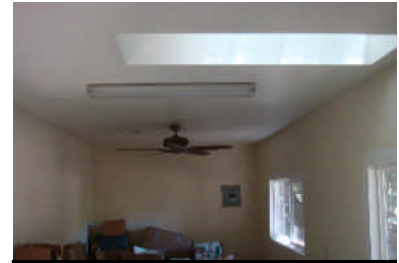
The shed wall and roof framing appears to be functional.

403 INTERIOR / WALLS

Materials: Sheetrock /drywall in the garage and office. No visible defects.

404 INTERIOR CONDITIONS

[CR] The office floor is uneven due to improper floor and wall support system.



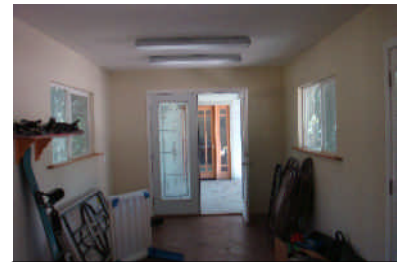
View in the office.

406 CONCRETE SLAB

The garage slab is functional, with the exception of: The slab does not slope towards the driveway.

407 VENTILATION

The garage does not have ventilation other than the windows and doors.



View in the garage towards the office.

408 OVERHEAD DOOR(S)

Description: Metal sectional doors at the garage and shed.

The garage and shed doors were operated and were functional, with exceptions noted below.

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

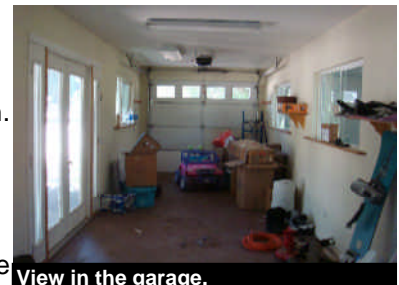
[CR] The garage door binds when opening.

409 AUTOMATIC DOOR OPENER(S)

The automatic car door opener was functional, with exceptions noted below.

[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.

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



View in the garage.

411 EXTERIOR PEDESTRIAN DOOR

Description: Composite and glass doors were functional, with exceptions noted below.

The door hinges are missing screws.

[CR] The side lights are lacking handles and latches. The side lights are stuck closed.

ROOF SYSTEMS

DESCRIPTION

500 FRAME / DECK SLOPE

Gable low slope house roof deck.



501 INSPECTION METHOD

I walked on the roof and viewed the accessible roofing components.



502 ROOF COVERING(S)

Materials: fiberglass/asphalt composition shingles.

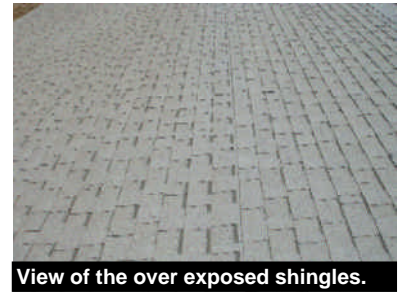


503 ROOF LAYER(S)

1 layer observed.



504 INSPECTOR NOTES



View of the over exposed shingles.

ROOFING MATERIALS

506 COMPOSITION SHINGLES

[FE] The shingles surface appears to be of less than 2 in 12 and is subject to leakage due to poor drainage.

[CR] Leaks are evident in the living room and master bedroom, with discoloration in the right bedroom.

[CR] The roof installation is substandard with over exposed courses. The roof shingle head lap (overlap of the shingle above to the shingle below) is less than the manufacturers installation guidelines.



Evidence of leaks below in living room

516 COMMENTS [CR] The ridge caps are cracked and patched. The heads of the vent flashings are patched.

It appears this roofing system has failed allowing moisture to enter the building in the living room and master bedroom.

The house appears to have been recently painted, re-painting may masked other leaks.



View above Master bedroom roof leak

I recommend replacing this roofing system before the rainy season.

FLASHINGS

517 DESCRIPTION

Metal edge flashing, and vent flashings.

I recommend painting all metal flashings.



Paint the valley and exposed flashings

518 FLASHINGS [FE] The roof to wall /siding step flashings are not visible /present.



519 INSPECTOR RECOMMENDS [CR] The chimney is lacking a flashing at the back side, and the siding trim prevents water runoff.



PENETRATIONS & VENT PIPES

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

Mastic patching is evident at the heads of the flashings.



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

Mastic patching is evident at the heads of the flashings.

[CR] The water heater flue /vent pipe is improperly terminated (too short).



SKYLIGHT(S)

**523
SKYLIGHT(S)**

The visible skylights appeared functional with no evidence of leakage, with exceptions noted.

[CR] The large skylight is lacking a cricket /diverter in the roof behind the skylight to divert roof runoff around the skylight.



524 COMMENTS Step flashings are lacking at the skylights.



FIREPLACES & CHIMNEYS

FIREPLACE(S)

**700
LOCATION(S)**

family 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, with exceptions noted.

[CR] The firebox back wall panel is deteriorated and damaged.



Deteriorated firebox back panel.

706 DAMPERS

The damper is in place.

When operating the fireplace the screen should be closed and the glass doors fully opened.

**707 HEARTH
EXTENSION(S)**

The hearth extension is in place as required.

710 COMMENTS A duct is present below the building. The duct may be a combustion air duct for the fireplace.



Suspected combustion air duct.

CHIMNEY(S)

711 CHIMNEY(S) Materials: wood chimney with a metal flue.

712 SPARK ARRESTOR(S) There is a spark arrester installed.

713 COMMENTS [FE] The chase cap edges are sealed with wood trim. This condition may be improper. The chase cap may require ventilation around the edges to keep the flue chase from overheating.

The manufactures installations instructions should be reviewed for the installation of the chase cap.



Metal chase cap edges are sealed.

FOUNDATIONS & SUB-STRUCTURES

UNDER-FLOOR VENTILATION

800 VENTILATION [RU] The crawl space ventilation is minimal due to the rear patio placed above the building siding, and the location of the vent openings.



Improper crawl space access opening

FOUNDATION & SUPPORT COMPONENTS

801 FOUNDATION TYPE(S)

Raised concrete block perimeter with interior metal floor frame supported by adjustable metal stands on wood pads.



Right side lacking blocks.

802 FLOOR FRAME DESCRIPTION

Steel beams and frame appears to be functional, with the exception noted below.

[FE] Below the hall bathroom shower a section of the metal frame appears to have been cut off for the installation of the shower drain trap.



803 EXTERIOR PERIMETER

The limited visible exterior areas of the concrete block perimeter showed no sign of unusual cracking or movement, with exceptions noted.

[CR] The blocks are lacking at the left and right ends of the building. The blocks should be placed to seal off rodent access.

I recommend a crawl space access be made at the two areas for inspection and repairs to the underside of the building.



Lacking blocks at right side.

808 FRAMING

The majority of the metal floor frame is not visible due to the insulation.

809 MUDSILL(S)

The visible areas of the mudsills appeared functional and is bolted where visible.



View of the mud sill at the right front.

814 INSPECTOR RECOMMENDS

I recommend removing the soil away from a couple of the metal support stands.

[FE] A couple of the stands are rusting and should be evaluated, and/or painted.



815 COMMENTS

[CR] There is a condition known as efflorescence visible at the front area of the blocks. This is mineral deposits left when moisture in the concrete blocks evaporates. This condition indicates that the blocks are experiencing wet and dry cycles. I recommend the exterior grading and drainage be improved to divert moisture away from the building.



Efflorescence at the front blocks.

UNDER-FLOOR ACCESS OPENING(S)

816 ACCESSIBILITY

Accessed from the exterior at the right side of the building. The crawl space is generally accessible with the exception of the duct system blocking areas.

[CR] Access to the crawl is below grade with no curb. This condition is conducive to moisture intrusion into the crawl space.



INSULATION

820 INSULATION

The floor framing insulation appeared functional, with exceptions noted.

[CR] Insulation is damaged, open and missing at areas. It appears rodents have caused some of the insulation damage.



Damaged appears to be from rodents.

821 COMMENTS The plastic ground /soil cover is soiled from the rodents. I recommend the crawl space be cleaned out and the plastic replaced after cleaning.



PLUMBING

WATER SERVICE

900 MAIN SHUTOFF LOCATION

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

[FE] Older /original main water shutoff valves is stuck in place.

I recommend updating the gate valve with a 1/4 turn ball valve.



901 MAIN WATER SERVICE LINE

Materials: Plastic piping at the storage tank supply. The line at the building is wrapped and not visible.

[FE] The water supply pump and device is covered with irregular materials.

[FE] I recommend the two well tanks, and large tank be evaluated by a specialist.



902 WATER SHUTOFF

[FE] The water supply piping and control at the well should be evaluated by a specialist.



903 INSPECTOR RECOMMENDS

[FE] The control appears to be insulated /tapped up.



WATER SUPPLY PIPING

904

DESCRIPTION Materials: Copper piping, where visible.



905 WATER PIPING CONDITIONS

The visible water supply piping appeared functional.

The static water pressure was 49 PSI at 12:30. Typical static water pressure is between 40 to 80 PSI.

[RU] There are un-insulated water supply pipes. All exposed water supply pipes, hot or cold should be insulated to help minimize heat loss and possible freezing.

906 HOSE FAUCETS

The accessible hose faucets were functional, with exceptions noted.

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

907 INSPECTOR RECOMMENDS

[FE] I recommend the water supply pumps and installation be evaluated.



COMMENTS

[FE] The large water tank installation and power supply should be evaluated.



Water tank lid & power supply.

WASTE, DRAIN & VENT PIPING

908 UNDERGROUND / FLOOR DRAIN PIPING DESCRIPTION

Materials: ABS black plastic piping.

The main drain pipe terminated into the ground at the rear left of the crawl space.

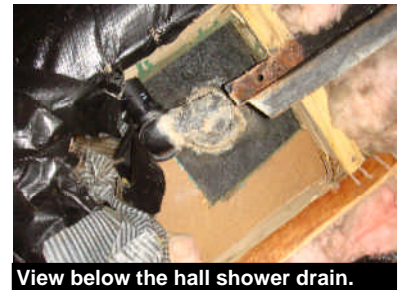


Main drain pipe termination location.

909 DRAIN PIPING CONDITIONS

The under floor /crawl space visible waste piping appeared functional, with exception noted.

[FE] The hall bathroom shower appears to have leaked.



View below the hall shower drain.

910 UNDER SINK /BASIN DRAIN PIPES

The visible drain pipes were functional, with exceptions noted.

[CR] The kitchen sink drain is leaking, and the air admittance valve is missing.



911 DRAIN & WASTE VENT PIPING

The visible areas of the vent pipes appeared functional.

FUEL SYSTEM

913 GAS METER & SHUTOFF LOCATION

[FE] Propane tank is located away from the building. The tank appears to be an older tank, and should be evaluated. The shutoff valve on top of the tank was not tested.

[SC] The tank is leaning, lacking proper support footings, and is not bolted down for seismic safety.



Propane tank gas supply.

914 VALVES & CONNECTORS

The supply shutoff at the right side of the building appears to be a functional 1/4 turn ball valve. I did not operate the valve.

[CR] The valve has improper clearance from the soil.

The gas pipe connector /union should be evaluated for leaks after seismic activity.



Gas valve at the right side.

915 FUEL GAS PIPING

The visible areas of the gas piping appeared functional.

Gas flex connectors are connecting the gas supply pipes below the building at the rear and front areas.

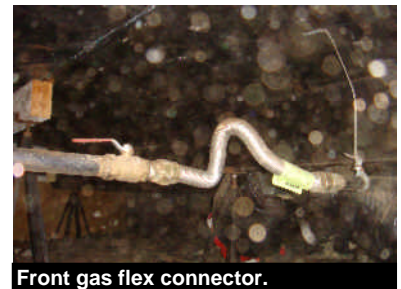
The rear flex connector label was not illegible for approved usage.



Rear gas pipe flex connector.

916 INSPECTOR RECOMMENDS

I recommend the gas flex connectors be evaluated every year for leaks.



Front gas flex connector.

FUNCTIONAL FLOW & FUNCTIONAL DRAINAGE

918 FUNCTIONAL FLOW

A number of fixtures were operated simultaneously with a functional water flow.

919 FUNCTIONAL DRAINAGE

[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.

WATER HEATERS

WATER HEATER INFORMATION

1001

LOCATION(S)

The 40 gallon 11 year old propane gas water heater tank is located in an exterior closet at the left side of the building.

WATER HEATER CONDITIONS

**1008 TANK(S)
CONDITIONS**

The water heater tank appeared functional, no leakage noted.

The tank is approaching /at the end of its life expectancy.



**1009 WATER
SUPPLY
CONNECTIONS**

[CR] The shutoff valve and water supply connectors appeared functional. Valves are not operated. I recommend insulating the exposed water piping to minimize heat loss.



**1010 TANK
VENTING
SYSTEM(S)**

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

[CR] The flue vent pipe is too short and terminated improperly above the roof.

**1011
COMBUSTION
AIR OPENINGS**

Combustion air supply for the water heater is present.

**1012 ENERGY
SOURCE(S)**

The gas shutoff valve and flexible gas connector appeared functional.

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

[CR] The temperature & pressure relief valve discharge line is routed in a plastic material that is not rated for this application, and terminates below the building.

I recommend installing an approved discharge line that extends to the exterior and terminates close to the ground facing downward.



1014 SEISMIC SAFETY STRAPS

[SC] The water heater is not double strapped and stabilized/blocked as required by the State Architect to resist movement.

1015 CONTROL(S)

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

1016 BURNER / CHAMBER

Some rust /corrosion is evident on the bottom of the tank in the burn chamber.

1017 PLATFORM

[CR] The drip pan drain line under the water heater platform terminates improperly below the building.

The drain line should be extended to the exterior.



Drain pan & TPRV discharge line.

1020 COMMENTS

[CR] The wall at the back side is not sealed around the pipe as required.



Seal open interior wall.

HEATING & A/C SYSTEMS

HEATING UNIT(S) / FURNACE(S)

1100

LOCATION(S) Kitchen pantry.

1101

DESCRIPTION 11 year old forced air down draft 56,000 btu. natural gas or propane gas fired furnace.

[FE] The furnace label is labeled natural gas.



Furnace manufacture label.

1105 **RETURN AIR FILTER(S)**

There is no filter installed on the front of the furnace cover. A filter should be installed.



Damaged & soiled return & insulation.

1106 **UNIT(S) CONDITIONS**

The furnace functioned, with exceptions noted.

[SC] The supply air plenum is soiled with rodent debris, and the insulation is damaged.

This condition is a health concern. The air supply plenum should be cleaned and the insulation replaced.



1108 **VENTING SYSTEM(S)**

Not visible. The flue is covered with plywood.

1109

COMBUSTION AIR

The combustion air supply for the furnace appeared adequate.

1110

BURNER(S)

The furnace burner functioned. The burner is only visible through a small inspection hole, and was not all visible.

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

The fan and cabinet are functional, with exception noted.

[CR] Dust and debris are built up on the fan motor. I recommend the fan be cleaned.

1113 AIR SUPPLY PLENUM(S)

[SC] The supply air plenum is soiled with rodent debris. This condition is a health concern.



1114 RETURN AIR PLENUM(S)

The furnaces have a fresh air duct and damper that opens when the units are operating.

[CR] The pantry return air duct is missing a filter.

1115 ENERGY SOURCE CONNECTIONS

The gas shutoff valve and flexible gas connector appeared functional.

HEATING UNIT(S) / FURNACE(S)

1100 LOCATION(S)

The unit is located in the laundry room closet.

1101 DESCRIPTION

11 year old forced air down draft 56,000 btu. natural gas or propane gas fired furnace.

[FE] The furnace label is labeled natural gas.



Furnace manufacture label.

1105 RETURN AIR FILTER(S)

There is no filter installed on the front of the furnace cover. A filter should be installed.



Damaged & soiled return & insulation.

**1106 UNIT(S)
CONDITIONS**

The furnace functioned, with exceptions noted.

[SC] The supply air plenum is soiled with rodent debris, and the insulation is damaged.

This condition is a health concern. The air supply plenum should be cleaned and the insulation replaced.



**1108 VENTING
SYSTEM(S)**

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

**1109
COMBUSTION
AIR**

The combustion air supply for the furnace appeared adequate.

**1110
BURNER(S)**

The furnace burner functioned. The burner is only visible through a small inspection hole, and was not all visible.

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

The fan and cabinet are functional, with exception noted.

[CR] Dust and debris are built up on the fan motor. I recommend the fan be cleaned.

**1113 AIR
SUPPLY
PLENUM(S)**

[SC] The supply air plenum is soiled with rodent debris. This condition is a health concern.



**1114 RETURN
AIR PLENUM(S)**

The furnaces have a fresh air duct and damper that opens when the units are operating.

[CR] The pantry return air duct is missing a filter.



Fresh air ducts at the top of the furnac

**1115 ENERGY
SOURCE
CONNECTIONS**

The gas shutoff valve and flexible gas connector appeared functional.

**1116
COMMENTS**

[SC] Rodents are a health concern, and should be removed with the droppings from the furnaces. All areas of rodent activity should be cleaned for health.

AIR SUPPLY SYSTEMS

**1128 DUCT
TYPE(S)**

Fiberglass flex ducts below the building.



Crushed & damaged ducts.

**1129 DUCT
CONDITIONS**

[SC] The furnaces air supply ducts have been damaged from rodents, and are crushed.

[CR] The living room supply ducts have been removed and sealed off below the furnace.



Duct sealed off to keep rodents out!

**1130
REGISTERS &
GRILLS**

[CR] There is little/no air flow from the registers.



Metal connectors are not insulated.

**1131
INSPECTOR
RECOMMENDS**

All of the ducts should be replaced for health, and proper air supply.



Insulation is missing from the duct.

**1132
COMMENTS**

[CR] The supply air plenums should be sealed off with the building underside insulation.



Repair & seal the insulation at plenum

ELECTRICAL SYSTEMS

POWER COMPANY SERVICE ENTRANCE

**1200
CONDUCTOR
CONNECTION
DESCRIPTION**

Underground service, 120, 240 Volt.

**1201
CONDUCTOR
CONNECTION
POINT**

The underground service lateral is not visible to inspect below the power company meter.

**1202
INSPECTOR
RECOMMENDS**

[SC] The main panel is blocked by siding. The siding fasteners /screws had to be removed to access the panel.

This condition is a safety concern and should be corrected.



Main electric panel behind siding.

SERVICE EQUIPMENT

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

SERVICE EQUIPMENT AND GROUNDING

1205 GROUND TYPE(S)

There appears to be a driven rod into the earth below the building.

[FE] The rod is not visible.



View below the main electric panel.

1206 GROUNDING/ BONDING

The visible ground /bonding connections appeared functional, with exceptions noted.

[CR] Two bare copper wires are attached improperly to metal flex conduits below the main electric panel.



Improper cable wire and flex conduits

MAIN SERVICE PANEL

1208 LOCATION OF MAIN DISCONNECT

Located at the left side of the building in the main panel.

1209 DISCONNECT TYPE

The 200 amp. main panel has 19, 110 volt circuit breakers, and 4, 220 volt circuit breakers.



1210 MAIN PANEL

[CR] A number of the circuit breakers are not labeled or labeled properly. 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, with exception noted.

[CR] A knock-out is open at the bottom of the box.



SUB-PANEL(S)

1212 LOCATION 100 amp. panel below the main panel.

50 amp. panel to the left of the main panel.



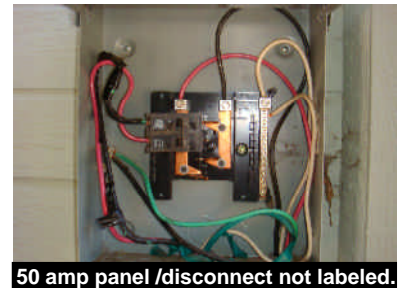
100 amp. panel below main panel.

**1213 PANEL
DISCONNECT
RATING**

The 100 amp. panel has 3, 220 volt circuit breakers and 1, 110 volt circuit.

The 50 amp. panel has 1, 220 volt disconnect only.

The 100 amp panel is the feeder to the 50 amp panel.



50 amp panel /disconnect not labeled.

**1215 ELECTRIC
PANEL**

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



50 amp disconnect /panel left of main.

**1216
WORKMANSHIP**

[CR] The 100 amp panel feeders wires are off a 40 amp. disconnect, that are feeding the 50 amp panel disconnect, and the wire color coding is improper.

[SC] The neutral wires and the grounding wires are connected to the same terminal bar in the 100 amp panel. This is an improper wiring arrangement in a sub panel.



100 amp panel feeding 50 amp discon

SUB-PANEL(S)

1212 LOCATION Right exterior of the building.
Storage shed.



Panel at the right side of the building.

**1213 PANEL
DISCONNECT
RATING**

[FE] The panel at the right side of the building appears to be a 50 amp. panel.

[FE] The storage shed panel appears to be a 20 amp. panel.

**1214
DISCONNECT
TYPE**

[FE] The 50 amp. panel has 2, 220 volt circuit breakers, only one labeled well.

[FE] The 20 amp. panel has 2, 110 volt circuit breakers.



Panel at the right side of the building.

**1216
WORKMANSHIP**

The wiring within the 50 amp panel appeared serviceable.

[SC] The wiring within the 20 amp. panel is improper and a safety concern.

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



Shed sub panel improper wiring.

SUB-PANEL(S)

1212 LOCATION One panel is located in the office, and one panel is at the exterior of the garage.



The office panel cover lacking screws

1213 PANEL DISCONNECT RATING

[FE] The panels ratings are unknown. The disconnects and feeders should be evaluated.

The main panel and sup panels are not labeled properly.



The garage panel cover missing screw

1214 DISCONNECT TYPE

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



View of the garage sub panel.

1215 ELECTRIC PANEL

[CR] There are more than six breakers in the panels with no main breaker /disconnect. A main disconnect breaker is required. This condition requires more than one throw of the hand to disconnect the power.

1216 WORKMANSHIP

[SC] The office panel has abandoned live wires not connected to circuit breakers.

[FE] The office panel has what appears to be rodent debris at the bottom of the box.



View of the office panel live wire ends

WIRING & CONDUITS

1219

DESCRIPTION The feeders and branch Wiring is copper.

Wiring Type is non-metallic sheathed cable and conduit.

1220 **CIRCUIT
WIRING**

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

[CR] The shed wiring is exposed and has been improperly installed.

[CR] Cover plates are missing in the office.

[FE] The water supply pump wiring and fittings should be evaluated.



Boxes appear to be for A/C units.

1221

**INSPECTOR
RECOMMENDS**

[FE] The sub panel feeder wires and disconnects should be evaluated for proper sizing.

RECEPTACLES & LIGHT FIXTURES

1224 **SWITCHES** The accessible switches are functional, with exceptions noted.

[FE] I was unable to determine the switch function in the garage, and sun room and kitchen.

[CR] One of the garage switches operated the ceiling light fixture and garage door opener receptacle. This installation is improper.

[CR] One switch in the hall bathroom is broken and damaged.

[CR] Missing switch in the living room.

1225

RECEPTACLE(S) The accessible receptacles are functional, with exceptions noted.

[SC] The kitchen receptacle above the oven is improperly recessed in the wall, and has been wired improperly, reversed polarity connections.

[CR] One of the garage receptacles is not operating / dead.



Improper installation of kitchen outlet.

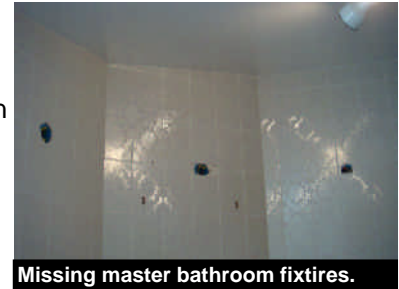
**1226
LUMINARIES
[LIGHT(S)/
FIXTURE(S)]**

The luminaries [lights] are functional, with exceptions noted.

[CR] Some of the luminaries [light(s)] failed to function at the exterior of the house and garage /office.

[CR] Light fixtures are missing in the master bathroom, dining room and living room.

[CR] The hall recessed fixture trim is not flush on the ceiling.



Missing master bathroom fixtures.

**1227 GFCI
DEVICE(S)**

[SC] Ground Fault Circuit Interrupter (GFCI) protection is not provided at receptacles in the garage and shed.

KITCHEN & LAUNDRY

KITCHEN

**1300
COUNTERTOP(S) Description:** Corian.

[CR] The countertops are functional, with the exception of the cracked /damaged island counter.

1301 CABINETS Description: Wood.

The cabinets were functional, with exceptions noted below.

[CR] There is moisture damage in the cabinet below the sink.

[FE] A musty moldy smell is evident below the sink and adjacent to the dishwasher.



1302 COOKTOP Gas cooktop.

[CR] The rear cooktop burners were inoperative, and only one operating knob is present.

1303 OVEN(S) Description: Electric oven, was functional.

1304 EXHAUST VENT

Cooktop downdraft type exhaust was functional, with exceptions noted.

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

[CR] The exhaust vent duct has been blocked by the added patio.



Cooktop exhaust duct in the craw spa

1305 DISHWASHER(S)

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

[SC] Below the dishwasher is rodent debris. This condition is a health concern.

1306 FOOD WASTE DISPOSAL(S)

The garbage disposal functioned.

1308 MICROWAVE

[CR] The microwave oven failed to function.

1316 KITCHEN PLUMBING

The faucet, sink and plumbing was functional, with exception noted below.

[CR] The kitchen sink drain is leaking, has improper drain pipe installation, and the air admittance valve is missing.



1317 COMMENTS

[CR] The wall below the sink has been patched and sealed improperly, and small holes are evident above the right wall cabinet.

LAUNDRY FACILITIES

1318 MACHINE PLUMBING

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

[RU] A leak pan and drain line below the washing machine is not provided.

1319 DRYER ENERGY SOURCE(S)

The dryer hookup is provided for a gas unit only.

1320 DRYER VENT SYSTEM

[CR] The vent duct terminates in the craw space improperly. The duct should be extended to the exterior to prevent moisture from entering the craw space, and this condition is a potential fire safety hazard.



1321 SINK & PLUMBING

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

1322 AREA VENTILATION

Exterior wall vent and louvered door is provided.

BATHROOMS

BATHROOMS

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.

1406 SHOWER(S)

The showers were functional.

I recommend caulking at the mixet valve trims to prevent moisture intrusion into concealed spaces.

1407 ENCLOSURE(S)

The enclosures were functional, with safety glass markings.

1408 VENTILATION

Description: Mechanical exhaust fans functioned. The hall bath fan needs to be cleaned.

INTERIOR OF BUILDING

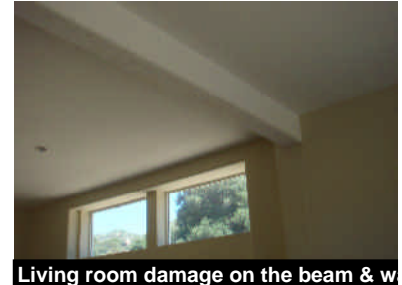
CEILINGS

1501 CONDITIONS

There were no visible defects evident, with the exceptions below.

[CR] Moisture stains and damage is evident on the living room and master bedroom ceilings and walls.

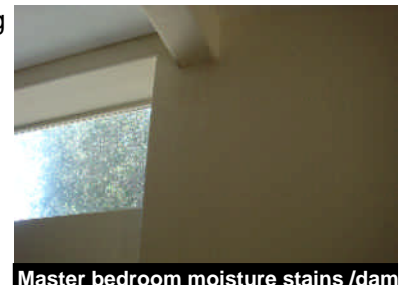
[FE] Discolored ceiling in the right bedroom.



Living room damage on the beam & w

1502 INSPECTOR RECOMMENDS

I recommend replacing the roof with the proper roofing materials.



Master bedroom moisture stains /dam

WALLS

1504 CONDITIONS

There were no visible defects evident, with exceptions noted.

[CR] The wall above the oven is broken /cut open for an outlet.

Missing base board in the master bathroom.

FLOORING

1508 DESCRIPTION / MATERIALS

Carpet, Synthetic wood, Hard tile and liminate.

1509 CARPET

The visible areas of the carpet appeared functional, with common signs of aging and wear.

1510 SYNTHETIC WOOD

The simulated wood flooring appeared functional, with exceptions noted below.

[FE] The simulated wood flooring edges are cupping in the family room.

[FE] The master bedroom has an uneven area at the entry area.

1511 SHEET VINYL

The visible areas of the vinyl flooring appeared functional.

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

FRONT ENTRY DOOR

1516
DESCRIPTION Synthetic, panel /glass door.

1517
CONDITIONS The door was functional.

INTERIOR DOORS

1520 **DOOR**
CONDITIONS The doors were functional, with exceptions noted below.

[CR] The pocket doors did not close squarely.

1521 **CLOSET(S)** The closets are functional, with exceptions noted.

[CR] The master bedroom doors are difficult to operate, and need roller adjustment.

SMOKE ALARMS

1529
LOCATIONS Hallway only.

1530 **SMOKE**
ALARM(S) [FE] 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.

1531
INSPECTOR
RECOMMENDS [RU] Recommend installing additional detectors as required today.

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

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 [CR] The office is lacking a perimeter foundation and floor support system.



Improper office building support.

PHOTO # 2 [CR] Footings and concrete piers are lacking.



Underside office floor improper support.

PHOTO # 3 [CR] Center support girder is lacking.



Improper office floor support.

PHOTO # 4 The office perimeter has blocks and siding to prevent rodents from entering.

Evidence of rodents were visible.

[CR] The building gable end vent is lacking a screen to prevent rodent access.

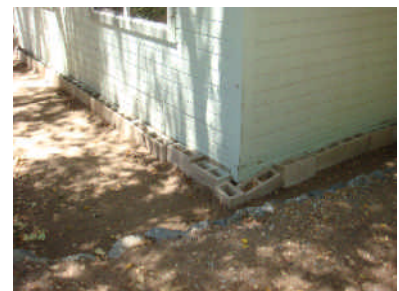


PHOTO # 5

