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# REPORT DEFINITIONS & SCOPE

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Thank you for selecting **Our Company** to provide your property inspection. Our business is mostly through referrals and we would appreciate you recommending our service to your family, friends and associates who may be in need of our services.

Our inspectors are all proud members of **CREIA** (California Real Estate Inspection Association) and/or **ASHI** (American Society of Home Inspectors), the two major professional organizations for property inspectors in California. Both **CREIA** and **ASHI** require 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, to current **CREIA** standards. Within the **CREIA** standards, our judgment is based upon locally accepted practice for comparable properties with respect to quality and workmanship allowing for reasonable wear and tear. The IRC Code is one source we take into account, but our service is not a code compliance inspection or local city/municipality ordinance compliance inspection.

Soil conditions, inaccessible features, and cosmetic considerations are specifically excluded from the scope of this report. Our work is not technically exhaustive and does not include tests such as an appropriate professional might perform on any given system. We test components with normal operating controls and do not break down nor take apart any system. Our 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. We cannot judge what we cannot see, such as conditions hidden within walls, beneath rugs, or deliberately masked. We do not dismantle, turn on gas service to appliances, nor venture into or onto areas, which our judgment may be hazardous. The inspection is strictly limited to those items detailed in this report. To review our standards of practice and code of ethics please visit [www.creia.org](http://www.creia.org).

We're here to help and encourage you so please call if you have any questions. Our code of ethics does not allow us to provide professional referrals.

**We** serve Orange, Los Angeles, Ventura, San Diego, Riverside and San Bernardino Counties.

## **This Report Complies with the CREIA Standards of Practice**

These Standards of Practice provide guidelines for a *real estate inspection* and define certain terms relating to these *inspections*. **Italicized** words in these Standards are defined in Part IV, Glossary of Terms.

A. A *real estate inspection* is a survey and basic operation of the *systems* and *components* of a *building* which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may result in damage to the property or personal injury to the *Inspector*. The purpose of the inspection is to provide the Client with information regarding the general *conditions* of the *building(s)*. Cosmetic and aesthetic *conditions* shall not be considered.

B. A *real estate inspection* report provides written documentation of material defects discovered in the *inspected building's systems* and *components* which, in the opinion of the *Inspector*, are *safety hazards*, are not *functioning* properly, or appear to be at the ends of their service lives. The report may include the *Inspector's* recommendations for correction or further evaluation.

C. *Inspections* performed in accordance with these Standards of Practice are not *technically exhaustive* and shall apply to the *primary building* and its associated *primary parking structure*.

A *real estate inspection* includes the *readily accessible systems* and components or a *representative number* of multiple or similar *components* listed in SECTIONS 1 through 9 subject to the limitations, exceptions, and exclusions in Part III.

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## CODE DEFINITIONS

<b>SAFETY CONCERNS</b>	<b>[SC] Safety Concerns:</b> Conditions noted that may pose a hazard to humans, the building or both. These conditions warrant immediate further evaluation and corrections by the appropriate professional in the appropriate trade.
<b>FURTHER EVALUATION</b>	<b>[FE] Further Evaluation:</b> Conditions noted that warrant further evaluation and/or corrections by the appropriate professional in the appropriate trade.
<b>CORRECTIONS RECOMMENDED</b>	<b>[CR] Corrections Recommended:</b> Conditions noted in need of maintenance, repair or replacement. We recommend that all corrections be made by the appropriate professional in the appropriate trades.
<b>RECOMMENDED UPGRADE</b>	<b>[RU] Recommended Upgrades:</b> Upgrades are systems and/or components that may not have been available or have been improved since the building was constructed. These may be, but are not limited to safety related items; such as GFCI receptacles and smoke detector locations and the installation of safety glass where subject to human impact.

# INSPECTION INFORMATION

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This report is intended to be used only as a general guide in order to provide our clients with current pertinent information in helping them make an informed purchasing decision 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. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, removal/lifting of carpet, moving of furniture, appliances or stored items or evacuation was performed. All components and conditions which by the nature of their location are concealed, camouflaged, or difficult to inspect are excluded from the report.

Systems and conditions 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.

The inspection report should not be construed as a compliance inspection of any governmental or non-governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. The report does not constitute any expressed or implied warranty of merchantability or fitness for use regarding the condition of the property, and it should not be relied upon as such.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales, repairs, replacements, modifications or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or 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 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.

All repairs should be done by an appropriate professional in the appropriate trade and requiring building permits for any work performed shall be obtained from the authority having jurisdiction (Local Building Department). This is the best assurance that the repairs are done correctly, for the protection of everyone involved. If the seller is accepting responsibility for any repairs, ask for contractor bill(s) as proof of completion.

Re-inspections are only performed on items not accessible or that were unable to be inspected due to utilities not being turned on at the time of original inspection. Should repairs be necessary we suggest they be performed by an appropriate professional in the appropriate trade and that all work complies with applicable laws, including governmental permits, inspections, and approval requirements. Buyer should obtain from seller receipts for repairs/replacements performed by others, a written statement indicating the date of repairs performed by seller and provide copies of receipts and statements of seller prior to final verification of condition.

See body of report for detailed descriptions of findings and recommendations.

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. We 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 seller's 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 our office immediately for an additional evaluation regarding such "condition."

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

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## CLIENT & SITE INFORMATION

**FILE/DATE/TIME**

**PRELIMINARY REPORT**

File # Buyer-032811PW. Date: 03-28-11 Time: 1330.

**CLIENT NAME**

Mr & Mrs Buyer.

**LOCATION**

Southern California.



**BUYER'S AGENT**

Mr A.

## Inspection Report Exclusively For: Buyer-032811PW

**LISTING AGENT** Mr B.

**WEATHER/SOIL** Weather conditions during the inspection: overcast, 68 degrees and the ground is dry.

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## BUILDING CHARACTERISTICS

**MAIN ENTRY** Faces: Street.

**DESCRIPTION** 73 years old, 1 story, 3500 square feet, single-family residence with a pool.

**FOUNDATION** Foundation types: concrete slab on grade.

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## UTILITIES

**UTILITIES** All utilities on.

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## OTHER INFORMATION

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

**BUILDING OCCUPIED** The building is occupied and access to some items such as; electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report.

**INSPECTED BY** Peter Walker & Associate.

**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. We recommend all maintenance, repairs, or corrections be made by the appropriate persons "professionals in the appropriate trades" using approved methods prior to the close of this transaction.

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## 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 main entrance.

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

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

[NOTE] We recommend having the locks of all exterior doors re-keyed after taking possession of the building for security reasons.

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

[NOTE] We are not soil or geotechnical engineers and cannot render an opinion regarding soil stability or potential soil movement. If desired, a qualified professional in the appropriate trade should be consulted on these matters.

This report was prepared for the client listed above in accordance with our inspection agreement and is subject to the terms and conditions agreed upon therein. A verbal consultation is part of this report. If you were not present during the inspection, call our office for a full discussion of the entire report. © 2003-2011 All Rights Reserved. A-1 Property Inspections (949)361-2666

**This report is not to be used for the purposes of substitute disclosure.**

**Inspection Report Exclusively For: Buyer-032811PW**

[NOTE] Shortly before closing the transaction and transfer of the title you will be given an opportunity for a final walk through of the property to assure you that the property is as it should be. We suggest that you ask the present occupant/seller or representative if any adverse conditions, changes, or remedial work done by others, which may have caused damage behind furniture or to another component of the building have occurred since your property inspection was performed.

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

[NOTE] The building's square footage and age provided to your inspection company by other parties in the transaction is used as a guide to determine the amount of time we need to allocate for our inspection and thus our fee to perform the inspection. All parties to the transaction need to determine the exact square footage and age of building to their own satisfaction.

[FE] Sections of the building and its systems showed evidence of having been altered, remodeled, replaced and/or added on to. We recommend confirming any/all permits and inspection records with final signatures for any changes or additions that may have been made to the building.

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

[FE] We recommend consulting with insurance companies for insurance quotes prior to close of the transaction.

[FE] Regardless of the age of the building we recommend inquiring about any permits and inspection records with final signatures for the building and for any changes, remodels or additions that may have been made to the building.

**ENVIRONMENTAL CONCERNS**

Client acknowledges what is being contracted for is a building inspection and not an environmental evaluation and the inspection is not intended to; detect, identify or disclose any health or environmental concerns regarding the building(s) and/or adjacent property, including but not limited to, the presence of arsenic, asbestos, mercury, radon, lead, urea-formaldehyde, fungi, mold, bio-organic growth, PCB's, electromagnetic radiation, buried fuel oil tanks, ground water contamination, soil contamination, or any other toxic materials or substances contained in the water, air, soils, or building materials or products. We are not trained or licensed to recognize or analyze any of these materials. We may make reference to one or more of these materials when/if noted during the inspection. Should further study or analysis seem prudent, then a full evaluation by an appropriate professional in the appropriate trade is recommended. Information related to these products can be found in the "Buyers/Homeowners Guide to Earthquake Safety & Environmental Hazards" pamphlet.

# FOUNDATION, BASEMENTS AND UNDER-FLOOR AREAS

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## SECTION 1

### A. Items to be inspected:

1. Foundation *system*
2. Floor framing *system*
3. Under-floor ventilation
4. Foundation anchoring and cripple wall bracing.
5. Wood separation from soil.
6. Insulation.

**We recommend that all *material defects* noted below be fully evaluated and/or corrected by an appropriate professional 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

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## FOUNDATION AND SUPPORT COMPONENTS

- 101 FOUNDATION TYPE(S) Foundation types: Concrete slab on grade.
- 102 EXTERIOR The exterior concrete slab edge is not visible due to the old style stucco down into the ground with no weep screed.
- 103 INTERIOR [FE] Moisture is noted in the floor surfaces, this appears to be penetrating/emanating from the exterior dirt. See grading, roof and drainage notes.

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## FOUNDATION ANCHORING AND CRIPPLE WALL BRACING

- 117 ANCHORING & BRACING A visual examination could not confirm the presence or condition of foundation anchor bolting because of concealment due to the type of foundation system employed. (slab-on-grade)

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## WOOD SEPARATION FROM SOIL

- 119 SEPARATION [FE] The wood framing on the slab lacked adequate separation from the soil at the perimeter foundation.

## SECTION 1

### B. The Inspector is not required to: \_

1. *Determine* size, spacing, location or adequacy of foundation bolting/bracing *components* or reinforcing *systems*.
2. *Determine* the composition or energy rating of insulation materials.

# EXTERIOR

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## SECTION 2

### A. Items to be inspected:

1. Surface grade directly adjacent to the *buildings*
2. Doors and windows.
3. Attached decks, porches, patios, enclosures, balconies, stairways and their enclosures.
4. Wall cladding and trim
5. Portions of walkways and driveways that are adjacent to the *buildings*

**We recommend that all *material defects* noted below be fully evaluated and/or corrected by an appropriate professional 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

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## EXTERIOR INFORMATION

201	SITE GRADING	Flat site.
202	DRIVEWAY(S)	Materials: concrete. brick.
204	WALKWAY(S)	Materials: brick, tile, concrete.
205	STEP(S)/STAIR(S)	Materials: brick. tile, waterproof polymer surface over wood.
206	MAIN ENTRY	Materials: Brick.
207	PATIO(S)	Materials: Tile.
208	PATIO COVER(S)	Materials: Wood frame design.
209	SITE DRAINAGE	Surface drainage, drain grilles are noted at some of the doorways at the exterior.
210	SIDING/CLADDING(S)	Materials: stucco. concrete block. wood.
212	EXTERIOR TRIM	Materials: wood.
213	DOOR(S)	Materials: Wood, Wood/glass.
214	WINDOW(S)	Materials: Metal, vinyl/plastic, wood, Types: vertical sliding, casement, fixed, with a combination of single-pane/non-thermal and double-pane/thermal windows present.

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## SURFACE GRADE, HARDSCAPING AND DRAINAGE

## Inspection Report Exclusively For: Buyer-032811PW

**216 SITE GRADING**

[CR] The yard grading at areas around the house are not adequately sloped away from the perimeter foundation. It is important that surface grade be sloped away from the perimeter foundation to prevent moisture accumulation next to the foundation and into the foundation slab.



[CR] The planter areas adjacent to the foundation at the rear patio are higher than the interior floor slab. This is conducive to moisture intrusion and deterioration.

**217 DRIVEWAY(S)**

The driveway appeared functional with exceptions noted.

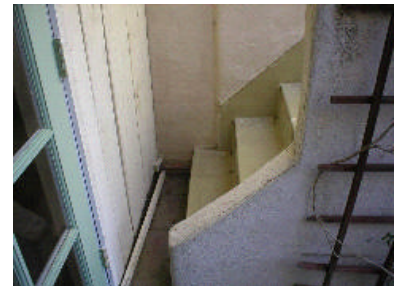
[SC] Oil on the driveway is a slip and fall hazard.

**219 WALKWAY(S)**

[SC] Uneven sections are noted in the walkway surface. This condition is a trip hazard.

**220 STEP(S)/STAIR(S)**

[SC] There is insufficient ceiling head height and insufficient access width/turning area to the stairs to the low slope roof. This configuration is improper.

**223 MAIN ENTRY**

The entry porch area appeared functional.

**224 PATIO(S)**

[CR] The exterior patio is at or higher than the interior floor finish. This condition is conducive to moisture intrusion.

**225 PATIO COVER(S)**

The newer patio posts, beam and cover appeared functional.

[SC] The old patio cover next to the low slope roof at the left rear is of substandard construction. The roof is inadequately supported at the wall and at the wood post on the block wall. There are no metal bracket/connections keeping the structure together in an earthquake. The roof at this area is leaking, moisture stains are noted.



## Inspection Report Exclusively For: Buyer-032811PW

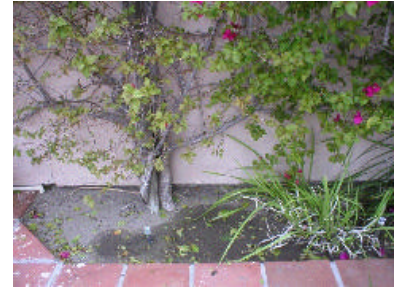
**227 SITE DRAINAGE**

[FE] There are drainage grates/grills next to some of the exterior doors, these do not appear to drain anywhere except the planters. A grate screens is missing in the front yard at what appears to be a drain line with no termination. We recommend to be installed to help prevent debris entering the system. The purpose of this line needs to be determined.

[RU] Based on evidence noted around the building. We recommend a drainage system be installed to collect and divert surface water and roof runoff to an appropriate location.

**228 COMMENTS**

[CR] Building standards require a minimum of 4 inches clearance between the soil and any wood/metal construction. We recommend maintaining this clearance as much as is practical without creating a negative slope towards the structure. The structure does not comply with this requirement.




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## DECKS, PORCHES, BALCONIES, STAIRS, COLUMNS, WALKWAYS, GUARDRAILS AND HANDRAILS

**233 STEP(S)/STAIR(S)**

[SC] There is improper and inconsistent rise on the stairs to the low slope roof and HVAC equipment. The configuration is substandard. This condition is a slip and fall hazard.

**234 GUARDRAIL(S)**

[CR] The guard railings/parapets are damaged, improper flashings to other materials are noted.

**235 HANDRAIL(S)**

[SC] There are no handrails at the stairs as required.




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## CLADDING, VENEERS, FLASHING, TRIM, EAVES, SOFFITS, FASCIAS

**238 STUCCO CLADDING**

[NOTE] This building was built in an era before weep screeds were installed at the bottom edge of the stucco siding, the stucco extends into the soil or grade. The stucco wicks water up out of the soil or grade and causes the stucco to deteriorate. We recommend minimizing moisture around the building to help protect the stucco and the foundation from moisture damage. See gutter/downspout, drainage and grading notes.

[CR] The stucco siding has moisture damage/deterioration at several locations of the building. See above.



## Inspection Report Exclusively For: Buyer-032811PW

[FE] The stucco siding is noted as having past repairs and/or modifications. Noted at the doors at the left of the master bedroom.

## 239 WOOD SIDING

[CR] The wood siding finish appeared worn/weathered/aging.

## 244 BLOCK WALL(S)

The block walls appeared functional, with signs of aging/wear.

## 248 EXTERIOR TRIM

[FE] The visible exterior trim materials appeared functional, with signs of aging and wear.

## 249 EAVE(S)/SOFFIT(S)

[CR] There are unprimed/unpainted eave and soffit materials noted.

[FE] There are moisture stains and some deteriorated eave and soffit materials noted.



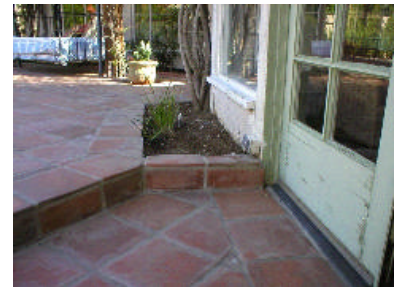
## 251 LANDSCAPING

[CR] Trees are touching or over-hanging the roof. We recommend they be trimmed to prevent damage to the roofing surface, and allow free flow of roof runoff.

[CR] There is vegetation growing on the building. This condition limits the inspection, and is conducive to moisture intrusion/deterioration.

## 252 COMMENTS

[CR] The raised planter enclosure's adjacent to the foundation at the rear patio is conducive to moisture intrusion and deterioration. The planters are improperly built and does not have the required air gap. Discolored interior tiles are noted due to moisture intrusion.




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**EXTERIOR DOORS AND WINDOWS**

## 253 DOOR(S)

[CR] The exterior doors are deteriorated, with signs of aging and wear.

[SC] Most of the doors swing out over step downs greater than 1 1/2 of an inch, these conditions are blind trip hazards. Photo is of the door off the driveway into the house.



## 254 WINDOW(S)

[CR] The glazing putty is damaged/deteriorated/missing at a number of the windows. There is cracked/broken glass in the window at the dining area and the right side rear hallway.

[CR] A number of the window screens have damage.

## COMMENTS

[CR] The left side of the driveway concrete block yard wall has an exposed foundation needing correction.



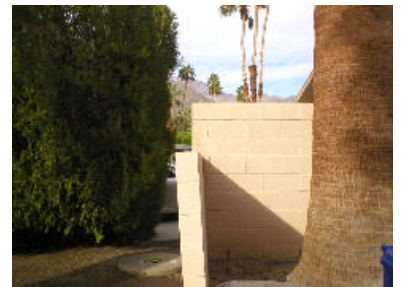
## OUTSIDE THE SCOPE OF THE INSPECTION

256 RETAINING WALL(S) [CR] The decorative retaining/planter walls are cracked at the driveway tree.



257 FENCING/GATE(S) [SC] See the Pool Page for child safety issues at areas that access the pool area.

[CR] The concrete block fence is leaning at the left side of the driveway. Photo.



263 COMMENTS [CR] The perimeter yard masonry fencing has cracks in the walls.



### SECTION 2

#### **B. The Inspector is not required to:**

1. *Inspect* door or window screens, shutters, awnings or security bars
2. *Inspect* fences or gates or *operate* automated door or gate openers or their safety devices
3. Use a ladder to *inspect systems* or *components*

# ROOF COVERINGS

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## SECTION 3

### A. Items to be inspected:

1. Covering
2. Drainage
3. Flashing
4. Penetrations
5. Skylights

**We recommend that all *material defects* noted below be fully evaluated and/or corrected by an appropriate professional 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

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## ROOF INFORMATION

- 301 INSPECTION METHOD** Tile roofs are not walked on, but are viewed from the eaves and the low slope roof. These precautions are taken to prevent damage to the roof tiles and for inspector safety. This is a limited inspection.
- The inspector walked on the low slope roof and viewed the accessible roofing components.
- 302 ROOF COVERING(S)** Materials: Clay tile on the pitched areas and built-up with a cap sheet surface over the master bathroom, the sitting area and dining area.
- 303 ROOF LAYER(S)** 1 layer observed of tile, There are an undetermined number of layers of low slope roofs.
- 304 ROOF DRAINAGE** Materials: there are no rain gutters installed.

## ROOF COVERINGS

- 310 CLAY TILES** [FE] There are a number of cracked, broken and displaced tiles on the roof. The underlayment felt is exposed to the weather. The underlayment does not extend beyond the eave edges. These conditions are conducive to roof leaks. All locations. Photo is of the front right corner, the damage at this area appears to be from tree limbs.



**Inspection Report Exclusively For: Buyer-032811PW****314 BUILT-UP ROOFING**

[CR] The roof has deterioration and damaged areas. Patched areas are noted. These conditions are conducive to leakage.

[FE] The roof over the dining area is inaccessible with out damaging the roof tiles. Damaged areas are noted.

**315 PARAPET WALL(S)**

[CR] The material on the parapets is cracked, deteriorated and peeling. This condition is conducive to leakage.

**316 COMMENTS**

[CR] The tiles are installed over a surface with a slope of less than 3 in 12 and are subject to leakage due to poor drainage. Heavy underlayment is noted under the tiles. Tree debris is noted needs to be removed. Noted at the area over the laundry and the arched entrance.



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**ROOF DRAINAGE SYSTEMS****317 ROOF DRAINAGE**

[RU] There are no rain gutters to control roof runoff. We recommend installing rain gutters and downspouts on all down-sloped roofs routed into a drainage system and then to the street.

---

**FLASHINGS****320 FLASHING(S)**

[FE] Due to the heavy use of mortar the flashings are not visible. Cracks in the mortar are noted. This is conducive to leakage.

[CR] There are substandard, damaged and missing flashings at the area over the dining room to the clay tile connection. There are no drip edge flashings. Improper flashings at the tile valleys and house wall connections



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**PENETRATIONS**

- 322 PENETRATION(S) [CR] The mortar used to seal the roof penetrations is cracked at several locations. We recommend correcting the conditions noted using approved methods.
- 323 FLUE PIPE(S) [CR] Water heater flue pipe is improperly terminated, the furnace vent pipe is too short at the [off kitchen] furnace.

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## SKYLIGHTS

- 325 SKYLIGHT(S) [FE] The skylight lens are cracked/damaged. Master
- [CR] There are no crickets or diverters in the roof behind the skylights. These devices divert roof runoff around the skylights and reduce the potential for leakage. There are no visible flashings at the skylights.



### SECTION 3

#### **B. The Inspector is not required to:**

1. Walk on the roof surface if, in the opinion of the *Inspector*, there is risk of damage or a hazard to the *inspector*
2. Warrant or certify that roof *systems*, coverings or *components* are free from leakage

# ATTIC AND ROOF FRAMING

## SECTION 4

### A. Items to be inspected:

1. Framing
2. Ventilation
3. Insulation

**We recommend that all *material defects* noted below be fully evaluated and/or corrected by an appropriate professional 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

## ATTIC/FRAMING INFORMATION

- |     |                        |   |
|-----|------------------------|---|
| 401 | <b>ATTIC ACCESS(S)</b> | Access: 2 Locations: Left rear entry room at the ceiling, Bedroom closet at the right.<br>Type: hatch' s [2] in the ceilings. |
| 402 | <b>ROOF FRAMING</b>    | Framing types: conventional framing.  |
| 403 | <b>ROOF SHEATHING</b>  | Materials: wood planks.   |
| 404 | <b>INSULATION</b>      | Materials: None.  |
| 405 | <b>VENTILATION</b>     | Vent types: Ceiling vents in the closets.   |

## FRAMING AND SHEATHING

- |     |                       |  |
|-----|-----------------------|--|
| 406 | <b>ROOF FRAMING</b>   | Attics: The original framing is noted to be in functional condition. Although the framing does not conform to present standards, no adverse conditions are noted. As viewed in the attics.<br><br>[FE] The shed type construction behind the master bedroom at the left rear has no proper fasteners/bolts at the roof support structure. Also noted at the exterior patio roof construction behind this area, the post has no brackets for proper seismic connection. |
| 407 | <b>ROOF RAFTER(S)</b> | The visible areas of the rafter framing appeared functional, with exceptions noted.<br><br>[CR] Butt joint noted at the ridge beam needs a proper connection. Noted at the off kitchen access.   |



- |     |                  |   |
|-----|------------------|---|
| 409 | <b>PURLIN(S)</b> | Purlins are boards that run perpendicular to the roof rafters at mid-span between the walls and ridge beam. The purlins is held in place by braces fastened to the load-bearing walls. The purlins function is to prevent/minimize roof rafter sag. |
|-----|------------------|---|

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The visible areas of the purlins and braces appeared functional.

- 411 **CEILING JOIST(S)** The visible areas of the ceiling joists appeared functional.
- 412 **ROOF SHEATHING** The visible areas of the roof sheathing appeared functional.
- 413 **COMMENTS** [FE] Exposed beam ceiling in the master bedroom. Sagging beams and splits in the beams are noted at the master bedroom roof support beams. Moisture stains are noted. This area appears to have been the original garage.

---

## ACCESS OPENING(S) AND ACCESSIBILITY

- 414 **ATTIC ACCESS(S)** The attic examination is conducted from the openings only due to limited access.
- 415 **COMMENTS** [FE] Moisture stains noted at the roof framing.




---

## VENTILATION

- 416 **VENTILATION** Good attic ventilation is beneficial to the longevity of the roofing material and comfort of the living spaces. Attic ventilation can be provided by a variety of static or powered venting systems.
- [RU] The attic has minimal ventilation. Recommend to upgrade/correct.

---

## INSULATION

- 418 **INSULATION** [RU] There is no visible insulation in the attic. We recommend installing insulation for energy efficiency as an upgrade.

### SECTION 4

#### **B. The Inspector is not required to:**

1. *Inspect* mechanical attic ventilation *systems* or *components*
2. *Determine* the composition or energy rating of insulation materials

# PLUMBING

## SECTION 5

### A. Items to be inspected:

1. Water supply piping
2. Drain, waste and vent piping
3. Faucets and *fixtures*
4. Fuel gas piping
5. Water heaters
6. *Functional flow and functional drainage*

**We recommend that all *material defects* noted below be fully evaluated and/or corrected by an appropriate professional 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

## PLUMBING SYSTEM INFORMATION

- |     |                        |   |
|-----|------------------------|---|
| 501 | <b>MAIN WATER LINE</b> | Materials: copper piping.   |
| 502 | <b>WATER SHUTOFF</b>   | The main water shutoff valve is located at the front of the building.                   |
| 503 | <b>WATER PIPING</b>    | Materials: copper and galvanized steel piping.  |
| 504 | <b>WASTE LINES</b>     | Materials: a combination of cast iron, galvanized piping and ABS black plastic piping . |
| 505 | <b>GAS SHUTOFF</b>     | The gas meter and shutoff valve are located at the right side of the building entry.    |

## WATER SUPPLY PIPING

- |     |                      |   |
|-----|----------------------|---|
| 506 | <b>WATER SHUTOFF</b> | The main water shutoff valves are outside the scope of the inspection and are not tested.   |
| 507 | <b>WATER PIPING</b>  | <p>The visible water supply piping appeared functional, with exceptions noted elsewhere in the report.</p> <p>[CR] Copper plumbing pipes and metal electrical conduit are in contact with each other. This condition can lead to corrosion/electrolysis between these dissimilar metals. Noted in the attic at the right side.</p> <p>[RU] There are un-insulated water supply pipes.</p> |



## DRAIN, WASTE AND VENT PIPING

- 508 DRAINS [CR] Active leaks are noted at the drain pipe. master right sink,
- 509 WASTE PIPING The visible waste piping appeared functional.
- 510 VENT PIPING The visible areas of the vent pipes appeared functional.
- 511 COMMENTS [FE] Rusty water noted at the front right guest bath faucet.

---

## FAUCETS AND FIXTURES

- 512 SINK FAUCET(S) [CR] The faucets have damage/deterioration as follows, damaged trim at Turquoise bath. Missing handles at the master left sink, dripping tub faucet at the front right guest bath.
- 513 HOSE FAUCET(S) [RU] There are no vacuum breakers on the exterior hose faucets. We recommend installing these devices to prevent backflow into the potable water system.
- 514 SINK(S) The visible and accessible sinks appeared functional.
- 515 TOILET(S) The toilet(s) functioned.  
[CR] The toilet tank is loose on the bowl. Master.
- 518 TUB(S)/SHOWER(S) The tub/shower appeared functional, with exceptions noted.  
[CR] There are cracked tiles. Turquoise bath. right front guest bath,  
[CR] The grout/caulking is cracked or missing. We recommend correcting this condition to prevent moisture intrusion into concealed spaces. All  
[CR] The tub-to-shower diverter failed to fully divert the water flow to the showerhead. Front right guest bath  
[CR] The shower arm/head leaks at the front right guest bath.
- 520 SHOWER(S) The showers appeared functional.  
[CR] The grout/caulking is cracked or missing. We recommend correcting this condition to prevent moisture intrusion into concealed spaces. All.
- 521 ENCLOSURE(S) The enclosure(s) are functional, with safety glass markings.  
[CR] The enclosure door is difficult to close. Turquoise bath. master.
- 522 COMMENTS [FE] There is evidence of what appeared to be an unknown black/brown substance. Master shower,

---

## FUEL GAS PIPING

- 523 GAS SHUTOFF [RU] The supply shutoff appeared functional, we do not operate these devices. There is no emergency shutoff wrench present. We recommend providing a wrench or installing a seismic automatic shut off valve for emergencies.

524 **GAS PIPING** The visible areas of the gas piping appeared functional.

---

## WATER HEATER INFORMATION

527 **LOCATION(S)** The water heater is located in an interior closet at the master bedroom hall.

528 **BRAND NAME(S)** Bradford White.

529 **APPROX. AGE(S)** 2004.

530 **SIZE / GALLONS** 50 gallon.

531 **ENERGY TYPE(S)** Natural gas.

---

## WATER HEATER CONDITIONS

533 **VENTING SYSTEM(S)** [CR] The flue vent pipe is too short at the roof.

534 **SUPPLY PIPING** [CR] The shutoff valve and visible water supply connectors are not insulated. We recommend insulating the exposed water piping to minimize heat loss.

[CR] The water supply connectors are corroded.



535 **"T & P" VALVE(S)** [FE] A temperature & pressure relief valve and discharge line are installed. The discharge line extended down. The termination was not determined, terminations are required to be visible.

536 **TANK(S)** The water heater tank appeared functional, no leakage noted.

537 **SEISMIC BRACING** [SC] The water heater seismic strapping is installed in a manner that did not meet the State Architect's requirements or the water heater strapping kit manufacturers instructions. The intent is for the water heater to resist movement. The straps are fastened into wood that is less than a stud size. The blocking of the water heater to restrict movement is inadequate.



538 **COMBUSTION AIR** [CR] The combustion air supply to the water heater appeared inadequate. This condition restricts the free flow of combustion air to the water heater and may cause the unit to not function as designed.

539 **ENERGY SUPPLY(S)** The gas shutoff valve and flexible gas connector appeared functional.

[SC] There is no sediment trap/drip leg in the gas line as required by the manufacturer.



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- 540 **CONTROL(S)** The temperature control is set in the "normal range" and the water at the faucets is warm/hot.
- 543 **COMMENTS** [CR] There is no drip pan and drain line under the water heater to catch and divert any dripping water to the exterior.
- [CR] The closet door is damaged/deteriorated.

**WATER HEATER INFORMATION**

- 527 **LOCATION(S)** The water heater is located in an interior closet at the front right hall.
- 528 **BRAND NAME(S)** Day and Night [Liberty]
- 529 **APPROX. AGE(S)** 1967 or 1975 based on the ID tag serial number.
- 530 **SIZE / GALLONS** 30 gallon.
- 531 **ENERGY TYPE(S)** Natural gas.

**WATER HEATER CONDITIONS**

- 533 **VENTING SYSTEM(S)** The visible areas of the flue vent piping are intact and secured at the connections.
- 534 **SUPPLY PIPING** [CR] The water supply connectors are corroded.
- [CR] The shutoff valve and visible water supply connectors are not insulated. We recommend insulating the exposed water piping to minimize heat loss.
- 535 **"T & P" VALVE(S)** [SC] The pressure relief valve's discharge line sloped upwards in a manner that will trap water in the line. We recommend installing an approved discharge line that extends to the exterior and terminates close to the ground facing downward. This is a substandard unsafe installation.
- 
- 536 **TANK(S)** [FE] The metal casing of the water heater tank is corroded/deteriorated.
- 537 **SEISMIC BRACING** [SC] The water heater is not double strapped and stabilized/blocked as required by the State Architect to resist movement.
- 538 **COMBUSTION AIR** [CR] The upper combustion air supply to the water heater is blocked. This condition restricts the free flow of combustion air to the water heater and may cause the unit to not function as designed. Stains noted at the ceiling.
- 

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- 539 ENERGY SUPPLY(S) The gas shutoff valve and gas connector appeared functional.  
 [SC] There is no sediment trap/drip leg in the gas line as required by the manufacturer.
- 540 CONTROL(S) The temperature control is set in the "normal range" and the water at the faucets is warm/hot.
- 543 COMMENTS [CR] There is no drip pan and drain line under the water heater to catch and divert any dripping water to the exterior.

---

## FUNCTIONAL FLOW AND FUNCTIONAL DRAINAGE

- 544 FUNCTIONAL FLOW A number of fixtures were operated simultaneously with a functional water flow, with exceptions noted.  
 [FE] Inadequate water flow at the laundry sink.
- 545 FUNCTIONAL DRAINAGE [FE] Drains have been known to block at any time whether new construction or older properties with mature tree growth. We recommend locating all plumbing cleanout locations and to have a video camera test be performed on the drainage system prior to close of this transaction.

---

## CROSS-CONNECTIONS

- 547 CROSS-CONNECTIONS There are no visible cross-connections between the potable and non-potable water at the fixtures or faucets.

### SECTION 5

#### **B. The Inspector is not required to:**

1. Fill any *fixture* with water, *inspect* overflow drains or drainstops, or evaluate backflow *devices*, waste ejectors, sump pumps or drain line cleanouts
2. *Inspect* or evaluate water temperature balancing *devices*, temperature fluctuation, time to obtain hot water, water circulation or solar heating *systems* or *components*
3. *Inspect* whirlpool baths, steam showers, or sauna *systems* or *components*
4. *Inspect* fuel tanks or determined if the fuel gas system is free of leaks
5. *Inspect* wells or water treatment *systems*

# ELECTRICAL

---

## SECTION 6

### A. Items to be inspected:

1. Service equipment.
2. Electrical panels.
3. Circuit wiring.
4. Switches, receptacle outlets and lighting fixtures.

**We recommend that all material defects noted below be fully evaluated and/or corrected by an appropriate professional 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

---

## ELECTRICAL SERVICE INFORMATION

601 SERVICE TYPE	Underground.
602 MAIN PANEL	Located at the left side of the master bedroom wall.
603 SERVICE RATING	120/240 volt system, rated at 200 Amperes.
604 SERVICE WIRING	Materials: copper.
605 CIRCUIT WIRING	Materials: copper, Wire system type(s): non-metallic sheathed cable and conduit.  [SC] Some knob and tubing noted. Knob and tubing is the original wiring method. It uses wiring that is exposed and unprotected and is prone to physical damage. It is not grounded.  [FE] [SC] The old knob and tubing is visible in places in the attics. Recommend this be properly terminated/removed.
606 DISCONNECT TYPE	Circuit breakers.



## SERVICE EQUIPMENT

607 SERVICE WIRING	The underground service lateral is not visible to inspect.
608 CAPACITY	The electrical system capacity appeared adequate for the structure.

## SERVICE EQUIPMENT AND GROUNDING

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- 610 GROUND TYPE(S) [FE] The grounding connections are not visible.
- 611 GROUNDING [FE] The grounding connections are not visible/located. Recommend to locate. If none found we recommend to upgrade the grounding system.
- 612 COMMENTS [SC] Old timer control box in a yard planter that is missing its timer, has exposed wires and holes in the box, corroded conduit is noted.




---

## DISTRIBUTION PANELS

- 613 MAIN PANEL [CR] A number of breakers are not labeled specific. We recommend they be accurately labeled to allow individual circuits to be shut off for maintenance or emergency needs.
- [SC] There are missing twist-outs/unused breaker slots in the panel. This condition is a safety hazard.
- 614 WORKMANSHIP The wiring within the panel appeared functional.

---

## SUBPANEL INFORMATION

- 615 LOCATION Located in the bedroom closet at the right of the living room.

---

## SUBPANEL CONDITIONS

- 618 ELECTRIC PANEL [SC] The panel is now redundant and in use as a junction box. The cover needs to be screwed shut. This condition is a safety hazard.




---

## WIRING TYPES AND METHODS

- 621 WIRING TYPE(S) Materials: copper, Wiring method(s): non-metallic sheathed cable and conduit. Knob and tube.

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## 622 CIRCUIT WIRING

[SC] The home has many areas of old and unprotected wiring noted. The system needs an electrician to perform a safety clean up. This involves removal of abandoned wiring and proper termination and protection of unsafe exposed wiring.

[SC] Electrical junction boxes without covers noted at the following locations: Attic at off the kitchen.

[SC] Corroded and damaged electrical boxes with missing knockouts and damaged conduit noted in the planters and the house eaves.

[SC] The rear patio storage shed has exposed unprotected wiring. The wiring and electrical outlet is not secured to the wall. The cover plate is missing.



## 623 COMMENTS

[SC] Electrical box missing cover at the eave at the area over the dining room. The box is not accessible as required.




---

**SWITCHES, RECEPTACLE OUTLETS AND LUMINARIES [LIGHT FIXTURES]**

## 625 SWITCHES

The accessible switches are functional, with exceptions noted.

[SC] Switch covers are damaged at the following locations: Hallway facing the kitchen.

## 626 RECEPTACLE(S)

[SC] There are loose receptacles at the exterior, laundry, storage shed, master bath

[SC] There are painted receptacles, these are considered damaged and should be replaced at, in all rooms.

[SC] The accessible receptacles are found to have open ground connections at the exterior entry area, rear yard storage shed, all interior rooms, open neutral connections at the cupboard in front of the right guest bedroom and bathroom, pink bathroom,

[RU] There is no outlet at the front left guest bathroom.

[SC] Receptacle cover plates are damaged/missing. At the exterior yard area, several rooms

[SC] Damaged outlets at the front yard.

[CR] There is no power at the receptacles. Front yard.

627 LUMINARIES  
[LIGHT(S)/FIXTURE(S)]

[SC] Exposed and/or unprotected light bulbs are noted. Compact fluorescent light bulbs [CFL's] may be a hazard to your health when broken. We recommend protecting exposed light bulbs, noted at laundry, closets, bedrooms,

[CR] Some of the luminaries [light(s)] failed to function. Above stove, exterior, master

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dressing area,

[CR] Luminaire [light] globes/glass is missing. At the left rear french doors facing the pool.

[SC] For safety at exterior doors, an exterior light that is switched from the interior is required for safe egress. Lights and switches are missing at several exterior doors and the laundry.

**628 GFCI DEVICE(S)**

Ground fault circuit interrupter devices (GFCI) afford additional protection against electrical shock. GFCI protection is typically found in homes built from the mid 1970's in areas where electrical receptacles are located near sources of water. Local building codes vary as to where these devices or their protection feature are required and when the requirement began. We have identified areas that are appropriate for GFCI installation.

[RU] There is no GFCI protection provided at the areas where required today. We recommend upgrading by providing GFCI protection at the appropriate locations. Kitchen, garage, exterior, bathrooms and pool area.

**630 COMMENTS**

[SC] Exposed wiring in the wall cabinet and improper wiring passing through the wall in the laundry.




---

**COMMENTS**

[SC] Exterior J box with exposed wiring. Rear french doors behind the kitchen.




---

**OUTSIDE THE SCOPE OF THE INSPECTION**
**631 ALARM SYSTEM**

[FE] These systems are outside the scope of the inspection and are not inspected. We recommend consulting with an appropriate professional in the appropriate trade regarding the system's operation and maintenance.

**634 AUDIO/VIDEO**

[FE] These systems are outside the scope of the inspection and are not inspected. We recommend consulting with an appropriate professional in the appropriate trade regarding the system's operation and maintenance.

**SECTION 6****B. The Inspector is not required to:**

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1. *Operate* circuit breakers or circuit interrupters.
2. Remove cover plates.
3. *Inspect* de-icing *systems* or *components*
4. *Inspect* private or emergency electrical supply *systems* or *components*

# HEATING AND COOLING SYSTEMS

---

## SECTION 7

### A. Items to be inspected:

1. Heating equipment.
2. Central cooling equipment.
3. Energy source connections.
4. Combustion air and exhaust vent systems.
5. Condensate drainage.
6. Conditioned air distribution systems .

**We recommend that all *material defects* noted below be fully evaluated and/or corrected by an appropriate professional 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

---

## HEATING SYSTEM INFORMATION

701 LOCATION(S)	The unit is located in an interior closet in the entry room off the kitchen.
702 BRAND	Payne.
703 APPROX. AGE	The ID tag is not accessible to view, appears to be 40+ years old.
704 TYPE & FUEL	Forced air natural gas fired system.
705 APPROX. BTU(S)	100,000 btu's.
706 FILTER TYPE(S)	Disposable.

---

## HEATING EQUIPMENT AND OPERATION

707 SUPPLY PLENUM(S)	[CR] There are air leaks and conditioned air is escaping.
708 HEATING UNIT(S)	[FE] The master bedroom and bathroom area do not heat up to the same temperature as the rest of the home.  [FE] Due to conditions noted and/or age of furnace we recommend a full evaluation and/or corrections by an appropriate professional in the appropriate trade.
709 BURNER(S)	The burner flame(s) appeared typical for this type of unit.
710 HEAT EXCHANGER(S)	[NOTE] The heat exchanger is not visible to inspect without dismantling the unit, which is beyond the scope of the inspection.

- 711 BLOWER / FILTER(S)** [CR] The blower and filter are dirty, these conditions restricts the air flow and reduces the systems efficiency. We recommend having the system cleaned and serviced by an appropriate professional in the appropriate trade.
- [CR] The blower is noisy/vibrating.
- [CR] The filter does not have a retaining clip, this allows the filter to float resulting in non filtered air.
- 712 RETURN PLENUM(S)** [SC] There are air leaks in the return air plenum at the base of the furnace. This condition can allow contaminated air to be drawn into the system and distributed throughout the building.
- [SC] The furnace is located in a closet over the return air vent, the door to the closet did not close tight. This condition can draw products of combustion into the conditioned air system.
- 713 COMBUSTION AIR** The combustion air supply for the furnace appeared adequate.
- 714 VENTING SYSTEM(S)** The visible areas of the flue vent piping in the cabinet are intact and secured at the connections.
- 715 THERMOSTAT(S)** The thermostat was operated and the system responded.
- [CR] Thermostat is missing its plastic "glass" at the dining area.
- 716 COMMENTS** [CR] The return air plenum is dirty. We recommend cleaning this area of all dirt and/or debris.




---

## HEATING SYSTEM INFORMATION

- 701 LOCATION(S)** The unit is located in an interior closet at the right side hallway between bedrooms.
- 702 BRAND** Payne.
- 703 APPROX. AGE** 1960s.
- 704 TYPE & FUEL** Forced air natural gas fired system.
- 705 APPROX. BTU(S)** 100,000 btu's.

706 FILTER TYPE(S) Disposable.

---

## HEATING EQUIPMENT AND OPERATION

707 SUPPLY PLENUM(S) The supply air plenum appeared functional.

708 HEATING UNIT(S) [FE] Due to conditions noted and/or age of furnace we recommend a full evaluation and/or corrections by an appropriate professional in the appropriate trade.

709 BURNER(S) The burner flame(s) appeared typical for this type of unit.

710 HEAT EXCHANGER(S) [NOTE] The heat exchanger is not visible to inspect without dismantling the unit, which is beyond the scope of the inspection.

711 BLOWER / FILTER(S) [CR] The blower and filter are dirty, these conditions restricts the air flow and reduces the systems efficiency. We recommend having the system cleaned and serviced by an appropriate professional in the appropriate trade.

[CR] The blower is noisy/vibrating.

[CR] The filter does not have a retaining clip, this allows the filter to float resulting in non filtered air.

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

[SC] The furnace is located in a closet over the return air vent, the door to the closet did not close tight. This condition can draw products of combustion into the conditioned air system.

713 COMBUSTION AIR The combustion air supply for the furnace appeared adequate.

714 VENTING SYSTEM(S) The visible areas of the flue vent piping are intact and secured at the connections.

715 THERMOSTAT(S) The thermostat was operated and the system responded.

716 COMMENTS [CR] The return air plenum is dirty. We recommend cleaning this area of all dirt and/or debris.

---

## AIR CONDITIONING SYSTEM INFORMATION

717 LOCATION(S) The unit is located on the roof behind the master bedroom.

718 BRAND Unknown, ID tag missing or illegible.

719 APPROX. AGE(S) 25/30 years old.

720 SYSTEM TYPE(S) "Split system" The condensing unit and evaporator coils are at different locations.

---

## COOLING EQUIPMENT AND OPERATION

- 723 **CONDENSING UNIT(S)** The condensing unit operated with exceptions noted.  
     [CR] The condensing unit is not fastened/strapped in place.  
     [CR] The low voltage [thermostat wire] is exposed and damaged.
- 724 **SYSTEM CONDITION(S)** [FE] The air conditioning system failed to cool properly.
- 725 **THERMOSTAT(S)** The thermostat was operated and the system responded.

---

## AIR CONDITIONING SYSTEM INFORMATION

- 717 **LOCATION(S)** The unit is located in front right of the house entry.
- 718 **BRAND** Unknown, ID tag missing or illegible.
- 719 **APPROX. AGE(S)** Appears to be 1986.
- 720 **SYSTEM TYPE(S)** "Split system" The condensing unit and evaporator coils are at different locations.

---

## COOLING EQUIPMENT AND OPERATION

- 723 **CONDENSING UNIT(S)** The condensing unit is functional, with exceptions noted.  
     [CR] The condensing unit is not fastened/strapped in place.  
     [CR] The insulation on the coolant lines is deteriorated/missing at the condensing unit and the furnace.
- 724 **SYSTEM CONDITION(S)** The system responded to normal operating controls and a temperature differential between the supply and return air grills is within the normal range of (18 - 22) degrees.
- 725 **THERMOSTAT(S)** The thermostat was operated and the system responded.

---

## ENERGY SOURCE CONNECTIONS

- 727 **HEATING EQUIPMENT ENERGY SOURCE CONNECTIONS** [RU] The shutoff valve required a wrench to be operated. We recommend upgrading to a hand operated valve for maintenance and emergencies. Both.

[SC] There is no sediment trap/drip leg in the gas lines as required by the manufacturer. Both.

728 **CENTRAL COOLING EQUIPMENT ENERGY SOURCE CONNECTIONS**

Electrical disconnects are present, in sight of and providing power to the condensing units.

[SC] There is improper conduit wiring that is not weather resistive at the condensing unit at the front of the house. Photo. Deteriorated conduit wiring noted on the roof

[SC] There is not adequate clearance to the electrical disconnect at the roof, the disconnect is corroded.



[CR] The flex connector/conduit is not fastened to the wall after exiting the electrical disconnect panel. Front.

## 729 COMMENTS

[CR] The electrical disconnect is rusted/deteriorated and access is inadequate. The electrical conduit is deteriorated and there are holes in the box. Left rear at the roof.



## CONDENSATE DRAINS

730 CONDENSATE DRAIN(S) [CR] The condensate drain lines are installed improperly. The trap and vents are missing. The lines have a negative slope. The lines on the roof at the rear of the master bedroom are broken. The line penetrates a parapet wall drain.



## CONDITIONED AIR DISTRIBUTION SYSTEMS

732 DUCT TYPE(S) Plastic covered and insulated flexible ducting circa 1970's and un-insulated metal ducts.

733 DUCT CONDITIONS [CR] There are conditioned air ducts in the attic that have come apart. Photo is of the right duct to the living room.

[CR] Metal duct sections are missing insulation.



734 REGISTER(S) & GRILL(S) There is air movement from the air register(s)/grills.

735 COMMENTS [CR] There are conditioned air ducts at the roof over the master that have holes noted at the joint connection.



### SECTION 7

#### **B. The Inspector is not required to:**

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1. *Inspect* heat exchangers or electrical heating elements.
2. *Inspect* non-central air conditioning units or evaporative coolers.
3. *Inspect* radiant, solar, hydronic or geothermal *systems* or *components*.
4. *Determine* volume, uniformity, temperature, airflow, balance, or leakage of any air distribution *system*.
5. *Inspect* electronic air filtering or humidity control *systems* or *components*.

# FIREPLACES & CHIMNEYS

## SECTION 8

### A. Items to be inspected:

1. Chimney exterior.
2. Spark arrestor.
3. Firebox.
4. Damper.
5. Hearth extension.

**We recommend that all *material defects* noted below be fully evaluated and/or corrected by an appropriate professional 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

## FIREPLACE/GAS APPLIANCE/WOOD BURNING STOVE INFORMATION

- |                         |   |
|-------------------------|---|
| <b>801 LOCATION(S)</b>  | Locations: living room, dining room, Master bedroom.  |
| <b>802 UNIT TYPE(S)</b> | Materials: masonry fireplaces at the living room and dining room. manufactured 0-clearance fireplace in the master. |
| <b>803 FUEL TYPE(S)</b> | Fuels: gas and/or wood burning at all.  |
| <b>804 CHIMNEY(S)</b>   | Materials: Masonry at the living/dining rooms. Stucco chimney with a metal flue at the master bedroom.              |

## CHIMNEYS, SPARK ARRESTORS, FIREBOXES, DAMPERS AND HEARTH EXTENSIONS

- |                              |   |
|------------------------------|---|
| <b>805 CHIMNEY(S)</b>        | <p>[RU] [SC] The masonry chimney appears to be an unreinforced masonry chimney with unlined flues and no chimney dampers. Due to many failures these are now considered unsafe in earthquakes.</p> <p>[CR] Master: There are no flashings, crickets or diverters installed behind the chimneys. These devices divert water around the chimney to prevent leakage.</p> |
| <b>806 SPARK ARRESTOR(S)</b> | <p>There is a spark arrester installed on the master chimney.</p> <p>[SC] There are no spark arresters installed on the masonry chimney. We recommend installing rain cap type spark arrester to help minimize moisture entry into the flue and prevent the escape of hot embers.</p>   |



## Inspection Report Exclusively For: Buyer-032811PW

## 807 FIREBOX(S)

[RU] There are no glass doors present. We recommend adding doors as an energy upgrade. All.

[FE] The fireplace is not drafting properly, smoke stains noted on the face at the master.

[SC] The visible areas of the flues are dirty with soot/creosote build up. We recommend the flues and related components be cleaned by an appropriate professional in the appropriate trade. Living/dining rooms.



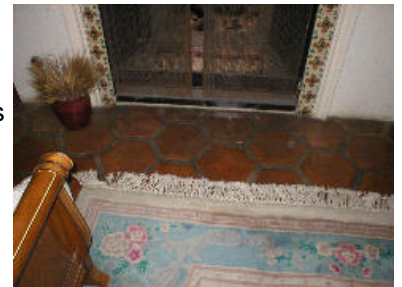
## 808 DAMPERS

[SC] There is a gas log set installed in the fireplace. The flue damper is not blocked/clamped in the open position to prevent products of combustion from spilling out into the room. Master.

[RU] There are no flue dampers or flue liners in the masonry chimney, recommend to upgrade.

## 809 HEARTH EXTENSION(S) The hearth extension is functional. Living room

[SC] The hearth extensions are not distinguishable from the surrounding flooring. This condition increases the potential for combustible materials be placed too close to the fireplace. This condition is a fire safety hazard. We recommend correcting the conditions noted or use caution in placement of items near fireplaces. Master and dining room.



## 810 ACCESSORY(S)

[SC] The wood mantle and wood sides are too close too the fireplace opening. This condition is a fire hazard. Master.



## 811 COMMENTS

[FE] We recommend an inspection by a qualified fireplace professional prior to the close of this transaction. Our inspection of the fireplace and chimney is limited to the readily visible portions only. The inner reaches of a flue are relatively inaccessible. Our distant oblique view from the top or bottom is not adequate to discover possible deficiencies or damage, even with a strong light. A qualified fireplace professional will clean the interior if necessary, use specialized tools, testing procedures, mirrors and video cameras as needed to evaluate the fireplace system. For safe and efficient operation we further recommend annual inspections by a qualified fireplace professional.

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**MANUFACTURED SOLID-FUEL OR GAS-BURNING APPLIANCES**

**813 GAS-BURNING**

[CR] The gas logs in the fireplaces are soot stained, this indicates incorrect burning of the gas. All units.

**SECTION 8****B. The Inspector is not required to:**

1. *Inspect* chimney interiors.
2. *Inspect* fireplace inserts, seals and gaskets.
3. *Operate* any fireplace or *determine* if the fireplace can be safely used

# BUILDING INTERIOR

## SECTION 9

### A. Items to be inspected:

1. Walls, ceilings and floors.
2. Doors and windows.
3. Stairways, handrails and guardrails.
4. *Permanently installed* cabinets.
5. *Permanently installed* cook-tops, mechanical range vents, ovens, dishwashers and food waste disposers.
6. Absence of smoke alarms.
7. Vehicle doors and openers.

**We recommend that all *material defects* noted below be fully evaluated and/or corrected by an appropriate professional 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

## BUILDING INTERIOR INFORMATION

901	ROOMS INSPECTED	All.
902	WALL(S)/CEILING(S)	Materials: Walls: Plaster/drywall. Ceilings: Plaster/drywall: Open wood beam.
903	FLOOR(S)	Materials: carpet, tile.
906	COMMENTS	[FE] The areas at the rear of the kitchen, the dining area and the areas behind the right bedrooms appear to originally be patio areas that have been enclosed.

## WALLS, CEILINGS AND FLOORS

907	WALL(S)/CEILING(S)	[FE] Moisture stains are noted at, master bedroom, master linen closet, closet at front left guest bedroom closet, living room right of entry door, front left guest bedroom, peeling paint at the front left and right guest bathrooms, damaged walls at the front left guest bedroom, rear yard storage shed.  [CR] There are holes noted at, water heater closets, laundry ceiling and walls.
908	CLOSET(S)	The visible areas of the closet(s) appeared functional, stored items are present.
909	CARPET FLOORING	[CR] The carpet is soiled/stained.
910	TILE FLOORING	[CR] Moisture/stains are noted on the tile flooring at the perimeter of the home. This causes discoloration and lifting of the sealant creating a cloudy appearance. See grading, drainage and gutter notes  [CR] Damage noted on the tile flooring at front right guest bedroom doorway, front guest bath [turquoise], pink bath.

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## DOORS AND WINDOWS

- 915 INTERIOR DOOR(S)** The door(s) are functional, with exceptions noted.  
**[CR]** Some door heights are too low, master bedroom.
- 916 EXTERIOR DOOR(S)** **[CR]** Several of the doors stick/rubbed the frames/each other. Several have inoperative locks/latches. Some deterioration noted on the doors and some with damaged trim,  
**[SC]** The deadbolt locks in several of the doors are key operated from both sides. This condition is a safety hazard. We recommend upgrading to a lock with a flip-lever on the inside for emergency egress.  
**[CR]** Day light visible around the exterior doors.  
**[CR]** The door and jamb is damaged/deteriorated. Laundry.
- 917 WINDOW(S)** **[CR]** Many of the windows are difficult to open/close. Many are painted/stuck shut. Some cranks are missing or inoperative.  
**[CR]** Windows have cracked glass at the dining area and at the right side rear hallway.
- 918 SECURITY BARS** **[SC]** The bedroom security bars are the non release type, this is a hazard. This is mitigated by the french doors for safe egress in a fire as long as the doors are not keyed both sides.
- 919 VENTILATION** The ventilation components appeared functional.




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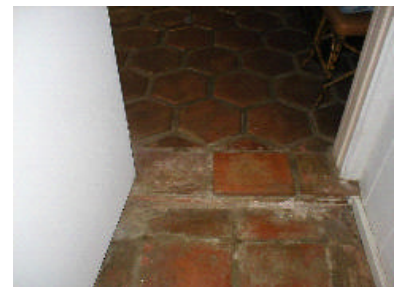
## SAFETY GLAZING SUBJECT TO HUMAN IMPACT

- 921 SAFETY GLAZING** There are visible safety glass markings on the glass pane(s) at the locations subject to human impact, with exceptions noted.  
**[SC]** There are no visible safety glass markings on the glass where subject to human impact at the following locations; master bedroom exterior doors, rear french doors and at dining room. Windows within 24 inches of doors are required to be safety glass.

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## STAIRS, HANDRAILS AND GUARDRAILS

- 923 STAIRWELL(S)** **[SC]** There are improper/inconsistent rise/height on the various steps in the home. The step material is the same as the tile and not delineated. This causes the human eye to not "see" the steps. This condition is a trip hazard.




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## CABINET AND COUNTERTOP SURFACES

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## Inspection Report Exclusively For: Buyer-032811PW

927 **CABINET(S)** The cabinet(s) are functional, with common signs of aging/wear.  
 [CR] Loose drawer fronts at master bedroom,

928 **COUNTERTOP(S)** The countertop(s) are functional with aging noted.

**KITCHEN APPLIANCE & COMPONENT CONDITION**

944 **COOKTOP(S)** The cooktop/range burners functioned.  
 [SC] The range/oven lacked an anti-tip device at the rear as required by the manufacturer. This condition is a topple hazard.

945 **EXHAUST VENT(S)** [CR] The fan and light failed to function. The switch is loose.

946 **OVEN(S)** The ovens functioned.

947 **DISHWASHER(S)** The dishwasher(s) functioned through the "Normal Cycle", no leakage noted.  
 [SC] The dishwasher is connected directly to the garbage disposal. The air gap is missing.

948 **GARBAGE DISPOSAL(S)** The garbage disposal functioned.

950 **TRASH COMPACTOR(S)** The trash compactor functioned through the "Normal Cycle"  
 [CR] The trash compactor is noisy.

952 **REFRIGERATOR(S)** [FE] These systems are outside the scope of the inspection and are not inspected.

**SMOKE ALARMS**

959 **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.

Smoke detectors are noted at; living room, entry, rear hallway, breakfast room, hall to master bedroom.

[SC] There are no smoke detectors installed in the guest bedrooms. We recommend installing smoke detectors to comply with any real estate sales contract contingencies and local or city ordinances. The master bedroom detector is in the wrong location. We recommend installing smoke detectors in accordance with manufacturer's installation instructions.

960 **CARBON MONOXIDE DETECTORS** [SC] There are no CO (Carbon Monoxide) detector(s) in the home. The Consumer Product Safety Commission recommends that every residence with fuel-burning (gas) appliances be equipped with a UL Listed CO alarm. CO is colorless and odorless and thus impossible to detect without a proper electronic detector. At a minimum, put an alarm near the sleeping rooms in your home. For the most trouble-free operation, we recommend the plug-in type -- not the battery operated type --with digital readout that

tells you the peak CO concentration whenever you push the peak level button.

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## LAUNDRY COMPONENT & EQUIPMENT CONDITION

- 963 WASHER SERVICE The laundry faucets have no visible leaks, a machine is connected. We do not operate the faucets.
- 964 DRYER SERVICE The dryer hookup is provided for a gas unit.
- 965 DRYER VENT(S) Dryer venting is provided and terminated at the exterior.
- 966 COMMENTS [FE] There is evidence of what appeared to be an unknown black/brown substance under the laundry sink. Damage noted to the walls.
- [NOTE] The laundry appears to be built on the patio tile not the house slab.



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## GARAGE COMPONENT & EQUIPMENT INFORMATION

- 967 TYPE & LOCATION(S) [FE] The garage appears to have been remodeled into a master bedroom.

### SECTION 9

#### B. The Inspector is not required to:

1. *Inspect* window, door or floor coverings.
2. *Determine* whether a *building* is secure from unauthorized entry.
3. *Operate* or test smoke alarms or vehicle door safety devices.
4. Use a ladder to *inspect systems* or *components*.

# POOLS & SPAS

## OPTIONAL POOL/SPA SECTION 1- Pool/Spa Vessel A. Items to be inspected:

1. Above water level portions of the *pool/spa*.
2. Perimeter deck coping at the *pool/spa*

**We recommend that all *material defects* noted below be fully evaluated and/or corrected by an appropriate professional 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

## LOCATION AND TYPE OF POOL/SPA

1001 LOCATION	Located at the rear of the building.
1002 VESSEL TYPE	Materials: concrete & plaster in ground installation.
1003 DECKING	Materials: Clay tile.
1004 COPING	Materials: Clay tile.
1005 DRAINAGE	Surface drainage.

## VESSEL, HARDSCAPING AND DRAINAGE

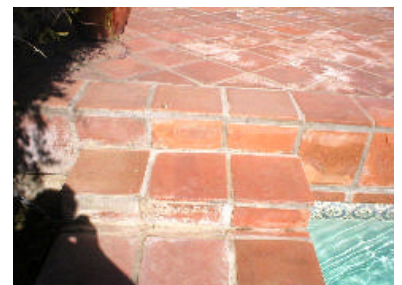
1007 VESSEL [FE] The following vessel conditions were noted: areas of chipped plaster and cracks were noted.



1008 WATERLINE TILES The waterline tiles were functional.

1009 DECKING [CR] The pool tile decking was damaged/deteriorated in places.

[SC] Pool step rise/heights are inconsistent. This is a trip hazard.



**1010 COPING** The pool coping was functional with signs of aging.

**1011 DRAINAGE** The pool deck slope appeared functional.

### SECTION 1

#### **B. The Inspector is not required to:**

1. Determine if *pool/spa systems*, vessel, or *components* are free of leakage

### SECTION 2- POOL/SPA BARRIERS

#### **A. Items to be inspected:**

1. Fencing and other *barrier components* which restrict access to the *pool/spa* from outside the *pool/spa* area.
2. Audible door alarms and other *components* which restrict access to the *pool/spa* from the interior of the home

## POOL/SPA BARRIERS

### 1013 ENCLOSURE

[SC] There were no alarms on the doors/access points to the pool area. The alarms are a child safety feature that warn you when the doors that access the pool area are opened. We recommend installing and maintaining these safety devices at all access points for child safety. These requirements are to protect kids wandering in off the streets.

[SC] The gate opened toward the pool. The gate closer was missing. The gate latch was in the wrong location and the wrong type. We recommend correcting the conditions noted for child safety. These requirements are to protect kids from wandering on the property from the street and family/friends with kids.



### SECTION 2

#### **B. The Inspector is not required to:**

1. Evaluate adequacy of access *barriers* and *pool/spa covers*.
2. Operate or test alarms or automated safety *devices*, other than simple audible door alarms.
3. *Inspect* temporary or removable fencing or *barriers*.

### SECTION 3- POOL/SPA PLUMBING

#### **A. Items to be inspected:**

1. Pumps and pump motors.
2. *Readily accessible* associated piping systems
3. Filtration systems
4. Skimmers
5. Drains

## PUMP(S) & ELECTRICAL EQUIPMENT

### 1015 FILTER PUMP

The pump motor functioned.

[SC] The conduit connection was loose from the pump/motor, the timer control and at the rear of the pool deck.



### 1020 VISIBLE PIPING

[CR] Some of the PVC piping is not painted to protect the pipe from the sun's ultraviolet rays.

[CR] Valves are frozen and could not be operated.

### 1021 WATER FILTER(S)

The filtration system appeared functional.

### 1022 PRESSURE GAUGE

The pressure gauge was functional.

### 1023 SKIMMER(S)

The skimmer is functional.

[CR] Skimmer basket was cracked/damaged needs replacing.

### 1024 POOL DRAIN(S)

[SC] The drain cover is the old type/design that present a safety hazard due to suction entrapment. We recommend the cover be replaced with the safety/anti vortex type.



## SECTION 3

### B. The Inspector is not required to:

1. Evaluate or operate backflow prevention *devices* or back-flush any *components*.
2. *Inspect* chemical injection *systems* or conditioning *devices* and related *components*.
3. *Inspect* operate automatic water level refill *systems* or *components*
4. Determine if circulation *equipment* is properly designed or sized

## SECTION 4- POOL/SPA ELECTRICAL

### A. Items to be inspected:

1. *Pool/spa* electrical panels.
2. Operate GFCI test buttons
3. Disconnects, switches, and outlets
4. *Pool/spa* lighting
5. Bonding and grounding

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## ELECTRICAL EQUIPMENT

### 1029 PANEL/CONTROLS

[SC] The wire protector was missing from the timer. Exposed live wires are present. Damaged separated conduits are noted in several locations at the system.



### 1030 GFCI DEVICE(S)

[SC] The pool light is not GFCI protected.

### 1033 POOL LIGHT(S)

[SC] The pool light failed to function.

[SC] The pool light electrical deck box was missing the weather tight cover. This allows water access to live wires.



### 1035 EQUIP. BONDING

[SC] The pump has no connection to the bonding system [green wire], the bond wire is too small. Separated conduits are noted.



## SECTION 4

### B. The Inspector is not required to:

1. Operate circuit breakers.
2. Remove covers from electrical panels, *equipment*, or, *devices*.
3. *Determine* adequacy of grounding and bonding
4. *Determine* that the electrical system is free of defects that could result in shock or electrocution

## SECTION 5- POOL/SPA HEATING

### A. Items to be inspected:

1. Heating *equipment*
2. Fuel gas piping
3. Combustion air and venting exhaust *systems*

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## HEATING EQUIPMENT

**1037 HEATER**

[FE] The heater failed to function. The gas supply to the pool appears to be too small, this needs to be evaluated for condition and size. The house gas meter appears to be too small for the house and pool gas demand.

**1038 HEATING EQUIPMENT ENERGY SOURCE CONNECTIONS**

[CR] The gas line is flex, pool system gas supply should be rigid pipe.

**1039 COMBUSTION AIR**

The combustion air supply for the furnace appeared adequate.

**1040 COMMENTS**

[CR] The header connection on the heater is leaking.

**SECTION 5****B. The Inspector is not required to:**

1. *Inspect* heat exchangers or heating elements.
2. *Inspect* solar or geothermal heating *systems* or *components*.
3. Evaluate the operation or calibration of thermostats
4. *Determine* water temperature, time to obtain hot water, or rate of temperature rise for a heater.
5. *Determine* if fuel *systems* are free of leakage

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## OUTSIDE THE SCOPE OF THE INSPECTION

**1045 WATER QUALITY**

[CR] Total hardness Low, Total chlorine Low, Free chlorine Low, pH Low, Total alkalinity Low, Cyanuric acid Low. Note that recent rain will upset the balance of the chemicals.

**1046 COMMENTS**

[FE] Given the condition(s) noted in the report, we recommend full evaluations and/or corrections with written findings and costs to cure by the appropriate professionals in the appropriate trades before the close of this transaction.