

Pre-purchase Home Inspection Report

Exclusively for: My Client

Sample of a 21 year old 2,000 square foot house



Prepared by:

California Real Estate Inspection Association Master Inspector

Steve Garcia Inspections

Building Inspections Since 1986

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(714) 264-5071

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

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

Some features are not inspected. For instance: Sewer drainage, which can become blocked without warning; timer controlled devices; thermostats and similar control devices are not checked for calibration; security systems; elevators; and personal property such as refrigerators and drapes. I cannot judge what I cannot see, such as conditions hidden within walls, beneath rugs, or deliberately masked. I do not dismantle, turn on gas service to appliances, nor venture into or onto areas, which in my judgment may be hazardous. 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
 Plumbing Inspection
 Electrical Inspection
 California Energy Codes
 Uniform Building Codes
 Construction Inspection

Certification in:

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

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, H.B. CA. 92649-3367.

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

FURTHER

EVALUATION

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

CORRECTIONS

RECOMMENDED

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

RECOMMENDED

UPGRADE

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

INSPECTION INFORMATION

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

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

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

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

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

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

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

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

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

CLIENT & SITE INFORMATION

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

File # 260610

Date of inspection: June 27, 2010

Time of inspection: 11:00 AM - 4:00 PM.

CLIENT'S NAME Smart buyer.

INSPECTION

ADDRESS Sunny, CA.

WEATHER/SOIL Weather conditions during the inspection: clear, 78-80 degrees, and the ground was dry with the exception of the front right excessive sprinkler watering.

BUILDING CHARACTERISTICS

MAIN ENTRY Faces: Northeast.

DESCRIPTION 21 year old, 2 story, single-family residence.

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

UTILITIES

All three utilities were on during the inspection.

OTHER INFORMATION

PEOPLE PRESENT People present: home owner, buyer's agent and client with boyfriend.

BUILDING OCCUPIED The building was occupied and access to some items such as; electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors were restricted by furniture or personal belongings. I recommend inspecting in closets, cabinets, blocked walls, floors, windows, receptacles and behind appliances when vacant.

INSPECTED BY Steven William Garcia.

COMMENTS Where noted, material defect(s) in the systems, structures, or components of the building are preceded by condition codes i.e. [SC], [FE], [CR] and [RU]. Each code is defined in the Condition Code section of page 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 buildings front

door.

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

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

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

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

[NOTE] The interior of the building has been recently painted. Painting could cover moisture intrusion stains. The home owner was asked if any stains were covered up. The owner stated only the master bedroom had moisture damage to the ceiling and connecting wall. The wall paint in the bedroom appears to have been sprayed leaving uneven coverage streaks. All documentation/receipts regarding the corrections should be made available to you.

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

SITE & HARDSCAPE

SITE, HARDSCAPE & COMPONENTS

200 SITE GRADING

Description: Near level, stair stepped site, with a moderate to steep slope at the right side of the site.

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

[CR] The left and right sides of the house grade has been dug up from the home owners dog. The grade is uneven and should be corrected /backfilled to provide proper surface water runoff to the street.



[RU] The rear planter at the house foundation is lacking a surface drain. I recommend filling in the planter with concrete to prevent puddling water adjacent to the foundation.

[FE] I recommend the right side of the site past the fence be evaluated by the city / authority of jurisdiction for erosion control and removing the debris from the concrete drainage ditch.

Inspector Recommends: The site be checked during and after a heavy rain (real or man-made).

201 SITE DRAINAGE

Description: Grade /surface water runoff and underground drains.

[CR] The home owner stated a drain system is provided at the rear of the rear patio slab. The drains were not visible. The drains may be covered with debris /soil.

The drains would be ineffective during rains. I recommend all debris be removed rather than flushed through the piping if possible and all drains should be cleaned on a regular basis.



The right side slab drain is visible, and the drain termination is visible at the front yard.

[FE] The drain termination is irregularly placed before the the city sidewalk. The termination point could cause a slip and fall hazard. Soil debris is evident on the side walk.

[RU] Roof gutters and downspouts are not provided to control roof water runoff. I recommend installing roof gutters and downspouts routed away from the house and directed to the street or into a drainage system.

202 DRIVEWAY / PARKING

Description: Concrete. The driveway is functional.

203 WALKWAY(S)

Description: Concrete. The walkways are functional.

204 MAIN ENTRY

Description: concrete.

The entry/porch is functional, with a crack that has been sealed without grinding the sealant level with the concrete surface.

205 PATIO(S)

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

214 FENCES & GATE(S)

Description: Metal iron fencing and wood gates. Sections of the yard fencing is covered with vegetation and was not visible.

[FE] The yard fencing appeared functional, with signs of aging and wear present. Maintenance is recommended to minimize damage and extend the service life.

I recommend the soil and foliage be seperated from the fence to prevent moisture damage to the base, and reduce the weight on the fence posts.

of the fence, and expose the iron for maintenance and reduce the weight placed onto the supporting fence posts.

[CR] The gates require adjustment and repairs to restore proper closing and latching operation.

216
LANDSCAPING Vegetation is not in impairing the building.

[CR] The yard sprinkler time may be excessive at the front right of the garage. Puddling water is evident.

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

BUILDING ENVELOPE & COMPONENTS

BUILDING WALLS & SIDINGS

310
DESCRIPTION Stucco and composite siding.

312 STUCCO
SIDING The stucco siding appeared functional, with some cracks.

315
MANUFACTURED
SIDING The manufactured siding appeared functional, with exceptions.

[CR] There are overdriven fasteners /nail heads, and small holes in the siding. These conditions are conducive to moisture intrusion and deterioration. I recommend the voids and gaps be caulked, sealed and painted.

TRIM & EAVES

323 TRIM &
MOULDINGS The visible exterior trim materials appeared functional.

324 EAVES /
SOFFITS The visible eave and soffit materials appeared functional.

325 FASCIAS The visible fascia materials appeared functional.

WINDOWS & DOORS

326 EXTERIOR
WINDOWS
CONDITIONS **Description:** single pane, aluminum, sliding, and fixed windows.

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

[CR] There are damaged/missing window screens. I recommend they be repaired or replaced as needed.

327 INTERIOR
WINDOWS
OPERATION The accessible windows were functional, with exception.

[CR] The kitchen window is difficult to open/close. I recommend the rollers be evaluated and repaired.

328 EXTERIOR DOOR(S) CONDITIONS & OPERATION

Description: Original metal /aluminum sliding glass door, and updated dual pane vinyl french doors.

The sliding glass door is functional, with exception.

[CR] The slider glass is separated from the frame on one side.

The french doors are functional with exceptions.

[CR] The door rubs, and the top hinge is loose.

[CR] There is moisture stains at the base of the interior left casing. The exterior of the door does not slope properly to shed water off. See interior page picture.

I recommend that the door manufacture be contacted to evaluate this condition. And the installation instructions be reviewed for proper installation and maintenance.



GARAGE(S)

GARAGE

400 INFORMATION

The interior of the garage slab and walls are blocked with personal belongings and/or cabinets /wall coverings.

[FE] The garage interior should be inspected when the personal belongings are removed, and vacant.

403 INTERIOR / WALLS

Materials: Sheetrock /drywall.

[FE] There is moisture stains on the wall and platform at the back side of the water heater.



404 INTERIOR CONDITIONS

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

Moisture stains are evident on the ceiling at the front left area below the roof to wall intersection.

Above this area at the roof to wall intersection updated wall flashing is evident.

[CR] At the furnace platform the wall is moisture stained and damaged. The damaged wall board should be repaired.



405 FIRE-RESISTIVE WALLS / SEPARATION

[SC] There is damaged/missing sections of fire separation wall /ceiling between the garage and joining living space at the furnace supply air plenum, water heater pipes and the wall taping is not sealed properly at areas.



406 CONCRETE SLAB

The visible areas of the garage slab is functional, with patched cracks present.

The patching material was not grinded flush with the slab.

407 VENTILATION

Vents are provided at the right side wall.

[CR] One vent screen has a hole.

408 OVERHEAD DOOR(S)

Description: Metal sectional door with added foam insulation. The insulation was not glued on and is separating at sections.

The garage door was functional, with exceptions.

The door is lacking interior manual operating lifting /closing handle.

[CR] The garage door is bent at the bottom, and the bottom sill is loose.

409 AUTOMATIC DOOR OPENER(S)

The automatic car door opener was functional, with exceptions.

[SC] The auto-reverse safety system failed to function. The door did not reverse when it hit an object in its path while closing. Adjustment should be made to the auto-reverse

sensitivity force-setting for safety.

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

410 INTERIOR FIRE-RESISTIVE DOOR

Description: Solid-core door.

The door between the garage and living space is a 1 3/8" solid core fire-resistive door, and was self-closing & latching.

411 EXTERIOR PEDESTRIAN DOOR

Description: Updated metal energy efficient door with a window. The door was functional.

ROOF SYSTEMS

DESCRIPTION

501 INSPECTION METHOD

I walked on the roof and viewed the accessible roofing components.



Debris over the garage & broken tile edge.

502 ROOF COVERING(S)

Concrete tile.

The home owner stated the original S-tile roofing material was replaced with the present tile roof, due to leaking into the master bedroom.

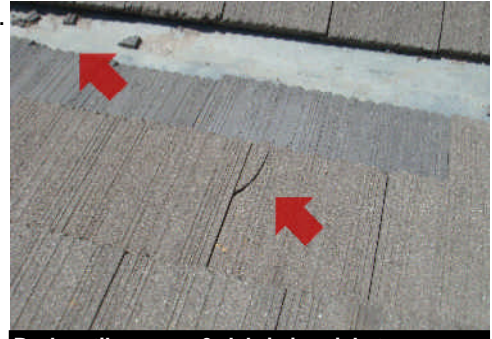
[FE] The garage tiles may have been installed without proper lap.



Suspect over exposed tiles over garage.

504 INSPECTOR NOTES

Remove all the debris from the roofing system.



Broken tile corner & debris in cricket.

ROOFING MATERIALS

509 CONCRETE TILES

The visible areas of the roof surface appeared functional, with exceptions.

[CR] There is a broken tile at the upper center area, and a couple tile edges are broken off.

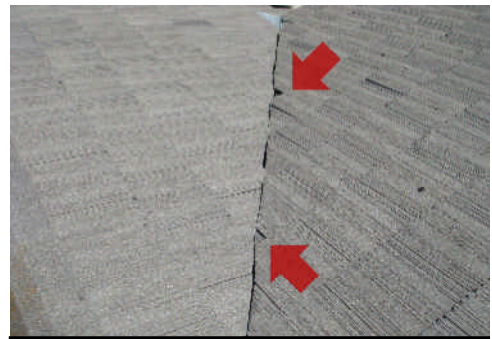
[CR] There is small cut tiles tiles in the closed valleys. This improper tile installation could cause the valley water runoff to be diverted laterally.



Rake tile blocking valley water runoff.

516 COMMENTS

I recommend the valleys small cut tiles be removed and the tiles be opened cut back.



Closed valleys with small cut tiles.

FLASHINGS

517

DESCRIPTION

Metal flashings at valleys, wall pan /channel flashings and penetrations.

[CR] The debris in the two cricket valley flashings should be removed, and the tiles in the valleys should be cut back for water runoff.



Tile blocking water runoff.

518 FLASHINGS

[CR] The upper cricket valley flashing seam sealant is dried and deteriorated.



519 INSPECTOR RECOMMENDS

Second picture of #517.

[CR] The front left valley cricket tiles are improperly in the valley, the valley has built-up mastic /tar holding back debris, and the end of the flashing is lifted a bit.



PENETRATIONS & VENT PIPES

520

PENETRATIONS

The visible roof penetrations appeared functional.

521 FLUE PIPE(S)

The exhaust flue pipes and weather caps are functional, with exception.

[CR] The furnace flue is missing a collar.



522 COMMENTS

[CR] The roof to wall felt undrelayment has a hole below the apron flashing above the garage.



ROOF DRAINAGE

525 GUTTERS

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

ATTIC(S)

ACCESS OPENING(S) & ACCESSIBILITY

600 ATTIC OPENING(S)

Access: 2, hatch in the ceilings are located in master bathroom closet and front bedroom closet.

601 ATTIC ACCESS(S)

The attic space is restricted by framing, ducting, and vaulted ceilings. The attic space is limited.

602 COMMENTS Over the master bedroom is evidence of painting on the underside of the roof deck sheathing. This is the area the home owner stated water damaged was repaired.



FRAMING

603 DESCRIPTION Manufactured-Truss framing system.

606 TRUSS FRAMING SYSTEM The visible areas of the attic truss framing system appeared functional.

607 ROOF DECK SHEATHING The visible areas of the roof sheathing appeared functional.

[FE] Moisture stains are evident on the underside of the visible plywood sheathing above the master closet.



612 COMMENTS The personal items should be removed from the attic space adjacent to the front attic access.



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 fiberglass batts, approximate thickness in inches: 9.

618 INSULATION The visible attic insulation appeared functional.

619 COMMENTS [CR] The insulation and duct is not properly separated from the recessed luminaries [lighting fixtures].

[FE] It appears the that the ceiling recessed light fixtures are not "IC-rated for insulation contact. I recommend the trims and bulb be removed to expose the manufactures label to determine the rating.



3" of seperation is required if Non IC.

FIREPLACES & CHIMNEYS

FIREPLACE(S)

700 LOCATION(S) living room.

701 UNIT TYPE(S) manufactured 0-clearance fireplace.

702 FUEL TYPE(S) gas and/or wood burning.

705 FIREBOX(S) The fireplace appeared functional, with common signs of aging, and slight cracks at the rear firebox plate.

[SC] The gas pipe is not sealed at the wall where it entered the firebox. The pipe should be sealed around with the proper material.



Seal around the gas pipe.

706 DAMPERS

[SC] When a gas appliance or log set is installed in the fireplace. The flue damper needs to be blocked/clamped in the open position to prevent products of combustion from spilling out into the room.

[FE] The flue is soiled, has staining and suspect corrosion.



**707 HEARTH
EXTENSION(S)**

The hearth extension is in place as required.

CHIMNEY(S)

711 CHIMNEY(S) Materials: stucco chimney with a metal flue.

[FE] The dish fasteners are not sealed to the stucco wall.



**712 SPARK
ARRESTOR(S)**

[FE] There is no visible spark arrester from my view point on the roof.

[FE] The chase cap does not slope properly for water runoff. No visible damage at this time.

I recommend painting the metal cap completely.



713 COMMENTS [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 reaches of a flue are inaccessible. A qualified fireplace specialist will remove the flue cap and use a specialized video camera as needed to evaluate the flue.



FOUNDATION & SUB-STRUCTURE

FOUNDATION & SUPPORT COMPONENTS

801 FOUNDATION TYPE(S) Concrete slab on grade.

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 ANCHORING & CRIPPLE WALL BRACING

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 Older /original main water shutoff valves are not shutoff to test, to prevent the valve from breaking or leaking.

[RU] I recommend replacing the main water supply valve with a 1/4 turn ball valve.

[CR] The sprinkler water supply adjacent to the main water valve is lacking a shutoff valve as required.



901 MAIN WATER SERVICE

LINE Materials: 1" Copper piping. The main line is only visible below the main water supply shutoff valve.

An operational 1/4 turn ball valve is provided at the water meter.

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 pipe in the wall or excessive water pressure.

The static water pressure was measured at an exterior hose faucet and was 74 PSI. This condition can be conducive to plumbing leaks (pipes and faucets). I recommend adjusting or replacing the pressure regulator to limit the water pressure to or below 60 PSI, or appliance design limits.

906 HOSE FAUCETS The accessible hose faucets were functional, with exceptions.

[CR] The hose faucet at the left side of the garage has damaged threads, replace.

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

WASTE, DRAIN & VENT PIPING

908 UNDERGROUND / FLOOR DRAIN PIPING DESCRIPTION Materials: ABS black plastic piping, where visible.

909 DRAIN PIPING CONDITIONS [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.

The home owner stated the main drain /sewer line has never had to be cleaned.

910 UNDER SINK /BASIN DRAIN PIPES The visible drain pipes were functional.

911 DRAIN & WASTE VENT PIPING The visible areas of the vent pipes appeared functional.

FUEL SYSTEMS

913 GAS METER & SHUTOFF LOCATION

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

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



914 VALVES & CONNECTORS

The original appliance valves and connectors were serviceable.

915 FUEL GAS PIPING

The visible areas of the gas piping appeared functional.

917 COMMENTS

[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.

FUNCTIONAL FLOW & FUNCTIONAL DRAINAGE

918 FUNCTIONAL FLOW

A number of fixtures were operated simultaneously with a functional water flow.

919 FUNCTIONAL DRAINAGE

A number of drains were emptied simultaneously and were functional.

WATER HEATERS

WATER HEATER INFORMATION

1001

LOCATION(S) The 50 gallon 21 year old natural gas water heater tank is located in the garage.

WATER HEATER CONDITIONS

1008 TANK(S) CONDITIONS

[RU] The tank is approaching /at the end of its life expectancy.

1009 WATER SUPPLY CONNECTIONS

[CR] The water supply connectors appeared functional. I recommend insulating the exposed water piping to minimize heat loss.

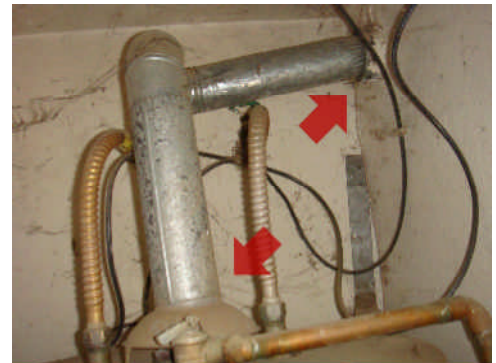
[RU] The water shutoff valve has slight corrosion. Replace when updating the tank.

[CR] Low voltage cable wiring is improperly connected to the tank pipes, and too close to the vent connector.



1010 TANK VENTING SYSTEM(S)

[CR] The flue vent pipe connector is not properly secured at the connections.



1012 ENERGY SOURCE(S)

The gas shutoff valve and flexible gas connector appeared functional.



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

A temperature & pressure relief valve and discharge line are installed. The discharge line extended to the exterior and terminated close to the ground facing downward.

1014 SEISMIC SAFETY STRAPS

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

1015 CONTROL(S)

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

**1017
PLATFORM**

[CR] The water heater support platform is sagging, and the tank legs are causing damage to the platform.

[FE] Past moisture is evident on the platform, adjacent walls and tank legs.

**1020
COMMENTS**

There was no drip pan and drain line under the water heater to catch and divert any dripping water to the exterior or slab. I recommend a pan and drain line be installed for water heaters located on wood framed platforms with wall board.

HEATING & A/C SYSTEMS

HEATING UNIT(S) / FURNACE(S)**1100****LOCATION(S)**

The unit is located in the garage.

1101**DESCRIPTION**

Original forced air 80,000 btu. natural gas fired furnace.

**1105 RETURN
AIR FILTER(S)**

[RU] The disposable filter below the furnace should be removed, and a filter /grill be installed at the hall wall return.

Replace the filter with pleated type every 6 mounts.

**1106 UNIT(S)
CONDITIONS**

[CR] The furnace burners failed to start up properly /in a timely manner. The electronic igniter kept firing.

[CR] The unit top cover does not fit properly.

1107**THERMOSTAT(S)**

The thermostats operated the furnace and A/C units as required.

**1108 VENTING
SYSTEM(S)**

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

[CR] I recommend replacing the single wall vent connector with a double wall B-vent as required in non-conditioned areas.

[FE] The furnace and water heater vent flues are in contact with the sheetrock /drywall.



1110 BURNER(S)

The burner flames appeared typical for this type of unit.

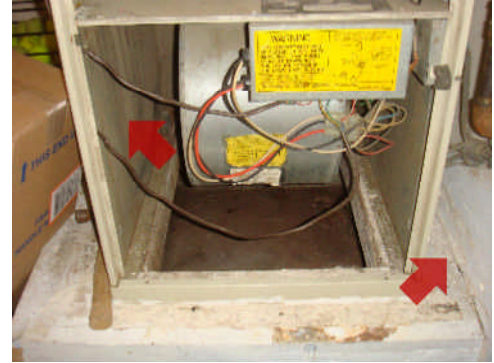
1111 FAN(S) / HOUSING(S)

The fan and cabinet are functional.

[FE] Stains are evident in the fan cabinet and adjacent wall. The A/C coil above could have leaked down into the furnace and onto the platform and wall.

The home owner should be consulted as to this condition.

The low voltage wiring is lacking bushings. Tape and seal all gaps and the fan cover.



1112 HEAT EXCHANGER(S)

Heat exchangers are not visible to inspect, and not in the scope of the inspection.

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

1113 AIR SUPPLY PLENUM(S)

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

1114 RETURN AIR PLENUM(S)

The return air ducting appeared functional, with exception.

[CR] The return air plenum and duct is soiled. I recommend cleaning the area below the furnace and duct of all dirt and debris.



1115 ENERGY SOURCE CONNECTIONS

The gas shutoff valve and flexible gas connector appeared functional, with exception.

[FE] The gas line is not hard piped to the exterior of the furnace housing.

AIR CONDITIONING UNIT(S)

1117

LOCATION(S)

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



Unit manufactures label.

1120 SYSTEM TYPE(S)

"Split system" The condensing unit is at the exterior and the evaporator /cooling coil is connected to the furnace.

1122 CONDENSING UNIT(S)

The condensing unit is functional, with exceptions.

[CR] The condensing unit is not level, or secured.

I recommend cleaning /hosing off the coils when the unit is off.



1124 CONDENSATE DRAIN(S)

The visible areas of the condensate drain line appeared functional, with exception.

[FE] A trap is lacking on the primary condensate drain line. Traps and vents are required by various manufacturers but not all.

I recommend the manufactures installation instructions be reviewed for proper installation.

[RU] The cooling coil is lacking a secondary condensation drain line.



**1125
ELECTRICAL**

[SC] There is no bushing in the electrical disconnect to protect the entrance wires.

[CR] The stranded wires have been installed in an un-workman like manner.

[SC] The unit disconnect fuses and main panel circuit breaker have a higher amperage rating than specified for on the condensing unit ID tag.

[SC] The protective "dead front" cover is missing from the panel. This is a contact hazard.



AIR SUPPLY SYSTEMS

**1128 DUCT
TYPE(S)**

Fiberglass flex ducts.

**1129 DUCT
CONDITIONS**

The visible areas of the conditioned air ducts were functional.

**1130
REGISTERS &
GRILLS**

There was air supply from the wall /ceiling 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.

SERVICE EQUIPMENT

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

SERVICE EQUIPMENT AND GROUNDING

**1205
GROUNDING**

After the personal belongings are moved from the garage the rebar ground access cover could be removed and the ground wire attachment checked.

**1206
GROUNDING &
BONDING**

The visible bonding connections appeared functional.

MAIN SERVICE /PANEL

1208 LOCATION OF MAIN PANEL

The 100 amp. panel is located at the right side of the garage.

1209 MAIN DISCONNECT & CIRCUITS

The main panel has 17, 110 volt circuit breakers, and 2, 220 volt circuit breakers.

1210 MAIN PANEL

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



1211 WORKMANSHIP

The wiring within the panel appeared functional, with exception.

[SC] Breaker amperage exceeds wire capacity at one of the circuits.

CIRCUIT WIRING METHODS

1219 DESCRIPTION

Branch wiring is copper 110 volt wiring and aluminum 220 volt wiring.

Wiring type is non-metallic sheathed cable and conduit.

1220 CIRCUIT WIRING

The visible areas of the branch circuit wiring appeared functional.

[FE] The added wiring /circuit in the garage adjacent to the electric panel should be evaluated when vacant.

RECEPTACLES & LIGHT FIXTURES

1224 SWITCHES The accessible switches are functional.

1225

RECEPTACLE(S) The accessible receptacles are functional and GFCI protected where required, with exception.

[FE] A few of the receptacles are found to have weak contacts that did not hold a plug with a tight connection

[CR] One dining receptacles is loose in the box.

[SC] Receptacle cover plates are damaged/missing at the exterior patio.

1226 LUMINARIES [LIGHT(S)]

FIXTURE(S)] The luminaries [lights] are functional, with exception.

[CR] Exterior luminaries [light fixtures] are loose at the rear. The fixtures should be secured and sealed to the wall.

1302 PADDLE FAN(S)

[CR] The dining ceiling fan wobbled.

KITCHEN & LAUNDRY

KITCHEN

1300

COUNTERTOP(S) Description: Tile counter tops.

The countertops are functional, with slight cracks and chipped tiles.

1301 CABINETS

Description: The wood cabinets are functional.

[FE] The cabinet below the sink is worn.



1302 COOKTOP Freestanding gas range was operational.

1303 OVEN(S) The boiler tray is missing.

1304 EXHAUST VENT

The exhaust vent fan built into the microwave functioned, with exceptions.

[CR] The duct connector is separated at the wall exhaust duct.

[CR] The exhaust vent screen is damaged and opened improperly.



1305

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

1306 FOOD WASTE DISPOSAL(S)

The garbage disposal functioned.

1308

MICROWAVE

The microwave oven functioned and heated a glass of water.

**1316 KITCHEN
PLUMBING**

The faucet, sink and plumbing were functional.

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

[CR] The laundry faucets are corroded. I recommend the faucets be replaced with 1/4 turn ball valves, to shutoff the water off after washing, to prevent the hoses from breakage and water damage.

**1319 DRYER
ENERGY
SOURCE(S)**

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

[RU] The gas valve points towards the machine, and the gas flex connector is close to or in contact with the machine. I recommend replacing the valve with a valve that points the flex connector to the side of the dryer.

**1320 DRYER
VENT SYSTEM**

Dryer venting is provided and terminated at the exterior, with exception.

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

**1322 AREA
VENTILATION**

The exhaust fan functioned. The fan is soiled, recommend cleaning.

[CR] There are no combustion air vents in the door. When the door is closed limited combustion air to the gas dryer and may cause the unit to not function as designed or overheat.

Keep the door open when operating the dryer, or replace with a louvered door.

The room does not have central heating and A/C.

BATHROOMS

BATHROOMS

1400 BASIN(S) & FAUCET(S)

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

[CR] The stopper mechanism is defective/missing parts the second floor bathrooms.

1401

COUNTERTOP(S)

The countertop(s) are functional, with exceptions.

[FE] The second floor bathrooms grout is irregular, uneven and not cleaned.

The half bath counter /sink is lacking caulking at the backside.

1402

CABINET(S)

The cabinets were functional.

1403 TOILET(S)

The toilets functioned.

1404

BATHTUB(S)

The tub shower combos were functional, with exceptions.

[SC] The hot and cold water are reversed at the faucets, this condition is a scald hazard.

[CR] The hall tub spout is secured and sealed to the shower wall.

1406

SHOWER(S)

The showers were functional, with exceptions.

[FE] The shower wall grout is uneven and irregular.

[CR] The hall bath shower window ledge tiles are loose and separating.



1407

ENCLOSURE(S)

Shower glass doors are not provided.

1408

VENTILATION

The half bath ventilation fan and second floor bathroom windows were functional.

1409 WALL HEATER(S)

The second floor bathrooms have central heating and A/C supply registers.

**1411
COMMENTS**

Horizontal seats or ledges in shower areas tend to hold water and are prone to leakage. The seat should be wiped dry after use as a precaution against moisture intrusion into concealed spaces.



INTERIOR OF BUILDING

CEILING

**1500
DESCRIPTION** Sheetrock /Drywall.

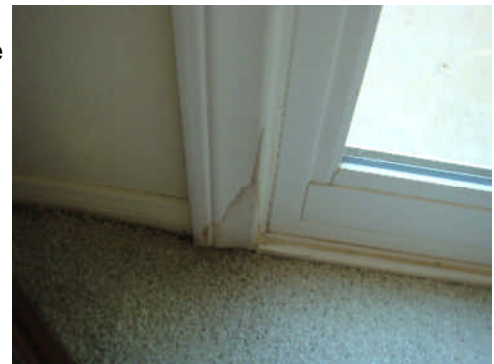
**1501
CONDITIONS** The ceilings did not have visible defects other than, some slight cracks evident, with exception noted.

[CR] Paint is chipping /peeling in the second floor hall bathroom above the shower.

WALLS

**1503
DESCRIPTION** Sheetrock/drywall.

**1504
CONDITIONS** The walls did not have visible defects other than, some slight cracks evident, and moisture stain at the dining exterior door casing.



CABINETS

**1506
CABINET(S) /
CONDITIONS** The hall cabinets are functional.

FLOORING

**1508
DESCRIPTION /
MATERIALS** Carpet and hard tile.

1509 CARPET The visible areas of the carpet appeared functional, with common signs of aging and wear.

1513 HARD TILE The visible areas of the tile flooring appeared functional.

FRONT ENTRY DOOR

**1517
CONDITIONS** The panel door was functional.

INTERIOR DOORS

**1520 DOOR
CONDITIONS** The doors were functional, with exception noted.

[CR] The entry /hall door rubbed the jamb. The top hinge is loose.

STAIRS & RAILS

**1524
STAIRWELL(S)** The wood framed stairs are functional.

**1525
HANDRAIL(S)** The handrails are functional.

**1526
GUARDRAIL(S)** [SC] The guardrails installed have wider spaces than current standards. I recommend additional measures be taken for child safety.

SMOKE ALARMS

**1529
LOCATIONS** Second floor hallway only.

[RU] I recommend installing additional smoke detectors as required today.

**1530 SMOKE
ALARM(S)** Testing of smoke detectors is not included in this inspection. Pushing the "test" button only verifies that there is power at the detector, either a battery or wired to the house wiring and not the operational workings of the detector. The operational check is done by filling the sensor with smoke and is beyond the scope of this inspection.

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