

Pre-purchase Home Inspection Report

Exclusively for: Good Client

Sample of a 45 year old 1,600 square foot house



Prepared by:

California Real Estate Inspection Association Master Inspector

Steve Garcia Inspections

Building Inspections Since 1986

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(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. 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

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 #2, H.B. CA. 92649-3367.

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Certification in:

The California Real Estate Inspection Association (CREIA) Designation of Master Inspector
 Energy Inspection and Rating by the California State Energy Commission
 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 that should be made right, through maintenance, repair, 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 signature.

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. SCE's rebates www.sce.com

CLIENT & SITE INFORMATION

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

File # 100910

Date of inspection: September 10, 2010

Time of inspection: 10:00 AM - 3:00 PM.

CLIENT'S NAME Good Client.

**INSPECTION
ADDRESS**

Sunny CA.

WEATHER/SOIL Weather conditions during the inspection: clear, 73-78 degrees, and the ground was moist to dry.

BUILDING CHARACTERISTICS

MAIN ENTRY Faces: the street.

DESCRIPTION 45 year old, 2 story, single-family residence.

TYPE OF

STRUCTURE

Wood frame building, on a slab on grade, and raised entry /living room, with a composition roof.

UTILITIES

All three utilities were on during the inspection.

OTHER INFORMATION

**PEOPLE
PRESENT**

People present: Owner or someone home, listing agent showed up, buyers agent and client were present for the entire inspection.

**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.

INTRODUCTORY NOTES

**IMPORTANT
INFORMATION**

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

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

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

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

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

Added systems and components: patio cover, gas supply to the fire pit, added electrical to the spa, front exterior receptacle and lighting. Remodeled, altered and updated systems /components: Kitchen, bathrooms, water heater and furnace.

[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.

[NOTE] Further evaluations and all corrections are recommended to be completed by the appropriate specialist in the appropriate trades using approved methods and materials before the close of this transaction, with all documentation/receipts regarding evaluations and corrections be made available to you.

SITE & HARDSCAPE

SITE, HARDSCAPE & COMPONENTS

200 SITE GRADING

Description: Near level.

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

[CR] The rear planter at the house and left planter adjacent to the fireplace is lacking drainage.

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

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] There is one visible surface drain at the rear center of the patio. The termination of the drain was not visible /located.

[RU] Roof gutters and downspouts are not provided to control roof water runoff around the entire building. I recommend installing roof gutters and downspouts. The downspouts should be extended 6' away from the building, and directed to the street or into a drainage system.

202 DRIVEWAY / PARKING

The concrete driveway is functional with slight cracks.

203 WALKWAY(S)

The concrete walkways are functional, with exception.

[SC] The added plastic PVC sprinkler pipe at the rear of the house has been installed improperly and across the walkway surface. This installation is a trip hazard.

204 MAIN ENTRY

The concrete entry/porch is functional.

205 PATIO(S)

Description: Concrete and brick. The concrete patio is functional.

[SC] Uneven lifted /settled sections of the bricks are a trip hazard.

206 PATIO / DECK COVER(S)

Description: Wood frame with fiberglass cover.

[CR] The framing is moisture damaged, and the paint is chipping and peeling.

[FE] The patio cover framing appeared to be over-spanned, and the ledger lag screw locations are improper.

[CR] The patio cover showed evidence of moisture intrusion at the edge fastening / nailing.



Remove the debris from the cover.

207 WOOD DECK(S)

[CR] The deck is located too close to/on the ground. This condition is conducive to moisture damage and deterioration.

[CR] There is damage/deterioration noted on the deck surface boards and/or framing materials.

[CR] Nail heads are popping/coming up.

208 STEPS & STAIRS

Concrete entry steps are functional.

212 ROOF GUTTERS

Description: Metal entry pedestrian gutter only.

[RU] There are no rain gutters to control roof water run-off. Gutters should be installed with downspouts extending 6' away from the house, or connected into a landscape drainage system.

213 DOWNSPOUTS

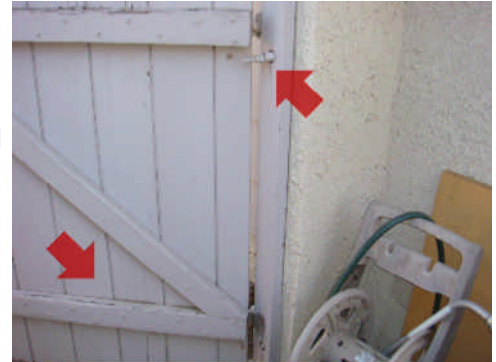
[CR] The one entry downspout terminates into the planter next to the garage. The downspout should be extended onto the driveway away from the building to prevent puddling and saturation of the soil adjacent to the foundation.

214 FENCES & GATE(S)

Description: Concrete block, wood and PVC plastic.

The yard visible wood fencing and walls appeared functional, and the gates closed and latched, with exceptions.

[CR] The right gate is moisture /insect damaged, the gate hinge fastening board lag fasteners are loose on the wall, and the latch is loose.

**217 LANDSCAPING**

[CR] Trees are touching or over-hanging the patio cover, and are in contact with the overhead electrical service conductors.

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

225 FIRE PIT(S) [FE] The galvanized ring below the rock could be rusted and damaged. The gas was operational, see plumbing gas section.

BUILDING ENVELOPE & COMPONENTS

BUILDING WALLS & SIDINGS**310****DESCRIPTION**

Stucco brick and wood siding.

The bricks are functional.

311 WOOD SIDING

The wood siding appeared functional, with signs of aging/wear.

[CR] The wood siding paint is chipping and blistered.

312 STUCCO SIDING

The stucco siding appeared functional, with exception.

[CR] There are gaps between the stucco siding and pipes at the garage. All gaps and voids should be sealed.

TRIM & EAVES

324 TRIM & MOULDINGS

[CR] The shutters are weathering and one is separating above the garage.

[CR] There is chipping and deteriorated paint on the trim materials and shutters.

Evidence of improper substandard painting / spray.



Separating /weathering shutter.

325 EAVES / SOFFITS

[CR] The tail rafters are insect damaged at the left and rear upper eave.

[CR] There is chipping and deteriorated paint on the eaves.

[CR] Seal the gap at the chimney and eave.



Gap at the chimney.

WINDOWS & DOORS

327 EXTERIOR WINDOWS CONDITIONS

Description: Updated dual pane vinyl sliding, and fixed windows.

The windows viewed from the exterior appeared functional.

The exposed window heads caulking and paint at the rear windows should be maintained.



328 INTERIOR WINDOWS OPERATION

The accessible windows were functional.

329 EXTERIOR DOOR CONDITIONS & OPERATION

Description: Updated dual pane vinyl sliding glass door, and original wood door with window.

The sliding glass door was functional.

[FE] The original door was locked and could not be tested.

GARAGE

GARAGE

402 ROOF / FRAMING

[CR] The large beam supporting the second floor and roof has been notched improperly up to 1 1/2" at the bottom center of the beam.

I recommend the beam be evaluated by a structural engineer.



403 INTERIOR / WALLS

Exposed visible wall framing is functional.

Sheetrock /drywall visible areas is functional.

404 INTERIOR CONDITIONS

Areas of the interior walls were not visible at the time of the inspection due to stored personal items. The garage interior should be inspected when the personal belongings are removed, and vacant.

405 FIRE- RESISTIVE WALL(S) / SEPARATION

The visible areas of the garage firewall/ceiling separation appeared functional, with exceptions.

[SC] There is a gap between the beam and ceiling, that should be sealed as required.

[FE] Approved fire rated caulking is recommend at all of the penetrations /pipes and wall.

406 CONCRETE SLAB

The visible areas of the slab is functional.

407 VENTILATION

Vents are provided at the right side wall.

408 OVERHEAD DOOR(S)

Description: Metal sectional non-insulated door was functional.

409 AUTOMATIC DOOR OPENER(S)

The automatic garage door opener was functional, with exceptions.

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

sensitivity force-setting for safety.

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

410 INTERIOR FIRE-RESISTIVE DOOR

The door between the garage and living space appears to be a 13/8" solid core fire-resistive door.

[SC] The fire-resistant door required automatic closing-device was missing.

411 EXTERIOR PEDESTRIAN DOOR

[CR] The door and jambs are moisture damaged/deteriorated.

[CR] There was evidence of moisture intrusion at the loose threshold of the exterior exit door. When replacing the door replace the threshold.



ROOFING SYSTEMS

DESCRIPTION

502 ROOF COVERING(S)

Fiberglass/asphalt composition shingles over added plywood sheathing.

The updated single layer roofing system is 6 years old.



504 INSPECTOR NOTES

[CR] The ridge course shingles are over-exposed with exposed fasteners. This is an improper installation at the upper ridge.



ROOFING MATERIALS

506 COMPOSITION SHINGLES

The roofing system is functional, with exceptions.

[CR] Couple damaged shingles at the front are evident, and the valley tabs are trapping debris.



516 COMMENTS [CR] The valley shingles are trapping debris and will trap moisture improperly causing premature failure of the shingles.



FLASHINGS

518 FLASHINGS The flashings are functional.

The chimney flashing is rusty. I recommend the flashing be cleaned and painted with an oil based rust inhibitor.

[CR] The dish fasteners were not sealed before installing.



PENETRATIONS / VENT PIPES

520 PENETRATIONS The roof penetrations appeared functional, with exceptions.

[CR] Maintain the mastic /tar around the pipes and jack flashings.

[CR] Remove the abandoned antenna from the plumbing vent.

[CR] The water heater vent flue is lacking a storm collar.



521 GAS FLUE PIPE(S)

The visible exhaust flue pipes and weather caps are functional, with exception.

[CR] The water heater flue pipe is improperly terminated, too close to the building and 5' from the open-able window.



- 522 COMMENTS** [CR] Replace the damaged shingles, correct the valley shingles, and correct the over-exposed shingles at the ridge.



ATTIC(S)

ACCESS OPENING(S) & ACCESSIBILITY

**600 ATTIC
OPENING(S)**

Access: 1, located in the hall and 1 in the bedroom.

The attics are is fully accessible, with the exception of the wood shingle debris.



- 602 COMMENTS** [CR] The wood shingle roofing debris should be removed from the attic for proper access.



FRAMING

603

DESCRIPTION

Manufactured-Truss System, with original roof deck space sheathing and added plywood sheathing for the updated roofing system.



View over the living room.

604 ATTIC
FRAMING

The visible areas of the attic framing appeared functional.

606 TRUSS-
FRAMING
SYSTEM

The visible areas of the attic truss framing appeared functional.

607 ROOF DECK
SHEATHING

The visible areas of the roof sheathing appeared functional.

VENTILATION

613

DESCRIPTION

Vent types: Roof and soffit /eave vent openings.

614

VENTILATION

The visible attic ventilation appeared adequate, with exception.

[RU] The attic /roof has minimal vent openings.

This condition could be conducive to excess heat build-up in the summer.

615 COMMENTS

The soiled insulation is from air passing through the insulation. This is an indication of air exchanging from the attic space to another space.



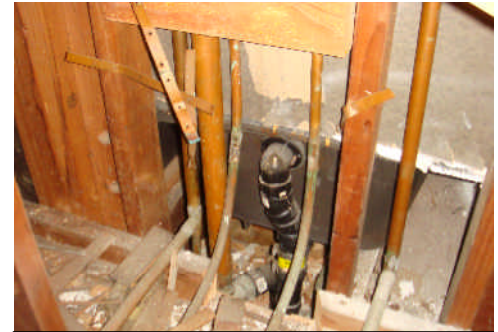
Soiled /missing insulation bathroom wall.

INSULATION

617

DESCRIPTION

Materials: fiberglass batts, approximate thickness in inches: 1 1/2"



Open area should be sealed off /insulated.

618

INSULATION CONDITIONS

[RU] The attic space has minimal insulation installed. I recommend installing additional insulation for energy efficiency and comfort.

[CR] Insulation is missing on the wall, and voids are noted at the tub /floor and kitchen ceiling.



Void /lacking insulation over the kitchen.

619 COMMENTS

[SC] The insulation is improperly in contact with the recessed luminaries [lighting fixtures]. The ceiling recessed light fixtures are not "IC-rated for insulation contact.

[RU] Non-IC rated can lights are not energy efficient.



FIREPLACE(S) & CHIMNEY(S)

FIREPLACE

- 701 UNIT TYPE** Wood or gas burning masonry fireplace.
- 705 FIREBOX** The fireplace and visible areas of the flue / damper appeared functional, with exceptions.

[CR] A few of the rear bricks are cracked, void in the mortar, and there is efflorescence (white mineral salts) deposits in the bricks. This condition is an indication of moisture intrusion.



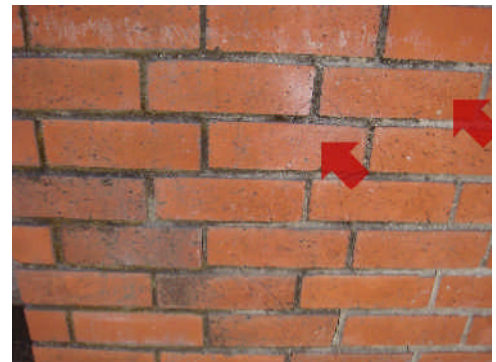
- 706 DAMPER** [SC] When a gas appliance or log set is installed in the fireplace. The flue damper needs to be blocked/clamped in the open position to prevent products of combustion from spilling out into the room.

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



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

- 710 COMMENTS** [FE] The fireplace exterior bricks adjacent to the firebox are cracked, and the mortar is deteriorating. Algae and staining is evident from excessive moisture.



CHIMNEY

711 CHIMNEY

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

The visible areas of the chimney appeared functional, with exception.

[CR] The mortar cap is cracked, and should be sealed to prevent moisture intrusion / deterioration of the bricks below.



712 SPARK ARRESTOR

There is a spark arrester and hood installed.

[FE] Due to the spark arrester /hood installed I was unable to inspect down the chimney flue.

[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 upper area of the flue and termination point is inaccessible.

A qualified fireplace specialist will remove the spark arrester /hood and use a specialized video camera as needed to evaluate the flue.

FOUNDATION /SLAB & OR SUB-STRUCTURE

UNDER-FLOOR VENTILATION

800

VENTILATION CONDITIONS

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

[CR] The vent openings have louvers that restrict air flow. See # 814 below.

[FE] The crawl space sub-soil is moist a few of the mud sill plate bolts and nuts are rusting. I recommend applying a rust inhibitor on the nuts and bolts.



View at the front adjacent to the entry.

FOUNDATION & COMPONENTS

801

FOUNDATION TYPE(S)

Raised concrete perimeter foundation with interior wood beams supported by concrete piers and wood posts at the front entry and living room only.

Concrete slab on ground, with a perimeter concrete foundation.

**802 FLOOR
FRAME
DESCRIPTION**

T&G, tongue-and-groove subfloor supported by the perimeter foundation and center girders.

**803 EXTERIOR
PERIMETER**

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

**804 INTERIOR
SLAB**

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

**805
FOUNDATION/
STEM WALLS**

The visible foundation areas of the crawl space structure appeared functional.

[FE] There is a condition known as efflorescence on portions of the foundation walls. This is a salt deposit left when moisture in the foundation evaporates. It indicates that the foundation is experiencing wet and dry cycles. I recommend the exterior grading and drainage be improved to divert moisture away from the foundation.



807 PIERS

The visible areas of the piers and posts appeared functional.



809 MUDSILLS

The visible areas of the mudsills appeared functional.

**812 FLOOR
BEAMS**

The visible areas of the support beams appeared functional.



813 SUBFLOOR The visible areas of the sub-flooring appeared functional.

**814 INSPECTOR
RECOMMENDS**

The foundation wall has a water level mark.

[CR] I recommend installing roof gutters and downspouts to direct water away from the house or into a drainage system to prevent unwanted moisture from saturating the crawl space sub-soil.



815 COMMENTS Second picture of #814. This foundation area is below the entry.

**UNDER-FLOOR ACCESS OPENING(S)**

816

ACCESSIBILITY Accessed from the interior entry closet. The crawl space is fully accessible.

FOUNDATION /WALL ANCHORING

817

**ANCHORING &
BRACING**

Foundation anchor bolting is visible at the unfinished walls in the garage and crawl space foundation.

PLUMBING SYSTEMS

WATER SERVICE

900 MAIN SHUTOFF LOCATION

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

[CR] The older valve is not operational, could not turn.

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



901 MAIN WATER SERVICE LINE

Materials: 1", Copper pipe.

WATER SUPPLY PIPING

904 DESCRIPTION

Copper piping visible in the two attics and garage.

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

905 WATER PIPING CONDITIONS

The visible water supply piping appeared functional, with exceptions.

[CR] The static water pressure was measured at an exterior hose faucet and was 92 PSI, which exceeds the 80 PSI maximum. This condition is conducive to plumbing leaks (pipes and faucets).

A pressure regulator should be installed as required to limit the water pressure to or below 60 PSI, or appliance design limits.

[CR] The kitchen dishwasher supply pipe below the sink is capped with a galvanized cap improperly. The cap should be replaced with a brass cap.



906 HOSE FAUCETS

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

[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.

907 INSPECTOR RECOMMENDS

[CR] The rear corroded pressure relief valve should be replaced.

**COMMENTS**

[CR] The abandoned suspect water softener piping, flex connector and valves should be replaced with solid copper pipe.

The valves are corroded and water flowing through the flex connector causes restriction of flow.

**WASTE DRAIN & VENT PIPING****908 UNDER FLOOR DRAIN PIPING DESCRIPTION**

No visible drain pipes in the crawl space, and under slab pipes are not visible, with exception.

[CR] The rear improperly open cleanout appears to be cast iron pipe. The pipe plug threads appear to be worn off.

The laundry drain is cast iron and galvanized.

909 DRAIN PIPING CONDITIONS

[CR] The first floor bathroom adjacent exterior cleanout has evidence of previous leakage and the plug is missing.

[SC] Leaking drain water and open clean-out is a health and safety concern.

[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.

[FE] The first floor bathroom basin drain pipe and cabinet have evidence of previous leakage. Dark stain noted on the cabinet around the pipe.



Dark /black staining on cabinet.

911 DRAIN / WASTE VENT PIPING

The visible areas of the copper vent pipes appeared functional, with the exception.

[SC] The laundry drain pipe is lacking a required vent. Sewer gases could enter the garage.

[CR] The antana in the vent pipe above the roof should be removed.

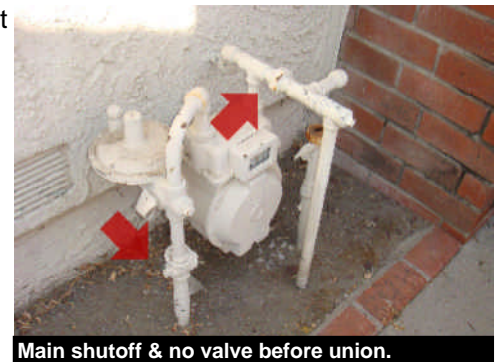


FUEL-GAS SYSTEM

913 GAS METER & SHUTOFF LOCATION

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

[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.



Main shutoff & no valve before union.

915 FUEL-GAS PIPING

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

[SC] The gas supply pipe from the meter to the fire pit is lacking a required shutoff valve. A shutoff valve should be installed before the union connector as required.

WATER HEATER(S)

WATER HEATER INFORMATION

1001

LOCATION(S) The 40 gallon 10 year old natural gas water heater tank is located in the garage.

WATER HEATER CONDITIONS

1008 **TANK(S)
CONDITIONS**

The water heater tank was functional.

The tank is approaching the end of its life expectancy.

1009 **WATER
SUPPLY /
CONNECTORS**

The shutoff valve and water supply connectors appeared functional and are insulated to minimize heat loss, with exception.

[CR] The flue vent is improperly in contact with the insulation.



1010 **TANK
VENTING
SYSTEM(S)**

[CR] The single wall vent connector has been installed in an-un-workman like manner.

A B-vent double wall vent connector should have been installed due to the garage location.



1012 ENERGY SOURCE(S)

The gas shutoff valve and flexible gas connector appeared 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

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

**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 slab.

HEATING & A/C SYSTEMS

HEATING UNIT(S) / FURNACE(S)**1101****DESCRIPTION**

15 year old 75,000 btu. forced air natural gas fired furnace is located in the second floor hall closet.

1105 RETURN AIR FILTER(S)

Disposable filter is located below the unit.

Replace the filter with pleated type every 6 to 12 mounts.

**1106 UNIT(S)
CONDITIONS**

The furnace /burners functioned properly.

**1107
THERMOSTAT(S)**

The thermostat operated the furnace as required.

**1108 VENTING
SYSTEM(S)**

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

[FE] The flue connection on top of the furnace appears irregular /uneven.

[SC] The flue vent pipe is lacking proper clearance from combustible materials at the roof. This condition is a potential fire hazard.

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

The fan and cabinet are functional.

**1113 AIR
SUPPLY
PLENUM(S)**

[FE] There is Asbestos-like insulating materials on the plenum that is taped up with duct tape. Information about Asbestos is available in the "Homeowners Guide to Earthquake Safety & Environmental Hazards" pamphlet.

**1114 RETURN
AIR PLENUM(S)**

The return air plenum appeared functional, with exceptions.

[FE] The platform opening is only 20" deep and 9 3/4" wide.

I recommend the manufactures installation instructions should be reviewed for proper installation.

[CR] 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.

AIR SUPPLY SYSTEMS

**1128 DUCT
TYPE(S)**

[FE] Metal ducts are insulated with a material that may contain asbestos.

Information regarding asbestos can be found in the "Homeowners Guide to Earthquake Safety & Environmental Hazards" pamphlet.

**1129 DUCT
CONDITIONS**

[CR] The duct adjacent to the second floor bathroom is separated.

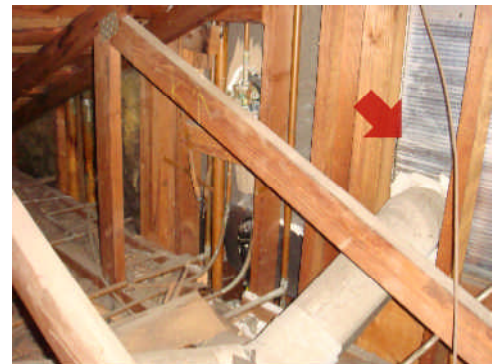


**1130
REGISTERS &
GRILLS**

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

**1132
COMMENTS**

[FE] The wall adjacent to the furnace may be an asbestos material.



ELECTRICAL SYSTEMS

POWER COMPANY SERVICE CONDUCTORS

1200

**CONDUCTOR
SERVICE
DESCRIPTION**

Overhead service conductors, 120 /240 Volt. 3 conductor.

1201

**CONDUCTOR
CONNECTION
POINT**

The overhead service wires and weatherhead appeared to be functional, with exception.

[SC] Tree branches are in contact with the overhead service cables improperly.



SERVICE EQUIPMENT

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

SERVICE EQUIPMENT GROUNDING

1206

**GROUNDING &
BONDING**

The visible grounding and bonding connection is at the water pipe adjacent to the electric panel.

[RU] I recommend installing a ground rod below the panel for proper grounding.

MAIN SERVICE PANEL

**1208 MAIN
PANEL &
LOCATION**

The original 100 amp. panel is located at the rear of the house.

1209

**DISCONNECTS /
CIRCUITS**

The main panel has 15, 110 volt circuit breakers, and 2, 220 volt circuit breakers.

1210 MAIN PANEL

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



1211 WORKMANSHIP

The wiring within the panel appeared functional.



CIRCUIT WIRING METHODS

1219 DESCRIPTION

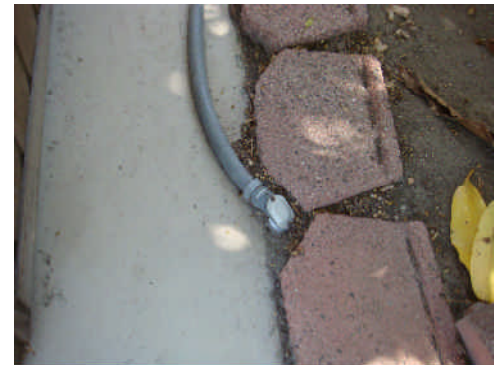
Branch circuit wiring is copper 110 volt wiring, and copper 220 volt circuit wiring.

1220 CIRCUIT WIRING

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

[SC] Improper added spa wiring is laying on the ground with the elbow on grade improperly.

[SC] There is an improper exposed wiring splice in the garage above the door header.



RECEPTACLES & LIGHT FIXTURES

1224 SWITCHES The accessible switches are functional.

1225 RECEPTACLES The accessible receptacles were functional, with exceptions.

[SC] The accessible receptacles were found to have open ground connections at the front left exterior, garage, living room, bedrooms, and bathrooms.

[SC] The kitchen GFCI receptacle does not reset properly. Replace for safety.

[CR] The 3/4 bath receptacle is loose.

[FE] A couple of the room receptacles are original two slot ungrounded.

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

**1226
LUMINARIES
[LIGHTS/
FIXTURES]**

The luminaries [lights] were functional, with exceptions.

[CR] Exterior luminaries [light fixtures] are loose at the rear and garage right side. All fixtures should be secured and sealed to the walls.

[SC] The insulation is improperly in contact with the recessed luminaries [lighting fixtures]. The ceiling recessed light fixtures are not "IC-rated for insulation contact.



Attic debris and insulation in contact.

KITCHEN & LAUNDRY

KITCHEN

1300

COUNTERTOP(S) Corian /Corian-like. The countertops are functional.

1301 CABINETS The cabinets were functional.

1302 COOKTOP Electric cooktop functioned.

1303 OVEN(S) Electric oven and broiler functioned.

**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.

[FE] Some 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.

**1306 FOOD
WASTE**

DISPOSAL(S) The garbage disposal functioned.

1308

MICROWAVE The microwave oven functioned and heated a glass of water.

**1316 KITCHEN
PLUMBING**

The faucet, sink and plumbing was functional.



Improper saddle clamp on drain pipe.

**1317
COMMENTS**

[CR] Improper saddle fitting connection on the drain pipe for the drinking water filtration system purge tube under the kitchen sink.



Irrigular location of filtered water spout

LAUNDRY FACILITIES

**1318 MACHINE
PLUMBING**

The laundry faucets are in use. Washing machines are not operated.

[CR] The laundry faucets are corroded.

**1319 DRYER
ENERGY
SOURCE(S)**

The dryer hookup is provided for a gas unit only.

**1320 DRYER
VENT SYSTEM**

Dryer venting is provided and terminated at the exterior.

BATHROOM(S)

BATHROOM(S)

1400 BASIN(S) & FAUCET(S)

The basins /faucets and piping were functional.

1401

COUNTERTOP(S) The countertops are functional.

1402

CABINET(S) The cabinet are functional, with exception.

[FE] Under the first floor basin there is moisture stains in the cabinet. I recommend locating and correcting the source and any damaged materials.



1403 TOILET(S) The toilets functioned.

The toilets are not caulked and sealed at the floor.

1404

BATHTUB(S) The tub/shower combo appeared functional, with exception.

[FE] One visible tub support leg is not bearing on the plywood floor.



1406

SHOWER(S) The stall shower appeared functional.

- 1407 ENCLOSURE(S)** [CR] There is leakage from the stall shower enclosure. The rubber sill is damaged, and the enclosure is corroded.



- 1408 VENTILATION** **Description:** Windows all operated.
- 1410 CEILING HEATER(S)** The bathrooms have central heating.

INTERIOR OF BUILDING

CEILINGS

- 1500 DESCRIPTION** Sheetrock /Drywall, with some acoustic spray covering.
- 1501 CONDITIONS** The ceilings did not have visible defects other than;
- [FE] The first floor rear left room ceiling has irregular cracking. The cracking may have been caused from someone in the attic.

WALLS

- 1503 DESCRIPTION** Sheetrock /drywall.
- 1504 CONDITIONS** There were no visible defects evident.
- [CR] Wall board /drywall taping is required around pipes below toilets, sinks and basins. Taping /trims are lacking.

FLOORING

- 1508 DESCRIPTION / MATERIALS** Wood, synthetic wood and slate tiles.
- 1510 SYNTHETIC WOOD** The simulated wood flooring appeared functional.
- 1512 WOOD** The visible areas of the wood flooring appeared functional.
- 1513 HARD TILE** The visible areas of the tile flooring appeared functional.

FRONT ENTRY DOOR

1516
DESCRIPTION Wood and glass panel door.

1517
CONDITIONS The doors were functional.

I recommend the doors be re-finished.

INTERIOR DOORS

1520 DOOR
CONDITIONS The doors were functional.

1521 CLOSETS The visible areas of the closets appeared functional, stored items are present.

STAIRS & RAILS

1524
STAIRWELL(S) The stairs are functional.

1525
HANDRAIL(S) The handrail is functional, with exception.

[SC] The handrail did not continue the full length of the stairway at the bottom.

1526
GUARDRAIL(S) The guard rails are functional.

SMOKE ALARMS

1529
LOCATIONS Upper and lower hallways.

[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, which 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.