

Pre-purchase Home Inspection Report

Exclusively for: Good Past Clients

Sample of a 1958 yr. 1395 square foot 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

Report Table of Contents

REPORT SCOPE & DEFINITIONS	1
INSPECTION INFORMATION	3
SITE & HARDSCAPE	5
BUILDING ENVELOPE & COMPONENTS	7
GARAGE(S)	8
ROOFING SYSTEMS	9
ATTIC(S)	11
FIREPLACE(S) & CHIMNEY(S)	14
FOUNDATION /SLAB & OR SUB-STRUCTURE	15
PLUMBING SYSTEMS	16
WATER HEATER(S)	18
HEATING & A/C SYSTEMS	20
ELECTRICAL SYSTEMS	21
KITCHEN & LAUNDRY	23
BATHROOM(S)	25
INTERIOR OF BUILDING	26

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

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 # 280710

Date of inspection: July 28, 2010

Time of inspection: 10:20 AM - 3:00 PM.

CLIENT'S NAME Good past clients.

**INSPECTION
ADDRESS**

Sunny CA.

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

BUILDING CHARACTERISTICS

MAIN ENTRY Faces: East.

DESCRIPTION 59 year old 1 story single-family residence.

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

UTILITIES

All three utilities were on during the inspection.

OTHER INFORMATION

**PEOPLE
PRESENT** People present: Buyer's agent, client and termite inspector.

**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] 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. A re-roofing permit should be on file with the building department.

[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: Stair stepped site, Near level.

[CR] The grading at the front entry and rear left 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.

[FE] The grade slopes towards the garage at the front.

The addition of surface drains or hasdscape /concrete is recommended to collect and remove excess water from the garage, front entry and rear left.

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] The drain system at one or more of the grates is dirty or clogged with debris and would be ineffective during rains. I recommend all debris be removed rather than flushed through the piping if possible and all drains should be cleaned on a regular basis.

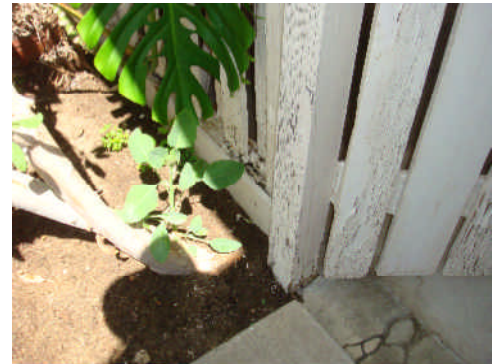
[FE] The termination point of the visible landscape surface drains was not confirmed, although it may be the cored curb at the front left of the site.

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

202 DRIVEWAY / PARKING

The concrete and brick driveway is functional with slight cracks.

- 203 WALKWAY(S)** [SC] The city walkway surface is uneven and raised 1/2". The front entry walk is 1" above the entry slab and 1 1/2" above the breezeway slab. I recommend correcting the trip hazard conditions.
- 204 MAIN ENTRY** The concrete entry/porch appeared functional, with some cracks evident.
- 205 PATIO(S)** The patio surface is functional, with some cracks evident.
- 212 GUTTERS** [CR] The metal gutters are filled with debris which restricts proper drainage.
[CR] The rear right gutter is improperly sloped.
- 213 DOWNSPOUTS** [CR] Roof gutters downspouts terminate next to the building at the rear and garage. 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)** The yard visible wood fencing appeared functional, and the gates closed and latched.
I recommend the foliage be removed from the fence to treat the base of the rusting posts, and reduce the weight placed onto the supporting fence posts on top of the retaining walls.
[CR] Moisture, insect damage, and chipping paint is evident on the breeze way fence.
[CR] The front right block wall at the corner of the garage is leaning up to 1 1/4", tree roots appear to be the cause of the leaning wall.
- 215 RETAINING WALL(S)** [SC] The visible concrete /block retaining wall at the right side is cracked and leaning up to 6". The wall should be repaired for safety, and to prevent damage to the neighbors site / property.
[FE] The rear and left side retaining walls were not visible, and not inspected. The walls should be inspected from the neighbors property.
[SC] Guardrail is lacking at the front left retaining wall. Any wall above 30" from grade is required to have fall protection today.
- 216 LANDSCAPING** [FE] I recommend considering removing the trees. As the trees continue to grow in size, damage may occur to the retaining walls.
- NOTES** [FE] Sprinkler systems are outside the scope of this inspection. I recommend that an Irrigation Specialist evaluate the entire system prior to the completion of this real estate transaction.



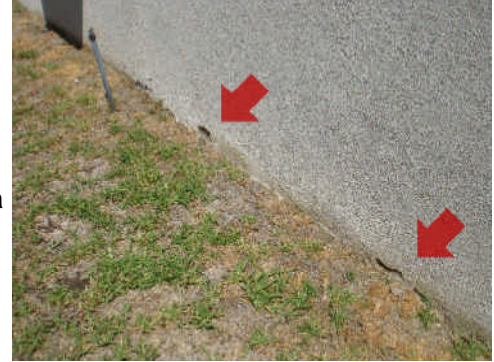
BUILDING ENVELOPE & COMPONENTS

BUILDING WALLS & SIDINGS

312 STUCCO SIDING

The stucco siding appeared functional, with exception.

This building was constructed in an era before weep screeds were installed at the bottom edge of the stucco siding, to separate the stucco from the grade /soil. The stucco lacks a drainage plane. This condition does not allow moisture to dry, causing the stucco to blister and flake off. I recommend minimizing moisture around the building to help protect the stucco and the building from moisture.



TRIM & EAVES

323 TRIM & MOULDINGS

The exterior wood trim appeared functional, with signs of aging and wear.

[CR] The paint is weathered and chipping off at areas and around windows.

324 EAVES / SOFFITS

The wood eaves appeared functional, with signs of aging and wear.

325 FASCIAS

The visible fascia materials appeared functional, with signs of aging and wear, and exception.

[CR] The fascia at the left side is weathered, the paint is chipping off and damaged.

WINDOWS & DOORS

326 EXTERIOR WINDOWS CONDITIONS

Description: Wood single pane double hung, awning and fixed windows.

[SC] The front left bedroom double hung window has a A/C unit installed. The top half of the window has been removed. This window is the fire escape window. The A/C unit should be removed, and the window made to be functional as required for fire safety.

[CR] The south side window frames /sills are weathered and cracking.

[CR] There are damaged and missing window screens. The screens should be repaired or replaced as needed.



327 INTERIOR WINDOWS OPERATION

[SC] There are no visible tempered /safety glass markings on the glass in the living room fixed windows.

[SC] The double hung vertical sliding windows failed to remain in place when opening. The sash cables are broken at a few windows. This condition is a safety hazard.

[CR] The kitchen, living room, bathrooms and bedroom windows were difficult to open/close.

328 EXTERIOR DOOR(S) CONDITIONS & OPERATION

The exterior wood and glass doors are functional.

[SC] There are no visible tempered /safety glass markings on the glass at the rear living room door.

GARAGE(S)

GARAGE

401 EXTERIOR

[CR] There is no metal flashing installed behind the siding and on top of the window trim. This condition is conducive to moisture intrusion.

402 ROOF / FRAMING

The conventional framed roof rafters and framing is functional.

The wall tie framing members attached to the top of the walls are not designed to support stored items.

403 INTERIOR / WALLS

Exposed wall framing is functional, with exceptions.

[CR] The front wall stucco felt wrap is damaged.

[CR] The framing below the window is moisture damaged.



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.

406 CONCRETE SLAB

The garage slab is functional.

407

VENTILATION

[RU] Air vent openings are recommended to be installed at the roof ridge and rear wall to provide combustion air for the fuel-burning water heater and remove possible contaminated air from exhaust fumes.

408 OVERHEAD DOOR(S)

Description: Metal tilt-up non-insulated door was functional.

**409 AUTOMATIC
DOOR
OPENER(S)**

The automatic garage door opener was operational, and the automatic reversing systems functioned when the door hit an object placed in its path.

**411 EXTERIOR
PEDESTRIAN
DOOR**

The wood plank door was functional.

ROOFING SYSTEMS

DESCRIPTION

**502 ROOF
COVERING(S)**

One layer of fiberglass/asphalt composition shingles installed over added plywood sheathing.

The shingles appear to be 15 to 20 years old.



**504 INSPECTOR
NOTES**

[CR] The valley shingle tabs are trapping debris, and could prevent proper water runoff.



ROOFING MATERIALS

506 COMPOSITION SHINGLES

[FE] The roofing material appeared functional at this time with signs of weathering, aging and cracking. I recommend a licensed professional roofing contractor evaluate the material for the estimated remaining life.

[CR] The ridge cap material is damaged and deteriorated. The cap should be replaced.



516 COMMENTS The valley shingle tabs are trapping debris, and could prevent proper water runoff.



FLASHINGS

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

518 FLASHINGS [FE] The edge flashing is improperly on top of the roofing felt.

[FE] Some of the flashings are rusty. I recommend they be cleaned, painted with an oil based rust inhibitor and/or replaced as needed.



519 INSPECTOR RECOMMENDS

I recommend re-caulking and painting the chimney flashing.



PENETRATIONS / VENT PIPES

520 PENETRATIONS

The roof penetrations were 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, with exceptions.

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

[CR] Water heater flue pipe is improperly terminated (too short).



ATTIC(S)

ACCESS OPENING(S) & ACCESSIBILITY

601 ATTIC ACCESS(S)

The attic is fully accessible, with the exception of the area over the kitchen and rear bedrooms.



View of the kitchen ceiling exhaust duct.

FRAMING

603

DESCRIPTION

Conventional framed roof rafters with space sheathing covered with added plywood for the shingle roof.



View over the rear bedrooms.

605 ROOF
RAFTERS

The visible areas of the rafter framing appeared functional, with exceptions.

[CR] The upper ends of the rafters at the left area have a 1/4" separation from the ridge board. I recommend installing hangers for proper connection.



607 ROOF DECK
SHEATHING

The visible areas of the roof sheathing appeared functional.

608 PURLINS

The visible areas of the purlins and braces appeared functional.



609 COLLAR TIES

[FE] The suspected un-necessary collar ties are broken from knots and people entering the attic.



610 CEILING JOISTS

The ceiling joists are not all visible due to the insulation covering.

611 INSPECTOR RECOMMENDS

I recommend installing a metal strap or plywood gusset plate to connect the uneven ridge board.



VENTILATION

613 DESCRIPTION

Vent types: One roof eyebrow vent, and gable end vents only.

614 VENTILATION

[CR] The attic has minimal ventilation. This condition is conducive to excess heat build-up in the summer.

[RU] I recommend installing 3 turbine roof vents close to the ridge. During the winter the turbines could be covered with heavy mill plastic trash bags to prevent the attic heat from escaping. This will keep the heat in the house during the winter months.

Eave /soffit vents are not provided to allow cooler air to enter the lower attic space and exit the upper ridge vents.

[CR] The gable end vent screens are damaged, deteriorated and missing. The screens should be replaced with 1/4" screen mesh, to prevent birds, rodents or other animals from entering the attic space.



INSULATION

617 DESCRIPTION Materials: Rockwool loose fill, approximate thickness in inches: 3 - 6"

618 INSULATION The visible attic insulation appeared functional.

619 COMMENTS [CR] Rodent droppings are in the insulation around the dining area furnace vent flue.
I recommend the soiled insulation be replaced.



FIREPLACE(S) & CHIMNEY(S)

FIREPLACE

701 UNIT TYPE Wood or gas burning masonry fireplace is set up with cosmetic gas logs at this time.

705 FIREBOX The fireplace and visible areas of the flue / damper appeared functional, with exceptions.

[FE] A form board was not removed from the breast of the firebox.

[FE] A couple of the rear bricks are slightly cracked.

[FE] Voids and a bit soiled throat is evident.

[FE] There is efflorescence (white mineral salts) deposits in the fireplace. 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.

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



CHIMNEY

711 CHIMNEY

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

[FE] The chimney mortar cap is cracked and weathered.

[FE] The chimney bricks are cracked up to 1/8".

[FE] The chimney does not have a liner, only parg coated. See #713 picture.



712 SPARK ARRESTOR

[RU] There is a flat screen spark arrester installed on the chimney. I recommend upgrading by installing rain cap type spark arrester to help minimize moisture entry into the flue and prevent the escape of hot embers.



713 COMMENTS

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 and top only. The inner reaches of a flue are inaccessible. A qualified fireplace specialist will remove the screen and use a specialized video camera as needed to evaluate the flue.

FOUNDATION /SLAB & OR SUB-STRUCTURE

FOUNDATION & COMPONENTS

801

FOUNDATION TYPE(S)

Concrete slab on ground, with a perimeter concrete foundation.

803 EXTERIOR PERIMETER

Stucco is covering the foundation. No evidence of movement.

804 INTERIOR SLAB

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

FOUNDATION /WALL ANCHORING

817

ANCHORING & BRACING

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

Foundation anchor bolting is visible at the unfinished walls in the garage.

PLUMBING SYSTEMS

WATER SERVICE

900 MAIN SHUTOFF LOCATION

The updated main water shutoff valve located at the front of the building, was functional.

901 MAIN WATER SERVICE LINE

Materials: 1", Copper piping.

[CR] The rusting galvanized steel union connector should be replaced with brass.

Only brass fittings and nipples should be connected to copper pipes.



Replace union & install pressure regulator

WATER SUPPLY PIPING

904 DESCRIPTION

Materials: Copper piping visible coming up from the foundation at areas.

905 WATER PIPING CONDITIONS

The visible water supply piping appeared functional, with exception.

[RU] The static water pressure was measured at an exterior hose faucet and was 75 PSI. This condition can 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.

[FE] Water hammering of pipes occurred at the master basin hot supply when shutting the water off abruptly. This condition could be from loose pipes in the wall or excessive water pressure.

[CR] Copper and galvanized nipple may be in contact with each other at the master bathroom toilet supply. This condition can lead to corrosion/electrolysis between these dissimilar metals.



Improper galvanized nipple.

906 HOSE FAUCETS

The 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: Cast iron piping where visible at the cleanouts.

909 DRAIN PIPING CONDITIONS

[FE] The drain piping is not visible due to slab on ground construction, other than the leaking tub drain.

[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.



Tub drain leaks at fitting /connector.

910 UNDER SINK /BASIN DRAIN PIPES

The visible drain pipes were functional, with exceptions.

[CR] The master basin and tub drain leaked.

[CR] Corrosion is evident on the laundry sink drain pipe.



Master basin leaky drain connection.

911 DRAIN & WASTE VENT PIPING

The visible areas of the vent pipes appeared functional.

FUEL-GAS SYSTEM

913 GAS METER & SHUTOFF LOCATION

The gas meter and shutoff valve is located at the right 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.

The present wrench is not a gas meter wrench.

The gas company will evaluate the rusting gas supply pipe at no cost to you.



914 VALVES & CONNECTORS

[RU] I recommend updating all of the gas connectors with stainless steel flex connectors.

915 FUEL-GAS PIPING

The visible areas of the gas piping appeared functional.

WATER HEATER(S)

WATER HEATER INFORMATION

1001 LOCATION(S)

The 40 gallon 9 year old natural gas water heater tank is located in the garage closet accessed from the exterior.

WATER HEATER CONDITIONS

1008 TANK(S) CONDITIONS

The water heater tank was functional.

1009 WATER SUPPLY / CONNECTORS

[CR] The water supply connectors are corroded.

[RU] The water supply connectors are not insulated. I recommend insulating the exposed water piping to minimize heat loss.



1010 TANK VENTING SYSTEM(S)

[SC] The flue vent piping is close to or in contact with combustibile materials at the roof. This condition could be a potential fire hazard.



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 are functional.



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

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

1014 SEISMIC SAFETY STRAPS

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.



HEATING & A/C SYSTEMS

HEATING UNIT(S) / FURNACE(S)

1101

DESCRIPTION

Original gas fired wall heaters located in the dining area and hallway.

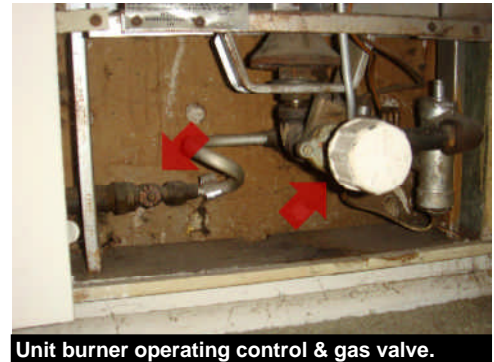
**1106 UNIT(S)
CONDITIONS**

[RU] Due to age of the units and conditions noted below the heaters appear to be at the end of or beyond there useful service life. I recommend a full evaluation, corrections and/or replacement by a licensed heating contractor professional.

1107

THERMOSTAT(S)

None, burner operating control valves below the units.



Unit burner operating control & gas valve.

**1108 VENTING
SYSTEM(S)**

[SC] The dining flue vent piping is spilling out products of combustion at the diverter.

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

The two furnace gas vents and the water heater vent /flues are transite pipes. This material may contain asbestos.



One of the vent flues improper clearance.

1110

BURNER(S)

The dining unit burners operated properly.

[CR] The hallway unit burners and vent could not be tested. The pilot went out when turning on the burner.

**1112 HEAT
EXCHANGER(S)**

[SC] The furnaces are old. I recommend having the furnaces heat exchangers evaluated by an licensed heating contractor professional.

**1115 ENERGY
SOURCE
CONNECTIONS**

The gas shutoff valves were functional.

AIR CONDITIONING UNIT(S)

1117

LOCATION(S)

Bedroom and dining area wall.

[SC] The bedroom unit does not operate and should be removed as required for fire exit.

[CR] The dining added 110 volt wall mounted unit did not cool.



ELECTRICAL SYSTEMS

POWER COMPANY SERVICE CONDUCTORS

1200

**CONDUCTOR
SERVICE
DESCRIPTION**

Original overhead service conductors, 120 /240 Volt.

1201

**CONDUCTOR
CONNECTION
POINT**

[SC] The overhead service entrance cables have damaged/deteriorated insulation and exposed wiring /connections.



SERVICE EQUIPMENT

1203 CAPACITY

[CR] The present electrical system may have met the needs at the time the building was constructed, but not today 59 years later.

[RU] 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**

[RU] The visible grounding and bonding connections are at the water pipe only.

MAIN SERVICE PANEL

**1208 MAIN
PANEL &
LOCATION**

[RU] The suspected 40 amp. panel is located at the left side of the house.

Today the minimum size panel one could install would be 100 amp.

**1209
DISCONNECTS /
CIRCUITS**

The main panel only has 4, 110 volt circuit breakers.

Today kitchens, just the kitchens are required to have 4, 110 volt circuit breakers.



**1210 MAIN
PANEL**

[CR] The circuit breakers are not labeled.

[CR] Screws are missing at the front cover of the panel.

[RU] The outdated panel should be replaced to prevent a safety hazard!

**1211
WORKMANSHIP**

[SC] Double lugging is noted at the circuit breaker(s) in the panel. This condition is due to undersized panel.



CIRCUIT WIRING METHODS

**1219
DESCRIPTION**

Branch circuit wiring is copper 110 volt wiring. 3 wire system.

Wiring type is non-metallic sheathed cable and conduit.

1220 CIRCUIT WIRING

[SC] There is improper added wiring in the garage, and exterior added wiring for lights at the rear and right side of the house.

[CR] The dining area wall has a added receptacle and wiring for the wall A/C unit. The wall is broken open exposing the improperly added wiring.

**RECEPTACLES & LIGHT FIXTURES**

1224 SWITCHES The accessible switches are functional.

1225

RECEPTACLES The accessible receptacles are functional, with exceptions.

[SC] The two slot receptacles are found to have reversed polarity connections throughout the house.

[RU] Receptacles are lacking at the kitchen counter, and only 2 receptacles in each bedroom.

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

1226 LUMINARIES [LIGHTS/ FIXTURES]

The luminaries [lights] are functional, with exception.

[FE] The kitchen luminarie light failed to function.

KITCHEN & LAUNDRY**KITCHEN****1300**

COUNTERTOP(S) The tiles have slight cracks and chips evident.

1301 CABINETS The cabinets were functional.

1302 COOKTOP The old and outdated freestanding gas range was not inspected /tested.

1304 EXHAUST VENT

Only a natural draft vent in the ceiling is provided, without mechanical parts.

1306 FOOD WASTE DISPOSAL(S)

The garbage disposal functioned.

**1316 KITCHEN
PLUMBING**

The faucet, sink and drain was functional.



Drain clean-out is provided below sink.

LAUNDRY FACILITIES

**1318 MACHINE
PLUMBING**

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

**1319 DRYER
ENERGY
SOURCE(S)**

The dryer hookup is provided for a gas unit only.

[RU] A 110 volt receptacle is not provided where the dryer is located.

**1320 DRYER
VENT SYSTEM**

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

**1321 SINK &
PLUMBING**

The faucet, sink and plumbing were functional with exception.

[CR] Corrosion is evident on the laundry sink drain pipe.



BATHROOM(S)

BATHROOM(S)

1400 BASIN(S) & FAUCET(S)

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

[CR] The master basin drain pipe leaked.

[SC] The hall basin has improper clearance from the bathtub, only 13"



Hall basin plumbing appears to be original

1401

COUNTERTOP(S) The countertop is functional.

1402

CABINET(S) The cabinet is functional.

1403 TOILET(S) The toilets functioned, with exceptions.

[CR] The hall bathroom tank flapper should be replaced to flush properly.

[RU] The hall toilet supply angle stop /valve is corroded.



1404

BATHTUB(S) The tub/shower combo was functional, with exceptions.

[CR] The tub overflow drain cover gasket is lacking. This condition is a potential leak.

[CR] The drain pipe fitting leaks.



Lacking tub overflow gasket.

1406

SHOWER(S) The shower stall was functional, with exceptions.

[CR] The shower valves /handle leaked when operated.

[FE] Remove the hair and clean the shower stall drain.

- 1407 ENCLOSURE(S)** [SC] There were no visible safety glass markings on the shower door glass. I recommend the glass be identified as safety type or upgraded for safety.
- 1408 VENTILATION** [CR] The bathroom windows were difficult to operate /open and close.
- 1409 WALL HEATER(S)** The bathrooms do not have individual heating units.

INTERIOR OF BUILDING

CEILINGS

- 1500 DESCRIPTION** Plaster / lath board.
- 1501 CONDITIONS** The ceilings did not have visible defects other than, some cracks.

[RU] I recommend removing the shower stall vent screen, and installing an exhaust fan with approved wet location light.



Shower stall ceiling vent screen in attic.

WALLS

- 1503 DESCRIPTION** Plaster / lath board.
- 1504 CONDITIONS** The ceilings did not have visible defects other than, some cracks and the broken open dining wall.

FLOORING

- 1508 DESCRIPTION / MATERIALS** Carpet, vinyl and wood.
- 1509 CARPET** [CR] The carpet was excessively soiled.
- 1511 SHEET VINYL** The vinyl flooring was functional.
- 1512 WOOD** [CR] The wood flooring was damaged, loose and stained.

FRONT ENTRY DOOR

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

INTERIOR DOORS

**1520 DOOR
CONDITIONS** The doors were functional.

1521 CLOSETS The closets were functional.

SMOKE ALARMS

**1529
LOCATIONS** Hallway 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.