

# *Pre-purchase Home Inspection Report*

Exclusively for: Good client

33 year old 1,530 square foot attached house



Prepared by:

California Real Estate Inspection Association Master Inspector

***Steve Garcia Inspections***

*Building Inspections Since 1986*

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

*(714) 264-5071*

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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](http://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](http://www.consumerenergycenter.org) California Department of Consumer Affairs: [www.dca.ca.gov/energychallenge.htm](http://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 # 150710

Date of inspection: July 15, 2010

Time of inspection: 1:00 - 6:00 PM.

**CLIENT'S NAME** Good client.

### INSPECTION

**ADDRESS** Sunny CA.

**WEATHER/SOIL** Weather conditions during the inspection: clear, 80-90 degrees, and the ground was dry.

## BUILDING CHARACTERISTICS

**MAIN ENTRY** Faces: South.

**DESCRIPTION** 33 year old, 1 story, single-family residence.

**TYPE OF STRUCTURE** Wood frame building with stucco exterior walls, on a slab on grade.

## UTILITIES

All three utilities were on during the inspection.

## OTHER INFORMATION

**PEOPLE PRESENT** People present: client and buyer's agent for the full inspection.

**BUILDING OCCUPIED** The building was vacant at the time of inspection.

**INSPECTED BY** Steven William Garcia.

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

## INTRODUCTORY NOTES

**IMPORTANT INFORMATION** [NOTE] Any statements made in the body of this inspection report pertaining to left, right, front or rear were referenced by standing in front of and facing the building's front door.

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

only.

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

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

[NOTE] Regardless of the age of the building I recommend inquiring about all permits and inspection records with final signatures from the Department of Building and Safety with authority of jurisdiction for any alterations, additions and repairs that may have been made to the building.

The sloped roofing system, water heater and furnace have been replaced. The A/C system has been added, and the skylight appears to have been added.

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

[NOTE] Buildings built before 1978 may have materials /products in them that contain some amounts of asbestos or lead. Determining the presence of these materials /products is beyond the scope of this inspection /report. Information related to these materials /products can be found in the "Homeowners/Buyers Guide to Earthquake Safety & Environmental Hazards" pamphlet.

## SITE & HARDSCAPE

### SITE, HARDSCAPE & COMPONENTS

#### 200 SITE GRADING

**Description:** Near level site.

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

[CR] The grading at the right side, outside of the dining area is not adequately sloped away from the perimeter foundation. It is important the surface grade be sloped away from the building to prevent moisture accumulation next to the foundation, which may effect the foundation and slab.



#### 201 SITE DRAINAGE

**Description:** Grading surface water runoff only.

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

[FE] The site should be evaluated during or after a heavy rain, for grade corrections and gutter installation /downspout location.

[RU] Roof gutters and downspouts are not provided to control roof water runoff at the

right, front and garage /rear. I recommend installing roof gutters and downspouts routed away from the house and directed to the street or into a drainage system.

**202 DRIVEWAY /  
PARKING**

**Description:** Concrete. The driveway is functional, with some cracks evident.

**203  
WALKWAY(S)**

**Description:** Concrete and brick.

The concrete walkways are functional, with exceptions.

[FE] A section of the entry walkway sloped toward the building. This condition is conducive to moisture puddling next to the building.

[CR] The brick ribbon has settled, is uneven, and the mortar between the bricks is broken, loose and missing.

**205 PATIO(S)**

**Description:** Concrete slab.

The concrete patio is functional, with exceptions.

[CR] The slab is a bit uneven and the separation joints are open. The joints should be sealed /filled in.



**206 PATIO /  
DECK COVER(S)**

**Description:** Wood frame open structure. The patio appeared functional.

**212 GUTTERS**

**Description:** Metal gutters above the patio and front of the garage only.

[CR] The gutters are rusting in areas, have debris inside and are improperly sloped.

**Inspector Recommends:** Evaluation for possible replacement. The gutters appear to be at or near the end of their useful life.

**213  
DOWNSPOUTS**

[CR] Roof water runoff into the gutters /downspouts discharged next to the building. The downspouts should be routed sufficiently away from the building to prevent puddling and saturation of the soil adjacent to the foundation.

**214 FENCES &  
GATE(S)**

**Description:** Concrete block and wood fencing.

The yard fencing appeared functional, with exception.

[CR] The gate needs adjustment or repairs to restore proper operation. Gate drags on the concrete.

**216  
LANDSCAPING**

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

**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**

**227 POND(S) &  
BODIES OF  
WATER**

[FE] This added pond is outside the scope of the inspection and was not inspected.

**BUILDING ENVELOPE & COMPONENTS**

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**BUILDING WALLS & SIDINGS**

**310**

**DESCRIPTION** Stucco siding.

**312 STUCCO  
SIDING**

The stucco siding appeared functional, with cracks noted.

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



Rusting screed, clean and paint.

**320 FLASHINGS** [CR] There is improper metal flashing installation at the rear left building roof to wall intersection. The stucco wall is open. This condition is conducive to moisture intrusion.



**321 COMMENTS** [CR] The front wood column concrete support pier is cracked and is not bermed to shed off water.



**TRIM & EAVES****323 TRIM & MOULDINGS**

The visible exterior wood trim materials appeared functional.

**324 EAVES / SOFFITS**

The visible stucco eave /soffit materials appeared functional.

**325 FASCIAS**

The visible wood fascia materials appeared functional.

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

**Description:** Aluminum, single pane, sliding and single hung windows.

[CR] The windows viewed from the exterior appeared functional with the exceptions of the bent and damaged screens.

Some window screens are missing. Screens are in the garage.

**327 INTERIOR WINDOWS OPERATION**

[CR] The BK nook, dining area, master bedroom, and bedroom windows are difficult to open/close. All of the slider window rollers need attention.

[SC] The slider window locks are not latching, defective or difficult to latch.

[SC] The front bedroom single hung windows do not stay up. This condition is a fire safety hazard.

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

**Description:** Original metal /aluminum sliding glass door is functional.

[CR] A screen door is not provided.

**GARAGE(S)****GARAGE****402 ROOF / FRAMING**

**Description:** Conventional framed roof rafters are functional.

**403 INTERIOR / WALLS**

Materials: Paneling and plywood is covering the wall framing.

No visible defects, other than gaps at the base of the rear wall adjacent to the door jambs.

**405 FIRE-RESISTIVE WALL(S) / SEPARATION**

[SC] There are gaps, voids and holes in the fire separation wall between the garage and joining living space.

**406 CONCRETE SLAB**

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

The perimeter foundation is separated from the slab up to 3/8" at the left side.

I recommend roof gutters and downspouts to direct water runoff away from the foundation.

**407 VENTILATION**

[CR] The rear wall vent screens are damaged /open and blocked by the paneling.

[RU] I recommend an eyebrow vent be installed at the roof ridge to provide proper ventilation.

**408 OVERHEAD DOOR(S)**

**Description:** Metal sectional non-insulated door is functional, with exceptions.

[CR] Torsion spring bar brackets are not lag screwed to the wall framing.

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

**409 AUTOMATIC DOOR OPENER(S)**

The automatic garage door opener was functional, with exception.

[SC] Power was supplied to the garage door opener via an extension cord.

[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**

The door between the garage and living space appears to be a 13/8" solid core fire-resistant door, and was self-closing & latching.

[SC] There is an improper gap at the bottom of the door when closed.

**411 EXTERIOR PEDESTRIAN DOOR**

**Description:** The wood door was functional.

[RU] Gap at the bottom of the exterior door. I recommend installing a door shoe and threshold.

# ROOFING SYSTEMS

## DESCRIPTION

### 500 AGE & OR DECK SLOPE

Hip roof slope is the visible updated concrete tile roofing system.

Flat /low roof slope deck is the top roof area that is not visible, and was not inspected.

### 501 INSPECTION METHOD

The tile roof was not walked on, but was inspected on a ladder from the accessible eaves. This precaution was taken to prevent damage the roof tiles. Left over tiles in the garage appear to be light weight. Light weight tile roofs are not walked on.



Suspected loose tile into valley.

### 502 ROOF COVERING(S)

The concrete tiles appear to be functional, with exceptions.

[CR] Broken tile at the front valley area, loose hip tile at the front right, and suspected loose tile at the front valley.

[CR] The tile installation in the valleys nearly butt-up to each other. This installation does not allow water runoff to wash debris out of the valleys.



I recommend the valley tiles be cut back for proper water runoff.

The excessive debris on the roof and in the valleys should be removed.

### 504 INSPECTOR NOTES

The rear left neighbors roof intersects the house stucco wall flashing and terminated into the valley.

[CR] Debris should be removed from the tiles and valley flashing. I recommend the tiles be separated for proper water runoff.



Neighbors roof to the left/valley at right

### ROOFING MATERIALS

#### 509 CONCRETE TILES

[FE] The underlayment felt is lacking over the hip ridge boards. This condition could be conducive to roof leaks.

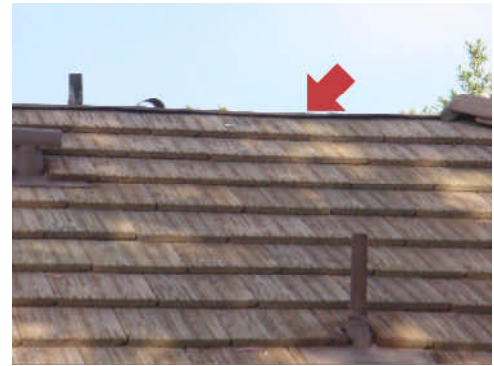
[FE] There is gaps between the hip tiles and filed tiles. The hip tiles should be evaluated for proper fastening /installation.



#### 514 BUILT-UP ROOFING

[FE] The low slope /flat roofing material / system was not inspected, and could not be inspected without walking on the tiles.

[FE] The roofing material appears to overlap the tiles in place of a metal flashing. The tiles should have proper head coverage.



#### 516 COMMENTS

[FE] The low slope /flat roof plywood is moisture stained, and suspect damage /sag at the plumbing vent pipe.

[FE] The low slope /flat roof system should be inspected for water runoff, installation and condition.



### FLASHINGS

#### 517

#### DESCRIPTION

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

**518 FLASHINGS** The visible flashings appeared functional, with exceptions.

[FE] The kick-out flashing at the rear left wall does not appear to have been installed properly.



**519 INSPECTOR RECOMMENDS**

[CR] The valley flashings do not extend out over the edge flashing fully, and are full of debris improperly.



**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 gas exhaust flue pipes and weather caps appeared functional, with exceptions.

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

**522 COMMENTS** Maintain the caulking /sealant at the chimney flashing.



**SKYLIGHT(S)**

**523**

**SKYLIGHT(S)**

The visible skylight appeared functional. No evidence of leakage.



**ROOF DRAINAGE**

**527 COMMENTS** [CR] The roof valleys filled with debris could cause the water runoff to be diverted laterally onto the roofing felt. This condition will cause damage to the felt underlayment.

[RU] The blocks and material should be removed from the rear of the garage, and gutters with screens installed.



# ATTIC(S)

## ACCESS OPENING(S) & ACCESSIBILITY

### 600 ATTIC OPENING(S)

Access: 1, located in the hallway. The attic is fully accessible with the exception of the area over the dining area.

### 602 COMMENTS

[SC] The neighbors joining wall board is not taped for fire separation, and has gaps and voids.

The board is stamped SUPER FIRE-HALT TYPE X.



## FRAMING

### 603 DESCRIPTION

Conventional framed roof rafters, with original roof spaced sheathing, plywood and added oriented Strand Board (OSB) over the spaced sheathing.

The roof and ceiling joists are spaced 24".



Original plywood roof sheathing.

### 604 ATTIC FRAMING

The visible areas of the attic framing appeared functional, with exception.

[CR] The suspected added skylight is lacking double headers and trimmers at the ceiling joists and roof rafters.



View of the skylight ceiling joists.



**605 ROOF  
RAFTERS**

The visible areas of the rafter framing appeared functional, with exception noted above.



View of the skylight, lacking insulation.

**607 ROOF DECK  
SHEATHING**

The visible areas of the roof sheathing appeared functional, with exception.

[FE] The low slope /flat roof area has moisture staining and suspect damage at the plumbing vent pipe.



**611 INSPECTOR  
RECOMMENDS**

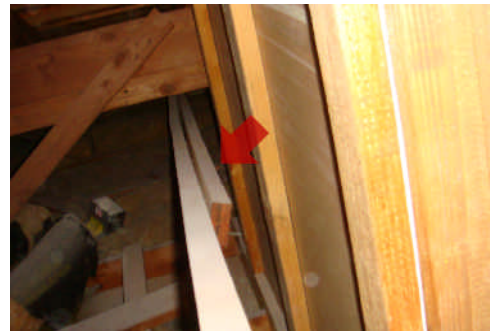
[CR] The wall ties are not connected properly and are loose.



Wall ties are from left to right walls.

**612 COMMENTS**

The attic framing conditions should be evaluated and corrected by a framing specialist /contractor.



Unsecured and separating wall tie.

**VENTILATION**

**613 DESCRIPTION** Vent types: roof and soffit vents.

**614 VENTILATION** [RU] The attic has minimal ventilation.

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

**INSULATION**

**617 DESCRIPTION** Materials: fiberglass batts, approximate thickness in inches: 3"



Evidence of past roof leak over M. closet.

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

[RU] The hallway and area added recessed can lights are not IC rated for insulation contact.



Insulation out of place for lights.

**619 COMMENTS** The kitchen recessed can lights appear to be IC rated for insulation contact.



Kitchen recessed can lights.

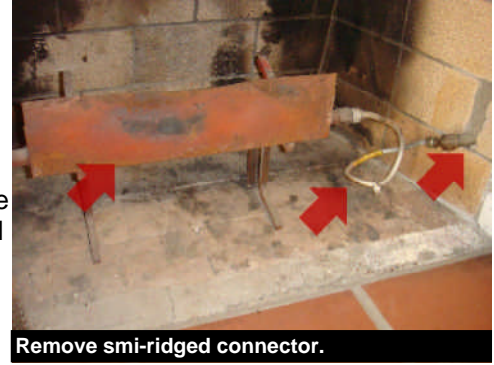
## FIREPLACE(S) & CHIMNEY(S)

### FIREPLACE

- 700 LOCATION living room.
- 701 UNIT TYPE Masonry fireplace.
- 702 FUEL TYPE Gas and/or wood burning.

[SC] The abandoned gas connector and log holder should be removed. The connector is outdated.

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



- 705 FIREBOX The fireplace and firebox appeared functional, with exceptions.

[CR] The hearth has broken up concrete.



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

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

- 709 INSPECTOR RECOMMENDS [FE] I recommend evaluation of the exposed rebar above the firebox front opening.



**710 COMMENTS** [FE] The throat above the firebox is a bit soiled and the mortar is not smooth.



**CHIMNEY**

**711 CHIMNEY** Materials: Brick chimney with a tile flue and mortar cap.

[CR] The mortar cap is cracked, and should be sealed to prevent moisture from damaging the bricks below.



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

**FOUNDATION /SLAB & OR SUB-STRUCTURE**

**FOUNDATION & COMPONENTS**

**801 FOUNDATION TYPE(S)** Concrete slab on grade.

[FE] Areas of the foundation /slab has suspected stucco breaking off the perimeter.



Suspect stucco broken off slab /foundation

**803 EXTERIOR PERIMETER**

[CR] Horizontal cracks or separations known as cold joints are evident in the foundation. This condition appears to have been caused from the placement /installation of the foundation and slab. Sealing the separation / void with the proper material is recommended to prevent moisture intrusion into the foundation and slab.



Cold joint between foundation & slab.

**804 INTERIOR SLAB**

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

**805 FOUNDATION/ STEM WALLS**

[FE] The concrete garage interior stem wall / slab has cracking and breaking, possibly due to settlement/movement, seismic activity, or foundation bolt location.

[FE] The slab plastic vapor barrier is visible between the slab and stem wall. This condition is irregular and does not allow the foundation stem wall and slab to connect.



Garage right side foundation /slab.

**814 INSPECTOR RECOMMENDS**

[FE] Evaluation of the loose concrete and stucco at the perimeter foundation and garage.



Garage broken concrete foundation /slab.

**FOUNDATION /WALL ANCHORING**

**817 ANCHORING & BRACING**

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

# PLUMBING SYSTEMS

## WATER SERVICE

### 900 MAIN SHUTOFF LOCATION

Older /original main water shutoff valves are not shut-off tested, to prevent the valve from breaking or leaking.

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

### 901 MAIN WATER SERVICE LINE

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

## WATER SUPPLY PIPING

### 904 DESCRIPTION

Materials: Copper piping appears to be fed below the concrete slab.

### 905 WATER PIPING CONDITIONS

The visible water supply piping appeared functional.

The static water pressure was 78 PSI at 4:45 PM. Typical static water pressure is between 40 and 80 PSI.

[RU] The static water pressure is on the high side. This condition could be conducive to plumbing leaks (pipes and faucets). I recommend installing a pressure regulator to limit the water pressure to or below 60 PSI, or appliance design limits.



Main water supply valve & pressure.

### 906 HOSE FAUCETS

The accessible hose faucets /bibs were functional, with exceptions.

[CR] The laundry cold faucet /bib leaked at the handle when operated, and the hot and cold are reversed.

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

## WASTE, DRAIN & VENT PIPING

### 908 UNDERGROUND / FLOOR DRAIN PIPING DESCRIPTION

Materials: ABS black plastic piping, where visible.

### 909 DRAIN PIPING

**CONDITIONS**

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

**910 UNDER SINK /BASIN DRAIN PIPES**

The visible drain pipes were functional.

**911 DRAIN & WASTE VENT PIPING**

The visible areas of the vent pipes appeared functional.

**FUEL-GAS SYSTEM****913 GAS METER & SHUTOFF LOCATION**

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

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

[FE] The gas meter has a vent connector that terminates in the cabinet. I recommend the gas company evaluate this condition.

**914 VALVES & CONNECTORS**

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

**915 FUEL-GAS PIPING**

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

[CR] An added gas pipe has been spliced into the water heater gas supply, and is not secured on the garage slab.

Added gas pipes connected to other pipes must be sized for proper operation of gas appliances.

The pipe appears to have been added for the laundry room. The wall is patched in the room adjacent to the pipe termination.

# WATER HEATER(S)

## WATER HEATER INFORMATION

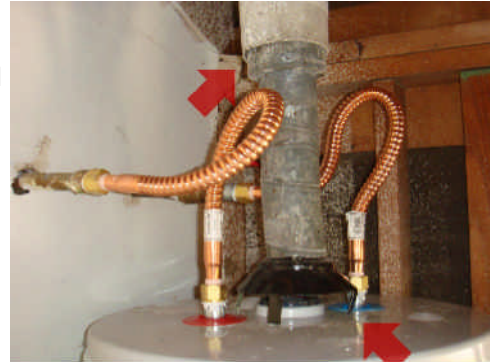
1001

**LOCATION(S)** The 48 gallon new natural gas water heater tank is located in the garage.

## WATER HEATER CONDITIONS

**1009 WATER SUPPLY / CONNECTORS**

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



**1010 TANK VENTING SYSTEM(S)**

[SC] The suspected asbestos transite flue vent pipe is not secured at the metal hanger.

[SC] The flue vent pipe connector is installed with a material that is not rated for this location, is not secured properly, and the diverter is bent and not secured.



**1012 ENERGY SOURCE(S)**

The gas shutoff valve and flexible gas connector appeared functional.

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

[SC] The temperature & pressure relief valve discharge line is routed in a material that is not rated for this application, [flex copper]. I recommend installing an approved discharge line that extends to the exterior and terminates close to the ground facing downward.

**1014 SEISMIC SAFETY STRAPS**

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

**1015 CONTROL(S)**

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



**1017  
PLATFORM**

The water heater ignition source/pilot light is elevated 18" inches or more above the floor.

**HEATING & A/C SYSTEMS**

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**HEATING UNIT(S) / FURNACE(S)**

**1101  
DESCRIPTION**

4 year old 88,000 btu. forced air natural gas fired furnace.

Building /installation permits should be obtained for the installation of the heating and A/C system.



Unit manufactures label.

**1105 RETURN  
AIR FILTER(S)**

Disposable filter located below the furnace.

Replace the filter with pleated type every 6 mounts.

**1106 UNIT(S)  
CONDITIONS**

The furnace /burners functioned properly, with exceptions.

[CR] The electrical power cord is bent / crimped by the tight gas flex connector. Replace the connector with a longer one.

[CR] The low voltage wire is lacking protection from the top of the furnace added hole.



**1107  
THERMOSTAT(S)**

The thermostats operated the furnace and A/C unit as required.

**1108 VENTING SYSTEM(S)**

[SC] The flue vent piping is in contact with combustible materials, this condition is a fire hazard.

[SC] The flue vent pipe installation is substandard.



**1109 COMBUSTION AIR**

The combustion air supply for the furnace appeared adequate.

[CR] The closet ceiling has been broken out, leaving debris on the furnace platform.



Remove all debris and abandoned pipes.

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

The fan and cabinet functional, with exception.

[FE] The platform was not altered for the updated furnace. The opening appears to be undersized for this furnace.

This condition could cause the heating and A/C system not to operate as intended, and the firebox may overheat reducing it's life.



Opening is just under 1' wide.

**1113 AIR SUPPLY PLENUM(S)**

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

**1114 RETURN AIR PLENUM(S)**

The return air plenum appeared functional, with exceptions.

[SC] There are air leaks in the return air plenum at the base of the furnace. This condition can allow contaminated air to be drawn into the system and distributed throughout the building.

[SC] The furnace is located in a closet over the return air grill, the door to the closet is lacking a gasket to seal tight. This condition can draw products of combustion into the conditioned air.

**1115 ENERGY SOURCE CONNECTIONS**

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

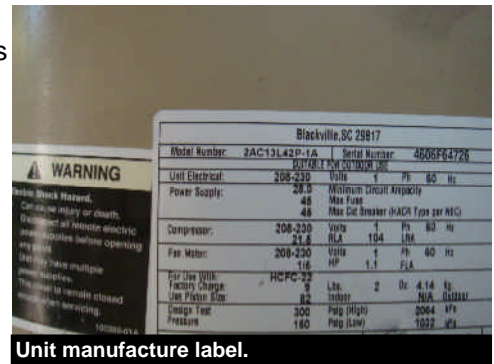
[SC] The flexible gas connector is too short and is susceptible to fracture and leakage.



**AIR CONDITIONING UNIT(S)**

**1120 SYSTEM TYPE(S)**

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



**1122 CONDENSING UNIT(S)**

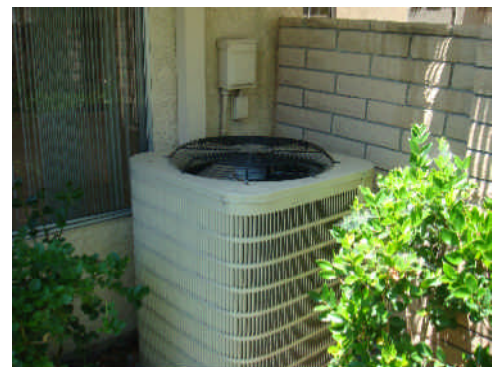
The condensing unit is functional, with exceptions.

[FE] There is inadequate clearance around two sides of the condensing unit. This condition restricts the air flow and reduces the overall performance.

[FE] The condensing unit is not level. The compressor oil should be level for proper operation.

[CR] The insulation on the coolant lines is damaged/deteriorated/missing by the condensing unit.

[CR] The coolant lines are not sealed to the wall flashing where they entered the building. This condition allows for rodent access.



**1123 SYSTEM CONDITION(S)**

[FE] The temperature differential between the air supply registers and return air grill was only 16 degrees.

I recommend the unit refrigerant be evaluated after hours of operation during a hot day.

**1124  
CONDENSATE  
DRAIN(S)**

[FE] I recommend installing a trap and vent on the primary condensate drain line for proper operation and to guard against the introduction of contamination into the system. The manufacturers' installation instructions should be reviewed for proper installation.

[FE] A secondary drain line is not installed, and the primary line is below the building slab.

[FE] The termination point of the condensate drain line is between the condenser and foundation. I recommend extending the drain line away from the foundation.



**1125  
CONDENSOR(S)  
ELECTRICAL**

[SC] The electrical disconnect is located behind the unit improperly, inadequate clearance /access to the disconnect.

**1126  
REFRIGERANT  
LINES**

[CR] The coolant line is missing sections of insulation in the furnace closet, and the lines are not supported in the attic, and laying on a duct.



**AIR SUPPLY SYSTEMS**

**1128 DUCT  
TYPE(S)**

[FE] The original ducts appear to be ridged fiberglass or suspect asbestos ducts.



**1129 DUCT  
CONDITIONS**

[CR] Some of the conditioned air ducts are dented/damaged in the attic.



Damaged duct from furnace gas vent.

**1130  
REGISTERS &  
GRILLS**

There was air supply from the wall registers in the rooms.

The dining register is upside-down.

## ELECTRICAL SYSTEMS

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**POWER COMPANY SERVICE CONDUCTORS****1201  
CONDUCTOR  
CONNECTION  
POINT**

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

**SERVICE EQUIPMENT**

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

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

**SERVICE EQUIPMENT & GROUNDING****1206  
GROUNDING &  
BONDING**

The visible grounding /bonding connection is at the water supply pipe.

**MAIN SERVICE PANEL****1208 MAIN  
PANEL &  
LOCATION**

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

**1209  
DISCONNECTS /  
CIRCUITS**

The main panel has 10, 110 volt circuit breakers, and 4, 220 volt circuit breakers, one is the spa disconnect.

**1210 MAIN PANEL**

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



**1211 WORKMANSHIP**

The wiring within the panel appeared functional.



**CIRCUIT WIRING METHODS**

**1219 DESCRIPTION**

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

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



**Damaged wiring insulation & not secured.**

**1220 CIRCUIT WIRING**

[SC] There is improper wiring in the form of extension cords, unsecured wiring and/or cord-type wiring in the garage.

[SC] Improper wiring in the attic recessed lights, damaged insulation, unsecured wiring / boxes, and uncovered box.



Unsecured wiring and junction box.

**1221 INSPECTOR RECOMMENDS**

I recommend the electrical system be evaluated and corrected by a licensed electrician.



Unsecured ceiling fan wiring.

**RECEPTACLES & LIGHT FIXTURES**

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

**1225 RECEPTACLES** The accessible receptacles are functional, with exceptions.

[SC] A kitchen receptacle has reversed polarity connection, and lacking a counter top receptacle.

[CR] There is no power at a number of the receptacles in the garage.

**1226 LUMINARIES [LIGHTS/ FIXTURES]**

The luminaries [lights] are functional, with exceptions.

[CR] Some of the luminaries [light(s)] failed to function in the kitchen.

[CR] The garage wall light fixture has been removed and an improper receptacle installed.

[FE] Not all of the ceiling recessed light fixtures are "IC-rated for insulation contact. I recommend the light fixture trims and bulbs be removed to expose the manufactures label to determine the rating.

**1227 GFCI DEVICE(S)**

[SC] Ground Fault Circuit Interrupter (GFCI) protection is not provided at receptacles in

the following areas: Kitchen, garage, exterior and bathrooms.

**1302 PADDLE FAN(S)**

[CR] The ceiling fan in the dining room wobbled.

## KITCHEN & LAUNDRY

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### KITCHEN

**1300**

**COUNTERTOP(S)** The tile countertop(s) are functional with slight cracks.

**1301 CABINETS** The wood cabinets were functional.

**1302 COOKTOP** The electric range operated.

**1304 EXHAUST VENT**

The exhaust vent fan built into the microwave functioned.

**1305**

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

**1306 FOOD WASTE DISPOSAL(S)**

The garbage disposal functioned, with exception.

[SC] The power cord/wiring is not clamped to the disposal.

The disposal functioned, but is an older model and may be nearing the end of its expected useful life.



Tape and seal around the drain pipe.

**1308**

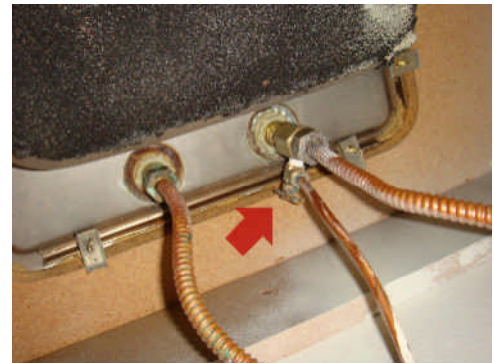
**MICROWAVE**

The microwave oven functioned and heated a glass of water.

**1315 WET BAR(S)/ PLUMBING**

The faucet and piping was functional.

The refrigerator water supply tubing is connected to the cold water fitting below the sink.





**1316 KITCHEN PLUMBING**

The faucet, sink and plumbing were functional.



**1317 COMMENTS**

[CR] The refrigerator water supply tubing is installed improperly, and unsecured.



Hole in the ceiling, and unsecured line.

**LAUNDRY FACILITIES**

**1318 MACHINE PLUMBING**

[CR] The laundry cold faucet leaked at the handle.

[CR] The hot and cold laundry faucets are reversed.

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

**1319 DRYER ENERGY SOURCE(S)**

The dryer hookup is provided for an electric unit only.

**1320 DRYER VENT SYSTEM**

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

**1322 AREA VENTILATION**

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

The exhaust fan functioned.

## BATHROOM(S)

### BATHROOM(S)

#### 1400 BASIN(S) & FAUCET(S)

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

[SC] Corrugated plastic used as drain piping is improper. The corrugations trap bacteria.



1401 COUNTERTOP(S) The countertop(s) are functional.

1402 CABINET(S) The cabinet(s) are functional.

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

[CR] The hall toilet fastener is loose, and the fasteners are not cut-off and capped as required.



1404 BATHTUB(S) The tub/shower combo was functional.

[FE] No visible tub plumbing access in the adjacent master bathroom. The basin cabinet may be blocking the access opening.

#### 1406 SHOWER(S)

[CR] The mixet valve requires correction to provide hot water.

[CR] The drain grate is loose and does not fit properly.

[CR] There are damaged spots in the fiberglass shower floor. This condition is conducive to leaks.



- 1407 ENCLOSURE(S)** The master enclosure was functional.
- 1408 VENTILATION** **Description:** Mechanical exhaust fans only.
- 1410 CEILING HEATER(S)** The bathrooms have central heating and A/C.

## INTERIOR OF BUILDING

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### CEILINGS

- 1500 DESCRIPTION** Sheetrock /Drywall.
- 1501 CONDITIONS** The ceilings did not have visible defects other than, blistered tape in the living room, and the hole in the kitchen cabinet.

### WALLS

- 1503 DESCRIPTION** Sheetrock /drywall.
- 1504 CONDITIONS** Wall board /drywall taping is required around pipes. Taping is lacking at the kitchen drain pipe.  
  
**[CR]** Unfinished walls evident below the hall bathroom basin. The wall is cutout.  
  
**[FE]** The wall angle taping is blistered / damaged in the kitchen, dining and master bedroom.



### FLOORING

- 1508 DESCRIPTION / MATERIALS** Carpet, synthetic wood, vinyl tile and hard tile.
- 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 common signs of aging and wear.
- 1513 HARD TILE** The visible areas of the tile flooring appeared functional.
- 1514 VINYL TILES** The vinyl tiles appeared functional.

**FRONT ENTRY DOOR**

**1517**  
**CONDITIONS**      The solid core door was functional.

**INTERIOR DOORS**

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

[CR] The Master bedroom /bathroom and front bedroom doors rubbed the jamb. .

**1521 CLOSETS**      The closet were functional.

**SMOKE ALARMS**

**1529**  
**LOCATIONS**      Bedrooms only.

**1530 SMOKE**  
**ALARM(S)**      Testing of smoke detectors is not included in this inspection. Pushing the "test" button only verifies that there is power at the detector, either a battery or wired to the house wiring and not the operational workings of the detector. The operational check is done by filling the sensor with smoke and is beyond the scope of this inspection. Battery operated smoke alarms should be checked on a routine basis and the batteries should be changed frequently.

**1531**  
**INSPECTOR**  
**RECOMMENDS**      Recommend installing additional smoke detectors to current standards.