

Pre-purchase Condo *Inspection Report*

Exclusively for: My Client

Sample of a 33 year old 1900 square foot Condo.



Prepared by:

California Real Estate Inspection Association Master Inspector

Steve Garcia Inspections

Building Inspections Since 1986

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REPORT SCOPE & DEFINITIONS

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

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

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

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

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

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

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

I provide for my clients

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

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

Certification in:

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

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

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

Membership in:

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

Over 30 years Experience in:

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

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

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

CODE DEFINITIONS

SAFETY

CONCERNS

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

FURTHER

EVALUATION

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

CORRECTIONS

RECOMMENDED

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

RECOMMENDED

UPGRADE

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

INSPECTION INFORMATION

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

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

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

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

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

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

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

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

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



CLIENT & SITE INFORMATION

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

File # 230710

Date of inspection: July 23, 2010

Time of inspection: 10:00 AM - 2:30 PM.

CLIENT'S NAME Good client.

INSPECTION ADDRESS Sunny CA.

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

BUILDING CHARACTERISTICS

MAIN ENTRY DESCRIPTION 33 year old 1story condominium unit.

TYPE OF STRUCTURE Wood frame building with wood paneling exterior walls, on a slab on ground.

UTILITIES

All three utilities were on during the inspection.

OTHER INFORMATION

PEOPLE PRESENT People present: listing agent, buyer's agent and, client.

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 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 roof, furnace and A/C unit have been updated.

[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.

[NOTE] "The residential dwelling unit is part of a complex that is managed and maintained by a Homeowners Association. The inspection will be limited to a visual evaluation of the systems and components that are located within the dwelling unit, and the exterior /areas that may affect my clients unit and garage.

It is suggested that the Homeowners Associations Proformance Operating Budget, including a Reserve Study as required by California Civil Code Section 1365 & 1365.5 and the Department of Real Estate, be carefully reviewed. The Reserve Study should provide an awareness as to the anticipated remaining life expectances of the major components and systems. The budget should also include a statement of present funds, and a funding strategy to cover future major repair and/or replacement. Approved or anticipated special assessments should also be addressed.

It is also suggested that the current residential unit owner (the seller) and the Homeowners Association be consulted regarding known past defects, all corrective work performed, and to thoroughly review the "C.C.& R's" and Reserve Study for disclosure of pertinent facts affecting the current condition and market value of the residential unit, the complexes common elements and areas, and any existing or pending litigation."

SITE & HARDSCAPE

SITE, HARDSCAPE & COMPONENTS

200 SITE GRADING

Description: Combination of a stair stepped site, and gentle slope.

[CR] The grading at the left side fo the garage 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.

[CR] Sections of the siding are below or marginally above the exterior grade /soil. Grading modifications in these areas are required to maintain a minimum of 4 inches clearance between the earth and any wood portions of the structure including wood siding or wood framing.



201 SITE DRAINAGE

Description: Grade /surface water runoff and underground drains.

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

[CR] One or more of the drains /grate screens are missing and above grade. The entry court yard drain should be cleaned.

[FE] The wood pot shelf outside of the living room at the front is covering the lower grade below. An open drain termination is visible at the end of the shelf. The grade and surface drain below the deck was not visible.



202 DRIVEWAY / PARKING

The concrete driveway is functional, with exceptions.

[SC] The driveway surface is raised, cracked and uneven. This is a potential trip hazard.

203 WALKWAY(S)

The concrete and brick walkways are functional, with exceptions.

[SC] The entry walkway surface is raised / uneven. I recommend correcting any trip hazard conditions.



204 MAIN ENTRY

[FE] The concrete entry slab slopes towards the building. This condition may cause water to puddle.



205 PATIO(S)

The concrete patio slabs are functional, with the exception.

[CR] The sections are uneven /settled up to 1/4", and missing /damaged wood spacers.

206 PATIO / DECK COVER(S)

The wood frame patio lattice cover appeared functional, with exception.

[FE] The ledger board fastened to the building appears to have a gap /space. There is no flashing between the patio framing ledger and the wall. This condition could be conducive to moisture damage and intrusion into the wall from the lag screws.



208 STEPS & STAIRS

The concrete steps are functional, with exception.

[SC] The wall light fixture is in the path of travel improperly.

210 HANDRAILS

The metal handrail is functional, with exception. Paint the rusting metal.

212 GUTTERS

[FE] The metal roof gutters appear to be too long for the number of downspouts installed.

[CR] The gutter joint seams are leaking, and debris should be removed.

[CR] Sections of the gutters are improperly sloped.



213 DOWNSPOUTS

The downspouts appeared functional, with exception.

[CR] The front court yard downspout 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: Suspected concrete block walls with stucco covering, and iron gate.

The yard fencing appeared functional, with exception.

[CR] The metal gate /fence is rusted.

216 LANDSCAPING NOTES

The vegetation and landscaping is not affecting the building.

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

BUILDING ENVELOPE & COMPONENTS

BUILDING WALLS & SIDINGS

310

DESCRIPTION

Wood siding around the unit, stucco around the garage and outside bedroom.

[CR] Exposed felt below the chimney flashing.



311 WOOD SIDING

The wood siding appeared functional, with exceptions.

[FE] Portions of the wood siding lacked adequate clearance from or are buried in the ground and concrete. These conditions are conducive to moisture intrusion/deterioration.

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

[FE] The siding is warped at the chimney.



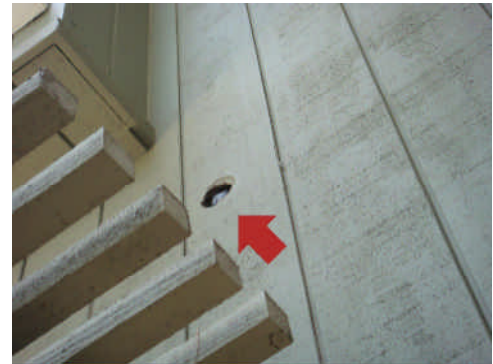
312 STUCCO SIDING

The stucco siding appeared functional, with exception.

[CR] There is a void between the stucco siding and roof kick-out flashing.



321 COMMENTS [CR] The drain clean-out above the master bedroom is improperly recessed in the wall. This condition could be conducive to moisture intrusion/deterioration.



TRIM & EAVES

323 TRIM & MOULDINGS

The exterior trim materials appeared functional, with exception.

[CR] The chimney trim materials are warping.

[FE] There is evidence of conditions that require further evaluation by a pest control operator. The front door sidelight trim is damaged.

324 EAVES / SOFFITS

The visible eave and soffit materials appeared functional.

325 FASCIAS

[FE] Moisture damaged fascia below the deck above.

[FE] I recommend the neighbors deck above the master bedroom be evaluated due to moisture stain on the ceiling and the condition noted above.



WINDOWS & DOORS

326 EXTERIOR WINDOWS CONDITIONS

Description: aluminum single pane, single hung, and fixed windows.

The windows viewed from the exterior appeared functional.

327 INTERIOR WINDOWS OPERATION

The accessible windows were functional, with exceptions.

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

[FE] The living room windows were not accessible to test.

[SC] There were no visible safety glass markings on the glass in the kitchen within 18" of the floor.

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

Description: Original metal /aluminum sliding glass doors.

The sliding glass doors were functional, with exceptions.

[CR] The master bedroom sliding door is difficult to operate /could not open completely.

[CR] The master slider frame is separated from the glass on the handle side. The living room slider has similar condition.

GARAGE(S)

GARAGE**400
INFORMATION**

The portions of the garage slab, foundation and walls are blocked with personal belongings.

[FE] The garage interior should be inspected when the personal belongings are removed, and vacant.

**401 EXTERIOR**

[CR] The grade at the left side slopes to the foundation and is too high onto the foundation.

[CR] This condition has caused moisture damage to the adjacent closet and interior sheetrock /drywall, the main gas supply pipe is rusted, and the concrete foundation is saturated.



**402 ROOF /
FRAMING**

Description: Conventional framed roof rafters and plywood deck sheathing are functional, with exceptions.

[FE] The flat roof deck rafters appear to sag and the sheathing is moisture stained.

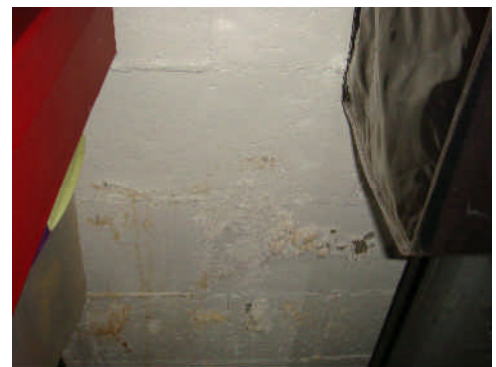
[FE] The roof was not inspected.



**403 INTERIOR /
WALLS**

Materials: Sheetrock /drywall, and concrete block foundation stem walls. The visible wall areas appear functional, with exceptions.

[CR] The concrete block walls have efflorescence (white mineral deposits) and moisture stains. This condition is an indication of moisture intrusion.



**404 INTERIOR
CONDITIONS**

[CR] Moisture/stains and damage is evident on the sheetrock /drywall at the left side.



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

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

[CR] Approved fire rated caulking is recommend at all of the framing and penetrations.

406 CONCRETE SLAB

The garage slab is functional, with exceptions.

[CR] The concrete slab settled and cracked at the front left area. Improper grade and drainage is evident at the left side.

[SC] The driveway slab is 1 /1/4" above the garage slab. This condition is a potential trip hazard.



407 VENTILATION

Vents are provided at the left side wall.

408 OVERHEAD DOOR(S)

The metal un-insulated sectional door was operational.

The door is lacking one interior manual operating lifting /closing handle.

The lowers point when the door is open is 6' 2".

409 AUTOMATIC DOOR OPENER(S)

The automatic garage door opener was operational, and the automatic reversing systems functioned.

411 EXTERIOR PEDESTRIAN DOOR

The wood and glass door was functional.

ROOFING SYSTEMS

DESCRIPTION

501 INSPECTION METHOD

[FE] The composite 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.



502 ROOF COVERING(S)

Materials: Updated plastic, PVC /composite tiles.



Broken and warped tiles.

ROOFING MATERIALS

512 SIMULATED TILES

[CR] There are a number of cracked and broken tiles on the roof. These conditions are conducive to roof leaks.

Moisture stains are evident on the living room ceiling.



FLASHINGS

517

DESCRIPTION

Metal edge flashing, jack flashings and step flashings.

518 FLASHINGS

The visible flashings appeared functional.

[FE] The flashing at the neighbors chimney over the laundry room was not visible to inspect.



Back side chimney flashing not evaluated.

519 INSPECTOR RECOMMENDS Remove debris from flashing at the chimney.



PENETRATIONS / VENT PIPES

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

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



SKYLIGHT(S)

523 SKYLIGHT(S) [FE] one skylight lens edge is broken / damaged.



524 COMMENTS [FE] The skylights metal frame fasteners appear to be rusting, not sealed, and the metal edge is not flat onto the lens.



ROOF DRAINAGE

525 GUTTERS [CR] The gutters are in need of maintenance / corrections.



FIREPLACE(S) & CHIMNEY(S)

FIREPLACE

701 UNIT TYPE Manufactured 0-clearance fireplace.
702 FUEL TYPE Gas and/or wood burning fireplace.
705 FIREBOX The 16" X 32" fireplace /firebox and visible flue appeared functional, with exceptions.

[SC] The gas pipe is not sealed at the wall where it entered the firebox. The pipe should be sealed around with the proper material.



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

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

CHIMNEY

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

712 SPARK ARRESTOR

[FE] Not visible. The chimney top /termination point was not inspected or visible. The roof was not accessed for inspection.



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

FOUNDATION /SLAB & OR SUB-STRUCTURE

UNDER-FLOOR VENTILATION**800 VENTILATION CONDITIONS**

The space adjacent to the bedroom and master bathroom is accessible from the bedroom closet.

[CR] The space ventilation is minimal due to the structure and/or type of construction. Proper ventilation is vital for moisture control.

FOUNDATION & COMPONENTS**801 FOUNDATION TYPE(S)**

Foundation types: Concrete slab on ground for this unit, with a perimeter concrete foundation.

803 EXTERIOR PERIMETER

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

The visible foundation is very limited due to the grading and siding covering.

804 INTERIOR SLAB

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

815 COMMENTS [CR] Improper drainage conditions are evident from the upper slope draining down into the space adjacent to the bedroom and master bathroom.



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), with exception.

Foundation anchor bolts are visible in the accessible area of the open space noted above.

FRAMING SEPARATION FROM SOIL

819 SEPARATION

[CR] The wood /wall framing lacked adequate separation from the soil.

[CR] The bedroom closet is adjacent to the poor drainage area, and soil in contact with mud sill.



Closet is adjacent to poor drainage area.

UNDER FLOOR INSULATION

820 INSULATION CONDITIONS

The floor framing insulation appeared functional, with exception.

[CR] The insulation should be secured and in contact to the interior walls without voids and gaps.



Secure insulation & install between frame.

821 COMMENTS [CR] Neighbors insulation and wall is moisture damaged.

I could not ignore the moisture conditions that are very visible.



DRAINAGE SYSTEM & OR SUMP PUMP

822 DRAINAGE SYSTEM

Evidence of water intrusion into the sub soil / space, and added sump pumps.

[FE] The suspected drainage improvements are substandard. The sump adjacent to the master bathroom was not tested.



PLUMBING SYSTEMS

WATER SERVICE

900 MAIN SHUTOFF LOCATION

The main water shutoff valve is located at the front of the unit.

The valve has been updated with a 1/4 turn ball valve, and is functional.

901 MAIN WATER SERVICE LINE

Materials: 1" Copper pipe visible below the main water supply shutoff valve, and plastic fitting visible at the water meter.

[FE] The main water supply line has been reduced to 3/4" for a water softener. The softener has been removed.



WATER SUPPLY PIPING

904

DESCRIPTION

Materials: Copper piping.

905 WATER PIPING CONDITIONS

The visible water supply piping appeared functional, with exception.

[CR] The static water pressure was measured at an exterior hose faucet and was 99 PSI. This condition can be conducive to plumbing leaks (pipes and faucets). I recommend replacing the rusted and leaking pressure regulator to limit the water pressure to or below 60 PSI, or appliance design limits.



[RU] There are un-insulated accessible water supply pipes behind the master bathroom. I recommend hot exposed water supply pipes be insulated to help minimize heat loss.

906 HOSE FAUCETS

The accessible hose faucets /bibs were functional.

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



WASTE, DRAIN & VENT PIPING

908

UNDERGROUND / FLOOR DRAIN PIPING

DESCRIPTION

Materials: ABS black plastic piping visible behind the master bathroom.

909 DRAIN PIPING CONDITIONS

The visible waste piping appeared functional.

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



910 UNDER SINK /BASIN DRAIN PIPES

The visible drain pipes were functional, with exception.

[CR] The master bathroom left basin drain leaks.



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.

[FE] The main gas supply pipe is corroded / rusted, and the main valve is buried in the soil. The gas company should be notified as to the conditions.



914 VALVES & CONNECTORS

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

The equipment gas valves and connectors were functional, with exception.

[RU] The laundry dryer gas flex connector is an outdated copper connector that should be replaced with a stainless steel connector for safety.



View of the gas meter. Valve is behind.

915 FUEL-GAS PIPING

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

[CR] The main gas supply pipe is corroded / rusted in the gas meter cabinet due to poor landscaping /drainage.



WATER HEATER(S)

WATER HEATER INFORMATION

1001

LOCATION(S)

The 50 gallon 11 year old natural gas water heater tank is located in an exterior closet at the front entry.

WATER HEATER CONDITIONS

1008 TANK(S) CONDITIONS

The water heater tank was functional, no leakage noted.

1009 WATER SUPPLY / CONNECTORS

The shutoff valve and water supply connectors were 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.

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 was functional.



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

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

1014 SEISMIC SAFETY STRAPS

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

1015 CONTROL(S)

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

1020 COMMENTS

[RU] There is no drip pan and drain line under the water heater to catch and divert any dripping water to the exterior. I recommend a pan and drain line be installed for water heaters located adjacent to sheetrock /drywall board.

HEATING & A/C SYSTEMS

HEATING UNIT(S) / FURNACE(S)

1101

DESCRIPTION

11 year old 110,000 btu. forced air natural gas fired furnace.

1105 RETURN AIR FILTER(S)

Disposable filter below the furnace is soiled.

Replace the filters with pleated type every 6 mounts.

1106 UNIT(S) CONDITIONS

The furnace /burners functioned properly, with exceptions, see all comments below.

1107

THERMOSTAT(S)

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

1108 VENTING SYSTEM(S)

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

[CR] The flue is lacking a metal collar to isolate the flue from the ceiling.

[CR] The ceiling and flue are moisture stained, and the ceiling is damaged /broken open.



1109

COMBUSTION AIR

The combustion air supply for the furnace appeared adequate.

1111 FAN(S) / HOUSING(S)

The fan and cabinet are functional, with exceptions.

[CR] Dust /debris is built up on the fan, motor and in the fan compartment. I recommend having the system cleaned and serviced by a heating contractor /professional.



1113 AIR SUPPLY PLENUM(S)

[FE] The air supply plenum appears to be undersized and does not match the cooling coil or furnace.

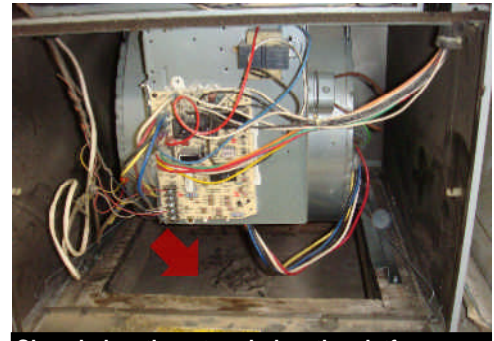
I recommend the air supply plenum on top of the furnace be evaluated /replaced with a properly sized /configured plenum.

1114 RETURN AIR PLENUM(S)

The return air plenum appeared functional, with exceptions.

[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.

[FE] The return air plenum is soiled, and should be cleaned.

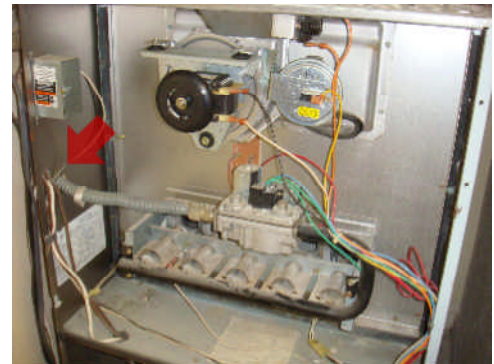


Clean below the return below the platform.

1115 ENERGY SOURCE CONNECTIONS

The gas shutoff valve appeared functional, with exception.

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



AIR CONDITIONING UNIT(S)

1120 SYSTEM TYPE(S)

"Split system" The 11 year old condensing unit is at the exterior and the evaporator / cooling coil is on top of the furnace.

[FE] The condenser manufacture is Carrier, and the cooling coil manufacture is Bryant. It is unknown if the units are compatible.

1122 CONDENSING UNIT(S)

The condensing unit was functional, with exceptions.

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

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

1123 SYSTEM CONDITION(S)

The system responded to normal operating controls and a temperature differential between the supply and return air grill was within the range of (15 - 18) degrees.

[FE] The air supply plenum appears to be undersized and does not match the cooling coil or furnace. See air supply system below.



Suspected undersized supply plenum on coil

1124 CONDENSATE DRAIN(S)

The cooling coil condensate drain pipe terminated into a pump in the return air plenum below the furnace.

[FE] The pump is soiled and should be cleaned and tested. It is unknown if the pump could be removed for cleaning.

[FE] The termination point of the condensate drain line was not located.



1125 CONDENSOR(S) ELECTRICAL

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

[CR] There is no bushing in the electrical disconnect to protect the entrance wires.



**1126
REFRIGERANT
LINES**

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

[CR] The line set is laying on the ground improperly. The lines should be separated from the soil and secured.

[RU] The insulation on the coolant line is deteriorated.



AIR SUPPLY SYSTEMS

**1129 DUCT
CONDITIONS**

The ducts are not visible to inspect or identify due to their locations, in the walls or ceilings.

**1130
REGISTERS &
GRILLS**

[FE] There is uneven heat/cooling air distribution, and stains are evident at the living room register.

[CR] There is little/no air flow from the registers in the master bedroom and bathroom. The air flow from the other registers is also a bit low.



**1131
INSPECTOR
RECOMMENDS**

[FE] I recommend the air supply plenum on top of the furnace be evaluated /replaced with a properly sized /configured plenum.

ELECTRICAL SYSTEMS

POWER COMPANY SERVICE CONDUCTORS

**1200
CONDUCTOR
SERVICE
DESCRIPTION**

Underground lateral service conductors, 120 /240 Volt.

**1201
CONDUCTOR
CONNECTION
POINT**

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

SERVICE EQUIPMENT

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

SERVICE EQUIPMENT & GROUNDING

1205 GROUNDING Foundation rebar ground connection was identified.

1206 GROUNDING & BONDING The grounding /bonding connection is evident at the water heater water supply pipe.

1207 COMMENTS [FE] Feeder pull boxes appear to be in the garage right side wall. The box covers were not removed /inspected.



MAIN SERVICE PANEL

1208 MAIN PANEL & LOCATION The 125 amp. panel is located at the left side of the garage in a cabinet.

[CR] The cabinet doors do not latch, and the weather stripping is damaged.

[FE] The landscape sprinklers should be evaluated for excessive watering /spray pattern.



1210 MAIN PANEL The main panel contains the main disconnect only. The panel is not opened and is maintained by the power company.



SUB-PANEL(S)

1212 LOCATION Located in the laundry room.

1214 DISCONNECT TYPE(S)

The main panel has 14, 110 volt circuit breakers, and 3, 220 volt circuit breakers.

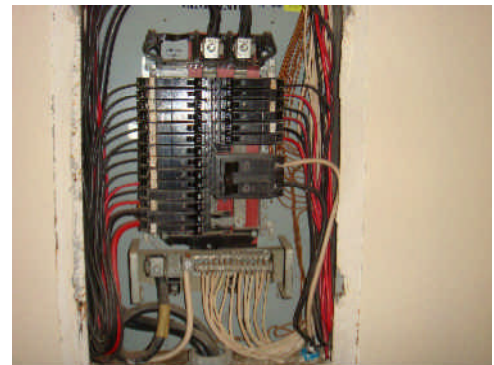
1215 SUB-PANEL(S)

[FE] The circuit breakers in the panel are labeled, with the exception of the A/C breaker. The accuracy of the labeling is not verified.



1216 WORKMANSHIP

The wiring within the panel appeared serviceable.



CIRCUIT WIRING METHODS

1219 DESCRIPTION Feeders are, Aluminum visible at the sub panel.

Branch wiring is copper, non-metallic sheathed cable.

1220 CIRCUIT WIRING The branch circuit wiring is not visible other than in the sub panel.

RECEPTACLES & LIGHT FIXTURES

1224 SWITCHES The accessible switches are functional.

1225 RECEPTACLES The accessible receptacles are functional, with exceptions.

[SC] The accessible receptacles are found to have reversed polarity connections at the living room master bedroom and garage.

[SC] Living room receptacle is loose or the junction box is damaged.

[SC] The kitchen and garage receptacles are not GFCI protected. This condition is a

safety hazard.

**1226
LUMINARIES
[LIGHTS/
FIXTURES]**

The luminaries [lights] are functional.

[FE] I recommend the dining room chandler support fastener be evaluated.

KITCHEN & LAUNDRY

KITCHEN

1300

COUNTERTOP(S) **Description:** Tile. The countertop are functional with one visible crack adjacent to the sink.

1301 CABINETS The cabinets were functional.

1302 COOKTOP The electric cooktop burners functioned.

1303 OVEN(S) The electric ovens /broilers functioned.

**1304 EXHAUST
VENT**

The exhaust fan and light functioned. The duct connector was not visible.



1305

DISHWASHER(S) The dishwasher functioned through the "Normal Cycle", with exception.

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

[CR] The dishwasher racks are rusting.

**1306 FOOD
WASTE
DISPOSAL(S)**

The garbage disposal functioned.

1316 KITCHEN PLUMBING

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

[CR] The faucet hand sprayer is defective / missing part.



View below the sink.

1317 COMMENTS

[RU] The water supply connectors and dishwasher angle stop /valve are corroded.



Corroded connectors.

LAUNDRY FACILITIES

1318 MACHINE PLUMBING

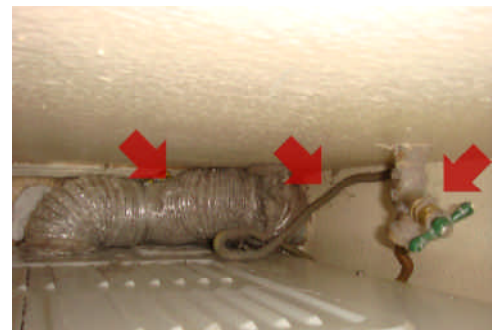
[FE] The laundry faucets are in use, washing machines are not operated /tested.

Irregular location of faucet, not accessible to test. The faucet should be capped off if not used.

1319 DRYER ENERGY SOURCE(S)

There is both gas and 220 volt electric hookups for a dryer.

[RU] The dryer gas flex connector is an outdated copper connector that should be replaced with a stainless steel connector for safety.



Irregular location of faucet & not tested.

1320 DRYER VENT SYSTEM

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

[CR] The dryer vent connector is an improper material. This type of material is a fire safety concern. The connector should be replaced with a metal connector.

[CR] The dryer vent hood at the exterior wall is clogged with lint and the damper door is not functioning properly.

**1322 AREA
VENTILATION**

Ventilation is provided by a window which was operational.

BATHROOM(S)

BATHROOM(S)

**1400 BASIN(S) &
FAUCET(S)**

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

[CR] The master right basin faucet leaked at the handle, and the left basin hot faucet did not operate.

[CR] The master bathroom left basin drain leaks and the stopper is not connected.

[CR] The master faucets are dripping constantly.

[CR] The master under mounted basins are lacking one of 4 securing clips.



**1401
COUNTERTOP(S)**

The countertops are functional.

**1402
CABINET(S)**

The cabinet are functional.

1403 TOILET(S)

The toilets functioned, with exceptions.

[CR] The master toilet bowl is cracked /broken, and leaked water internally and is refilling itself.

[CR] The toilets are not caulked and sealed at the floor.

**1404
BATHTUB(S)**

The tub/shower combos were functional, with exception.

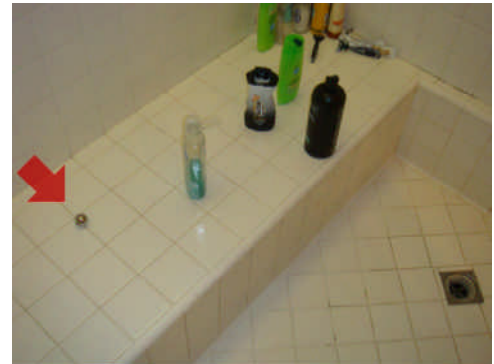
[CR] The hall bathtub hot valve was hard to operate, and the cold valve stem felt irregular when operating.

I recommend installing a drain screen in the master tub.

**1406
SHOWER(S)**

The showers were functional.

[FE] The horizontal seat /ledges in the master shower does not slope properly and may hold water. This condition is prone to leakage. Any horizontal areas in a shower should be wiped dry after use as a precaution against moisture intrusion into concealed spaces.

**1407
ENCLOSURE(S)**

The enclosures are functional, with safety glass markings.

[FE] The master shower enclosure is a bit corroded.

**1408
VENTILATION**

Description: Mechanical exhaust fans were functional.

**1410 CEILING
HEATER(S)**

The bathrooms have central heating and A/C.

The ceiling mounted heat lamp in the master bathroom was functional.

INTERIOR OF BUILDING

CEILINGS**1500****DESCRIPTION**

Sheetrock /Drywall, and wood on the living room ceiling.

1501**CONDITIONS**

The ceilings did not have visible defects other than,

[FE] Moisture stains are evident on the living room and master bedroom ceilings.

Visible evidence of past repairs on the kitchen ceiling.

WALLS**1503****DESCRIPTION**

Sheetrock /drywall.

1504**CONDITIONS**

There were no visible defects evident.

Base board is missing in the entry closet.

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

Carpet, wood and hard tile.

- 1509 CARPET** The visible areas of the carpet appeared functional.
- 1512 WOOD** The visible areas of the wood flooring appeared functional.
- 1513 HARD TILE** The visible areas of the tile flooring appeared functional, with exception.
- [CR] The master bathroom tiles have holes /voids in a few of the tiles.

FRONT ENTRY DOOR

- 1517 CONDITIONS** The solid core door was functional, with exception.
- [CR] The threshold is loose, missing /loose screws.

INTERIOR DOORS

- 1520 DOOR CONDITIONS** The door were functional.
- 1521 CLOSETS** The closet were functional.

SMOKE ALARMS

- 1529 LOCATIONS** Hallway and master bedroom only.

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

1530 SMOKE ALARM(S)

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

1531 INSPECTOR RECOMMENDS

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