

# Americas Hometenders

## "Premium Quality Property Inspections and Reports"

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www.inspectvue.com waltjs1@cox.net

## CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

### Condominium Example

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#### INSPECTION ADDRESS

# 1026 Paseo Rosarito, San Juan Capistrano, CA

#### INSPECTION DATE

10/6/2009 10:00 am to 12:30 pm

#### REPRESENTED BY:

Realtor Name  
Realty Company



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### Lights

- 1.3 - ↪ Some of the exterior light fixtures did not turn on with the switches, if they are not on timers or photo cell switches and working they are recommended to have the bulbs replaced or repairs made.

### Outlets

- 1.4 - ✓ Exterior electrical outlets are not all GFCI protected and are recommended to be upgraded, even though GFCI protected outlets may not have been required when the structure was built.

### Doors

- 1.5 - ↪ The exterior doors need typical maintenance-type service, recommend checking\adjusting the weather stripping, lubricating the hardware, sealing the thresholds, and bottom corners of the frames to prevent possible moisture intrusion and damage.
- 1.6 - ↪ The French doors at the front right bedroom do not appear to have safety glass installed and are recommended to be verified as having safety glass or upgraded with safety glass or an approved safety film installed.

## Site Comments

### Trees and Vegetation

- 1.7 - ↪ Trees next to the hardscape or walls of the structure should be monitored, kept pruned or removed to protect from damage to the structure or the hardscape, tree branches should be kept a minimum of 12" away from the structure.

## Irrigation

### Hose Bibs

- 1.8 - ↪ The hose bibs that we tested are functional, but do not all include anti-siphon valves. These valves are relatively inexpensive, are required by current standards. (a small screw on device that costs around five dollars that prevents water from backing up from hoses to interior building's water supply) However, we may not have located and tested every hose bib on the property.

## Roof

### Attic

#### Batt Insulation

- 3.1 - ↪ Some of the batt insulation has been displaced and is recommended to be reset.

### Spanish Tile

#### Age and General Evaluation

- 3.2 - ↪ The clay tile roof appears to be the same age as the home and is around 30 years old without any evidence of leaking found at the ceilings or attic. To avoid damaging the tiles, we elected not to walk on the roof, and inspected it instead from within the attic and from the adjoining roof. There are some cracked, broken and displaced clay tiles that are recommended to be repaired/replaced. Recommend servicing by a roofing specialist before close of escrow.

### Gravel

#### Estimated Age and General Evaluation

- 3.3 - ↪ The hot mop\tar gravel coated roof is an older roof that is starting to show signs of wear. There are cracks in the tar \under coating and bare spots without gravel that need to be sealed and covered, and it will need to be serviced to extend the life of the roof system. No evidence of leaking was found in the structure, however, we have not had recent rains. The gravel type roof is approaching the end of its design life and is recommended to be further evaluated by a roofing specialist for cost of repairs or replacement before close of escrow.

## Plumbing

## Gas

### Gas Main Shut-Off Location

- 5.1 - ➤ Recommend the gas shut off valve have a wrench located at the shut off valve or a seismic auto shut off valve installed in case of emergency. Some insurance companies are now requiring that an automatic gas shut off gas valve be installed before they will insure you, this should be verified with your insurance company. They cost around \$350 to install. Some City construction jurisdictions require the auto shut off valves when a property is sold, verify with your City or insurance company on requirements before close of escrow. If the wrench only is used, it is recommended that the Gas Company's gas meter valve be verified as easily operated.

## Water Heaters

### Seismic Straps

- 5.2 - ➤ Water heater has seismic straps in place, however, the straps do not wrap around the water heater which is not always required by the manufacturer's installation requirements, however, it is recommended that this upgrade be performed to prevent possible swinging of the water heater during seismic activity that could break a water line, or gas line.

### Vent Pipe and Cap

- 5.3 - ➤ Part of the water heater vent pipe is transite material that is known to have asbestos material in the cement type pipe material, this is recommended to be upgraded to double wall B-vent type vent pipe that maintains a minimum of 1" clearance to combustible material by a qualified plumbing or heating/cooling specialist.
- 5.4 - ✓ Gas water heater vent pipe is not screw-strap anchored and not properly installed, single wall vent pipe should have three screws installed at each joint and at the bell diverter housing at the top of the water heater with securing the bell housing to the top of the water heater to prevent movement, the transition housing at the ceiling should be strap or screw anchored to prevent movement and possible exhaust fumes from escaping, recommend further evaluation and corrections. (vent pipe was not properly seated into the ceiling vent pipe allowing some exhaust gases into the garage)

### Gas Shut-Off Valve and Connector

- 5.5 - ➤ The gas feed line to the water heater is aluminum, and is recommended to be replaced with an approved stainless flex pipe by a plumber.
- 5.6 - ➤ Any structures water heaters or gas appliances that have the older style turn off type or wrench valves are recommended to be upgraded to a newer thumb turn valve that are easily turned off in an emergency.

## Electrical

### Main Panel

#### Main Panel

- 6.1 - ➤ The main electric panel is an older electrical panel-breaker system. Breakers as they get older may not perform properly when they should trip and the panel with age develops corrosion and rust that may not be evident. Recommend that the older panel be checked by an electrical specialist for possible corrections or upgrades.
- 6.2 - ➤ The main electric panel and breakers are an older push type breaker system that are known to be problematic and are difficult to find replacement breakers, are difficult to reset and sometimes indicate that a breaker has reset when tripped and is still not furnishing power, recommend each breaker be tested and verified as functional by an electrical specialist.

#### Interior Cover Panel

- 6.3 - ➤ Various circuits within the main panel are not all labeled and are recommended to be, so that the appropriate load calculations and breaker uses could be determined.
- 6.4 - ➤ The interior-dead front cover on the electric panel has the screw missing that secures the cover, this should be replaced with a screw that is not pointed so that it will not as likely damage electrical wiring insulation if it comes in contact with wiring.

### **GFCI electrical protection recommended**

6.5 - √ GFCI electrical protection is recommended to be installed for safety enhancement in all wet areas of the property to include electric outlets in the bathroom, kitchen, exterior and garage.

## **Heat**

### **Heat System 1**

#### **Forced-Air Furnace**

7.1 - ⇨ The furnace is producing heat on demand. However, it is beyond the commonly accepted design life of twenty years and is recommended to be further evaluated by a heating\cooling specialist to insure the heat exchanger and components are functioning properly before the close of escrow. If the heat exchanger and components are found serviceable, it will need to be monitored more closely and is recommended to be checked by the Gas Company or a qualified HVAC specialist on a yearly basis and budgeted for replacement in the near future.

#### **Vent Pipe**

7.2 - ⇨ Transite\cement vent pipe on the furnace is a known asbestos-containing material, recommend upgrading to a currently approved double wall\B-vent metal pipe and having the Transite vent pipe properly removed and disposed of by a qualified specialist.

7.3 - ⇨ Ceiling stains noted around the furnace vent pipe at the ceiling were dry-recommend further investigation to insure that any leaking and moisture damage has been corrected.

#### **Gas Valve and Connector**

7.4 - ⇨ The natural gas flex line improperly extends through the wall of the furnace to inside gas valve assembly, it is recommended that an approved stainless flex line be installed to a rigid steel gas line extending from inside the furnace to the exterior. This is to prevent possible vibration\rub or seismic damage to the thin walls of the gas flex line.

7.5 - ⇨ The gas feed line to the furnace is an old, rigid, aluminum type that is recommended to be replaced by an appropriate specialist with a currently approved stainless steel flex type.

#### **Filter**

7.6 - ⇨ The filter was dirty and is recommended to be changed or cleaned, a dirty filter can cause damage to the furnace motor system and should be regularly maintained.

#### **Energy Efficiency Check Recommended**

7.7 - ⇨ Recommend having an energy efficiency system check by a heating\cooling specialist for possible upgrades and corrections by a heating\cooling specialist. Refer to 13 Seer and Title 24 requirements from the U. S. Department of Energy and the California Energy Commission for energy efficiency and environmental requirements.

## **Living**

### **Entry**

#### **Front Door**

9.1 - ⇨ Door stops on some of the doors in the home are missing or damaged and are recommended to be installed to prevent possible wall damage behind the doors.

### **Living**

#### **Doors**

9.2 - ⇨ The French door dead bolt is difficult to operate and is recommended to be adjusted or repaired.

## **Kitchen**

### **Kitchen**

### **Faucet**

- 10.1 - → The kitchen faucet leaks around the swivel faucet stem while in use, which is indicative of a defective seal, and should be repaired or replaced.  
10.2 - → There is low water flow to the sink faucet, recommend further investigation.

### **Garbage Disposal**

- 10.3 - → The garbage disposal splash guard is damaged and is recommended to be replaced.

### **Anti tip device recommended- free standing stove**

- 10.4 - → An anti tip device is recommended to be installed at the floor or the wall behind a free standing cook stove in the kitchen to prevent a small child from standing on the oven door or weight put on the oven door when open and tipping the stove over with possible injuries.

### **Built-in Microwave**

- 10.5 - → Microwave range hood was heating water, the light and vent fan working. However, the door handle was cracked and the control panel was difficult to operate.

### **Dishwasher**

- 10.6 - → The dishwasher is functional but discharges directly into the disposal under the sink without a mandated anti-siphon valve at the top of the sink and is recommended to be corrected. Some construction jurisdictions are allowing the high loop method under the sink, however, California's plumbing jurisdictional requirements does not. Recommend verifying this with your City construction department.

### **Lights**

- 10.7 - → A ceiling light in the kitchen does not respond, and should have bulb replaced or repairs made. (four ceiling lights)

### **Outlets**

- 10.8 - ✓ All of the countertop outlets in the kitchen are recommended be upgraded to have ground fault protection, which is mandated by current standards, even though they may not have been required when the home was built.

## **Hallway**

### **Hallway**

#### **Smoke detector**

- 11.1 - → Carbon monoxide detectors and fire extinguishers are recommended to be installed even though the local housing authority jurisdiction may not require them.

#### **Doors**

- 11.2 - → Hallway closet door latch assembly was missing and is recommended to be installed.

## **Bedrooms**

### **Master Bedroom**

#### **Lights**

- 13.1 - ✓ The light switches are damaged in the bedroom and in the closet and are recommended to be replaced.

#### **Smoke Detectors**

- 13.2 - ✓ Smoke detector\alarm was missing should be properly installed before close of escrow, even though they may not have been required when the structure were built.

### **Bedroom 2**

#### **Doors**

- 13.3 - → The exterior single pane tempered safety glass French doors have some damage, they are not closing and sealing properly, recommend repairs.  
13.4 - ✓ The double cylinder deadbolt on the exterior French doors could prevent or impede an emergency exit and should be replaced with a safer latch type.



### Smoke Detectors

13.5 - ✓ There is no smoke detector\alarm in the bedroom, recommend one be installed, this should be verified before the close of escrow.

### Bedroom 3

#### Doors

13.6 - → The exterior French doors are functional, but not fully weather-sealed. These single pane wood frame doors do not appear to have safety glass and are recommended to be verified or upgraded. Recommend servicing the doors.

13.7 - ✓ The double cylinder deadbolt on the exterior doors could prevent or impede an emergency exit and should be replaced with a safer latch type.

#### Smoke Detectors

13.8 - ✓ There is no smoke detector\alarm in the bedroom, recommend one be installed in each bedroom in compliance with manufacturers and local recommendations, this should be verified before the close of escrow.

## Bathrooms

### Master Bathroom

#### Doors

14.1 - ✓ The door from the bathroom to the garage appears to be a non permitted door that has been added. It is not self closing as required for firewall safety between the home and the garage. Typically a door from the garage into the bathroom attached to a bedroom is not permitted in most construction jurisdictions and is recommended to be further investigated by a contractor.

#### Sink Faucet Valves & Connectors Trap & Drain

14.2 - → The bathroom sink drain is slow or partially blocked and should be serviced, to ensure that the blockage has not progressed beyond the trap and involved the main waste line.

#### Tub-Shower

14.3 - → The tub\shower spout or faucet is recommended to be sealed to the wall to prevent possible moisture intrusion into the wall. The temperature control handle on the tub\shower is loose and is recommended to be adjusted or repaired.

### Hallway Bathroom

#### Outlets

14.4 - ✓ The electric outlet is recommended to be upgraded to have GFCI protection, even though the home may not have required them when it was built.

#### Sink Faucet Valves & Connectors Trap & Drain

14.5 - → The mechanical sink stopper is incomplete and is recommended to be serviced.

#### Tub-Shower

14.6 - → The tub\shower spout \ faucet is recommended to be sealed to the wall to prevent possible moisture intrusion into the wall.

14.7 - → The tub/shower drains too slowly, and should be serviced, because such blockages can progress beyond the drain trap and involve the main waste line.

## Laundry

### Laundry

#### Dryer Vent

15.1 - → The dryer vent is in place and vents to the exterior, however, the exterior wall back draft cap has been removed and a flex pipe extended under a door and walking surface, recommend removing the trip hazard and re-installing the wall mounted back draft cap.

## Garage

### Garage

#### Slab

- 16.1 - → There is concrete floor surface damage in the garage that is recommended to be properly patched and painted to match the rest of the concrete floor.

#### Walls and Ceiling

- 16.2 - → There is evidence of damage wood from wood destroying pests, refer to the termite inspector for further evaluation and corrections.(small section of wood at the wall to ceiling location)  
16.3 - → The garage has been recently painted.

#### Garage Side Door

- 16.4 - → The side door has a large pet door that you may want to properly secure if you do not have a large dog.  
16.5 - → The door jambs on the garage side door are not finished, painted and are recommended to be corrected. The door latching mechanism is not catching at the striker plate and is recommended to be adjusted.

#### Automatic Opener

- 16.6 - → The garage door opener is functional, auto reversed with the beam, but it does not auto-reverse easily with the down pressure sensing device and is recommended to be adjusted.

#### Outlets

- 16.7 - ✓ Ground fault protected electric outlets (GFCI) are recommended to be installed as an upgrade.

## Pool/Spa

### Spa

#### Portable Spa Condition

- 17.1 - ✓ The portable spa was not evaluated and was reported to not stay with the property, recommend insuring the electrical connections are properly secured and covered when the spa is removed.



## GENERAL INFORMATION

**Inspection Address:** # 1026 Paseo Rosarito, San Juan Capistrano, CA  
**Inspection Date:** 10/6/2009 Time: 10:00 am to 12:30 pm

**Weather:** Clear and Dry - Temperature at time of inspection: 70-80 Degrees

**Inspected by:** Walt Scartaccini\Ryan Scartaccini\Seth Scartaccini

**Client Information:** Condominium Example

**Buyer's Agent:** Realtor Name  
Realty Company

**Structure Type:** Wood Frame  
**Foundation Type:** Slab  
**Furnished:** Yes  
**Structure Occupied:** Yes  
**Number of Stories:** One

**Structure Style:** Condominium

**Unofficial Sq.Ft.:** 1200

**People on Site At Time of Inspection:** Buyer(s)  
Seller(s)  
Buyer's Agent

### General Property Conditions

#### PLEASE NOTE:

The service recommendations that we make in this report should be completed well before the close of escrow by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

Report File: CondoExample

## SCOPE OF WORK

You have contracted for us to perform a general inspection in accordance with industry standards. It is distinct from a specialist inspection, which can be costly, take several days to complete, involve the use of specialized instruments, the dismantling of equipment, video-scanning, destructive/intrusive testing and laboratory analysis. Our inspection is not a code compliance inspection, although national, state and local codes will be taken into consideration, if a code compliance inspection is required, it is recommended you contact the City construction authority. By contrast, the general inspection is completed on site, at a fraction of the cost and within a few hours by a generalist inspector and not a specialist systems technician such as a licensed electrician or plumber. Consequently, the general inspection and its report will not be as comprehensive as that generated by specialists and is not intended to be. Our purpose is to identify defects or adverse conditions that could result in injury or lead to costs that would significantly affect your evaluation of the property or alert you to the need for a specialist's evaluation. We will evaluate conditions, systems, or components in accordance to the California Real Estate Inspection Association's standards of practice, a copy furnished with the buyer's copy of the report. Which does not mean the systems or the components are necessarily perfect, given the age of the property, but that they are functional or not functional and met the standards at a given point in time. When indicating or recommending items for repair or upgrade, we do not determine whether the buyer or the seller is required to correct that item, we do not know the deal or negotiate the deal for the property. Our job is to disclose the conditions of the property. Similarly, we take into consideration when the property was built and allow for predictable deterioration that would occur through time, such as cracks that appear in concrete and stucco or drywall around doors/windows, scuffed walls or wood work, worn or squeaky floors, and stiff or difficult to operate windows. Therefore, we tend to ignore the insignificant defects, and do not annotate them, and particularly those that would be apparent to a normally prudent person, or to someone without any construction experience, however, some minor defects could be included in the report. We are not authorized, or have the expertise, to comment on termite, asbestos, lead base paint, dry rot, fungus damage, mildew/mold or engineering, but may alert you to evidence seen and recommend further evaluation by a specialist if conditions are found. Regardless, you should schedule any such specialized inspections, such as termite, mold, engineering with the appropriate specialists before the close of escrow. We encourage candid and forthright communication between all parties, because we believe that is the only way to avoid stressful disputes and costly litigation. Remember, we only summarize the report on site and it is essential that you read all of the report, and that any recommendations that we make for service or evaluation by specialists should be completed and documented well before the close of escrow, because additional defects could be re revealed by a specialist, or some upgrades recommended, which could effect your evaluation of the property, and our service does not include any form of warranty or guarantee. NOTE: ANY OBSERVATIONS IN THE REPORT AS TO LEFT OR RIGHT ARE AS VIEWED FROM THE FRONT OF THE BUILDING TO THE BACK OF THE BUILDING. FOR YOUR INFORMATION THE MAIN REPORT PARAGRAPH OR ITEM NUMBERS DO NOT MATCH UP WITH THE REPORT SUMMARY ITEM NUMBERS, ALTHOUGH THE ITEMS OF CONCERN IN THE SUMMARY REPORT ARE DIRECTLY TAKEN FROM THE MAIN REPORT AND ARE IDENTICAL, THEY ARE STAND ALONE REPORTS WITH DIFFERENT LINE NUMBERING.

Narrative Color Legend: – Normal Text    ✓ Red text- safety issue or critical issue  
m Not used.    q Headings.

## Exterior

We evaluate the following exterior features: driveways, walkways, fences, gates, handrails, guardrails, yard walls, carports, patio covers, decks, building walls, fascia and trim, balconies, doors, windows, lights, and outlets. However, we do not evaluate any detached structures, such as storage sheds and stables, and we do not water test or evaluate subterranean drainage systems or any mechanical or remotely controlled components, such as driveway gates. Also, we do not typically evaluate landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, sprinkler systems and decorative or low-voltage lighting. We will comment on how the sprinkler systems are effecting the property and make recommendations for improvements. Similarly, we do not usually comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces, especially disjointed cracks that one side is raised on can imply the presence of expansive soils that can result in continuous movement, that can be caused by tree root movement or soil conditions, but this could only be confirmed by a geological evaluation of the soil. Our observations are limited to visible items at the time of the inspection, we do not move storage, cut shrubs/trees and are not allowed to take apart any components of the structure.

### Wall Covering

#### Type of Material

##### *Informational Conditions*

- The exterior walls are clad with stucco.

#### Wall Covering Observations

##### *Informational Conditions*

- There are stress fractures in the stucco on the walls, around the windows and doors that result from movement, and are quite common from seismic activity or settling. Some of the stucco hairline cracks are caused from drying too quickly during construction and were not fogged/sealed by the builder. Most people do not realize that structures move, but they do and sometimes more or less continuously from heat/cooling/moisture expansion and by seismic movement. Therefore, stress fractures can reappear after they have been repaired, and particularly if they have not been repaired correctly. Recommend the cracks and stucco blemishes be corrected when the building's exterior is painted.
- Recommend any holes or cracks in the exterior envelope of the structure be properly repaired/sealed to prevent possible moisture or pest intrusion. This includes sealing any cracks or holes that might allow moisture entry into walls around light fixtures, pipes that penetrate walls or eaves with cracks around the wood framing that might allow pest or moisture intrusion.
- Portions of the stucco weep-screed flashing have been improperly covered with hardscape. Weep-screed not only allows the house walls to move independent of the foundation and prevents the plate-line cracks or stucco spalling that are commonly seen at the base of many stucco walls but allows any moisture that penetrates the stucco to drain from the stucco walls. It also prevents moisture from wicking up into the stucco from the hardscape/soil area. These conditions can possibly cause moisture penetration into the walls if the vapor barrier is penetrated and possible long term moisture damage or problems. However, the hardscape appeared to slope away from the walls. No evidence was found of moisture intrusion into the inside of the structure in the visible areas along these walls, close monitoring is advised and watching the hardscape during heavy rains to insure proper drainage away from the walls.

Portions of the weep-screed have been covered with hardscape which could result in moisture damage - *Continued*



#### *Components and Conditions Needing Service*

- Soil level is too high in some places around the structure and is close or covering the stucco weep screed flashings. Recommend adjusting the soil levels and providing proper drainage in these areas to deliver water away from the foundation and to prevent moisture damage to the stucco and possibly the walls of the structure. No evidence of moisture intrusion found inside these areas at the time of the inspection.



## **Exterior Features**

### **General Comments and Description**

#### *Informational Conditions*

- It is important to maintain a property, including sealing walkways, driveways, decks, and other hard surfaces, and it is particularly important to keep the structure's walls sealed with holes and cracks properly patched and sealed, which provide the only barrier against deterioration. Unsealed cracks around, plumbing/electrical wall penetrations, windows, doors, and thresholds can permit moisture intrusion that may penetrate the vapor barrier beneath the wall cladding, which is the principle cause of the deterioration of any surface. Unfortunately, the evidence of such intrusion may only be obvious when it is raining or with intrusive testing. We have discovered leaking windows and doors while it was raining that may not have

been apparent otherwise.

### **Driveways**

#### *Informational Conditions*

- There are predictable cracks in the driveway that would not necessarily need to be serviced. However, you may want to seal them to help prevent additional moisture penetration and possible additional cracking.

### **Walkways**

#### *Informational Conditions*

- There are offsets or irregular elevations in the walkways that could prove to be trip-hazards, recommend corrections by marking the irregular elevations with yellow paint, beveling the raised area or replacing that section of sidewalk.

### **Fascia and Trim**

#### *Components and Conditions Needing Service*

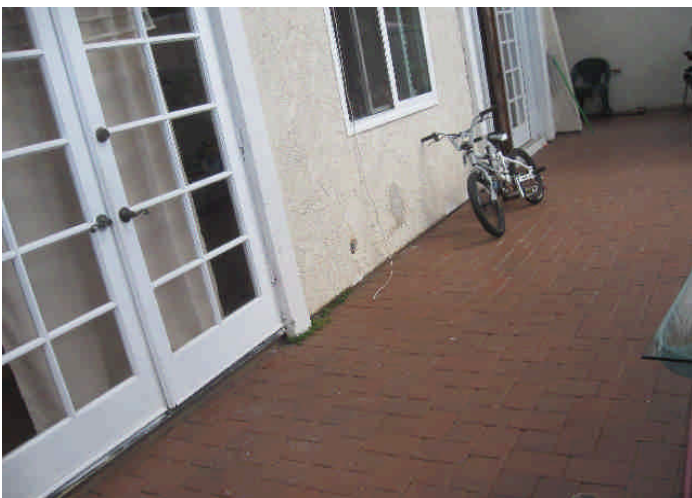
- The termite inspector is recommended to further investigate damage to the fascia board, wood trim at the eaves and walls of the structure. Recommend repairs be made to any damaged wood and that any paint peel or bare wood left by wood repairs when any termite work is done be properly painted.



### **Patio**

#### *Informational Conditions*

- Patio masonry pad does not appear to have any unusual displacement or cracking, it appears to drain away from the foundation, this should be verified during heavy rains.



## Lights

### *Informational Conditions*

- We do not evaluate low-voltage or decorative lights, such as Malibu lights, which you may wish to have the sellers demonstrate.

### *Components and Conditions Needing Service*

- Some of the exterior light fixtures did not turn on with the switches, if they are not on timers or photo cell switches and working they are recommended to have the bulbs replaced or repairs made.

## Outlets

### *Informational Conditions*

- The exterior electrical outlets that are in permanent use are recommended to have the full cap plastic dome weather covers installed as an upgrade.

### *Components and Conditions Needing Service*

- ✓ Exterior electrical outlets are not all GFCI protected and are recommended to be upgraded, even though GFCI protected outlets may not have been required when the structure was built.

## Doors

### *Informational Conditions*

- Recommend exterior doors locks be re keyed for security before moving in. Recommend all exterior doors have normal maintenance done to verify that the weather seals are sealing properly and that the thresholds are keeping moisture from entering the doors.

### *Components and Conditions Needing Service*

- The exterior doors need typical maintenance-type service, recommend checking\adjusting the weather stripping, lubricating the hardware, sealing the thresholds, and bottom corners of the frames to prevent possible moisture intrusion and damage.
- The French doors at the front right bedroom do not appear to have safety glass installed and are recommended to be verified as having safety glass or upgraded with safety glass or an approved safety film installed.

## Windows

### *Informational Conditions*

- Windows require maintenance to keep them sealed to prevent moisture intrusion and operational if an operating window. Fixed metal or wood windows require regular inspection to insure the exterior frames are not losing their exterior stop seal caused by weathering. Wood frames require regular paint and caulking. Metal framed windows usually have a vinyl gasket or caulk seal that should be monitored. Operating windows have bottom tracks that many have weep holes that are required to drain out any exterior moisture that gets into them and should be cleaned periodically. Window glass in or windows within 24" to the side of doors are now required to have safety glass labeled at a corner with acid etched logo indicating safety glass and if not in place are recommended to be investigated for upgrading. This goes for windows at staircases, in bathrooms next to tub and showers or windows that extend closer than 18" off the floor that can possibly be walked through like a patio door or window next to a patio door. Upstairs windows or windows that are close to furniture that a small child might fall through and be injured in the fall should be protected. However, when there are bedrooms with only one egress door for fire escape are required to have an operating window large enough to crawl out of or a fireman crawl in, usually a minimum of 20" wide and 24" in height and inside floor to window opening not higher than 44" to the bottom sill opening with a minimum square footage opening of 5.7 square feet or 5.0 square feet at ground grade. The egress window in a bedroom cannot be blocked with iron grates that do not operate from the inside. Windows are potential moisture intrusion locations and should be regularly inspected and many times cannot be thoroughly inspected on the inside of the structure by the inspector due to furniture or storage and are recommended to be further investigated for stains, damage and operation when the structure is vacant.
- Windows in the home have been replaced and are not the original window system, recommend getting contractor's invoices, permits and warranties on the windows from the seller.
- When the upstairs operating windows are close to the floor level or furniture is close to the windows, although the windows maybe over 18" off the walking surface and meet construction requirements they can be a child fall out safety issue when open and you may want to consider extra protection for small children that may push on the screens. Remember when installing this extra protection, if in a bedroom, fire egress is required to be maintained.



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Inspection Date/Time: 10/6/2009 10:00 am to 12:30 pm

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- Some of the windows are dual pane vinyl or aluminum frame type windows and generally operating properly, recommend normal maintenance, cleaning tracks, adjusting locks, sealing bottom corners and lubricating rollers or vertical lift springs. See individual room notes for any specific repairs.

### **Fences and Gates**

#### *Informational Conditions*

- The fences and gates did not appear to have any unusual damage or deterioration.



- Portions of the fences are obscured by foliage or other material, which prevents a thorough inspection and can cause damage to the fences, recommend monitoring to prevent possible damage to fences.

### **Site Comments**

#### **Trees and Vegetation**

##### *Components and Conditions Needing Service*

- Trees next to the hardscape or walls of the structure should be monitored, kept pruned or removed to protect from damage to the structure or the hardscape, tree branches should be kept a minimum of 12" away from the structure.



## **Occupied home**

### *Informational Conditions*

- The home is partially furnished or occupied and for a visual inspection there will be areas that are not visible inside the home and outside the home because of furniture and storage. This will usually be even more so for most garages. Inside closets and under cabinets that are filled with storage. The inspector does not remove furniture, storage or flooring materials. The inspector cannot report on what cannot be seen, recommend that during the final walk through when the home is vacant particular attention be paid to those areas that were covered or not accessible during the inspection.

## **Property Line Encroachment Comments**

### *Informational Conditions*

- We do not have the expertise or the authority to establish property lines, which are determined by surveyors. However, using walls or fences as boundaries, a portable spa in the side yard encroaches on what would be the standard five-foot setback. Therefore, you should verify the permit for the spa installation or be prepared to move the unit if the City were to notify you of improper installation.

## **Grading and Drainage**

### **General Comments and Description**

#### *Informational Conditions*

- The ideal property will have soils and hardscape that slope away from the structure and the interior floors will be several inches higher than the exterior grade. The structures are recommended have roof gutters and downspouts that discharge into area drains with catch basins that carry water away to hard surfaces and proper drainage away from the structure and property. If a property does not meet this ideal, or if any portion of the interior floor is below the exterior grade, or there are planters installed against the structures, there is a potential for moisture damage even though there may not be any evidence of moisture intrusion. Recommend any structure with planters or elevations of floor below or even with grade to be further investigated for possible corrections and upgrades.

## **Moisture Dampness-Moisture Conditions**

### *Informational Conditions*

- Moisture is a perennial problem, with which you should be aware. It involves a host of interrelated factors, and can be unpredictable, intermittent, or constant. When moisture intrusion is not self evident, it can be inferred by musty odors, peeling paint or plaster, efflorescence, or salt crystal formations, rust on metal components, and wood rot. However, condensation and humidity can produce similar conditions if the temperature in an area is not maintained above the dew point. Regardless, when there has been water spills, roof leaks or if the interior floors are close to the same elevation or lower than the exterior grade we could not rule out the potential for moisture intrusion and would not endorse any such areas. Nevertheless, if such conditions do exist or are made to exist because of past or present conditions, even if there is no evidence of current problem conditions, you could schedule a specialist such as a qualified mold inspector to laboratory test for conditions that might not be evident.

## **Drainage Mode**

### *Informational Conditions*

- Flower or grass beds next to the foundation in some areas around the structure, no evidence of moisture intrusion into the structure was found at these areas at time of inspection, however, these areas should be monitored to prevent sprinklers spraying walls and the soil levels kept a minimum of 2" recommended 6" below inside slab floor, below the inside floor\slab with good drainage away from the foundation to the street so ponding\standing water will not occur and cause possible moisture intrusion or differential settling along the foundation.
- Drainage is facilitated by hard surfaces sloped toward the street and in ground drains that carry the run off water to the street. Recommend yearly verifying that the drains are clear of debris and silt to prevent possible clogging, this can be easily verified by turning a garden hose on at the drains and checking at the curb to verify water is draining to the street. When drains clog they can be sometimes be cleared with a garden hose and in some cases the plumber with a drain snake is needed.

## Area Drains

### *Informational Conditions*

- The property is served by in ground drains that appear to be in acceptable condition. However, because it is impossible to see inside them without snake camera testing, you should verify with the seller that the drains are functional, or they should be flushed through to the street. Surface water carries minerals and silt that is deposited inside the pipes and hardens in the summer months to the consistency of wet concrete, which can impede drainage and require the pipes to be cleared by a roofer service.

## Drainage Swales

### *Informational Conditions*

- The side yard walkways also function as drainage swales, and should be kept clean at all times for the general maintenance of the property.

## Interior-Exterior Elevations

### *Informational Conditions*

- The interior floors and exterior hardscape are close to the same level, the hardscape slopes away and appears to drain away from the doors and walls. No evidence of moisture intrusion was found inside the structure at these locations, however, moisture intrusion remains a possibility and these areas should be monitored especially during the rainy season.

## Irrigation

### **General Comments and Description**

#### *Informational Conditions*

- There are a wide variety of irrigation components, of which most of the system is buried, our inspection does not include the sprinkler system, and we do not test each component, nor search below vegetation for any concealed hose bibs, actuators, risers, or heads. We do not test sprinkler actuators or evaluate its coverage, and due to the variety and complexity of many automatic control panels we do not test them. The sprinkler valves are under pressure, we look for any evidence of damage or leakage. We recommend that you have the sellers demonstrate an automatic sprinkler system before the close of escrow and indicate any seasonal changes that they may make to the program. We recommend that any sprinklers be adjusted to not spray the structures, sidewalks, fences and driveway. Anti siphon valves should be in place at each sprinkler valve actuator to prevent back flow of water into the structures drinking water supply.
- No apparent working sprinkler system installed in the yards.

## Hose Bibs

### *Informational Conditions*

- The hose bibs are functional, but we may not have located and tested every one on the property.

### *Components and Conditions Needing Service*

- The hose bibs that we tested are functional, but do not all include anti-siphon valves. These valves are relatively inexpensive, are required by current standards. (a small screw on device that costs around five dollars that prevents water from backing up from hoses to interior building's water supply) However, we may not have located and tested every hose bib on the property.

# Structural

Foundations are not uniform, and conform to the structural standard of the year in which they were built. We identify foundation types and look for any evidence of structural deficiencies. However, cracks or deteriorated surfaces in foundations are quite common. In fact, it would be rare to find a raised foundation wall that was not cracked or deteriorated in some way, or a slab foundation that did not include some cracks concealed beneath the carpeting and padding. Fortunately, most of these cracks are related to the curing process or to common settling, including some wide ones called cold-joint separations that typically contour the footings, but others can be more structurally significant and reveal the presence of expansive soils that can predicate more or less continual movement. We are keenly aware of cracks, and will alert you to their presence if they are clearly visible, most of these will be hidden from view by flooring, wall coverings or furniture. Any such cracks or separations found possibly when the floor cover or other items are removed

are recommended to be evaluated and properly sealed or repaired. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

## Structural Elements

### Wall Structure

#### *Informational Conditions*

- The walls are conventionally framed with wooden studs, however, most of the framing is enclosed except for in the attic and not visible.

### Floor Structure

#### *Informational Conditions*

- The ground floor structure consists of a poured slab that could include reinforcing steel. However, most if not all of the inside flooring concrete slab is not visible due to flooring, no unusual conditions were visible at the time of the inspection.

### Ceiling Structure

#### *Informational Conditions*

- The ceiling structure consists of standard joists and rafters.

### Roof Structure

#### *Informational Conditions*

- The roof structure is conventionally framed with rafters, purlins, collar-ties.

## Slab Foundation

### General Comments and Description

#### *Informational Conditions*

- This structure has a slab foundation. Our inspection of slab foundations conforms to industry standards, which is that of a generalist and not a specialist. We check the visible portion of the stem walls on the outside for any evidence of significant cracks or structural deformation, but we do not move furniture or lift carpeting and padding to look for cracks, and we do not use any of the specialized devices that are used to establish relative elevations and confirm differential movement. Significantly, many slabs are built or move out of level, but the average person may not become aware of this until there is a difference of more than one inch in twenty feet, which most authorities regard as being tolerable.  
Many slabs are found to contain cracks when the when the flooring materials are removed, including some that contour the edge and can be quite wide. They typically result from shrinkage, settling or seismic activity and usually have little structural significance. However, there is no absolute standard for evaluating cracks, and those that are less than 1/4" and which exhibit no significant vertical or horizontal displacement are generally not regarded as being significant. They typically result from common shrinkage, but can also be caused by a deficient mixture of concrete, deterioration through time, seismic activity, adverse soil conditions, and poor drainage, and if they are not sealed they can allow moisture to enter a residence, and particularly if it is surcharged by a hill or slope, or if gutter downspouts or sprinklers discharge adjacent to the slab. However, in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

### Method of Evaluation

#### *Informational Conditions*

- We evaluated the slab foundation on the exterior, by examining the stem walls that project above the footing and around the perimeter of the structure. Also by viewing the visible sections of the interior flooring to determine if there is any uneven or displaced areas noticeable through the floor coverings. Doors and windows are observed to see if they have frames out of square.

### Slab Foundation Observations

#### *Informational Conditions*

- The structure appears to have a bolted, slab foundation with no unusual or significant abnormalities that are visible other than the common place cracks found in concrete. However, the floor and wall coverings do not

allow the inspector to view what is below the floor coverings/walls. Typically there will be some cracks in the slab concrete foundation under the structure, however, they did not show through the floor coverings.

## Roof

There are many different roof types, which we evaluate by walking on their surfaces unless they are concrete/clay/composite tiles or metal roofs due to possible damage of these roof. If we are unable or unwilling to do this for any reason, we will indicate the method that was used to evaluate them. Every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or other prevalent weather conditions, and its maintenance. Regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material, and this is equally true of almost all roofs. In fact, the material on the majority of pitched roofs is not designed to be waterproof only water-resistant. However, what remains true of all roofs is that, whereas their condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings, or on the framing within attics, will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only the installer can credibly guarantee that a roof will not leak, and they do. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company. Our inspection does not include a warranty on the roof.

## Attic

### General Comments and Description

#### *Informational Conditions*

- In accordance with industry standards, we will not enter attics areas that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point or open areas in the attic. In evaluating the type and amount of insulation on the attic floor, we use generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not move or disturb any portion of the insulation, which may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components. Not all areas of the attic have been accessed.

### Method of Evaluation

#### *Informational Conditions*

- We evaluated the attic from the access due to inadequate clearance within.

### Access

#### *Informational Conditions*

- The attic can be accessed through a hatch in the master bedroom closet.

### Framing

#### *Informational Conditions*

- The visible portions of the framing are in acceptable condition, and would conform to the standards of the year in which they were constructed. Current construction methods would possibly require additional brackets and metal clips to assist in holding the vertical support members in place, however, no supports were found to be displaced during the inspection.



The visible portions of the framing appear to be in acceptable condition - *Continued*



### **Ventilation**

#### *Informational Conditions*

- Ventilation within the attic is provided by a combination of eave, dormer, turbine, or gable vents, and should be adequate.



### **Electrical**

#### *Informational Conditions*

- There is unprotected electrical wires\romex within six feet of the attic access that is typically required to be shielded to prevent damage or a trip-hazard, and which you may wish to have it serviced to comply.
- Note: When the attic insulation is closer to the recessed light components than is commonly recommended. Some recessed lights are designed to cool by convection, and insulation is typically recommended to be a minimum of three inches away. The inspector does not remove insulation and verify whether the recessed lighting is rated to be covered or not, when recessed lights are in place they are recommend to be further investigated.
- Note: When ceiling fans are installed, especially where they have been added and possibly where a light had been, it is recommended they be further investigated to insure there is adequate anchoring and proper electrical wiring was installed.



### Plumbing Vents

#### *Informational Conditions*

- The visible plumbing vents found had no apparent damage at time of the inspection.



### Batt Insulation

#### *Informational Conditions*

- The attic floor is insulated with approximately 6-inches of fiberglass, batt insulation. Current new construction standards call for nine and even twelve-inches.



#### *Components and Conditions Needing Service*

- Some of the batt insulation has been displaced and is recommended to be reset.

### Heating-Cooling ducts in attic

#### *Informational Conditions*

- The visible heating-cooling ducts in the attic did not appear to have any damage at time of the inspection.
- This age building and heating-cooling system can contain asbestos, asbestos inspection and laboratory testing for asbestos is not part of this inspection, recommend upgrading any asbestos materials to newer approved products with any asbestos properly removed and disposed of.
- The supply ducts are compressed fiberglass. They cannot be cleaned easily, are very easily damaged, and can be problematic to hyper-allergenic people, and although they may appear to be rigid they can be easily bent or compressed, and should be treated with care. However, no evidence of damage was found at the

time of the inspection.



## Spanish Tile

### General Comments and Description

#### *Informational Conditions*

- There are several types of authentic Spanish\Clay tile, all of which are made of clay and are easily broken. Like most inspectors, we elect not to walk on them but view them instead from a variety of vantage points using a ladder and binoculars. This type of roof is designed to last 40 to 60 years or more with good maintenance. They can be installed in different ways, using various fasteners and mortar, over one or more waterproof membranes of varying weights. Sometimes the tiles appear to be careless installed, or randomly layered and irregularly placed, but this is characteristic of a classic Spanish tile roof. As with other pitched roofs, they are not designed to be waterproof only water-resistant, and are dependant on the integrity of the membrane beneath them, which is concealed, but which can be split by movement, or deteriorated through time and ultra-violet contamination. These roofs can leak, and sometimes without there being any obvious damage to the tiles, and particularly if damaged tiles have been replaced over a damaged membrane. However, the most common form of leakage occurs when the valleys or other drainage channels become blocked by debris, which causes water to back up and be directed under the flashing. Therefore, it is important to inspect these roofs annually and to have them cleaned. Our inspection is a non intrusive inspection that is not a warranty against leaking, if a warranty is needed, it is recommended that you have a qualified roofer evaluate and certify \warranty for leaking.

### Method of Evaluation

#### *Informational Conditions*

- The inspector does not walk on the clay tile roof due to possible tile damage and observes the roof from ladder at the eave, binoculars from the around the structure, from windows\decks, and from the inside the attic. Not all areas of the roof were seen.

### Age and General Evaluation

#### *Components and Conditions Needing Service*

- The clay tile roof appears to be the same age as the home and is around 30 years old without any evidence of leaking found at the ceilings or attic. To avoid damaging the tiles, we elected not to walk on the roof, and inspected it instead from within the attic and from the adjoining roof. There are some cracked, broken and displaced clay tiles that are recommended to be repaired\replaced. Recommend servicing by a roofing specialist before close of escrow.

The clay tile roof appears to be the same age as the home - *Continued*



## Gravel

### General Comments and Description

#### *Informational Conditions*

- Gravel roofs are among the least expensive of roofs. They are designed to last for approximately fifteen to twenty years, and are typically guaranteed against leaks by the installer for three years. They are similar to flat roofs, inasmuch as they are comprised of layers of fifteen-pound asphalt paper and a heavier mineral cap sheet that is swabbed with boiling tar and then covered with rock and gravel, which is designed to deflect the deteriorating rays of the sun. They are normally low-pitched and do not drain efficiently. Drainage is further impeded by the gravel, and moisture is actually held at the edges by metal that is designed to prevent the gravel from spilling over. For this reason, flat roofs are particularly susceptible to moisture damage at the eaves and must be kept clean and inspected regularly. However, poor maintenance is the most common cause of roof failure. The first indication of wear will be evident on the ridges and hips or at other points where the gravel has been displaced, and which leaves the cap sheet susceptible to ultra-violet deterioration. This does not mean that the roof is ready to be replaced but that it is in decline and will need to be monitored more closely. Regular maintenance will certainly extend the life of any roof, and will usually avert most leaks that only become evident after they have caused other damage. Our inspection of the roof



is non intrusive and is not a warranty against leaking, if a warranty is needed, we recommend a qualified roofer certify and provide a warranty.

**Method of Evaluation**

*Informational Conditions*

- We evaluated the roof and its components by walking its surface.

**Estimated Age and General Evaluation**

*Components and Conditions Needing Service*

- The hot mop\tar gravel coated roof is an older roof that is starting to show signs of wear. There are cracks in the tar \under coating and bare spots without gravel that need to be sealed and covered, and it will need to be serviced to extend the life of the roof system. No evidence of leaking was found in the structure, however, we have not had recent rains. The gravel type roof is approaching the end of its design life and is recommended to be further evaluated by a roofing specialist for cost of repairs or replacement before close of escrow.





The gravel roof is older and starting to show signs of wear - *Continued*



## Plumbing

Plumbing systems have common components, but they are not uniform. In addition to fixtures, these components include gas pipes, potable water pipes, drain and vent pipes, shut-off valves, which we do not test if they are not in daily use, pressure regulators, pressure relief valves, and water-heating devices. Normally the best and most dependable water pipes are copper, because they are not subject to the degree build-up of minerals that bond within galvanized pipes, and gradually restrict their inner diameter and reduce water volume. Water softeners can remove most of these minerals, but not once they are bonded within the pipes, for which the usual remedy is a re-pipe. The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. In fact, whenever the street pressure exceeds eighty pounds per square inch a regulator is recommended, which typically comes factory preset between forty-five and sixty-five pounds per square inch. However, regardless of the pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress the washers and diaphragms within the various components. Individual shut off valves are installed at sinks, toilets, water heater water supply and other appliances, the older type gate type valves may seize or leak when operated after a few years of service and are not tested by the inspector, these are recommended to be replaced with a newer ball type valve, this is especially true of the main water supply shut off valve. Water filter or softeners are not part of this inspection and will only be checked for evidence of leaking, recommend getting service information from the seller. A back flow preventer is recommended to be installed if not already in place on the water supply system to prevent back flow of water into the City's water supply if the City's system loses water pressure, typically these are not installed on older properties. Most of the piping systems are not visible, are under ground in walls or locations not readily accessible. The inspector does not test water or gas meters or does pressure\time tests on water and gas systems which are not part of this inspection. On older properties it is encouraged that further pressure\time testing be done on gas systems and water systems. Recommend older properties have the sewer drains video scanned for root and crush damage that might not show up with full functional flow testing where the inspector will run all the water fixtures.

Waste and drainpipes pipes are equally varied, and range from modern acrylonitrile butadiene styrene (ABS) ones to older ones made of cast-iron, galvanized steel, clay, or a cardboard-like material that is coated with tar. The condition of these pipes is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to this type of damage, although isolated batches of them have been alleged to be defective. However,

inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains. Nonetheless, blockages will occur in the life of any system, but blockages in drainpipes, and particularly in main drainpipes, which we recommend having video-scanned. This could also confirm that the house is connected to the public sewer system, which is important because all private systems (septic tanks) must be evaluated by specialists before the close of escrow. The drain clean outs are difficult to locate in many of the older properties due to build up of grass or vegetation and are many times covered over, sometimes older properties do not have these clean outs installed in an exterior location. Recommend establishing the location for these or be prepared to have a toilet removed for drain clog servicing if a clog occurs. The inspector does not fill sinks or tubs(if applicable) and test for over flow function, if a tub or sink does not have an over flow, they are recommended to be installed to prevent a possible over flow spill.

## Potable Water Pipes

### Type of Material

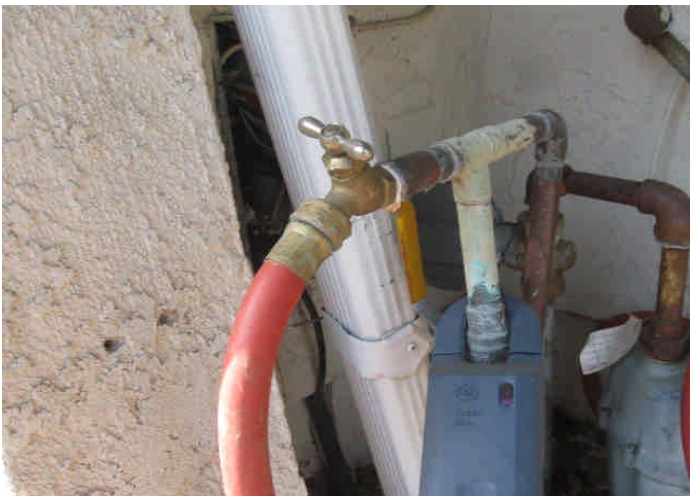
#### Informational Conditions

- The visible water supply piped areas of the building are served by copper potable water pipes.

### Water Main Location

#### Informational Conditions

- Water main shut off is a newer style ball valve.
- The main water shut-off valve is located at the front of the building.



- Water pressure is within normal operating range between 40 and 80 psi.

### Copper Water Pipes

#### Informational Conditions

- The potable water pipes did not appear to have any evidence of leaking around or in the building. Water meter testing is not part of this inspection.

## Waste and Drainage System

### General Comments and Description

#### Informational Conditions

- We attempt to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a video-scan of the main line would confirm its actual condition. However, you can be sure that blockages will occur, usually relative in severity to the age of the system, and will range from minor ones in the branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main line. The minor ones are easily cleared, either by chemical means or by removing and cleaning the traps. We recommend that you ask the



sellers if they have ever experienced any drainage problems, or you may wish to have the main waste line video-scanned before the close of escrow, especially if the building is older.

### **Type of Material**

#### *Informational Conditions*

- The building is served by ABS drain waste and vent pipes.

### **Drain Pipes Waste Pipes and Vent Pipes**

#### *Informational Conditions*

- The building is older and has an older drain line system, there are mature trees around the property, even though the drains may have been functioning at the time of the inspection, the older drain systems are prone to clogs and leaks from time to time. Especially the older cast iron\galvanized drains are susceptible to rust through and cracking which is not always evident and not all the drain pipes were seen. Recommend verifying with the sellers on their experiences have been with the drain system. The inspector cannot see most of the plumbing drain systems for the building, in the walls and under ground and can only comment on whether they were draining at the time of the inspection. A drain system video scanning and full inspection by a plumbing specialist is recommended and this will give you limited verification of usually the main pipe to the street and visible piping. We caution you to expect that there will be some drain line problems and repairs that will be required from time to time because of the aging system.
- The main drainpipe clean out between the building and the street was not found by the inspector. Recommend that the drain pipe clean out be verified or installed. However, if the main sewer drainpipe ever clogs it can usually be cleared by removing a toilet and inserting the plumber's snake at that point, and at considerably less expense than that of installing a drain clean out access between the building and the street sewer line.
- Over flow drains in the sinks and tubs are not fill tested to verify whether they are functional or not. Recommend these be tested to verify whether they will function when the tub or sink is filled to over flowing.

## **Gas**

### **Gas Main Shut-Off Location**

#### *Informational Conditions*

- The gas main shut-off is located at the front of the building.

#### *Components and Conditions Needing Service*

- Recommend the gas shut off valve have a wrench located at the shut off valve or a seismic auto shut off valve installed in case of emergency. Some insurance companies are now requiring that an automatic gas shut off gas valve be installed before they will insure you, this should be verified with your insurance company. They cost around \$350 to install. Some City construction jurisdictions require the auto shut off valves when a property is sold, verify with your City or insurance company on requirements before close of escrow. If the wrench only is used, it is recommended that the Gas Company's gas meter valve be verified as easily operated.

Recommend the gas shut off valve have a wrench attached or a seismic auto shut off valve installed - *Continued*



## Water Heaters

### General Gas Water Heater Comments

#### *Informational Conditions*

- Water heaters can be expected to last at least as long as their warranty, or from five to fifteen years. However, few of them last longer than fifteen or twenty years and many eventually leak. So it is always wise to have them installed over a drain pan, and preferably one plumbed to the exterior. The water temperature should be set at a minimum of 110 degrees Fahrenheit to kill microbes and a maximum of 140 degrees to prevent scalding. Also, water heaters can be dangerous if they are not seismically secured and equipped with either a pressure/temperature relief valve and discharge pipe plumbed preferably to a safe exterior location to prevent possible moisture damage, or an alternate to the TPR valve, a Watts 210 gas shut-off valve. Water heaters are required by California State Law to be properly seismically strapped since 1996 by a State approved method and approved strap kit properly installed, this includes the manufacturer's requirements on most approved kits to be properly blocked to the wall with straps wrapped around the water heater to prevent side to side movement and possible damage to gas, electric or water lines. The water heater is recommended to be drain faucet flushed with a hose to a safe exterior location at least once a year to eliminate any sediment build up in the bottom of the water heater, remember this is hot water.

### Age Capacity and Location

#### *Informational Conditions*

- The water heater was producing hot water at the time of the inspection.
- The water heater is heating water, however, is older and past the normal useful life expectancy of a water heater. Normally water heaters last 10 to 15 years under ideal conditions. Older water heaters will not be as efficient as newer water heaters and because of mineral deposit build up will run out of hot water more quickly. Recommend budgeting for replacement in the near future.
- Hot water is provided by an approximately 17 year old, 50 gallon gas water heater that is located in the garage.

The property is served by a gas water heater located in the garage - *Continued*



### **Seismic Straps**

#### *Informational Conditions*

- The water heater is seismically secured with double straps.

#### *Components and Conditions Needing Service*

- Water heater has seismic straps in place, however, the straps do not wrap around the water heater which is not always required by the manufacturer's installation requirements, however, it is recommended that this upgrade be performed to prevent possible swinging of the water heater during seismic activity that could break a water line, or gas line.

### **Vent Pipe and Cap**

#### *Components and Conditions Needing Service*

- Part of the water heater vent pipe is transite material that is known to have asbestos material in the cement type pipe material, this is recommended to be upgraded to double wall B-vent type vent pipe that maintains a minimum of 1" clearance to combustible material by a qualified plumbing or heating\cooling specialist.
- ✓ Gas water heater vent pipe is not screw-strap anchored and not properly installed, single wall vent pipe should have three screws installed at each joint and at the bell diverter housing at the top of the water heater with securing the bell housing to the top of the water heater to prevent movement, the transition housing at the ceiling should be strap or screw anchored to prevent movement and possible exhaust fumes from escaping, recommend further evaluation and corrections. (vent pipe was not properly seated into the ceiling vent pipe allowing some exhaust gases into the garage)

Gas water heater vent pipe is not screw-strap anchored and not properly installed - *Continued*



#### **Pressure Release Valve and Discharge Pipe**

##### *Informational Conditions*

- The water heater is equipped with a mandated pressure-temperature relief valve.
- Water heater TPR valve down spout pipe terminates in the garage and is recommended to be upgraded to terminate at a safe exterior approved location 6" to 24" above grade. This upgrade maybe required when installing a new water heater even though it may not have been required when the water heater was originally installed.

#### **Drip Pan and Overflow Pipe**

##### *Informational Conditions*

- The water heater is not equipped with a drip pan or overflow pipe that extends to an appropriate exterior location, which is designed to minimize water damage from a leak and is recommended to be installed as an upgrade.

#### **Water Shut-Off Valve and Connectors**

##### *Informational Conditions*

- The pipe nipple to flex water supply pipe at the water connectors at the top of the water heater are corroded and are recommended to be monitored, no current leaking found.



## **Gas Shut-Off Valve and Connector**

### *Informational Conditions*

- The gas pipe to the water heater is installed without the benefit of a sediment trap before it enters the water heater burner valve, which is a manufacturer's specification as detailed in most water heater installation manuals, this keeps moisture or debris in the natural gas system from reaching the gas burner valve, a loop in the flex gas line will help perform the same function, however, what is recommended by the manufacturer is a sediment trap that is typically a 1½" steel pipe installed downward with a steel t-fitting immediately before the gas valve to catch debris and moisture in the gas line, recommend upgrade installation to keep debris from possibly clogging the gas valve.

### *Components and Conditions Needing Service*

- The gas feed line to the water heater is aluminum, and is recommended to be replaced with an approved stainless flex pipe by a plumber.
- Any structures water heaters or gas appliances that have the older style turn off type or wrench valves are recommended to be upgraded to a newer thumb turn valve that are easily turned off in an emergency.

# **Electrical**

There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. Regardless, we are not specialists and in compliance with industry standards we only test a representative number of switches and outlets, and we do not perform load-calculations to determine if the supply meets the demand. However, we regard every electrical deficiency and recommended upgrade as a potential safety-hazard that should be serviced immediately, and that the entire system be evaluated and certified as safe by a specialist. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed within the inspection period, or before the close of escrow, because a specialist could reveal additional deficiencies or recommend some upgrades for which we disclaim any responsibility.

## **Main Panel**

### **General Comments**

#### *Informational Conditions*

- Common national safety standards require electrical panels to be weatherproof, readily accessible, and have a minimum of thirty inches of clear space in front of them for service. Also, they should have a main disconnect, and each circuit within the panel should be clearly labeled. Industry standards require us to test a representative number of accessible switches, receptacles, and light fixtures in the and around the structure.

### **Type of Wiring**

#### *Informational Conditions*

- The residence is wired with a three-wire non-metallic cable commonly known as Romex.

### **Size and Location**

#### *Informational Conditions*

- The residence is served by a 100 amp, 120/240 volt panel, located in the front.

### **Service Entrance Mast Weatherhead and Cleat**

#### *Informational Conditions*

- The main conductor lines are underground, or part of a lateral service entrance. This is characteristic of modern electrical services but, inasmuch as the service lines are underground and cannot be seen, they are not evaluated as part of our service.

## **Main Panel**

### *Components and Conditions Needing Service*

- The main electric panel is an older electrical panel-breaker system. Breakers as they get older may not perform properly when they should trip and the panel with age develops corrosion and rust that may not be evident. Recommend that the older panel be checked by an electrical specialist for possible corrections or

upgrades.

- The main electric panel and breakers are an older push type breaker system that are known to be problematic and are difficult to find replacement breakers, are difficult to reset and sometimes indicate that a breaker has reset when tripped and is still not furnishing power, recommend each breaker be tested and verified as functional by an electrical specialist.

#### **Exterior Cover Panel**

##### *Informational Conditions*

- The exterior cover for the main electrical panel is in acceptable condition.

#### **Interior Cover Panel**

##### *Components and Conditions Needing Service*

- Various circuits within the main panel are not all labeled and are recommended to be, so that the appropriate load calculations and breaker uses could be determined.



- The interior-dead front cover on the electric panel has the screw missing that secures the cover, this should be replaced with a screw that is not pointed so that it will not as likely damage electrical wiring insulation if it comes in contact with wiring.

#### **Wiring**

##### *Informational Conditions*

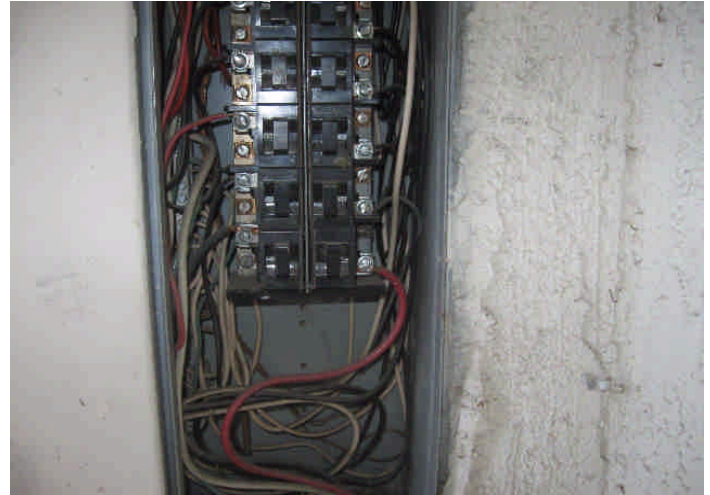
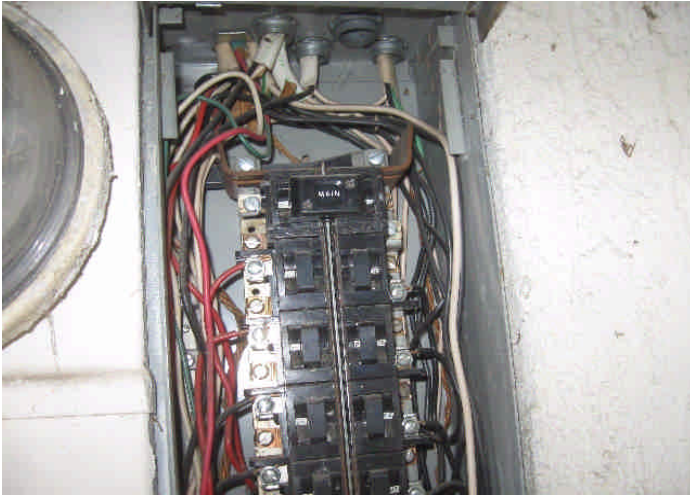
- Furnished or partially furnished home and not all the electrical outlets were seen-recommend verifying that all are working properly and not damaged when the home is vacant. Recommend that all the cover plates are in place when the home is vacant.
- Recommend all electric outlet-switch-junction boxes cover plates be installed, not all electric outlets and electrical switches were visible due to furniture and storage.
- The property has an older electrical system and does not have the number of electric outlets on the walls that are now required and you may want to consider upgrades in some of the rooms.
- Some of the light bulbs or fixtures did not respond to the switches or the light bulbs were missing and are recommended to have the bulbs replaced or repairs made to insure the fixtures are working at time of final walk through. See notes on individual areas.
- When lights or ceiling fans have metal pull chains, they are recommended to be replaced with non electrically conductive\metallic material such as a cord to prevent possible electric shock.
- When the bathroom and kitchen lights have not been installed with energy conservation light fixtures as currently required in new construction they are recommended to be upgraded.
- It is recommended that no extension cords be permanently used between any electrical devices and the electrical outlets. Or that any electrical devices have cords longer than 6'.

#### **Circuit Breakers**

##### *Informational Conditions*



- The main panel employs Push-matic, that are an older breaker system that have a history of sticking or are difficult to reset. Recommend that each circuit breaker be tested and verified as functional. However, no evidence of broken\damaged breakers or burnt wires were found in the panel at the time of the inspection.



## Grounding

### *Informational Conditions*

- The main electrical panel is grounded to a water pipe. Current standards require the panel to be double-grounded with a rod ground at the exterior, and you may wish to consider having this done as a safety upgrade. However, such an upgrade may not be currently mandated in this construction jurisdiction.

## **GFCI electrical protection recommended**

### *Components and Conditions Needing Service*

- ✓ **GFCI electrical protection is recommended to be installed for safety enhancement in all wet areas of the property to include electric outlets in the bathroom, kitchen, exterior and garage.**

# Heat

The components of most heating and air-conditioning systems have a design-life ranging from ten to twenty years, dependant on the climate zone, but can fail prematurely with poor maintenance. We test and evaluate heating and air-conditioning systems in accordance with industry standards, which means that we do not attempt to dismantle any portion of them, or evaluate the following concealed components: the heat exchanger, or firebox, electronic air-cleaners, humidifiers, and in-line duct motors or dampers. You should also be aware that we do not evaluate or endorse any un vented heating devices that utilize fossil fuels, the presence of which sometimes confirms the inadequacy of the primary heating system. However, these and every other fuel burning appliances that are not vented are potentially hazardous. They can include open flames or heated elements, which are capable of igniting any of the myriad flammable materials found in the average building. Also, even the most modern of these appliances can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. We perform a conscientious evaluation of heating and air-conditioning systems, but we are not specialists. With systems that have ducting for registers in each room, we verify that each duct is producing air flow, however, the volume of air is not tested for and will vary for a variety of reasons. Components of heating\cooling systems if installed before 1978 commonly will have asbestos materials that are known to cause health problems, this is not part of our inspection and asbestos can only be confirmed by laboratory testing, we recommend that you have a qualified asbestos specialist test and advise you on any home built before 1978. Therefore, it is imperative that any recommendation that we may make for service or a second opinion be scheduled within the inspection period, or before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service

does not include any form of warranty or guarantee.

## Heat System 1

### Type of Fuel

#### *Informational Conditions*

- The property is served by a gas-fueled heating system.

### Forced-Air Furnace

#### *Informational Conditions*

- Heat is provided by a forced air furnace approximately 30 years old, located in hall closet.



#### *Components and Conditions Needing Service*

- The furnace is producing heat on demand. However, it is beyond the commonly accepted design life of twenty years and is recommended to be further evaluated by a heating\cooling specialist to insure the heat exchanger and components are functioning properly before the close of escrow. If the heat exchanger and components are found serviceable, it will need to be monitored more closely and is recommended to be checked by the Gas Company or a qualified HVAC specialist on a yearly basis and budgeted for replacement in the near future.

### Vent Pipe

#### *Components and Conditions Needing Service*

- Transite\cement vent pipe on the furnace is a known asbestos-containing material, recommend upgrading to a currently approved double wall\B-vent metal pipe and having the Transite vent pipe properly removed and disposed of by a qualified specialist.

The vent pipe is installed with transite a known asbestos-containing material - *Continued*



- Ceiling stains noted around the furnace vent pipe at the ceiling were dry-recommend further investigation to insure that any leaking and moisture damage has been corrected.



### **Gas Valve and Connector**

#### *Components and Conditions Needing Service*

- The natural gas flex line improperly extends through the wall of the furnace to inside gas valve assembly, it is recommended that an approved stainless flex line be installed to a rigid steel gas line extending from inside the furnace to the exterior. This is to prevent possible vibration\rub or seismic damage to the thin walls of the gas flex line.

The natural gas flex line improperly extends through the wall of the furnace to inside gas valve assembly - *Continued*



- The gas feed line to the furnace is an old, rigid, aluminum type that is recommended to be replaced by an appropriate specialist with a currently approved stainless steel flex type.

#### **Registers**

##### *Informational Conditions*

- The registers are functional, some are producing more heat than others depending on the location of the register in relation to the air handler, the ones furthest away are producing less air flow because of distance or some may have some restriction.

#### **Compressed Fiberglass Ducts**

##### *Informational Conditions*

- The compressed fiberglass supply ducts did not have any apparent damage to the visible areas. However, they cannot be cleaned easily, and can be problematic to hyper-allergenic people, and although they may appear to be rigid they can be easily bent or compressed, and should be treated with care.

#### **Filter**

##### *Components and Conditions Needing Service*

- The filter was dirty and is recommended to be changed or cleaned, a dirty filter can cause damage to the furnace motor system and should be regularly maintained.

#### **Energy Efficiency Check Recommended**

##### *Components and Conditions Needing Service*

- Recommend having an energy efficiency system check by a heating\cooling specialist for possible upgrades and corrections by a heating\cooling specialist. Refer to 13 Seer and Title 24 requirements from the U. S. Department of Energy and the California Energy Commission for energy efficiency and environmental requirements.

## **Living**

Our inspection of the structures inside space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. However, we do not evaluate window treatments, or move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear after repairs are made. Such cracks can become the subject of disputes, and are best evaluated by a specialist for repairs. Similarly, there are a number of environmental pollutants that we have already discussed, the identification of which is beyond the scope of

our service. However, there are a host of lesser contaminants, such as odors that are typically caused by moisture penetrating concealed slabs. And inasmuch as the sensitivity to such odors is not uniform, we recommend that you make this determination for yourself, and particularly if domestic pets have occupied the premises, and then schedule whatever remedial service that may be deemed necessary before the close of escrow.

## Entry

### A Probable Renovation or Addition

#### *Informational Conditions*

- The entry appears to have been remodeled. If so, we recommend that you verify the permit and certificate of occupancy. This is important because our inspection does not tacitly approve, endorse the integrity of any work that was done without a permit, and latent defects could exist.

### Front Door

#### *Informational Conditions*

- The front door did not appear to have any unusual damage and had a locking/latching system on the door. No evidence of moisture intrusion was found around the inside of the door system around the walls or floor.
- The door bell was working.

#### *Components and Conditions Needing Service*

- Door stops on some of the doors in the home are missing or damaged and are recommended to be installed to prevent possible wall damage behind the doors.

### Floor

#### *Informational Conditions*

- The floor is tiled and has no significant defects.

## Living

### Doors

#### *Informational Conditions*

- Exterior doors have been replaced in recent past and are recommended to have the contractor's invoices, warranty and permits obtained from the seller. They are dual pane wood French doors. Recommend normal maintenance, sealing thresholds, frames to prevent possible moisture intrusion.

#### *Components and Conditions Needing Service*

- The French door dead bolt is difficult to operate and is recommended to be adjusted or repaired.

### Floor

#### *Informational Conditions*

- The floor is tiled and has no significant defects.

### Walls and Ceiling

#### *Informational Conditions*

- The walls and ceiling did not appear to have any unusual cracks, stains or damage, hairline cracks less than 1/8" are typical and are usually the result of seismic activity or some movement in the structure and when found are recommended to be sealed and patched.

### Outlets

#### *Functional Components and Conditions*

- The sample of electric outlets that were tested are functional.



## Dining

### Floor

#### *Informational Conditions*

- The floor is tiled and has no significant defects.

### Walls and Ceiling

#### *Informational Conditions*

- The walls and ceiling did not appear to have any unusual cracks, moisture stains or damage, hairline cracks less than 1/8" are typical and are usually the result of seismic activity or some movement in the structure, not considered structurally threatening and when found are recommended to be sealed and patched.

### Lights

#### *Informational Conditions*

- The ceiling light-fan responded to the controls and was working.

### Outlets

#### *Functional Components and Conditions*

- The sample of electric outlets that were tested are functional.

## Kitchen

Our evaluation of the common space, which includes the kitchen, hallway, stairs, laundry, and parking structures, is similar to that of the space inside the structure, and includes the visually accessible areas of walls, floors, cabinets and closets, without removing storage or furniture and the testing of a representative number of windows and doors, switches and outlets. We pay particular attention to safety standards, such as those involving electricity and the integrity of firewalls, but we do not test portable appliances, washer/dryers, refrigerators, built in vacuum systems, water filter systems\instant hot water units, including the supply and waste components of washing machines.

## Kitchen

### General Kitchen Comments

#### *Informational Conditions*

- We test kitchen appliances for their functionality, and cannot evaluate them for their performance nor for the variety of their settings or cycles. However, if they are older than ten years, they may well exhibit decreased efficiency. Regardless, we do not inspect the following items: refrigerators, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills, or rotisseries, timers, clocks, thermostats, the self-cleaning capacity of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and powered by extension cords or ungrounded conduits that may not be acceptable installation.

### A Probable Renovation or Addition

#### *Informational Conditions*

- The kitchen appears to have been remodeled. If so, we recommend that you verify permits and any warranties and contractor invoices that might apply.

### Floor

#### *Informational Conditions*

- The floor in the kitchen is tiled and has no significant defects.

### Walls and Ceiling

#### *Functional Components and Conditions*

- The walls and ceiling did not appear to have any unusual cracks, stains or damage, hairline cracks less than 1/8" are typical and are usually the result of seismic activity or some movement in the structure and when found are recommended to be sealed and patched.

## **Dual-Glazed Windows**

### *Informational Conditions*

- The dual-glazed window is operating normally with no apparent evidence of leaking found. Recommend normal maintenance, cleaning the tracks, sealing bottom corners, lubricating operators, servicing the locks to operate easily.
- A dual-glazed window in the kitchen has a damaged screen. Bent.

## **Cabinets**

### *Informational Conditions*

- The kitchen cabinets are functional, and do not have any significant damage.
- Ceiling and upper wall hung cabinets are recommended to be further investigated as a matter of course for proper anchoring and support in kitchens and the rest of the building to include any garage or storage cabinets, especially since we are located in an area known to have seismic activity, this is especially true when heavier storage is planned in those cabinets. Recommend that heavier storage be put in lower cabinets supported by the floor structures.

## **Counter Top**

### *Functional Components and Conditions*

- The kitchen counter top did not have any unusual defects other than normal wear.

## **Sink**

### *Functional Components and Conditions*

- The kitchen sink did not appear to have any unusual defects other than normal wear.

## **Faucet**

### *Components and Conditions Needing Service*

- The kitchen faucet leaks around the swivel faucet stem while in use, which is indicative of a defective seal, and should be repaired or replaced.
- There is low water flow to the sink faucet, recommend further investigation.

## **Garbage Disposal**

### *Informational Conditions*

- The garbage disposal blades are rotating and appeared to be draining properly.

### *Components and Conditions Needing Service*

- The garbage disposal splash guard is damaged and is recommended to be replaced.

## **Gas Range**

### *Functional Components and Conditions*

- The gas range has burners at the stove top and in the oven that are responding to controls, but were neither calibrated nor tested for its performance.

## **Anti tip device recommended- free standing stove**

### *Components and Conditions Needing Service*

- An anti tip device is recommended to be installed at the floor or the wall behind a free standing cook stove in the kitchen to prevent a small child from standing on the oven door or weight put on the oven door when open and tipping the stove over with possible injuries.

## **Built-in Microwave**

### *Components and Conditions Needing Service*

- Microwave range hood was heating water, the light and vent fan working. However, the door handle was cracked and the control panel was difficult to operate.

## **Dishwasher**

### *Informational Conditions*

- The dishwasher's spray bar was rotating, water appeared to be heating and dishwasher running through the cycles, no evidence of leaking was noted around the dishwasher or drain lines at time of the inspection.

### *Components and Conditions Needing Service*

- The dishwasher is functional but discharges directly into the disposal under the sink without a mandated anti-siphon valve at the top of the sink and is recommended to be corrected. Some construction jurisdictions are allowing the high loop method under the sink, however, California's plumbing jurisdictional requirements does not. Recommend verifying this with your City construction department.

## Lights

### *Components and Conditions Needing Service*

- A ceiling light in the kitchen does not respond, and should have bulb replaced or repairs made. (four ceiling lights)

## Outlets

### *Components and Conditions Needing Service*

- ✓ All of the countertop outlets in the kitchen are recommended be upgraded to have ground fault protection, which is mandated by current standards, even though they may not have been required when the home was built.

# Hallway

## Hallway

### Smoke detector

#### *Informational Conditions*

- The hall smoke detector\alarm was in place and responded to the test button.

### *Components and Conditions Needing Service*

- Carbon monoxide detectors and fire extinguishers are recommended to be installed even though the local housing authority jurisdiction may not require them.

## Doors

### *Components and Conditions Needing Service*

- Hallway closet door latch assembly was missing and is recommended to be installed.

## Floor

### *Informational Conditions*

- The floor in the hallway is tiled and has no significant defects.

# Bedrooms

In accordance with state or industry standards, our inspection of bedrooms includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. We evaluate windows to ensure that they meet light and ventilation requirements and facilitate an emergency exit or egress, but we do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies.

## Master Bedroom

### Location

#### *Informational Conditions*

- The master bedroom is located at the front of the home.

## Doors

### *Functional Components and Conditions*

- The bedroom door is functional.

## Floor

### *Informational Conditions*

- The bedroom floor is painted concrete and has no significant defects.

## Walls & Ceiling

### *Informational Conditions*

- The walls and ceiling did not appear to have any unusual cracks, moisture stains or damage, hairline cracks less than 1\8" are typical and are usually the result of seismic activity or some movement in the structure, not considered structurally threatening and when found are recommended to be sealed and patched.

## Dual-Glazed Windows

### *Informational Conditions*

- The dual pane windows were operating normally with no apparent evidence of leaking found and were of size and location to meet current egress requirements. Recommend normal maintenance, cleaning the tracks, sealing bottom corners, lubricating operators, servicing the locks to operate easily.

## Closets

### *Functional Components and Conditions*

- The bedroom closet and its components are functional. Recommend normal maintenance, cleaning tracks and lubricating the rollers.

## Lights

### *Components and Conditions Needing Service*

- ✓ The light switches are damaged in the bedroom and in the closet and are recommended to be replaced.

## Outlets

### *Functional Components and Conditions*

- The sample of bedroom electrical outlets tested were found to be functional.

## Smoke Detectors

### *Components and Conditions Needing Service*

- ✓ Smoke detector/alarm was missing should be properly installed before close of escrow, even though they may not have been required when the structure were built.

## Bedroom 2

### **Location**

#### *Informational Conditions*

- The second bedroom is located at the back right area and has a set of French doors to the back patio area.

### **Doors**

#### *Functional Components and Conditions*

- The bedroom door is functional.

#### *Components and Conditions Needing Service*

- The exterior single pane tempered safety glass French doors have some damage, they are not closing and sealing properly, recommend repairs.
- ✓ The double cylinder deadbolt on the exterior French doors could prevent or impede an emergency exit and should be replaced with a safer latch type.

### **Floor**

#### *Informational Conditions*

- The bedroom floor is tiled and has no significant defects.

### **Walls & Ceiling**

#### *Informational Conditions*

- The walls and ceiling did not appear to have any unusual cracks, moisture stains or damage, hairline cracks less than 1/8" are typical and are usually the result of seismic activity or some movement in the structure, not considered structurally threatening and when found are recommended to be sealed and patched.

## Closets

### *Functional Components and Conditions*

- The bedroom closet and its components are functional.

## Outlets

### *Functional Components and Conditions*

- The sample of bedroom electrical outlets tested were found to be functional.

### Smoke Detectors

#### *Components and Conditions Needing Service*

- ✓ There is no smoke detector\alarm in the bedroom, recommend one be installed, this should be verified before the close of escrow.

## Bedroom 3

### Location

#### *Informational Conditions*

- The third bedroom is located at the front right area of the home.

### Doors

#### *Functional Components and Conditions*

- The bedroom door is functional.

#### *Components and Conditions Needing Service*

- The exterior French doors are functional, but not fully weather-sealed. These single pane wood frame doors do not appear to have safety glass and are recommended to be verified or upgraded. Recommend servicing the doors.
- ✓ The double cylinder deadbolt on the exterior doors could prevent or impede an emergency exit and should be replaced with a safer latch type.

### Floor

#### *Informational Conditions*

- The bedroom floor is tiled and has no significant defects.

### Walls & Ceiling

#### *Informational Conditions*

- The walls and ceiling did not appear to have any unusual cracks, moisture stains or damage, hairline cracks less than 1/8" are typical and are usually the result of seismic activity or some movement in the structure, not considered structurally threatening and when found are recommended to be sealed and patched.

### Outlets

#### *Functional Components and Conditions*

- The sample of bedroom outlets that were tested are functional.

### Smoke Detectors

#### *Components and Conditions Needing Service*

- ✓ There is no smoke detector\alarm in the bedroom, recommend one be installed in each bedroom in compliance with manufacturers and local recommendations, this should be verified before the close of escrow.

## Bathrooms

Our evaluation of bathrooms conforms to state or industry standards. We do not comment on cosmetic deficiencies, and we do not evaluate window treatments, steam showers and saunas, nor do we leak-test shower pans, which is the responsibility of the termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners. When homes are occupied it is typical for there to be heavy storage under the sink cabinets, the inspector does not move the storage and the visible areas of the cabinet floor, drains and pipes, recommend that you also check these again on the final walk through before the close of escrow when the home is vacant and storage has been removed. The water supply angle stop valves under sinks and toilet are not tested by the inspector for function, the older gate type valves tend to leak when turned and are recommended to be upgraded to the quarter turn ball valves. Over flow drains for the tubs and sinks are not tested by the inspector with the tubs or sinks filled and are recommended to be installed if not in place or carefully fill tested regularly. Bathrooms are subject to water damage around sinks, toilets and



tub\showers on a daily basis and should be carefully monitored for any seal failures or leaks on a daily basis. When leaking is found it is recommended to be immediately repaired for leaking and any moisture damage to prevent possible extended damage and moisture problems.

## Master Bathroom

### Size and Location

#### *Informational Conditions*

- The master bathroom is a full with a Roman tiled tub\shower.

### Toilet

#### *Functional Components and Conditions*

- The toilet is flushing and did not appear to be running continually after flushing.

#### *Informational Conditions*

- A low flush water saver 1.6 gallon toilet is in place.

### Exhaust Fan

#### *Informational Conditions*

- The bathroom exhaust fan is working without any unusual noise or vibrations.

### Outlets

#### *Informational Conditions*

- The bathroom electric outlets are functional and include ground-fault protection.

### Doors

#### *Components and Conditions Needing Service*

- ✓ The door from the bathroom to the garage appears to be a non permitted door that has been added. It is not self closing as required for firewall safety between the home and the garage. Typically a door from the garage into the bathroom attached to a bedroom is not permitted in most construction jurisdictions and is recommended to be further investigated by a contractor.

### Floor

#### *Informational Conditions*

- The bathroom floor is tiled and has no significant defects.

### Walls & Ceiling

#### *Informational Conditions*

- The walls and ceiling did not have any unusual damage or deterioration. The walls next to the shower were tested with a moisture meter and no unusual moisture readings or damage were found at the time of the inspection.

### Sink Faucet Valves & Connectors Trap & Drain

#### *Components and Conditions Needing Service*

- The bathroom sink drain is slow or partially blocked and should be serviced, to ensure that the blockage has not progressed beyond the trap and involved the main waste line.

### Tub-Shower

#### *Components and Conditions Needing Service*

- The tub\shower spout or faucet is recommended to be sealed to the wall to prevent possible moisture intrusion into the wall. The temperature control handle on the tub\shower is loose and is recommended to be adjusted or repaired.

### Lights

#### *Functional Components and Conditions*

- The bathroom lights are functional.

## Hallway Bathroom

### Size and Location

#### Informational Conditions

- The hallway bathroom is a full bathroom.

### Toilet

#### Informational Conditions

- The toilet is functional with no apparent leaks.
- Water saver 1.6 gallon flush toilet is in place.

### Doors

#### Informational Conditions

- The bathroom door did not have any unusual damage and was latching.

### Floor

#### Informational Conditions

- The bathroom floor is tiled and has no significant defects.

### Outlets

#### Components and Conditions Needing Service

- ✓ The electric outlet is recommended to be upgraded to have GFCI protection, even though the home may not have required them when it was built.

### Exhaust Fan

#### Functional Components and Conditions

- The bathroom exhaust fan is functional.

### Walls & Ceiling

#### Informational Conditions

- The walls and ceiling are in acceptable condition. Moisture meter tests were done on the walls next to the tub\shower and were found to be normal at time of the inspection.

### Sink Faucet Valves & Connectors Trap & Drain

#### Components and Conditions Needing Service

- The mechanical sink stopper is incomplete and is recommended to be serviced.

### Tub-Shower

#### Informational Conditions

- The tub/shower does not have any unusual damage other than normal dings and scratches.

#### Components and Conditions Needing Service

- The tub\shower spout \ faucet is recommended to be sealed to the wall to prevent possible moisture intrusion into the wall.
- The tub/shower drains too slowly, and should be serviced, because such blockages can progress beyond the drain trap and involve the main waste line.

### Lights

#### Functional Components and Conditions

- The bathroom lights are functional.

## Laundry

## Laundry

### Laundry components

#### Informational Conditions

- Laundry is located in the service area in the room near the garage inside the home.
- The main laundry has grounded 120 electric outlet.
- Laundry has only a gas outlet for the dryer.

### General Laundry Room Comments

#### Informational Conditions

- In accordance with industry standards, we do not test clothes dryers, nor washing machines and their water connections and drainpipes. Washing machines and their hoses can leak or burst under pressure and

continue to flow. Therefore, we recommend replacing old rubber hoses with modern braided stainless steel types that are much more dependable. You should also be aware that modern washing machines discharge a greater volume of water than many of the older drainpipes can handle, which causes the water to back up and overflow. The only remedy for this is to enlarge the drainpipe. We recommend a drain pan with a drain line to an appropriate exterior area be installed when not in place. Dryer vents should be installed to an appropriate exterior location with a proper flapper door at the exterior if not already in place. Plastic/vinyl flex dryer hoses should be replaced with flex foil type or metal type because of potential fire hazard.

#### **Dryer Vent**

##### *Components and Conditions Needing Service*

- The dryer vent is in place and vents to the exterior, however, the exterior wall back draft cap has been removed and a flex pipe extended under a door and walking surface, recommend removing the trip hazard and re-installing the wall mounted back draft cap.



#### **Washer and dryer recommendations**

##### *Informational Conditions*

- Washer and dryer in place, no unusual damage or deficiencies noted, recommend checking when the washer and dryer are not in place.
- Recommend gas dryer in the garage be raised 18 inches off the floor of the garage as any other gas flame producing appliance, even though some construction jurisdictions do not require this upgrade.

#### **Bollard post protection in garage**

##### *Informational Conditions*

- Bollard post protection for the washer\dryer is recommended in the garage, to prevent possible vehicle damage to the washer\dryer.

## **Garage**

### **Garage**

#### **General Garage Comments**

##### *Informational Conditions*

- It is common for moisture to penetrate garages, because their slabs are on-grade. Evidence of this is typically apparent in the form of efflorescence, or salt crystal formations, that result when moisture penetrates the sidewalls or the slab. This is also quite common if a garage is below grade, and some sidewalls are even cored to relieve the pressure that can build up behind them, and which actually promotes drainage through the garage. This is sometimes difficult to verify during the dry season or unless it is raining and should be watched for when garage storage is removed so that your storage items are protected when you place them. Also, if there is living space above the garage, it will be seismically vulnerable. Ideally, the

columns and beams around the garage door will be made of structural steel, but in many residences these components are made of wood but could include some structural accessories, such as post-straps and hold-downs, and plywood shear paneling. Garage door openings are not necessarily standard, and you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles. Garage door operator remotes are rarely available to the inspector during the inspection. Recommend getting door remote controls from seller a final walk through and have them demonstrated as functional.

### **Slab**

#### *Informational Conditions*

- The garage is too full of storage to permit a clear view of all the slab and other components.

#### *Components and Conditions Needing Service*

- There is concrete floor surface damage in the garage that is recommended to be properly patched and painted to match the rest of the concrete floor.

### **Walls and Ceiling**

#### *Components and Conditions Needing Service*

- There is evidence of damage wood from wood destroying pests, refer to the termite inspector for further evaluation and corrections.(small section of wood at the wall to ceiling location)



- The garage has been recently painted.

### **Ventilation Ports**

#### *Informational Conditions*

- The ventilation ports in the wall have been blocked or covered. If they are not uncovered, vehicle engines and combustion appliances could produce noxious bi-products, including, carbon monoxide.

### **Firewall**

#### *Informational Conditions*

- The visible firewall in the garage did not appear to have any holes or damage at the time of the inspection.

### **Garage Side Door**

#### *Components and Conditions Needing Service*

- The side door has a large pet door that you may want to properly secure if you do not have a large dog.
- The door jambs on the garage side door are not finished, painted and are recommended to be corrected.
- The door latching mechanism is not catching at the striker plate and is recommended to be adjusted.

### **Garage Door and Hardware**

#### *Informational Conditions*

- Vehicle garage door operated when tested and did not appear to have any unusual damage.

### **Automatic Opener**

#### *Components and Conditions Needing Service*

- The garage door opener is functional, auto reversed with the beam, but it does not auto-reverse easily with the down pressure sensing device and is recommended to be adjusted.

## Lights

### Informational Conditions

- The light in the garage turned on and off with the switch.
- When the garage has unprotected ceiling florescent light bulbs, they are recommended to have protective plastic covers installed on the bulbs or light fixtures.

## Outlets

### Informational Conditions

- Not all electrical outlets in the garage were accessible- due to storage in the garage.

### Components and Conditions Needing Service

- ✓ Ground fault protected electric outlets (GFCI) are recommended to be installed as an upgrade.

# Pool/Spa

Pools and spas do leak. This may become apparent from secondary evidence during our inspection, which is purely visual. However, the owner or the occupant of a property would be aware that the water level drops regularly and must be topped off, and this should be disclosed. Unusually high water bills could reveal this, but only a pressure test of the pipes, a dye test of cracks, or a geo-phone test of specific areas would confirm it, and any such specialized test is beyond the scope of our service. Therefore, you should ask the sellers to guarantee that the pool or spa does not leak, request to review the water bills for a twelve-month period, or obtain comprehensive insurance to cover such an eventuality.

## Spa

### Portable Spa Condition

### Components and Conditions Needing Service

- ✓ The portable spa was not evaluated and was reported to not stay with the property, recommend insuring the electrical connections are properly secured and covered when the spa is removed.

