

Pre-purchase Home Inspection Report

Exclusively for: My Client's

Sample report of 9 year old 4,000 square house



Prepared by:

California Real Estate Inspection Association Master Inspector

Steve Garcia Inspections

Building Inspections Since 1986

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Report Table of Contents

REPORTS DEFITIONS & SCOPE	1
INSPECTION INFORMATION	3
SITE & HARDSCAPE	5
BUILDING ENVELOPE & COMPONENTS	8
GARAGE(S)	12
ROOF SYSTEMS	14
ATTIC(S)	18
FIREPLACES & CHIMNEYS	19
FOUNDATION & SUB-STRUCTURE	20
PLUMBING SYSTEMS	22
WATER HEATERS	24
HEATING & A/C SYSTEMS	27
ELECTRICAL SYSTEMS	29
KITCHEN & LAUNDRY	32
BATHROOMS	34
INTERIOR OF BUILDING	35
POOLS & SPAS	37

REPORTS DEFITIONS & SCOPE

Thank you for selecting me. I will provide you a personal, caring, experienced and educated property inspection. The majority of clients are referred to me from past clients. I would appreciate you recommending me 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. **CREIA** requires its members to meet and adhere to all membership standards set forth in their standards of practice, they mandate a strict code of ethics and they require continual education in the property inspection profession.

This report describes the property conditions on the date of the inspection, beyond the **CREIA** standards due to my experience and education. My judgment is based upon locally accepted building practices for comparable properties with respect to quality and workmanship allowing for reasonable wear and tear. The Building Code is one source I take into account, but my services are not a code compliance inspection or local city/municipality ordinance compliance inspection.

Inaccessible features and cosmetic considerations are specifically excluded from the scope of this report. My work is not technically exhaustive and does not include tests such as an appropriate professional /specialist might perform on any given system or component. I test components with normal operating controls and do not break down nor take apart any system. My fees do not include guarantees or warranties either expressed or implied.

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

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

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

I provide for my clients

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

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

Certification in:

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

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 field, using the approved methods with full signed documentation describing the work that was completed and the present condition of the component or system before the completion of this transaction.

FURTHER

EVALUATION

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

CORRECTIONS

RECOMMENDED

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

RECOMMENDED

UPGRADE

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

INSPECTION INFORMATION

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

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

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

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

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

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

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

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

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

CLIENT & SITE INFORMATION

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

File # 130610

Date of inspection: June 13, 2010

Time of inspection: 10:00 AM - 6:30 PM.

INSPECTION

ADDRESS Sunny, CA.

WEATHER/SOIL Weather conditions during the inspection: clear, 80-85 degrees, and the ground was dry.

BUILDING CHARACTERISTICS

MAIN ENTRY Faces: West.

DESCRIPTION 9 year old, 2 story, single-family residence.

TYPE OF STRUCTURE Raised concrete foundation, wood frame building with stucco exterior siding.

UTILITIES

All three utilities were on during the inspection.

OTHER INFORMATION

PEOPLE

PRESENT People present: buyer's agent present at the start of the inspection.

Client was present for the entire inspection.

BUILDING

OCCUPIED The building was vacant at the time of inspection.

INSPECTED BY Steven William Garcia.

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

INTRODUCTORY NOTES

IMPORTANT INFORMATION

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

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

[NOTE] I recommend obtaining equipment operating manuals and documentation for

all warranted items of the building.

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

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

[NOTE] The bathrooms appear to have been newly remodeled.

[NOTE] Window, door and wall leaks may not be identifiable due to newly painted surfaces.

SITE & HARDSCAPE

SITE, HARDSCAPE & COMPONENTS

200 SITE GRADING

Description: Stair stepped site with a gentle slope.

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

[CR] The grade level next to the stucco screed at the front should be 4 inches below the metal screed. I recommend lowering the grade to maintain this standard.

201 SITE DRAINAGE

Description: Grade /surface water runoff, and underground drains.

[CR] A couple of the grate screens are missing. I recommend they be replaced to help prevent debris entering the system.

[CR] One or more of the drains are set above the grade making them ineffective.

[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.

[RU] There are no rain gutters to control roof water runoff. I recommend installing rain gutters, and downspouts routed away from the house and directed to the street or into a drainage system.

202 DRIVEWAY / PARKING

Description: Concrete. The driveway is functional with slight cracks, with exceptions noted below.

[CR] The separation /expansive joint between the driveway and garage /slab is lifted and damaged. I recommend replacing the material and filling in the void with the proper material to prevent moisture intrusion below the slabs.



203 WALKWAY(S)

The walkways is functional with slight cracks evident.

204 MAIN ENTRY

Description: concrete with a stone surface.

The entry/porch appeared functional, with exceptions noted below.

[FE] The entry/porch surface is above the weep screed material at the bottom edge of the stucco wall. This condition is improper and could be conducive to moisture intrusion and deterioration if water is sprayed onto the wall.

205 PATIO(S)

Description: Concrete. The patio surface is functional, with some slight cracks evident.

207 WOOD DECK(S)

[CR] The deck support wood posts and framing is damaged and deteriorated. The wood frame deck is at the end of its useful life.

[SC] The wood deck damage is excessive, resulting in trip hazards due to lifted fasteners, broken and lifted deck planks.



208 STEPS & STAIRS

[SC] The deck stairs are lacking handrailings.



View of the damaged deck planks.

**209
GUARDRAILS**

[CR] The metal railing into the concrete stairs at the left side are not bermed at the base to prevent rusting.



Berm posts and concrete.

**214 FENCES &
GATE(S)**

The concrete block walls and iron gates were functional.

**215 RETAINING
WALL(S)**

Concrete block /stucco covered retaining walls appeared functional, with exceptions noted below.

[SC] There are no guardrails at the front block walls 30" above the grade as required for safety.



Front walls are lacking guard railings.

**216
LANDSCAPING**

The vegetation and landscaping appeared manicured, with exceptions noted below.

[FE] Trees at the left side may be planted too close to the block walls. I recommend considering removal, as the trees continue to grow in size damage may occur to the walls.

[FE] The raised planter enclosure adjacent to the foundation at front right of the house has been added, which now raises the soil level above the stucco screed improperly. This condition is conducive to moisture intrusion and deterioration of the stucco wall.



View of the foundation adjacent to planter

No visible moisture in the craw space adjacent to the planter area.

NOTES

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

223 BARBECUE(S)

[SC] The gas supply pipes are lacking gas shutoff valves at the BBQ block enclosure, and gas pit supply pipe.

The metal flex connectors have been cut off without removing the connectors and capping the gas supply pipes for safety.



Surface drain is lacking cover.

225 FIRE PIT(S)

[SC] The gas pit is lacking a shutoff valve at the supply from the BBQ.

[CR] When the main gas valve was opened at the gas meter water came up through the gas pit pipe.

[FE] The gas pit pipes are rusty and should be fully exposed for evaluation.



Water came out of the pipe when operating.

227 POND(S) AND BODIES OF WATER

See end of report pool section for the front yard fountain conditions.

BUILDING ENVELOPE & COMPONENTS

BALCONIES, DECKS, STAIRS, COLUMNS, WALKWAYS, GUARDRAILS & HANDRAILS

301 DECK(S)

[CR] The master bedroom balcony deck's waterproof covering /coating is damaged and deteriorated.



**302
BALCONY(S)**

Second picture of #301.

[CR] The deck waterproof material is deteriorated and cracking.



Balcony deck waterproof membrane.

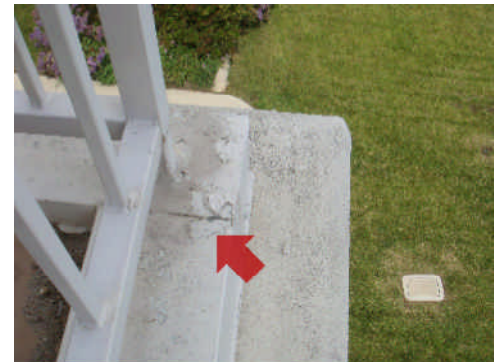
**306
GUARDRAIL(S)**

The railings appeared functional, with exceptions noted below.

The metal railing is rusting at the base posts.



308 COMMENTS [CR] The balcony metal cap flashing paint is chipping off and the seams are not sealed.



BUILDING WALLS & SIDINGS

310

DESCRIPTION

Stucco siding with stucco covered horizontal foam bands.

[CR] The paint on the bands is weathered / worn, chipping and cracking.



312 STUCCO SIDING

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

[CR] There are cracks in the stucco siding. This condition is conducive to moisture intrusion and deterioration.

[FE] The front right patio/walkway surface and planter has been installed above the metal stucco weep screed along the bottom edge of the stucco siding. These conditions are conducive to moisture intrusion/deterioration of the wall.



321 COMMENTS

[CR] The covered junction boxes do not appear to be sealed at the stucco walls.



322 INSPECTOR RECOMMENDS

The stucco metal weep screed along the bottom of the stucco walls has stucco attached. This condition could cause the metal screed to rust. I recommend cleaning off the stucco below the stucco screed and painting the metal with an anti-corrosive paint.



The stucco screed is rusting.

TRIM & EAVES

323 TRIM & MOULDINGS

Description: wood door jambs /trim.

[CR] The trim paint finish is weathered beyond normal wear, and is chipping off exposing the wood.



Master bedroom door jamb /trim.

324 EAVES / SOFFITS

Description: stucco.

The visible eave and soffit materials appeared functional, with exceptions noted below.

[CR] A hole /opening is evident at the rear left soffit. It appears the A/C cooling coil secondary condensate drain pipe terminates improperly in the soffit.

[CR] The condensate drain pipe should be extended down and out of the soffit as required.

[FE] The A/C condensate drain lines are not fully visible in the attic due to the insulation and ducts.



WINDOWS & DOORS

326 EXTERIOR WINDOWS CONDITIONS

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

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

[CR] The garage window appears to have leaked. The sheetrock at the head of the window and sill is stained, blistered and damaged.



Garage window sill stain & chipping paint.

327 INTERIOR WINDOWS OPERATION

The accessible windows were functional, with exceptions noted below.

[CR] The right side living room, and master bedroom single hung windows are very difficult to operate.

328 EXTERIOR DOOR(S) CONDITIONS & OPERATION

Description: a composite material, and glass.

The exterior doors were functional, with exceptions noted below.

[CR] The master bedroom door weather stripping is missing sections.

Keep the thresholds and jambs intersections caulking maintained.

GARAGE(S)

GARAGE

400 INFORMATION

The right side bay in the garage has an added wall, recessed lighting and receptacles. The water heaters have an added enclosure.

[FE] Building permits should be obtained for the additions to the garage.



Suspected non fire-rated recessed lights.

403 INTERIOR / WALLS

Materials: Sheetrock /drywall.

The sheetrock has been recently been painted.

404 INTERIOR CONDITIONS

The visible areas of the walls and ceiling appeared functional, with exceptions noted below.

[CR] Evidence of moisture damage to the sheetrock at the window.

[SC] The added wall is improperly in contact with the water heater gas vent connectors.



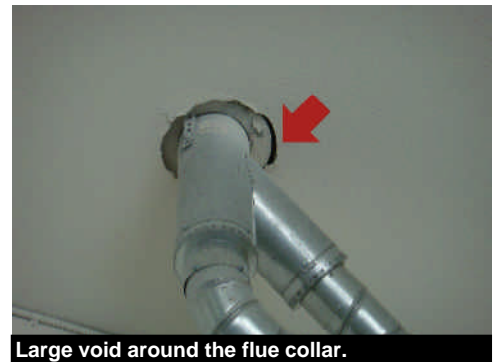
Single wall gas vent connectors.

405 FIRE-RESISTIVE WALLS / SEPARATION

[SC] The water heaters gas vent flue collar is not sealed. This condition is a breach in the ceiling fire separation. The collar should be evaluated for proper installation /securing.

[SC] There are holes in the fire separation walls /ceiling between the garage and joining living space at the ceiling low voltage wires, water pipes and electrical junction wall box.

[SC] The added recessed lights in the ceiling may be a breach in the fire-resistive ceiling. The lights should be evaluated for approved fixture rating, location and installation.



Large void around the flue collar.

406 CONCRETE SLAB

The garage slab is functional.

407 VENTILATION

Description: Vents are only provided at the left and rear walls.

[CR] The air vent openings are blocked by the building wrap /felt improperly. These vents provide combustion air for the fuel-burning appliances located in the garage and remove possible contaminated air from exhaust fumes.

[CR] Vents should have been installed adjacent to the water heaters. The added wall blocks off ventilation for the water heaters.



Blocked vents at the rear wall.

408 OVERHEAD DOOR(S)

Description: Metal sectional doors with glass windows.

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

[FE] The right side door is bent at the bottom panel.

409 AUTOMATIC DOOR OPENER(S)

The 3 automatic car door openers were functional, with exceptions noted.

[SC] The auto-reverse safety system failed to function. The 3 doors 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 3 secondary safety system (electric eyes) were mounted higher than the manufacturer's recommendation of 4" to 6" above the slab.

Remote controls are not provided.

410 INTERIOR FIRE-RESISTIVE DOOR

[FE] The panel door is lacking a fire-resistive rating plate.

The door is self closing /latching.

411 EXTERIOR PEDESTRIAN DOOR

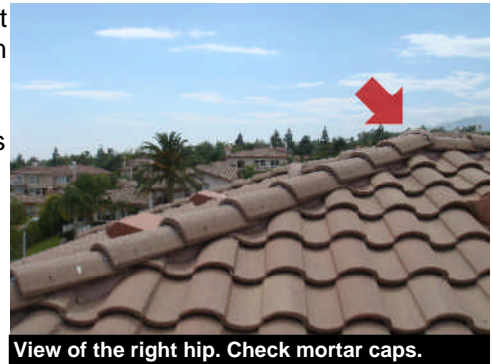
The metal door was functional.

ROOF SYSTEMS

DESCRIPTION

501 INSPECTION METHOD

The majority of tile roofs are not walked on, but are inspected from the eaves on a ladder, from the windows, and ground with binoculars. These precautions are taken to prevent damage the roof tiles and for my safety. This is a limited visual inspection.



View of the right hip. Check mortar caps.

502 ROOF COVERING(S)

Original concrete tile roofing system.

[FE] The roof tiles and wall flashing installation at the front right turret is irregular, with uneven tile installation. The channel /pan flashing should be evaluated for crushed edges.

[FE] Water stain is evident in the living room ceiling.



504 INSPECTOR NOTES

[FE] Suspected loose tiles at the rear left below the vent flashings.



ROOFING MATERIALS

509 CONCRETE TILES

[CR] There are cracked /broken tiles evident. These conditions are conducive to roof leaks.

[CR] There are a number of unsecured or improperly fastened tiles. These conditions are conducive to roof leaks.

[CR] There are mortar plugs or caps that are cracked and loose. These conditions can allow moisture intrusion into concealed spaces.



515 PARAPET WALLS

[FE] The stucco wall below the upper roof channel /pan flashing termination is discolored. Below this area in the entry area the stucco ceiling appears to have moisture stains.

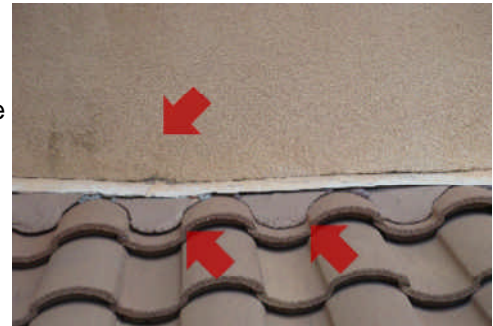


Discolored stucco below roof flashing.

516 COMMENTS

[FE] The interior of the house has been painted, and may have covered up moisture stains. The head of the window below in the bedroom left of the front entry is cracked at the corner bead and angle.

[FE] I recommend full evaluation of the stucco discoloring, and staining at the entry ceiling.



Stained stucco & loose mortar plugs.

FLASHINGS

517 DESCRIPTION

Metal edge flashing, valley and pan /channel flashings.

[FE] The valley flashing should be evaluated for tiles blocking water runoff, and all debris be removed.



Closed valley may restrict water runoff.

518 FLASHINGS

The visible flashings appeared functional, with exceptions noted.

[CR] There are lifted reverse slope, crushed pan flashings and voids evident at the front and left side walls /pan flashings.



Lifted pan flashing & void at the front.

519 INSPECTOR RECOMMENDS

[FE] The chimneys do not appear to have crickets to divert water around the back side of the base flashings. 30 wide chimneys should have crickets.

If debris is not collecting and water is not puddling crickets are not needed at the back side of the chimneys.



Living room chimney base flashing.

PENETRATIONS & VENT PIPES

520 PENETRATIONS

The visible roof penetrations appeared functional, with exceptions noted.

[FE] The bottom end of a couple the flashings are lifted.



Void /opening below flashing.

521 FLUE PIPE(S)

The visible exhaust flue pipes and weather caps appeared functional.



View of the furnace flues at the rear.

ROOF DRAINAGE

525 GUTTERS

[RU] There were no rain gutters to control roof runoff. I recommend installing rain gutters and downspouts on all down-sloped roofs and routed into a drainage system.

ATTIC(S)

ACCESS OPENING(S) & ACCESSIBILITY

600 ATTIC OPENING(S) Access: 2 Locations: upper hall and master bedroom closet.

601 ATTIC ACCESS(S) The attic space is restricted by framing, ducting, equipment and/or vaulted ceilings. The attic examination is limited to the accessible areas.

FRAMING

603 DESCRIPTION Truss framing system, and chip board roof sheathing.

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 vents only.

614 VENTILATION The attic has minimal ventilation.

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

INSULATION

617 DESCRIPTION Materials: fiberglass batts, approximate thickness in inches: 9.

618 INSULATION The visible attic insulation appeared functional, with exceptions noted.

[CR] The insulation is out of place, and separated from the master wall. This condition minimizes the overall value of the insulation.



FIREPLACES & CHIMNEYS

FIREPLACE(S)

700

LOCATION(S) living room, family room and master bedroom.

All three fireplaces are the same type of units.

701 UNIT TYPE(S)

Manufactured 0-clearance fireplaces.

702 FUEL TYPE(S)

Gas and/or wood burning fireplaces.

705 FIREBOX(S) The fireplaces and visible areas of the flues appeared functional.

[NOTE] The gas lines are capped off in the fireplaces, the gas supply could not be checked.

706 DAMPERS The visible areas of the chimney flues appeared functional.

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(S)

The hearth extensions are in place as required.

CHIMNEY(S)

711 CHIMNEY(S) Materials: Stucco chimneys with a metal flues and caps.

[FE] The chimneys are not accessible to inspect. I recommend the metal chase caps and flue terminations be evaluated.



View of the living room chimney.

713 COMMENTS [FE] The chase caps should be evaluated for proper slope for water shedding. Some moisture stains are evident in the living room flue.



View of the living room flue & damper.

FOUNDATION & SUB-STRUCTURE

UNDER-FLOOR VENTILATION

**800
VENTILATION
CONDITIONS**

[FE] The crawl space ventilation is minimal and lacking at the left side of the crawl space. Proper ventilation is vital for moisture control.

FOUNDATION & SUPPORT COMPONENTS

**801
FOUNDATION
TYPE(S)**

Raised concrete perimeter foundation with interior wood beams supported by concrete piers and wood posts.

**802 FLOOR
FRAME
DESCRIPTION**

Supporting beams, concrete stem walls, floor joists and OSB subfloor.



**803 EXTERIOR
PERIMETER**

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

**805
FOUNDATION/
STEM WALLS**

The visible foundation areas of the structure appeared functional.



807 PIER(S) The visible areas of the piers and posts appeared functional.



808 FRAMING The visible floor framing appeared functional.

809 MUDSILL(S) The visible areas of the mudsills appeared functional.

811 FLOOR JOIST(S) The visible areas of the I joists appeared functional.

812 FLOOR BEAM(S) The visible areas of the support beams appeared functional.

813 SUBFLOOR The subfloor is not visible for inspection due to the insulation on the underside of the floor.

UNDER-FLOOR ACCESS OPENING(S)

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

FOUNDATION ANCHORING & CRIPPLE WALL BRACING

817 ANCHORING & BRACING Foundation anchor bolts and hold downs are visible.

INSULATION & COMMENTS

820 INSULATION CONDITIONS The floor framing insulation appeared functional, with exceptions noted.

[CR] Insulation is not securely attached to the underside of the floor and has fallen out of a number of joist bays.

The insulation should be secured and in contact to the subfloor without voids and gaps.



PLUMBING SYSTEMS

WATER SERVICE

900 MAIN SHUTOFF LOCATION

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

[RU] Older /original main water shutoff valves are not placed under excessive pressure to test, to prevent the valve from breaking or leaking.

[CR] The valve did not turn. I recommend the valve be updated with a 1/4 turn ball valve.



View of the original main water valve.

901 MAIN WATER SERVICE LINE

Materials: 1", Copper piping.

WATER SUPPLY PIPING

904 DESCRIPTION

Materials: Copper piping, where visible.

905 WATER PIPING CONDITIONS

The visible water supply piping appeared functional, with exceptions noted.

[CR] The static water pressure was measured at an exterior hose faucet and was 93 PSI. This condition can be conducive to plumbing leaks (pipes and faucets). I recommend installing, adjusting or replacing the pressure regulator to limit the water pressure to or below 60 PSI, or appliance design limits.



Excessive water pressure. Replace Reg.

906 HOSE FAUCETS

The accessible hose faucets were functional, with exceptions noted.

[CR] Anti-siphon backflow preventers were missing from a couple of the hose faucets.

907 INSPECTOR RECOMMENDS

[RU] There are un-insulated water supply pipes in the crawl space. Hot water supply pipes should be insulated to help minimize heat loss.



View below the kitchen.

WASTE, DRAIN & VENT PIPING

908 UNDERGROUND / FLOOR DRAIN PIPING

DESCRIPTION

Materials: ABS black plastic piping, where visible in the crawl space.

909 DRAIN PIPING CONDITIONS

The under floor /crawl space visible waste piping appeared functional. The main drain pipe terminates into the ground at the rear left of the crawl space.

[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.



View of the main drain line at rear left.

910 UNDER SINK /BASIN DRAIN PIPES

The visible drain pipes were functional.

911 DRAIN & WASTE VENT PIPING

The visible areas of the vent pipes appeared functional.

FUEL SYSTEMS

913 GAS METER & SHUTOFF LOCATION

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

[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 gas valve, & valve for BBQ.

914 VALVES & CONNECTORS

The visible areas of the equipment gas valves and connectors appeared functional, with exceptions noted.

[SC] Gas shutoff valves are lacking at the BBQ as required for safety.

The gas flex connectors have been cut off from the missing BBQ.

915 FUEL GAS PIPING

The visible areas of the gas piping appeared functional.

A fuel /gas sediment trap is not installed on end of the gas supply pipes before the equipment shut-off valves, at the water heater and furnace. The trap catches any debris that may be in the gas supply pipe before the regulators.

916 INSPECTOR RECOMMENDS

[FE] The attic furnace gas supply may have a slight leak at the right side furnace.

WATER HEATERS

WATER HEATER INFORMATION

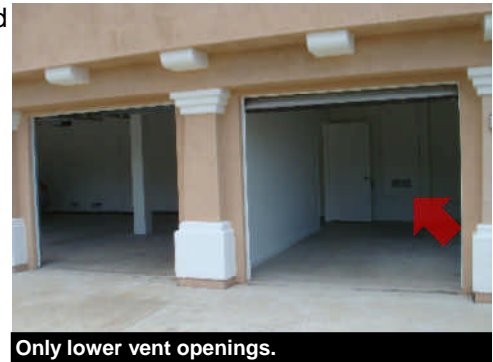
1001 LOCATION(S)

The two original 50 gallon 9 year old natural gas water heater tanks are located in the garage.



1006 ENCLOSURE

[CR] The sheetrock enclosure has been added without proper vent openings.



WATER HEATER CONDITIONS

1008 TANK(S) CONDITIONS

The left side water heater tank was functional, no leakage noted.

[CR] The right side tank pilot was out, and could not be lit, and is not operational.

The tanks are approaching /at the end of there life expectancy.

1009 WATER SUPPLY CONNECTIONS

[CR] The water supply connectors are excessively corroded on the tanks, and should be replaced.

The shutoff valve is original. Replace with a ball valve when replacing the tank.



1010 TANK VENTING SYSTEM(S)

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

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



1011 COMBUSTION AIR OPENINGS

[CR] The combustion air supply to the water heaters is inadequate. This condition restricts the free flow of combustion air to the water heaters and may cause the units to

not function as designed.

1012 ENERGY SOURCE(S)

The gas shutoff valves and flexible gas connectors are functional.

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

[CR] Temperature & pressure relief valves are installed with only one discharge line. This is an improper installation.

Discharge lines should be installed at each TPR valve and extended to the exterior and terminating close to the ground facing downward.



1014 SEISMIC SAFETY STRAPS

The water heaters are double strapped and stabilized/blocked to resist movement.

1015 CONTROL(S)

The temperature control is set in the "normal range" on the one tank, and the water at the faucets was warm/hot.

1016 BURNER / CHAMBER

Inspector Notes: Some slight rust /corrosion is evident on the bottom of the tank in the burn chamber.

1017 PLATFORM

[RU] There is no drip pan and drain line under the water heaters to catch and divert any dripping water to the exterior.

1018 CIRCULATING PUMP & PIPING

[CR] The hot water recirculating pump failed to function.

[CR] The water supply valves and back flow check valve are corroding.



**1020
COMMENTS**

The re-circulating system /pump appears to have been running continuously. This condition is not energy efficient, and can erode the pipes. I recommend using the time clock device to limit the use of the pump.



Replace all three valves with the pump.

HEATING & A/C SYSTEMS

HEATING UNIT(S) / FURNACE(S)

**1100
LOCATION(S)**

The Lennox furnaces are located in the attic.



**1101
DESCRIPTION**

9 year old forced air, 100,000 btu. and 88,000 btu. natural gas fired furnaces.

**1105 RETURN
AIR FILTER(S)**

Two disposable filters at the second floor hall ceiling and one at the first floor hall ceiling.

Replace the filters with pleated type every 6 mounts.

**1106 UNIT(S)
CONDITIONS**

The furnace /burners functioned properly.

**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.

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

The fans and cabinets are functional.

**1113 AIR
SUPPLY
PLENUM(S)**

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

AIR CONDITIONING UNIT(S)

1117

LOCATION(S)

The units are located on the left side of the house.



1118 **BRAND**

9 year old Lennox condensers.

1120 **SYSTEM TYPE(S)**

"Split systems" The condensing units are at the exterior and the evaporator /cooling coils are connected to the furnaces.

1122 **CONDENSING UNIT(S)**

The condensing units were functional.

I recommend cleaning /hosing off the coils when the units are off.

1124 **CONDENSATE DRAIN(S)**

[FE] The condensate drains in the attic are not all visible due to the insulation covering. The units condensate drain systems should be evaluated.

[FE] I recommend installing a trap on the primary condensate drain lines to prevent the loss of conditioned air and to guard against the introduction of contamination into the system. Traps and vents are required by various manufacturers but not all. Compliance to specific manufacturers' specifications is beyond the scope of my inspection. To determine if a trap and vent is required I recommend further evaluation by a factory qualified technician of this specific manufacturer.



[CR] The condensate drain line has an improper slope to provide for adequate drainage and blockage may result.

1125 **ELECTRICAL**

Electrical fused disconnects are present and adjacent to the condensing units.

**1126
REFRIGERANT
LINES**

[CR] The lines are lacking bushings and insulation at the cooling coils.



AIR SUPPLY SYSTEMS

**1128 DUCT
TYPE(S)**

Fiberglass flex ducts.

**1129 DUCT
CONDITIONS**

The visible areas of the conditioned air ducts appeared functional.

**1130
REGISTERS &
GRILLS**

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

ELECTRICAL SYSTEMS

POWER COMPANY SERVICE CONDUCTORS

**1200
CONDUCTOR
SERVICE
DESCRIPTION**

Underground lateral service conductors are aluminum, 120 /240 Volt.

**1201
CONDUCTOR
CONNECTION
POINT**

The underground service lateral conductors visible in the main panel appeared functional.



SERVICE EQUIPMENT

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

SERVICE EQUIPMENT AND GROUNDING

1205

GROUNDING

Water piping & foundation rebar system appeared functional.

1206

GROUNDING & BONDING

The visible grounding and bonding connections appeared functional.

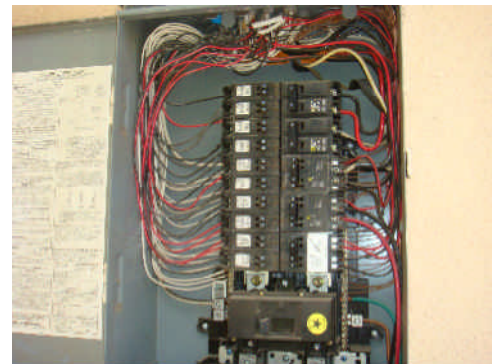
MAIN SERVICE /PANEL

1208 LOCATION OF MAIN PANEL

The 200 amp. panel is located at the left side of the garage.

1209 MAIN DISCONNECT & CIRCUITS

The main panel has 26, 110 volt circuit breakers, and 5, 220 volt circuit breakers.



1210 MAIN PANEL

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

[SC] The 50 amp. 220 volt breaker is labeled yard 220 volt improperly.

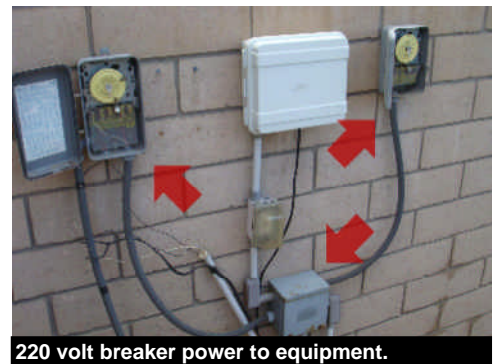
[CR] Screws are missing at the front cover of the panel.



1211 WORKMANSHIP

The wiring within the panel appeared functional, with exception noted.

[SC] The 50 amp. 220 volt breaker labeled yard 220 volt is feeding the fountain electrical. The fountain electrical wiring is not protected from the 220 volt breaker.



220 volt breaker power to equipment.

CIRCUIT WIRING METHODS

1219

DESCRIPTION

Branch Wiring is copper, non-metallic sheathed cable and plastic conduit.

[CR] The exterior metal junction boxes on the front and rear block walls are rusted.



Rear rusted junction box.

1220 CIRCUIT WIRING

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

[CR] Unsecured wiring in the crawl space below the kitchen.



Unsecured wiring & insulation below kit.

1221

INSPECTOR

RECOMMENDS

[FE] I recommend added electrical wiring and outlets in the garage be evaluated by a licensed electrician.

RECEPTACLES & LIGHT FIXTURES

1222

DESCRIPTION

[FE] The two of the exterior light timer boxes at the front and rear block walls are lacking cover gaskets.

[RU] I recommend updating the light timers for energy efficiency.



Time clock is lacking pins to set time.

1224 SWITCHES The accessible switches are functional, with exception noted.

[FE] I was unable to determine the switch function at the kitchen.

1225

RECEPTACLE(S)

The accessible receptacles are functional and GFCI protected where required, with exceptions noted.

[CR] The kitchen island receptacles is loose.

[SC] The added garage wall receptacles are not GFCI protected, and one is wired with reverse polarity. This condition is a safety hazard.

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

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

[FE] Some of the luminaries [light(s)] failed to function in the first floor hall wall light, the exterior front and rear pole lamps.

KITCHEN & LAUNDRY

KITCHEN

1300

COUNTERTOP(S) **Description:** The granite countertops are functional, with exceptions noted.

[CR] Slight crack is evident in the island, with patch.

[CR] The counter seam is uneven.

1301 CABINETS **Description:** The wood cabinets are functional.

1302 COOKTOP The gas cooktop burners functioned.

1303 OVEN(S) [CR] The electric oven did not operate.

**1304 EXHAUST
VENT**

Cooktop downdraft type exhaust system was functional.

1305

DISHWASHER(S) [CR] The dishwasher failed to function.

**1306 FOOD
WASTE**

DISPOSAL(S)

The garbage disposal functioned, with exceptions noted.

[SC] There is improper wiring /cord to the disposal.

[CR] The disposal made unusual noises.



1308

MICROWAVE

[CR] The microwave oven failed to function.

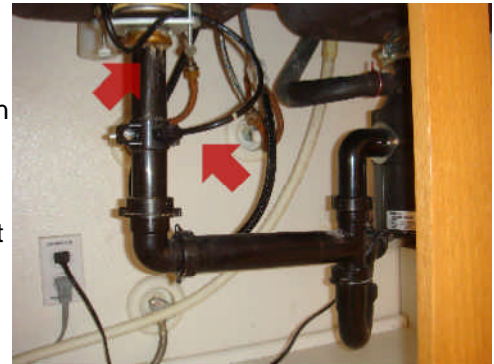
1316 KITCHEN PLUMBING

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

[CR] Improper saddle clamp fitting /connection on the drain pipe for the removed drinking water filtration system.

[FE] The drain pipe appears to have leaked at the sink fitting.

[CR] The soap dispenser is loose and not sealed to the sink.



1317 COMMENTS

[CR] The faucet spray hose is lacking a counter weight.

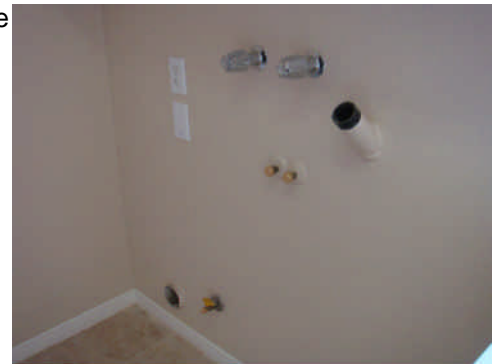


LAUNDRY FACILITIES

1318 MACHINE PLUMBING

[FE] The laundry faucets are capped and were not tested. I do not operate faucets, leaking can occur if operated.

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



1319 DRYER ENERGY SOURCE(S)

The dryer hookup is provided for a gas unit only.

An electric dryer power supply is provided, although is lacking a receptacle.

1320 DRYER VENT SYSTEM

Dryer venting is provided and terminated at the exterior.

1321 SINK & PLUMBING

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

**1322 AREA
VENTILATION**

Ventilation is provided by an exhaust vent fan and window, both were functional.

BATHROOMS

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

The basins, faucets and piping were functional, with exception noted below.

[CR] The first floor faucet has missing stopper handle.

**1401
COUNTERTOP(S)**

The countertops are functional.

**1402
CABINET(S)**

The cabinets are functional, with exceptions noted.

[CR] The three second floor bathroom medicine wall cabinets are not secured properly.



Three loose cabinets.

1403 TOILET(S)

The toilets functioned, with exceptions noted.

[CR] The second floor hall toilet fill valve leaked water internally when filling.

[FE] There is evidence of past leakage at the water supply valve /connections in the master bathroom.

**1404
BATHTUB(S)**

The tub/showers were functional.

**1406
SHOWER(S)**

The showers were functional.

**1407
ENCLOSURE(S)**

The shower enclosures are functional, with safety glass markings.

**1408
VENTILATION**

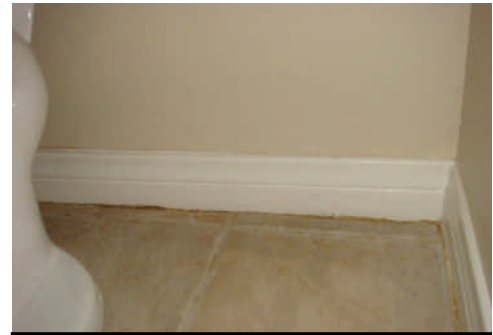
The bathroom exhaust fans and windows were functional, with exception noted.

[CR] The master bathroom windows are very difficult to operate.

The exhaust fans need cleaning.

**1411
COMMENTS**

[FE] The master bathroom walls and floor should be evaluated for moisture damage.



View in the master bathroom.

INTERIOR OF BUILDING

CEILINGS

**1500
DESCRIPTION**

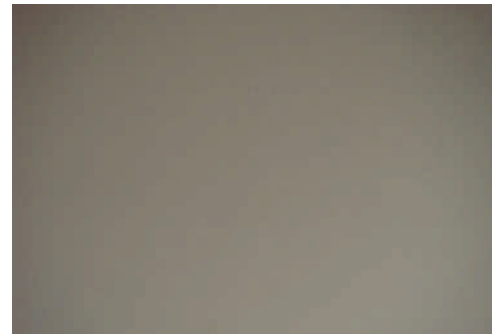
Sheetrock.

**1501
CONDITIONS**

The ceilings did not have visible defects other than some cracks, and with exceptions noted.

[CR] Moisture stains and damage is evident on the living room ceiling.

[CR] The left center bedroom wall angle tape is blistered.



Living room ceiling.

WALLS

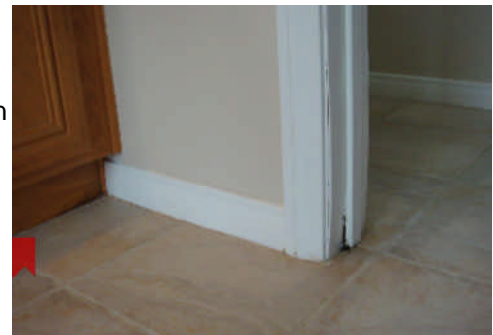
**1503
DESCRIPTION**

Sheetrock.

**1504
CONDITIONS**

There were no visible defects evident other than some cracks, with exceptions noted.

[CR] Moisture stains and damage is evident in the master bathroom door jamb and cabinet.



Master bathroom damaged jamb & staining.

CABINETS

**1506
CABINET(S) /
CONDITIONS**

The hall cabinets and top are functional.

FLOORING

**1508
DESCRIPTION /
MATERIALS**

Carpet, wood and hard tile.

[FE] Uneven area in the kitchen adjacent to the oven.



1509 CARPET

The visible areas of the carpet appeared functional.

1512 WOOD

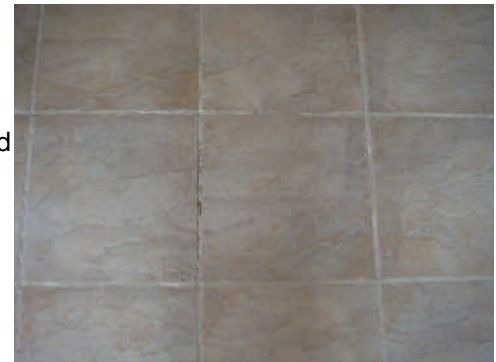
The visible areas of the wood flooring appeared functional, with exception noted below.

[FE] Impact damage is evident in one plank.

1513 HARD TILE

[CR] The floor tiles grout is cracked, loose, missing, and the tiles are loose and have irregular visible repairs.

The tile flooring appears to have been installed improperly.



FRONT ENTRY DOOR

**1517
CONDITIONS**

The panel doors were functional.

INTERIOR DOORS

**1520 DOOR
CONDITIONS**

The doors were functional, with exceptions noted below.

[CR] The master door did not latch, and rubs the top jamb.

1521 CLOSET(S)

The closets are functional, with exceptions noted.

[CR] The bedroom door floor guides are missing, and the left center bedroom doors drag on the carpet.

STAIRS & RAILS

1524 STAIRWELL(S) The wood stairs are functional.

1525 HANDRAIL(S) The handrails are functional.

SMOKE ALARMS

1529 LOCATIONS Upper and lower hallways, bedrooms, and game room.

1530 SMOKE ALARM(S) The smoke detectors are inter-connected together, meaning if one smoke detector "sounds off" they should all "sound off".

POOLS & SPAS

I recommend that all material defects noted below be fully evaluated and/or corrected by an appropriate specialist in the appropriate trade using approved methods, prior to the close of this transaction or contingencies.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

TYPE OF POOL / SPA

1602 VESSEL TYPE Fountain in the front yard.

SAFETY ENCLOSURE & GATES

1606 ENCLOSURE [SC] There are no safety fencing/gates around this body of water. I recommend evaluation with the current standards for child safety.

HARDSCAPING & DRAINAGE

1608 DECKING The walkway decking is functional.
[SC] The leaking water is a potential slip hazard.



1609 COPING The fountain coping was functional.

1611 COMMENTS [FE] Building permits should be obtained for the installation and location of this body of water.

FOUNTAIN CONDITIONS

1618 HOUSING [CR] The fountain housing is deteriorating and leaking through the bricks.



1619 VESSEL [CR] The coating is chipping off and worn.



1623 SPA DRAIN(S)

[SC] The drain is lacking safety cover to prevent a safety hazard due to suction entrapment. I recommend the cover be replaced with the safety/anti vortex type just in case a child plays in the fountain.

1626 COMMENTS

[FE] The fountain light appears to have been disconnected at the equipment.



PUMP(S) & ELECTRICAL EQUIPMENT

1636 FILTER PUMP

[FE] The pump/motor functioned. The pump appears to leak.



Missing surface drain cover.

1641 WATER FILTER(S)

[CR] Leaks are evident at the cartridge filter body lid.



1643 VISIBLE PIPING

The visible piping appeared functional.

[CR] The visible portions of the PVC piping were not painted to protect them from the sun's ultraviolet rays.

1647 PANEL/CONTROLS

The fountain pump timer was functioning.

[FE] The power supply from the main electric panel should be evaluated for safety.

