

Pre-purchase Condominium *Inspection Report*

Exclusively for: Good Clients

Sample of a 18 year old 2,400 square foot Condo



Prepared by:

California Real Estate Inspection Association Master Inspector

Steve Garcia Inspections

Building Inspections Since 1986

[www. InspectionsBySteve.com](http://www.InspectionsBySteve.com)

(714) 264-5071

Report Table of Contents

REPORT SCOPE & DEFINITIONS	1
INSPECTION INFORMATION	3
SITE & HARDSCAPE	5
BUILDING ENVELOPE & COMPONENTS	8
GARAGE	10
ROOFING SYSTEMS	11
ATTIC(S)	13
FIREPLACE(S) & CHIMNEY(S)	16
FOUNDATION /SLAB & OR SUB-STRUCTURE	17
PLUMBING SYSTEMS	18
WATER HEATER(S)	20
HEATING & A/C SYSTEMS	22
ELECTRICAL SYSTEMS	25
KITCHEN & LAUNDRY	29
BATHROOM(S)	31
INTERIOR OF BUILDING	32
POOLS & SPAS	34

REPORT SCOPE & DEFINITIONS

Thank you for selecting me to provide your property inspection. My business is mostly through referrals and I would appreciate you recommending my service to your family, friends and associates who may be in need of my services.

I am a Master Inspector of **CREIA** (California Real Estate Inspection Association) established in 1976, the first and largest professional inspection organization in the State of California for property inspectors.

This report describes the property conditions on the date of the inspection, beyond the **CREIA** standards, due to who I am as a person, my experience with over 9000 building inspections, and my education. My evaluation and documentation of the property is based upon building standards with respect to quality and workmanship allowing for reasonable wear and tear. The building Codes are one source I take into account, although my inspections are not a Code Compliance inspection or local city/municipality ordinance compliance inspection.

Inaccessible areas and cosmetic considerations are specifically excluded from the inspection. My inspection is not technically exhaustive and does not include tests such as an appropriate specialist might perform on any given system with specialized tools. I test components with normal operating controls and do not breakdown nor take apart any system other than front covers of electrical panels and furnaces/heating units. My fees do not include any guarantees or warranties either expressed or implied.

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

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

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

I provide for my clients

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

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

This report was prepared for my client, participants in this transaction may call me before the close of this transaction. Any disputes regarding the information contained in this report please document the dispute in writing and send to 16652 Dolores Lane #2, H.B. CA. 92649-3367.

Copyright 2010 All Rights Reserved. Steve Garcia Inspections (714) 264-5071

Certification in:

The California Real Estate Inspection Association (CREIA) Designation of Master Inspector
 Energy Inspection and Rating by the California State Energy Commission
 Building Inspection Technology by Coastline Community College
 Building Anchorage Systems by Simpson Strong-Tie

Membership in:

The International Association of Plumbing and Mechanical Officials (IAPMO)
 The International Association of Electrical Inspectors (IAEI)
 The California Real Estate Inspection Association (CREIA)
 Indoor Air Quality Association (IAQA)

Over 30 years Experience in:

New Construction Quality Control Monitoring (Builder and Buyer)
 Commercial and Residential Building Construction
 Class Action Construction Defect Litigation
 Building Inspection
 Home Inspection

**I have over 2000 hours of Inspection profession associated continuing education
 at conferences, seminars and other educational meetings**

This report exceeds the CREIA Standards of Practice for some systems and components

CODE DEFINITIONS**SAFETY****CONCERNS**

[SC] Safety Concerns: Conditions noted that may pose a physical danger or hazard to health. These conditions warrant immediate further evaluation and corrections by an appropriate specialist, from the appropriate trade, using approved materials /methods, with full signed documentation describing the work that was completed, and the present condition of the component /system before the completion of this transaction.

FURTHER**EVALUATION**

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

CORRECTIONS**RECOMMENDED**

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

RECOMMENDED**UPGRADE**

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

INSPECTION INFORMATION

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

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

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

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

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

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

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

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

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

CLIENT & SITE INFORMATION

FILE/DATE/TIME This is a preliminary report before the recommended specialist evaluation /reports.
 File # 180910
 Date of inspection: September 18, 2010
 Time of inspection: 1:00 PM - 7:00 PM.

CLIENT'S NAME Good Clients.

INSPECTION ADDRESS Sunny CA.

WEATHER/SOIL Weather conditions during the inspection: 75-78 degrees, and the ground was moist to dry.

BUILDING CHARACTERISTICS

MAIN ENTRY DESCRIPTION Faces: The adjacent building unit front entry.
 18 year old, 2 story, condominium unit.

TYPE OF STRUCTURE Wood frame building, on a slab on grade, with a sloped clay tile roof.

UTILITIES

All three utilities were on during the inspection.

OTHER INFORMATION

PEOPLE PRESENT **People present;** buyers agent was present at the start of the inspection, and the buyers were present for the entire inspection.

BUILDING OCCUPIED The building was vacant at the time of inspection.

INSPECTED BY Steven William Garcia.

COMMENTS Where noted, material defects in the systems, structures, or components of the building are preceded by condition codes i.e. [SC], [FE], [CR] and [RU]. Each code is defined in the Condition Code section of page 2 of this report. I recommend all maintenance, repairs, or corrections be made by the appropriate specialist in the appropriate trades using approved methods prior to the close of this transaction.

INTRODUCTORY NOTES

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

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

[NOTE] "The residential dwelling unit is part of a complex that is managed and maintained by a Homeowners Association. The inspection will be limited to a visual evaluation of the systems and components that are located within and directly outside of the dwelling unit inspected.

The current condition of the "common elements" such as, but not limited to, roofs; stairs; landings; porches; walks; balconies /decks; utility metering; parking stalls/ports; building site condition; structural stability; drainage systems; and all common areas on the property are not considered to be part of the inspection report. Any comments made regarding same have been made as a courtesy only, and should be addressed to the Homeowners Association or their representative.

It is suggested that the Homeowners Association Proforma Operating Budget, including a Reserve Study as required by California Civil Code Section 1365 & 1365.5 and the Department of Real Estate, be carefully reviewed. The Reserve Study should provide an awareness as to the anticipated remaining life expectancies of the major components and systems. The budget should also include a statement of present funds, and a funding strategy to cover future major repair and/or replacement. Approved or anticipated special assessments should also be addressed.

It is also suggested that the current residential unit owner (the seller) and the Homeowners Association be consulted regarding known past defects, all corrective work performed, and to thoroughly review the "C.C. & R's" and Reserve Study for disclosure of pertinent facts affecting the current condition and market value of the residential unit, the complex common elements and areas, and any existing or pending litigation."

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

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

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

SITE & HARDSCAPE

SITE, HARDSCAPE & COMPONENTS

200 SITE GRADING

Description: Near level, stair stepped site, with a gentle slope at the front entry.

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

[CR] The grading at the right side at the spa equipment appears to be a low area and not adequately sloped for water runoff.

[CR] The spa equipment support platforms have settled causing the equipment to lean.

[FE] The two right side building exit doors landings do not appear to have proper slope for proper water runoff.



201 SITE DRAINAGE

Description: Grade /surface water runoff and underground drains.

The exposed areas of the surface drainage system appeared functional, with the exception of the grading and hardscape noted above.

[RU] There is no visible surface /underground drains at the spa equipment and right side planter between the exit door landings. Based on the evidence noted above I recommend drains be added.



[FE] The termination point of the visible landscape surface drains were not located.

[FE] The site should be evaluated during or after a heavy rain, for grade corrections and or drain installation.

202 DRIVEWAY / PARKING

The concrete driveway is functional with cracks.

203 WALKWAY(S)

The walkways are functional with cracks evident.

204 MAIN ENTRY

The concrete entry/porch is functional.

205 PATIO(S)

Description: Concrete and stone.

208 STEPS & STAIRS

The concrete entry steps are functional.

211 COMMENTS

[CR] The right side concrete and stone exit door landings have been placed too high onto the building stucco walls, covering the wall drainage plane /stucco screed.

[FE] The added hardscape landings are near level with the interior building slab improperly.

[FE] The landing outside of the kitchen has efflorescence on the surface. This is salt / mineral deposits left when moisture in the concrete evaporates. It indicates that the hardscape is experiencing wet and dry cycles.



214 FENCES & GATE(S)

Description: Updated metal fence at the rear yard, original block walls, and original iron gate at the right side.

The updated fencing and original block walls are functional, with exceptions:

[FE] The block wall at the right side has settled and separated from the building wall at the top.

[CR] The original iron gate is attached to the settled block wall. The gate is rusted /damaged and drags on the grade.



217 LANDSCAPING

[CR] The added raised planter enclosure up onto the right stucco wall is above the stucco screed improperly. This condition could be conducive to moisture intrusion, and cause damage to the wall materials.



Improper landing and planter placement.

NOTES

[FE] Sprinkler systems are outside the scope of this inspection. I recommend that an Irrigation Specialist evaluate the entire system prior to the completion of this real estate transaction.

[CR] The front association sprinkler is spraying water onto the entry landing improperly.

The rear yard sprinkler system has been added by the unit owner.



218 SPRINKLER CONTROL(S)

[FE] Outside of the kitchen is a ball valve that appears to supply the added side yard sprinklers.

[FE] The automatic control is not operating /no power and its function is unknown.



EXCLUDED BY THE STANDARDS OF PRACTICE

223

BARBECUE(S)

[FE] The BBQ is outside the scope of the inspection and was not inspected. Included in my inspection is the gas, plumbing and electrical connections only.

There was no access behind the refrigerator.

BUILDING ENVELOPE & COMPONENTS

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

300 SURFACE OR STRUCTURE DESCRIPTION

Elastomeric / waterproof coating on the balcony deck.

302

BALCONY(S)

The balcony/deck coating appeared functional, with exceptions:

[FE] signs of puddling is evident at the end of the deck around the railing posts. This condition could be conducive to moisture intrusion and deterioration.



306

GUARDRAIL(S)

[SC] The guardrails installed have wide spaces. I recommend additional measures be taken for child safety.

[CR] The guardrailing is moisture damaged and/or deteriorated.

[FE] The railing posts have metal flashing that appears to be cut into the posts. The flashing is not caulked at the posts intersection.

BUILDING WALLS & SIDINGS

312 STUCCO SIDING

The stucco siding appeared functional, with exceptions:

[CR] The stucco screed has moisture damage and is rusted at the front entry column. The landscape sprinkler water appears to have caused the damage.



TRIM & EAVES

324 TRIM & MOULDINGS

The visible exterior wood trim materials appeared functional, with exceptions:

[CR] The paint is weathered and chipping off the kitchen door jamb. The exterior door jambs and thresholds intersections should be caulked and maintained.



325 EAVES / SOFFITS

The visible eave and soffit materials appeared functional.

WINDOWS & DOORS

327 EXTERIOR WINDOWS CONDITIONS

Description: The original windows are aluminum single pane, single hung, fixed and one slider.

It is unknown if the the wood, dual pane casement windows are updated windows.

One family room window has been replaced with a fixed dual pane vinyl window. The window may have been replaced to reduce the spa pump noise and heater clearance.

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

[CR] One garage window pane is cracked/broken.

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

Screens are being stored in the attic.

[FE] The kitchen and bedroom door sidelight dual pane windows appear to have condensation/stains between the thermal panes. I recommend having all of the thermal doors and windows evaluated by an appropriate specialist in the appropriate trade.

328 INTERIOR WINDOWS OPERATION

[CR] The larger single hung windows are very difficult to open and close. The sash springs are sticking and require maintenance.

[CR] One family room window does not close properly to latch.

[CR] The bedroom balcony door window sidelight crank is not operational.

329 EXTERIOR DOOR CONDITIONS & OPERATION

Description: dual pane wood doors.

The exterior wood doors were functional, with exceptions:

[CR] The family door rubs the threshold. The door bottom metal weather strip holder is loose. The top of the door is cut irregular.



GARAGE

GARAGE

403 INTERIOR / WALLS

Sheetrock /drywall, visible areas were functional.

404 INTERIOR CONDITIONS

[SC] The steps from the garage into the interior have improper and uneven rise due to the threshold height. This condition is a trip and fall hazard.

The step down into the garage from the interior of the house exceeds allowed building standards height for safety with the threshold.



405 FIRE- RESISTIVE WALL(S) / SEPARATION

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

406 CONCRETE SLAB

The visible areas of the slab is functional, with exceptions:

[CR] The slab coating has cracked, damaged and deteriorated area.

407 VENTILATION

Vents are provided in the garage door.

**408 OVERHEAD
DOOR(S)**

Description: Wood /composite sectional door.

The door was operational, with exceptions:

[CR] The garage door hardware /hinges are loose and missing securing nuts.

**409 AUTOMATIC
DOOR
OPENER(S)**

The automatic garage door opener was functional, with exceptions:

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

I recommend adjustment be made to the auto-reverse sensitivity force-setting to reverse with less force for safety.

**410 INTERIOR
FIRE-RESISTIVE
DOOR**

Description: Composite panel door with a visible fire-resistive rating plate.

The door between the garage and living space was self-closing and latching as required.

ROOFING SYSTEMS

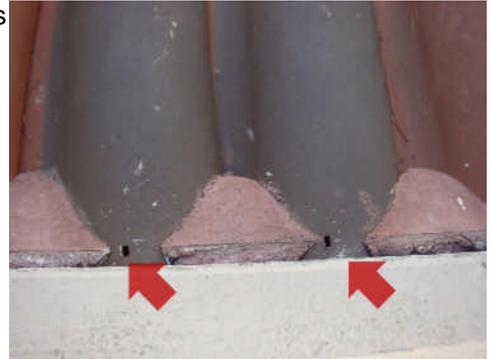
DESCRIPTION**502 ROOF
COVERING(S)**

The original clay tile roofing system was only viewed from the ground and interior windows.



504 INSPECTOR NOTES

[CR] Loose mortar plugs and overexposed tiles at the left side of the wall flashing intersection.

**ROOFING MATERIALS**

510 CLAY TILES [CR] There are a number of cracked and broken tiles on the lower right roof area visible from the bedroom window.

The debris should be removed from the roof tiles at the right side lower roof area.



516 COMMENTS [CR] The lower roof tiles and mortar plugs are loose at the wall flashing intersection.

**FLASHINGS****517**

DESCRIPTION Metal wall apron flashing, valley flashings, jack flashings and pan /channel flashings.

518 FLASHINGS [FE] The roof flashings are not all visible. Flashings should be evaluated when the roof tiles are repaired.

PENETRATIONS / VENT PIPES**520**

PENETRATIONS The roof penetrations are not visible. All vents should be evaluated when the roof tiles are repaired.

521 GAS FLUE PIPE(S)

Only one of the exhaust flue pipes and weather caps were visible. The two gas vents should be evaluated when the roof tiles are repaired.

SKYLIGHT(S)

523

SKYLIGHT(S)

[CR] The skylight lens is cracked/damaged, visible from the stairs.

ROOF DRAINAGE

525 GUTTERS

The visible areas of the roof drainage gutter system appeared functional, with exceptions:

[FE] The rain gutter over the balcony appears to be improperly sloped.

[CR] The gutters were filled with debris which restricts proper drainage. I recommend all gutters be evaluated for proper slope during cleaning.

[FE] The right side upper roof downspout terminated onto the lower roof. The lower roof gutter is lacking a splash block.

**ATTIC(S)****ACCESS OPENING(S) & ACCESSIBILITY**600 ATTIC
OPENING(S)

Access: Only one access in the master bedroom closet.

The attic space is restricted by framing, ducting, and vaulted ceilings. The attic inspection was limited to the accessible areas over the master bedroom and bathroom.

Pictures were taken from the master bedroom and bath wall into the hallway and center bedroom.



Inaccessible over the furnace. See flue.

602 COMMENTS [FE] Some rodent droppings are evident over the master bathroom.

**FRAMING**

603

DESCRIPTION

Manufactured-Truss System, and conventional framed roof rafters.

Conventional framed ceiling joist and truss.

Oriented Strand Board (OSB) roof deck sheathing.

604 ATTIC FRAMING

[CR] The conventional framing jack rafters are lacking bearing point framing members for proper support and connection.



605 ROOF RAFTERS

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

[CR] The conventional framing connections have gaps, and lacking hardware /fasteners.



606 TRUSS-FRAMING SYSTEM

The visible areas of the attic truss framing appeared functional.

607 ROOF DECK SHEATHING

The visible areas of the roof sheathing appeared functional.

610 CEILING JOISTS

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

Shelving boards have been placed on the joists, insulation and light fixture improperly. Remove.



611 INSPECTOR RECOMMENDS

I recommend the association be notified as the the attic conditions evident.



Fire separation walls not taped & sealed.

- 612 COMMENTS** [SC] There are gaps and unsealed joints in the fire-resistive walls between the joining / neighboring spaces. This condition is a fire safety concern.



Gaps & voids in the fire separation walls.

VENTILATION

- 613 DESCRIPTION** Vent types: roof vents only.

- 614 VENTILATION** [RU] The attic has minimal ventilation.

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

INSULATION

- 617 DESCRIPTION** **Materials:** fiberglass batts. approximate thickness in inches: 6"

[CR] The insulation is out of place and missing at areas exposing the ceiling.

[CR] The insulation is on top of framing and wiring improperly. The insulation should be in contact with the ceilings to be effective.



618 INSULATION CONDITIONS

[CR] Insulation is compacted and damaged at areas. This condition reduces the R-factor when originally installed.

[FE] Some of the insulation is soiled. Soiled insulation is an indication of air passing through or between the insulation from the conditioned interior air to the attic space air.

[CR] The insulation is on top of framing and wiring improperly. The insulation should be in contact with the ceilings to be effective.

619 COMMENTS I recommend the void at the air supply duct over the master closet be sealed with fiberglass batt insulation.



Seal void with fiberglass insulation.

FIREPLACE(S) & CHIMNEY(S)

FIREPLACE(S)

700

LOCATION(S) Living room and family room.

**701 UNIT
TYPE(S)**

manufactured 0-clearance fireplaces.

**702 FUEL
TYPE(S)**

Gas and/or wood burning.

The family room fireplace has part of an abandoned cosmetic gas log set-up. The set-up should be replaced with a wood burning log lighter for burning wood.

705 FIREBOX(S) The fireplace and visible areas of the flue appeared functional.

706 DAMPER(S) The chimney flues dampers appeared functional.

[SC] When a gas log setup is installed in the fireplace, the flue damper should be blocked/clamped in the open position to prevent products of combustion from spilling out into the room if the damper was not opened.

The family room damper is clamped open for safety.

**707 HEARTH
EXTENSION(S)**

The hearth extensions are in place as required.

CHIMNEY(S)

711 CHIMNEY(S) Materials: Stucco chimneys with a metal flue. The chimneys were only visible from the ground due to the height and the roof was not accessed due to type.

[FE] I recommend an inspection by a qualified fireplace specialist. My inspection of the chimney flue is limited to the readily visible portion from the firebox only. The inner /upper reaches of a flue are inaccessible. A qualified fireplace specialist will remove the chase and flue caps, use a specialized video camera as needed to evaluate the flue.



712 SPARK ARRESTOR(S) There is a spark arrester installed.

FOUNDATION /SLAB & OR SUB-STRUCTURE

FOUNDATION & COMPONENTS

801 FOUNDATION TYPE(S) Concrete slab on ground, with a perimeter concrete foundation.

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

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

FOUNDATION /WALL ANCHORING

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

PLUMBING SYSTEMS

WATER SERVICE

900 MAIN SHUTOFF LOCATION

The main water shutoff valve is located in the garage.

[CR] The main water shutoff valve is corroded. I recommend the valve be replaced with a 1/4 turn ball valve.



901 MAIN WATER SERVICE LINE

Materials: 1", Copper piping visible in the garage.

[FE] The water meters are not labeled at the front sidewalk area. I recommend the meters be labeled for shutting off the water when replacing the garage shutoff valve.



903 INSPECTOR RECOMMENDS

[SC] The unit interior sprinkler water supply control in the garage is missing its cover exposing live wires. This condition is a safety hazard.

The valve at the end of the pipe is only for the sprinkler system and should not be turned.

[FE] These systems are outside the scope of the inspection and are not inspected. I recommend consulting with a specialist regarding the systems operation and maintenance.



WATER SUPPLY PIPING

904 DESCRIPTION

Materials: Copper piping where visible.

905 WATER PIPING CONDITIONS

The visible water supply piping appeared functional, with exceptions.

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

[CR] The static water pressure was measured at the garage hose faucet and was 80 PSI. This condition can be conducive to plumbing leaks (pipes and faucets). I recommend installing, adjusting or replacing the pressure regulator to limit the water pressure to or below 60 PSI, or appliance design limits.

906 HOSE FAUCETS

The hose faucets /bibs were functional, with exceptions.

[RU] There are no anti-siphon backflow preventers on the exterior hose faucets /bibs. I recommend installing these devices to prevent water in the hose from entering the building water supply.

COMMENTS

See kitchen, laundry and bathroom report sections for additional plumbing notes.

WASTE DRAIN & VENT PIPING

909 DRAIN PIPING CONDITIONS

The drain piping system is not visible due to slab on grade construction.

[FE] The fixture drain pipes /waste pipes operated and drained when tested, no blockage or slow drains were evident. Drain and sewer lines have been known to block at any time whether new construction or older properties. I recommend having a video camera inspection be performed on the drain /waste and sewer piping system prior to close of this transaction.

910 UNDER SINK /BASIN DRAIN PIPES

The visible drain pipes were functional. See kitchen, laundry and bathroom report sections for additional plumbing notes.

911 DRAIN / WASTE VENT PIPING

The visible areas of the ABS plastic vent pipes appeared functional.

FUEL-GAS SYSTEM

913 GAS METER & SHUTOFF LOCATION

The meter is located in building 2466 front closet.

[RU] The main gas supply shutoff was not operated. There is no emergency shutoff wrench present. I recommend providing a wrench or installing a seismic automatic shut off valve for emergencies.



914 VALVES & CONNECTORS

At the right side of the building is a gas supply pipe with a shutoff valve for two gas supply pipes.

[FE] One of the gas supply pipes apparently is the supply for the BBQ. The other pipe supply is unknown. The pipes are a bit rusty.

The pipes have union connectors with the shutoff valve before the unions. During seismic movement the unions could become loose and leak gas. A wrench should be placed adjacent to the valve to shutoff if a gas leak is evident.



915 FUEL-GAS PIPING

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

[SC] The spa heater gas supply pipe at the right side of the building is lacking adequate corrosion protection. The pipe in the soil is rusted.

[SC] The spa gas supply pipe has a union connector with out a shut-off valve. A valve should be installed before the union pipe connector.



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

916 INSPECTOR RECOMMENDS

I recommend a qualified licensed plumbing contractor /specialist evaluate the added exterior gas supply pipes and make the required corrections for safety.

WATER HEATER(S)

WATER HEATER INFORMATION

1001

LOCATION(S) The 50 gallon 10 year old natural gas water heater tank is located in the garage.

WATER HEATER CONDITIONS

1008 TANK(S) CONDITIONS

The water heater tank was functional.

The tank is approaching the end of its life expectancy.

1009 WATER SUPPLY / CONNECTORS

The shutoff valve and water supply connectors appeared functional. Valves are not tested /turned to prevent possible leaking.

I recommend insulating the exposed water piping /connectors to minimize heat loss.

1010 TANK VENTING SYSTEM(S)

The vent connector is intact and secured with a screw at the flue, with exceptions:

[FE] The connector appears to only be secured with one screw and does not enter the flue properly.

[FE] The water heater gas vent flue is in contact with the sheetrock /drywall. This condition is considered to be improper due to the paper faced sheetrock.

[FE] The gas vent flue is not visible past the sheetrock /drywall in the attic.



1012 ENERGY SOURCE(S)

The gas shutoff valve and flexible gas connector appeared functional.

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

[CR] The temperature /pressure relief valve discharge line is a material that is not rated for this application, [flex copper]. I recommend installing an approved discharge line material.



1014 SEISMIC SAFETY STRAPS

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

1015 CONTROL(S)

The temperature control is set in the "normal range" and the water at the faucets is warm/hot.

1017 PLATFORM

The water heater ignition source/pilot light is elevated 18" inches or more above the slab, and a drip /leak pan is provided.

[FE] The water heater support platform is sagging. When replacing the tank place a 3/4" thick plywood over the sagging platform wall to wall, than install the pan and tank.



HEATING & A/C SYSTEMS

HEATING UNIT(S) / FURNACE(S)

1101

DESCRIPTION

Original 100,000 btu. forced air natural gas fired furnace is located upstairs in the hall closet.

The closet door inside panel is cracked.

**1105 RETURN
AIR FILTER(S)**

The disposable filter is located at the base of the furnace.

Replace the filter with pleated type every 6 mounts.

**1106 UNIT(S)
CONDITIONS**

The furnace /burners functioned properly.

See notes below.



Furnace is on the return air plenum.

1107

THERMOSTAT(S)

The thermostat operated the furnace and A/C unit as required.

**1108 VENTING
SYSTEM(S)**

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

[FE] The gas vent flue is in contact with the sheetrock /drywall. This condition is considered to be improper due to the paper faced sheetrock.

[FE] The flue is not all visible in the attic.

1109

**COMBUSTION
AIR**

[SC] The combustion and return air sources for the furnace may be too close to each other due to suspected alterations to the furnace return air plenum.

This condition may allow for mixing between the two air sources and the distribution of potentially contaminated throughout the building.

[FE] The attic insulation is soiled above this area. The soiled insulation may be from the open wall adjacent to the furnace closet. The open wall may have gaps into the attic.



Cut open wall below furnace in return.

1111 FAN(S) / HOUSING(S)

The fan and cabinet are functional. The fan blades are a bit soiled.

1113 AIR SUPPLY PLENUM(S)

[FE] There are apparent air leaks, the fiberglass insulation on the cooling coil and supply plenum is soiled.

[FE] The air supply plenum is not visible in the attic.



1114 RETURN AIR PLENUM(S)

The return air below the furnace is not ducted. Return air is from an adjacent wall grill and interior wall cavity.

[CR] The open wall cavity is very irregular. It appears the wall below the furnace was cut open for return air from the first floor with the irregular duct below the stairs.



Wall return adjacent to the furnace closet

1115 ENERGY SOURCE CONNECTIONS

The gas shutoff valve and flexible gas connector appeared functional.

1116 COMMENTS

[FE] Below the first floor stairs on the wall is a wall grill with a plastic flexible return air duct. The stairs are a fire safety escape exit and should not have an opening below.

It is unknown if the bottom side of the stairs are sheetrocked /drywalled.

[CR] The duct is not visible at the furnace return plenum. This installation is improper.



No return air duct from below stairs.

AIR CONDITIONING UNIT(S)

1117 LOCATION(S)

The original unit is located on the right side of the building.

1120 SYSTEM TYPE(S)

"Split system" The condensing unit is at the exterior and the evaporator /cooling coil is on top of the furnace.

1122 CONDENSING UNIT(S)

The condensing unit is functional, with exceptions:

There is inadequate clearance around the condensing unit. This condition restricts the air flow and reduces the overall performance.

The rusted iron fence should be removed for maintenance to the unit coils, and air flow.

[CR] Vegetation and soil is on and around the condensing unit. This condition is conducive to deterioration of the unit and reduces the overall performance.

[CR] The unit coils and interior platform is soiled.

1124 CONDENSATE DRAIN(S)

[FE] I recommend installing a trap with the vent on the primary condensate drain line for proper operation and to guard against the introduction of contamination into the system. The manufacturers' installation instructions should be reviewed for proper installation.

[FE] The condensate drain line is not all visible, and the termination point of the drain line was not located.

[CR] The second floor cooling coil installation has no secondary condensation drain line to the exterior as required.



1125 CONDENSOR(S) ELECTRICAL

An electrical fused disconnect is present and adjacent to the condensing unit, with exception.

[SC] The electrical disconnect is located behind the unit improperly, inadequate clearance /access to the disconnect.



Electrical disconnect location.

**1126
REFRIGERANT
LINES**

[CR] The refrigerant dryer is rusted and damaged.

The line set is only visible at the cooling coil and condenser.



AIR SUPPLY SYSTEMS

**1128 DUCT
TYPE(S)**

Plastic covered and insulated flexible ducting.

**1129 DUCT
CONDITIONS**

The visible areas of the conditioned air ducts appeared functional.

**1130
REGISTERS &
GRILLS**

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

ELECTRICAL SYSTEMS

POWER COMPANY SERVICE CONDUCTORS

**1200
CONDUCTOR
SERVICE
DESCRIPTION**

Underground lateral service conductors, 120 /240 Volt.

**1201
CONDUCTOR
CONNECTION
POINT**

The underground service lateral is not visible to inspect below the power company meter enclosure.

SERVICE EQUIPMENT

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

SERVICE EQUIPMENT GROUNDING

**1206
GROUNDING &
BONDING**

The visible grounding and bonding connections are visible below the main panel and at the water pipe in the laundry room wall.

MAIN SERVICE PANEL

1208 MAIN PANEL & LOCATION

There is a common area panel in the front left exterior closet. The panel is sealed and is not inspected.

The main panel contains the unit 125 amp. main disconnect only.



SUB-PANEL(S)

1212 LOCATION The 125 amp. sub panel is located in the laundry room.

1214 DISCONNECT TYPE(S)

The sub panel has 20, 110 volt circuit breakers, and 4, 220 volt circuit breakers.



1215 SUB- PANEL

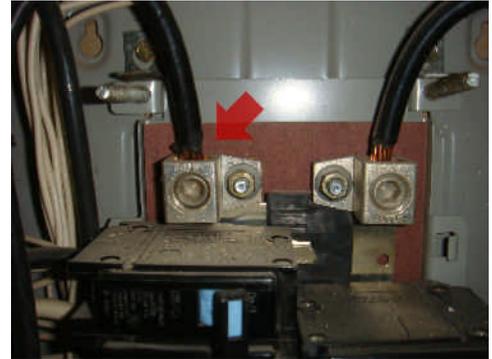
The circuit breakers in the panel are labeled. The accuracy of the labeling is not verified.



**1216
WORKMANSHIP**

The wiring within the panel appeared serviceable, with exception:

[SC] Scorched feeder conductor on the bus connection. The conductor and fastening should be evaluated.



SUB-PANEL(S)

1212 LOCATION Pool equipment area.

1213 PANEL / DISCONNECT RATING 120/240 volt, rated at 50 Amperes.

1214 DISCONNECT TYPE(S) The sub panel has 2, 110 volt circuit breakers, and 3, 220 volt circuit breakers.

1215 SUB-PANEL **[CR]** A number of breakers are not properly labeled. The circuit breakers should be accurately labeled to allow individual circuits to be shut off for maintenance or emergency needs.

[CR] Screws are missing from the front panel cover.



**1216
WORKMANSHIP**

The wiring within the panel appeared serviceable.



CIRCUIT WIRING METHODS

1219

DESCRIPTION

Feeders wires to the sub panels are copper.

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

1220 CIRCUIT WIRING

The wiring in the attic is covered with insulation and is not all visible.

[SC] Improper exposed added wiring is evident in the altered entry closet.

[CR] The exterior right side wiring junction box is loose.

RECEPTACLES & LIGHT FIXTURES

1223 DOOR

BELL

[CR] The door bell failed to function.

1224 SWITCHES

The accessible switches are functional.

1225

RECEPTACLES

The accessible receptacles were functional, with exceptions:

[CR] One family room receptacle is loose

[FE] Kitchen receptacle installation is uneven.

[CR] The exterior right receptacle cover plates is damaged.

[FE] The altered and suspected unsecured receptacles in the living room wall cabinets should be evaluated for safety.

[SC] The half bath, garage and laundry receptacles are not GFCI protected as required. This condition is a safety hazard.

1226

LUMINARIES [LIGHTS/ FIXTURES]

The luminaries [lights] are functional, with exceptions:

[CR] The second floor hall is missing one recessed fixture. Open into the attic.

[FE] The attic insulation is in contact and covering the recessed luminaries [lighting fixtures]. It is unknown if the ceiling recessed light fixtures are "IC-rated for insulation contact. I recommend the trims and bulb be removed to expose the manufactures label to determine the rating.



[FE] Some of the luminaries [light(s)] failed to function in the half bath and family room. Bulb may be out.

**1230 PADDLE
FAN(S)**

[CR] The master bedroom fan wobbles, and the left bedroom fan did not operate.

KITCHEN & LAUNDRY

KITCHEN**1300**

COUNTERTOP(S) The granite countertops are functional.

1301 CABINETS The cabinets were functional, with exception:

[CR] A few of the cabinet doors have loose hinges.

[FE] The cabinets are only secured with gun applied fasteners in place of screws.

1302 COOKTOP [CR] The gas cooktop burners functioned, with the exception of the rear left one, and its loose knob.

1303 OVEN(S) The electric oven and broiler functioned.

**1304 EXHAUST
VENT**

The exhaust fan and light functioned, with exception.

[CR] The hood damper flaps above the fan do not open properly, and the fan blade hits something.

1305

DISHWASHER(S) The dishwasher functioned through the "Normal Cycle", no evidence leakage.

**1306 FOOD
WASTE
DISPOSAL(S)**

The garbage disposal functioned, with exception.

[SC] The cord is improper, and clamp is lacking. A proper appliance cord with clamp should be installed.

[CR] The splash guard is damaged/deteriorated/missing.

**1307****REFRIGERATOR**

[FE] Refrigerators are outside the scope of the inspection and are not inspected. I recommend consulting with a specialist regarding the operation and maintenance of the unit.

1308**MICROWAVE**

The microwave oven functioned and heated a glass of water.

**1309 TRASH
COMPACTOR**

The trash compactor functioned through the "Normal Cycle"

**1316 KITCHEN
PLUMBING**

The faucet, sink and plumbing were functional.

[FE] The water filtration system is outside the scope of the inspection and was not inspected. I recommend consulting with a water conditioning specialist regarding the system operation and maintenance.

**LAUNDRY FACILITIES****1318 MACHINE
PLUMBING**

[FE] The laundry faucets were not operated, leaking can occur if operated.

I recommend connecting the washer hoses to the faucets and purging the water into a 5 gallon bucket to remove the stagnated water in the pipes before connecting the machine.

**1319 DRYER
ENERGY
SOURCE(S)**

There is both gas and 220 volt electric hookups for a dryer.

**1320 DRYER
VENT SYSTEM**

Dryer venting is provided and terminated at the exterior.

I recommend blowing the vent duct out before connecting the dryer to remove any lint that may be in the duct and hood.

You should see the vent hood and damper open at the front left of the building when blowing out or operating the dryer.

**1321 SINK &
PLUMBING**

The faucet, sink and plumbing were functional with exception.

[SC] The hot and cold water are reversed at the water supply valves below the sink and at the faucet, this condition is a scald hazard.

**1322 AREA
VENTILATION**

The exhaust fan functioned.

[CR] There was no means of ventilation for the laundry room. I recommend installing a louvered door, or keep the hall door open when operating the dryer.

**1323
COMMENTS**

[CR] The room walls are missing covers on the cable wiring box and electric bond wire inspection access. Install the covers.



BATHROOM(S)

BATHROOM(S)

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

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

[CR] Below the master basin is an abandoned supply tubing. I recommend removing the tubing and updating the corroded supply valves /stops.

[CR] The jack and jill basin drain stopper is missing.

[CR] The half bath basin faucet/spout is loose and not sealed on the counter.



**1401
COUNTERTOP(S)** The countertops are functional.

**1402
CABINET(S)** The cabinets are functional.

1403 TOILET(S) The toilets functioned.

**1404
BATHTUB(S)** The tub/shower combo and master tub were functional, with exception.

[CR] The Jack and jill tub shower diverter leaked when operating, and the stem is loose.



**1406
SHOWER(S)** The master shower was functional.

I recommend the hair be removed from the master shower drain.

1407

ENCLOSURE(S)

The enclosures are functional, with safety glass markings.

1408

VENTILATION

Mechanical exhaust fans in the three bathrooms and windows in the bathrooms, were all functional.

**1410 CEILING
HEATER(S)**

The bathrooms have central heating and A/C.

INTERIOR OF BUILDING

CEILINGS

1500

DESCRIPTION

Sheetrock /Drywall.

1501

CONDITIONS

The ceilings did not have visible defects other than loose angle tape in the center bedroom closet.

WALLS

1503

DESCRIPTION

Sheetrock /drywall.

1504

CONDITIONS

There were no visible defects evident, with exceptions.

[CR] Wall board /drywall nail heads and corner bead is visible in the stairwell.

[CR] The drain cleanout is improperly recessed in the wall below the kitchen sink.



FLOORING

1508

**DESCRIPTION /
MATERIALS**

Carpet, synthetic wood, wood and hard tile.

1509 CARPET

The carpet appeared functional.

1510

**SYNTHETIC
WOOD**

The simulated wood flooring appeared functional.

1512 WOOD

The wood flooring appeared functional.

1513 HARD TILE

[CR] There are cracked, broken, and loose floor tiles.

[FE] The floor tiles sounded hollow when walked or tapped on as if they are not

bonded to the floor. I recommend a full evaluation and/or corrections by a flooring specialist.

FRONT ENTRY DOOR

1516
DESCRIPTION The panel door was functional.

INTERIOR DOORS

1520 DOOR
CONDITIONS The doors were functional, with exception:

[CR] The kitchen pocket door is difficult to operate, and the handle is not secured properly.

1521 CLOSETS The closets were functional, with exception.

[CR] The center bedroom mirrored door is loose in its frame. I recommend all the mirrored doors be evaluated.

STAIRS & RAILS

1524
STAIRWELL(S) The stairs are functional.

1525
HANDRAIL(S) The handrail(s) are functional.

1526
GUARDRAIL(S) [SC] The guardrails installed have wide spaces. I recommend additional measures be taken for child safety.

SMOKE ALARMS

1529
LOCATIONS upper and lower hallways, and master bedroom only.

[RU] I recommend upgrading to the current building standards and installing smoke detectors in each of the sleeping rooms and areas adjacent to them and in all other locations recommended by the smoke detector manufacturers installation instructions.

1530 SMOKE
ALARM(S) Testing of smoke detectors is not included in this inspection. Pushing the "test" button only verifies that there is power at the detector, either a battery or wired to the house wiring and not the operational workings of the detector. The operational check is done by filling the sensor with smoke, which is beyond the scope of this inspection. Battery operated smoke alarms should be checked on a routine basis and the batteries should be changed frequently.

1531
INSPECTOR
RECOMMENDS I recommend installing Carbon Monoxide detectors with the manufactures installation instructions for health and safety.

POOLS & SPAS

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

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

TYPE OF POOL / SPA

1602 VESSEL

TYPE In-ground installation, pool /spa combination utilizing the same equipment.

SAFETY ENCLOSURE & GATES

1606

ENCLOSURE [SC] The right gate drags on the grade and does not self close /latch as required. This condition should be corrected for child safety.

[SC] Alarms are not provided on the house doors /access points to the pool/spa area. Alarms are a child safety feature that warn you when the doors that access the pool/ spa area are opened. I recommend alarms be installed for child safety.

HARDSCAPING & DRAINAGE

1608 DECKING The pool/spa decking was functional.

1609 COPING The pool/spa coping was functional.

1610 DRAINAGE [FE] The pool/spa deck drain was not tested.

POOL /SPA CONDITIONS

1619 VESSEL [FE] The vessel surface is not all visible.



1620

WATERLINE TILES

The waterline tiles appeared functional.

1621

SKIMMER(S)

The skimmer and basket appeared functional.

1622 SPA LUMINAIRE(S) [LIGHT(S)]

The pool/spa luminaire(s) [light(s)] functioned during the inspection.

The GFCI protection device for the pool/spa luminaire [light] functioned/tripped when the test button was operated. I recommend testing the device at each use.



Panel, GFCI location, and timers.

1623 SPA DRAIN(S)

[FE] Not visible due to black bottom.

1624 WATER JETS

Water flow was noted at the jets at the shallow end only.

1625 SPA CONTROLS

The controls were functional.

PUMP(S) & ELECTRICAL EQUIPMENT

1636 FILTER PUMP

The pump/motor functioned.

1637 BOOSTER PUMP

The pump/motor functioned for the jets.

1641 WATER FILTER(S)

[CR] The Diatomaceous earth filter is leaning. The platform has settled.

[FE] The filter should be opened and the grids inspected.



1642 PRESSURE GAUGE

[CR] The gauge indicated a high pressure at 25psi. This condition may indicate that the filter needs to be cleaned. I recommend cleaning/replacing the filter and operating the system to determine what the clean system pressure is. This pressure reading can be used to determine when the filter needs to be cleaned.

1643 VISIBLE PIPING

The plastic PVC visible piping, valves and connections appeared functional.

**1644 HEATER**

The 10 year old 400,000 btu. heater functioned, with exceptions.

[FE] The heater and vent should be cleaned before using.

1645 EQUIP. BONDING

The equipment /components within 5 feet of the pool/spa appeared to be bonded, with exceptions.

[SC] One pool pump bond wire broke off, the A/C condenser and metal fence within 5 feet of the pool/spa should be bonded.

EXCLUDED BY THE STANDARDS OF PRACTICE**1652 CHLORINATOR**

These units /systems are outside the scope of the inspection and are not inspected. I recommend a full evaluation by a specialist.

