

Pre-purchase Town Home Inspection Report

Exclusively for: John Smith

Long Beach, CA. 90803



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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REPORTS DEFITIONS & SCOPE

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. **CREIA** requires its members to meet and adhere to all membership standards set forth in their standards of practice, they mandate a strict code of ethics and they require continual education in the property inspection profession.

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

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

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

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

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

I provide for my clients

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

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

Certification in:

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

This report was prepared for the 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 PO Box 6457 H.B. CA. 92615-6457. Copyright 2010 All Rights Reserved. Steve Garcia Inspections (714) 264-5071

Membership in:

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

Over 30 years Experience in:

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

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

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

CODE DEFINITIONS

SAFETY CONCERNS

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

FURTHER EVALUATION

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

CORRECTIONS RECOMMENDED

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

RECOMMENDED UPGRADE

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

INSPECTION INFORMATION

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

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

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

Should repairs be necessary I suggest they be performed by an appropriate specialist in the appropriate trade and that all work complies with applicable laws, including governmental permits, inspections, and approval requirements.

Buyer should obtain from Seller receipts for repairs performed by others, a written statement indicating the date and details of repairs performed by seller, and obtain the copies of receipts and statements from the Seller prior to final verification of condition.

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 Seller's evacuation of the building. Should any "condition" be revealed that was not addressed within this report prior to, or after the close of this transaction, please contact 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 Preliminary report prior to specialists evaluation /documentation.
File # 150410
Date: April 15, 2010
Time: 10:00 AM - 2:30 PM.

CLIENT'S NAME John Smith.

LOCATION Long Beach, CA. 90803.

WEATHER/SOIL Weather conditions during the inspection: clear, 65-70 degrees, and the ground was moist to dry.

BUILDING CHARACTERISTICS

MAIN ENTRY Faces: Southeast.

DESCRIPTION 27 year old 2 story, town home.

TYPE OF STRUCTURE Wood frame building, with wood siding exterior walls, slab on grade.

UTILITIES

All three utilities were on during the inspection.

OTHER INFORMATION

PEOPLE PRESENT People present: buyers agent present for the duration of the inspection.
Clients present at the start of the inspection and present at the end of the inspection.
listing agent stopped by and left.
Tenants son was present at the start of the inspection only.

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.

INTRODUCTORY NOTES**IMPORTANT INFORMATION**

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

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

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

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

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

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

[NOTE] Further evaluations and all corrections are recommended to be completed by the appropriate specialist in the appropriate trades using approved methods, 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: Landscaping.

[CR] Present standards require a minimum of 4 inches clearance between the soil and any wood/metal construction. I recommend maintaining this clearance as much as is practical without creating a negative slope towards the foundation at the entry /garage.

[FE] The rear of the building is covered by the composite deck, the grade slope could not be determined.

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

201 SITE DRAINAGE

[FE] There is no visible underground drainage system for this property. I recommend the site be evaluated during heavy rains to determine if a drainage plan is needed.

202 DRIVEWAY(S)

Description: Brick. The driveway was functional.



203 WALKWAY(S)

Description: Concrete. The walkway was functional.

207 WOOD DECK(S)

[FE] The updated composite deck has been placed on grade, and is in contact with concrete and soil. This condition is conducive to moisture damage and deterioration.

I recommend the deck manufactures installations instructions should be reviewed for proper installation and maintenance.

212 GUTTERS

Description: Metal. The visible areas of the roof drainage system appeared functional, with exceptions noted.

[CR] The front gutter screen is blocking debris which restricts proper roof drainage. I recommend removing the debris for proper roof water runoff.

[CR] The gutter downspouts are lacking proper underground drain connectors. The front entry and rear right drains are dirty or clogged with debris.



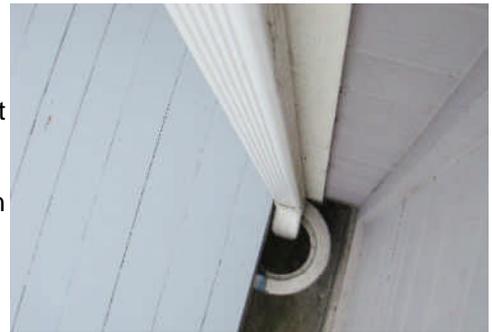
Front entry downspout drain.

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

213 DOWNSPOUTS

[FE] The downspout(s) discharge into an underground drainage system and/or away from the building to minimize water accumulation near the foundation. I do not test these systems.

[CR] The front right curb drain termination has debris inside. I recommend cleaning the drain pipe.



Rear right drain adjacent to the fence.

214 FENCES & GATE(S)

Description: Wood and metal.

The yard fencing appeared functional, with exceptions noted.

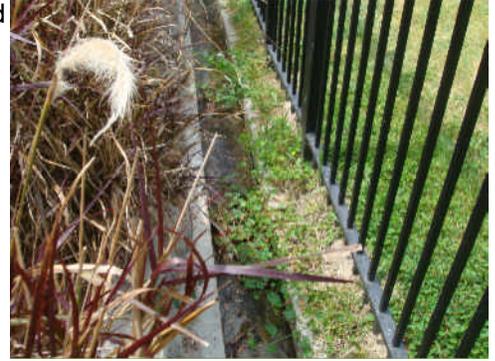
The bottom of the wood fencing has a large gap between the grade. The fence would not keep doggies from entering the neighboring lots.

[FE] Wood posts and iron in contact with the soil will cause damage.

216 LANDSCAPING

The vegetation and landscaping appeared manicured, with exceptions noted.

At the rear of the yard is a concrete drainage system that should be free of debris.



BUILDING ENVELOPE & COMPONENTS

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

300 SURFACE OR STRUCTURE DESCRIPTION

The rear wood framed balcony has a elastomeric / waterproof coating:

302 BALCONY(S)

[CR] The balcony deck surface and edge flashing is deteriorated, and there is no visible flashing between the balcony deck and the building wall. These conditions are conducive to moisture intrusion and deterioration.

Evidence of leaks on the underside of the deck.



306 GUARDRAIL(S)

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

[CR] The railing posts into the deck are lacking flashing to prevent moisture intrusion /damage.



308 COMMENTS

[CR] The decking surface material should have been installed below the wall flashing to prevent moisture intrusion / damage.



BUILDINGS WALLS & SIDINGS

310 DESCRIPTION

Wood.



Rear right side of the building.

311 WOOD SIDING

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

[CR] The wood siding is damaged, deteriorated and wrapped at the rear left and right sides of the building. These conditions are conducive to moisture intrusion/deterioration.

[FE] There are cracks/holes/separations in the wood siding. These conditions are conducive to moisture intrusion/deterioration.

[FE] There is evidence of conditions that require further evaluation by a pest control operator. Small holes noted.



Rear left of the building.

320 FLASHING(S)

[FE] There is no metal flashing installed behind the siding and on top of the door/window trim. This condition is conducive to moisture intrusion between the materials.

I recommend caulking at the top of the horizontal trims and painting at the minimum.

TRIM & EAVES

323 TRIM & MOULDINGS

Description: Wood.

[FE] There are gaps between the trim materials and adjacent materials. These conditions are conducive to moisture intrusion/deterioration.

[CR] There is loose deteriorated paint on the trim materials at the left and rear right sides.

[FE] There is evidence of conditions that require further evaluation by a pest control operator at the front right side bedroom window trim.

324 EAVES / SOFFITS

Description: Wood. The visible eave and soffit materials appeared functional.

WINDOWS & DOORS

326 EXTERIOR WINDOW CONDITIONS

Description: Single pane, aluminum, original sliding windows.

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

[CR] The front entry window is open a bit. The window is stuck in place.

327 INTERIOR WINDOW OPERATION

The accessible window(s) were functional, with exceptions noted.

[CR] The two front bedroom windows were difficult to open/close, and missing latches.

[FE] I was unable to access the master bedroom window to test.

328 EXTERIOR DOOR CONDITIONS / OPERATION

Description: Original metal, sliding glass doors.

The three doors were functional with visible safety glass markings on the glass.

[CR] The master bedroom screen door is bent and damaged.

GARAGE(S)

GARAGE

400 INFORMATION

Attached 2 car garage, with direct access into the laundry room.

403 INTERIOR

Materials: Sheetrock wall coverings.

404 INTERIOR CONDITIONS

[CR] There are holes in the walls and ceiling.

[CR] Moisture/stains and damage is evident on the wall behind the water heater. Black staining is evident.

[FE] Evidence of past repairs /painting was noted on the walls and ceiling. I recommend inquiring about the condition noted with the owner /seller.

[FE] Portions of the interior walls were not visible at the time of the inspection due to stored personal items. I recommend inspecting the walls after the items have been removed.



Painted wall is covering stains.

405 INTERIOR FIRE SEPERATION

[CR] There are holes and openings in the fire-resistive walls and ceiling between the garage and living space.

[SC] This is a fire safety hazard, and carbon moxide health concern.



Double wall board should be installed.

406 CONCRETE SLAB

The visible areas of the garage floor appeared functional.

407 VENTILATION

The vents appeared functional.

408 GARAGE DOOR(S)

Description: Metal insulated, with glass windows.

The garage door was functional, with exceptions noted.

[CR] The garage door roller track is not secured /installed properly. The rollers bind.

409 AUTOMATIC DOOR OPENER(S)

The automatic car door opener was functional, with exceptions noted.

[SC] The auto-reverse safety system failed to function. The door did not reverse when it hit an object in its path while closing. I recommend adjusting the sensitivity.

410 FIRE SEPERATION DOOR

Description: Solid-core door between the garage and living space was self-closing & latching.

[CR] The door deadbolt lock failed to engage into the jamb.

ROOF SYSTEMS

DESCRIPTION

500 DECK SLOPE

Shed and flat /low slope roof decks.

Approximate Age 5 years old.

501 INSPECTION METHOD

The inspector walked on the roof from the rear balcony to the top only.

502 ROOF COVERING(S)

Materials: fiberglass/asphalt composition shingles, and modified bitumen.

503 ROOF LAYER(S)

Appears to be 1 layer.

ROOF COVERINGS

506 COMP. SHINGLES

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

[FE] The shingled roofing ridge cap at the edge of the low slope roof appears to prevent proper water run-off.



514 BUILT-UP ROOFING

The surface appeared functional, with exceptions noted.

[FE] Evidence of puddling is noted at the shingle ridge cap. Regular maintenance of the area is vital to prevent the build-up of debris and possible damage to the roof.

[CR] The mastic at the vent pipes require maintenance.



FLASHINGS

518 FLASHING(S)

The visible metal flashings appeared functional, with exceptions noted.

[FE] The roof to wall sloped termination does not appear to have proper kick-out flashings to divert water run-off into the gutters and away from the walls.

PENETRATIONS & VENT PIPES

520 PENETRATION(S) The visible roof penetrations appeared functional, with exceptions noted.

[CR] The mastic used to seal the roof penetrations is cracked.



521 FLUE PIPE(S) The gas exhaust flue pipe and weather cap appeared functional, with exceptions noted.

[CR] Storm collar is lacking.

ATTICS

ACCESS OPENING(S) AND ACCESSIBILITY

600 ATTIC OPENING(S) Access: 1 in the left bedroom closet.

[CR] The hatch /cover in the ceiling is broken in half.

601 ATTIC ACCESS(S) The attic is fully accessible with the exception of the insulation and debris covering.



602 COMMENTS [FE] There is evidence of conditions that require further evaluation by a pest control operator.

FRAMING AND SHEATHING

603 DESCRIPTION Truss framing system with plywood roof deck sheathing.



View into the attic.

604 ROOF FRAMING The visible areas of the roof framing appeared functional, with exceptions noted.

[CR] Unsecured and lacking truss bracing.



Un-secured truss bracing damaged duct.

607 ROOF SHEATHING

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

[FE] Moisture stains and some damage is noted on the sheathing.

611 INSPECTOR RECOMMENDS

Recommend seismic upgrade /truss bracing.

612 COMMENTS

[SC] The fire separation wall is moisture damaged and missing at areas.

[CR] The right and left walls should be repaired for fire separation.



Fire separation board is missing & damaged

VENTILATION

613 DESCRIPTION Vent types: roof vents only, lacking eave vents.

614 VENTILATION [RU] The attic has minimal ventilation. This condition is conducive to moisture build-up in the winter and excess heat build-up in the summer.

INSULATION

617 DESCRIPTION Materials: fiberglass batts.



Insulation on framing, voids and gaps.

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

[CR] Some of the fiberglass insulation is installed upside down, with the vapor barrier facing the unconditioned space. The vapor barrier should be in contact with the ceilings.

[CR] Voids down into the vaulted walls are lacking insulation.



Void ceiling & walls lacking insulation.

FIREPLACES & CHIMNEYS

FIREPLACE(S)

700 LOCATION(S) Family room and master bedroom.

701 UNIT TYPE(S) Manufactured 0-clearance fireplaces.

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

The units are set-up for gas only. The gas was operational.

The master bedroom unit is lacking the log set-up.

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

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, if the damper was not opened before using.

707 HEARTH EXTENSION(S) The hearth extensions were functional.

CHIMNEY(S)

711 CHIMNEY(S)

Materials: wood chimney frame with metal flues.

[CR] The chase /chimney cap is bent down and damaged. This condition caused puddling water and rust on the cap. These condition(s) are conducive to moisture intrusion and deterioration of the flue and firebox below.

I recommend an inspection by a qualified fireplace professional prior to the close of this transaction. My inspection of the fireplaces and chimneys is limited to the readily visible portions only. The inner reaches of the flues are relatively inaccessible from the bottom and is not adequate to discover possible deficiencies or damage. A qualified fireplace specialist will use specialized tools /video camera as needed to evaluate the flue systems.



713 COMMENTS

[FE] The visible flue in the attic could not be accessed to determine proper clearances from the framing system and insulation.



FOUNDATIONS & SUB-STRUCTURES

FOUNDATION AND SUPPORT COMPONENTS

801 FOUNDATION TYPE(S)

Foundation types: Concrete slab on grade.

803 EXTERIOR PERIMETER

[FE] The very limited visible exterior areas of the concrete foundation showed no sign of cracking or movement.

804 INTERIOR SLAB

[FE] The concrete slab is not visible due to floor covering.

The floor was not level between the kitchen and fireplace.

FOUNDATION ANCHORING AND CRIPPLE WALL BRACING

817 ANCHORING & BRACING

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

WOOD SEPARATION FROM SOIL

819 SEPARATION The wood /wall framing appeared to have adequate separation from the soil.

PLUMBING

WATER SERVICE

900 MAIN SHUTOFF LOCATION

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

901 MAIN WATER LINE

Materials: 1" copper piping.

[FE] The pipe has been reduced to 3/4" at the main supply pipe.



902 WATER SHUTOFF The updated main water shutoff valve was functional, no leakage noted.

WATER SUPPLY PIPING

904 DESCRIPTION

Materials: copper piping, where visible below the basins, kitchen sink and water heater.

The copper water supply pipes are evidently fed underground below the slab.

905 WATER PIPING CONDITIONS

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

[CR] The static water pressure was measured at an exterior hose faucet and was 85 PSI, which exceeds the 80 PSI maximum. This condition is conducive to plumbing leaks (pipes and faucets).

A pressure regulator should be installed to limit the water pressure to or below 60 PSI.

906 HOSE FAUCET(S)

The accessible hose faucets were functional, with exceptions noted.

[RU] There were no vacuum breakers/backflow preventers on the exterior hose faucets. I recommend installing these devices as an upgrade.

WASTE, DRAIN & VENT PIPING

908 WASTE LINES DESCRIPTION

Materials: ABS black plastic piping, where visible in the attic and below the basins and kitchen sink.

909 WASTE PIPING CONDITIONS

The visible waste piping was functional, no back-up of the drains.

During the limited testing of the drainage system the drains operated, no blockage or slow drains are noted. Drains have been known to block at any time whether new construction or older properties. I recommend to have a video camera test be performed on the drainage system prior to close of the transaction.

910 UNDER SINK / BASIN DRAINS

The visible drain pipes were functional.

911 DRAIN VENT PIPING

The visible areas of the vent pipes appeared functional.

FUEL SYSTEM

913 GAS METER & SHUTOFF LOCATION

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

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



914 SHUTOFF VALVES & CONNECTORS

The valves and connectors were serviceable and provided for the cook top, oven, furnace and water heater.

[FE] The fireplaces gas connectors are semi-ridged. The gas company may recommend updating to stainless steel flex connectors.

915 FUEL GAS PIPING

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

[SC] Below the water heater platform a suspected gas supply pipe is fed from under the slab without a visible sleeve. This installation could cause the metal pipe to rust and leak gas.

[FE] There is no sediment trap/drip leg in the gas line before the furnace and water heater.



CROSS-CONNECTIONS

921 CROSS-CONNECTIONS

There were no visible cross-connections between the potable and non-potable water at the fixtures or faucets.

WATER HEATERS

WATER HEATER INFORMATION

1001 LOCATION(S) The 50 gallon 5 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, no leakage noted.

1009 SUPPLY PIPING

[RU] The shutoff valve and visible water supply connectors appeared functional, they are not insulated. I recommend insulating the exposed water piping to minimize heat loss.

[FE] A saddle clamp water valve has been added onto the cold water supply pipe. This type of valve is substandard.



Substandard saddle clamp.

1010 TANK VENTING SYSTEM(S)

The flue vent connector is secured to the flue.

[FE] The flue in the wall is not visible and should be connected to the furnace flue. The furnace flue is the only visible flue in the attic.

[SC] The two flues collars at the garage fire separation are an irregular type, and are not installed to prevent fire and gases from entering the wall.



I recommend full evaluation of the flues connection, and replacing the collars with proper fire separation collars.

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 and terminated close to the slab facing downward.

1014 SEISMIC SAFETY STRAPS

The water heater is double strapped and stabilized/blocked 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, moisture stained and the plywood is delaminating. The tank is leaning.

[RU] I recommend adding hangers and supports to the joists framing.

[CR] The wall board is moisture damaged and has holes. Black staining is noted.



1020 COMMENTS

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

[RU] A vehicle impact barrier bollard is not place in front of the water heater.



HEATING & A/C SYSTEMS

HEATING UNITS / FURNACE

1101 DESCRIPTION

Forced air natural gas fired furnace is located in the garage, and is original.

1104 APPROX. BTU(S)

50,000.

1105 FILTER TYPE(S)

Disposable located below the unit.

[CR] A wrench is used to hold the filter down.



1106 HEATING UNIT(S)

[CR] There are moisture stains down the front of the furnace, into the fan housing, on the platform and into the return air plenum. The A/C cooling coil appears to have leaked.

[RU] Due to age of unit and conditions noted the furnace is at the end of or beyond its useful service life.



1107 THERMOSTAT(S)

The thermostat was operated and the system responded.

1108 VENTING SYSTEM(S)

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

[FE] The flue vent pipe has corrosion stains.

[SC] The flue vent piping is in contact with combustible materials /insulation paper backing in the attic. This condition is a potential fire hazard.



1110 BURNER(S)

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

1111 BLOWER / FILTER(S)

[CR] Dust and debris are built up on the blower /fan.

[FE] This condition is an indication of the cooling coil condition. The debris will be blown up into the coil, causing the coil not to function properly.

Soiled fan blades reduce the supply air flow.



Excessively soiled blower blades.

1112 HEAT EXCHANGER(S)

[FE] The heat exchanger is not fully visible to inspect without dismantling the unit, which is beyond the scope of the inspection.

[SC] Corrosion and rust is evident on the visible areas of the heat exchanger in the burner chamber. This is an indication that the heat exchanger is deteriorated, damaged and at the end of its useful life.

1113 SUPPLY PLENUM(S)

[CR] There is evidence of escaping conditioned air at the cooling coil.

[SC] The plenum is not sealed /dry wall taped at the fire separation ceiling.



1114 RETURN PLENUM(S)

[SC] There are air leaks in the return air plenum and at the base of the furnace. This condition can allow contaminated air to be drawn into the system and distributed throughout the house.

[FE] Water stains on the wall board is evident, and the return air wall grill is rusty with loose fasteners.

The location of the return air in the laundry room is very irregular and impractical. The gas dryer gases and the moisture from the washing machine may enter the return air.



[RU] I recommend relocating the return air to the entry wall below the stairs. A solid duct or ducts should be installed for fire separation below the stairs.

1126 CENTRAL COOLING EQUIPMENT

[CR] The electrical disconnect is rusted and missing a safety wire protector.

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



1127 COMMENTS

The refrigerant lines appear to be fed below the building slab.



Seal below the wall flashing.

AIR SUPPLY SYSTEMS

1128 DUCT TYPE(S)

Original fiberglass ducts.

1129 DUCT CONDITIONS

[RU] The outer plastic covering on the conditioned air ducts is deteriorated and damaged exposing the duct insulation.

The duct system is at the end of or beyond its useful service life.



1130 REGISTER(S) & GRILL(S)

[CR] There is little air flow from the registers.

1131 INSPECTOR RECOMMENDS

Recommend replacement of furnace, A/C cooling coil and Duct system for proper operation, energy efficiency and health!

ELECTRICAL SYSTEMS

POWER COMPANY SERVICE ENTRANCE

1201 CONDUCTOR CONNECTION POINT

The underground service lateral is not visible to inspect in the main electrical panel in the locked closet at the east end of the building.

SERVICE EQUIPMENT

1203 CAPACITY

The electrical system capacity appeared adequate for the unit.

SERVICE EQUIPMENT AND GROUNDING

1205 GROUND TYPE(S)

[FE] The grounding connection is located in the locked closet for the main panel.

MAIN SERVICE PANEL

1208 LOCATION OF MAIN DISCONNECT

[FE] The main electrical panel /disconnect is in the locked closet at the east end of the building.

This is a common area panel, the panel is sealed and would not be inspected if the closet doors were unlocked.

[FE] Only the main ground conductor and electrode connection would be inspected, and the main disconnect amperage would be identified.

SUB-PANEL(S)

1212 LOCATION

Located in the garage.

1213 PANEL RATING

Unknown. The access closet doors to the main panel is locked. I recommend obtaining a key for the lock, for maintenance and emergency needs.

1214 DISCONNECT TYPE

Circuit breakers. 16, 110 volt circuit breakers. and 1, 220 volt breaker for the A/C unit.

1215 ELECTRIC PANEL

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

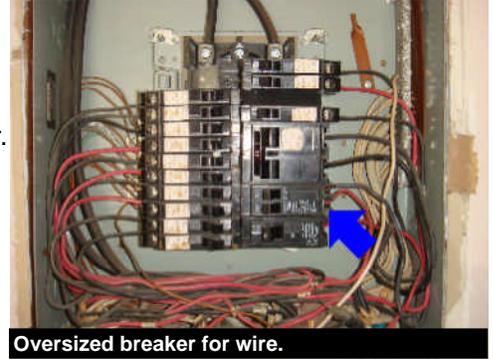
[SC] There are missing twist-outs in the breaker /panel cover. Install plastic covers in the openings.



1216 WORKMANSHIP

The wiring within the panel appeared serviceable, with exceptions noted.

[SC] Breaker amperage exceeds wire capacity at the bottom right circuit breaker.



Oversized breaker for wire.

WIRING & CONDUITS
1219 DESCRIPTION

Feeder cable and circuit wiring is 3 wire copper.

Wiring type is non-metallic sheathed cable and conduit.

1220 CIRCUIT WIRING

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

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

RECEPTACLES & LIGHT FIXTURES
1222 DESCRIPTION

Three slot grounded receptacles.

1224 SWITCHES

The accessible switches are functional, with exceptions noted.

[FE] I was unable to determine the switch(s) function at the entry hall and master bedroom.

1225 RECEPTACLE(S)

The accessible receptacles are functional, with exceptions noted.

[CR] There are loose receptacles or damaged outlet boxes below the cook top, master bedroom, right bedroom and rear exterior.

[SC] The garage, exterior, wet bar and one kitchen outlet /receptacles are not GFCI protected. This condition is a safety hazard.

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

The attic insulation is in contact with the recessed luminaries [lighting fixtures]. Non IC-rated fixtures require 3" of separation from insulation.

[FE] It is unknown if the 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.

[CR] A few of the recessed light fixture trims are not flush onto the ceilings, and gap evident at the 3/4 bathroom ceiling.

[CR] The front exterior updated light fixtures are not secured properly, or sealed to the wall siding.



[CR] The rear exterior light fixture glass is broken and missing.

1302 PADDLE FAN(S) The luminaries [light(s)] and paddle fan(s) [ceiling fan(s)] were functional.

KITCHEN & LAUNDRY

KITCHEN

1300 COUNTERTOP(S)

Description: Formica countertop(s) were functional.

I recommend caulking around the sink.

1301 CABINET(S)

Description: Wood. The cabinet(s) were functional.

1302 COOKTOP(S)

Gas cooktop. The cooktop burners functioned.

1303 OVEN(S)

The gas oven functioned.

1304 EXHAUST VENT(S)

The cook top down draft exhaust fan functioned, with exceptions noted.

[CR] Exhaust vent fan and filter is dirty/greasy.

[CR] Duct tape is lacking at the exhaust vent connection. Air leaks noted.



1305 DISHWASHER(S)

The dishwasher functioned through the "Normal Cycle", no leakage noted.

[CR] The dishwasher is connected directly to the garbage disposal. The drain hose is not connected to the air gap device before the disposal.



1306 FOOD WASTE DISPOSAL(S)

The garbage disposal functioned.

1315 WET BAR(S)

The faucet and piping was functional.

1316 PLUMBING

The kitchen faucet(s) and piping appeared functional.

LAUNDRY FACILITIES

1318 WASHER SERVICE

The laundry faucets appeared to be functional, no visible leaks, a machine is connected.

I recommend replacing the water supply valves with a single lever ball valve to shut-off the water after washing. This will prevent the hoses from breaking and flooding the unit.

[RU] There is no leak pan/drain line below the washing machine.

1319 DRYER SERVICE

The dryer hookup is provided for a gas unit only.

1320 DRYER EXHAUST VENT

Dryer venting is provided and terminated at the exterior.

I recommend cleaning /blowing out the dryer vent duct before connecting the dryer.

1322 AREA VENTILATION

The exhaust fan functioned.

BATHROOMS

BATHROOMS

1400 BASINS

The basins /faucet(s) and piping were functional.

1401 COUNTERTOP(S)

The countertop(s) are functional, with exceptions noted.

The master counter has cracked tiles, and the half bath top is lacking caulking.

1402 CABINET(S)

The cabinets were functional.

1403 TOILET(S)

The toilet(s) functioned, with exceptions noted.

[CR] The second floor hall toilet tank bolts are loose and rusty.

1404 BATHTUB(S)

The tub/shower was functional, with exceptions noted.

[CR] The master tub stopper mechanism is defective.

1406 SHOWER(S)

The master shower was functional, with exceptions noted.

[FE] Master bathroom shower tiles appear to puddle water. Shower floor not properly sloped to drain.

[CR] There are loose tiles outside of the shower.

[FE] The tiles at the faucets appear to have been over cut. Patching is evident.



1407 ENCLOSURE(S)

[SC] There are no visible safety glass markings on the glass of the master door/ enclosure. I recommend the glass be identified as safety type or upgraded.

[RU] There is evidence of leakage from the shower enclosure. Corrosion noted.

1408 VENTILATION

Description: Mechanical ceiling exhaust fans operated.

The second floor bathroom fans are soiled.

1410 CEILING HEATER(S)

Central heating only at the full bathrooms.

INTERIOR OF BUILDING

CEILINGS

1500 DESCRIPTION

Drywall.

1501 CONDITIONS

The ceilings did not have visible defects other than some cracks, and visible past repairs /patching noted on the kitchen ceiling. Consult with the home owner.

WALLS

1503 DESCRIPTION

Drywall.

1504 CONDITIONS

There were no visible defects evident, other than some cracks at areas.

[CR] Wall board /drywall taping is required around pipes. Taping is lacking at the entry hall closet drain cleanout.

CABINETS

1506 CABINET CONDITIONS

The cabinet(s) were functional.

FLOORING

1508 DESCRIPTION

Carpet, sheet vinyl and wood.

- 1509 CARPET** The visible areas of the carpet appeared functional, with common signs of aging and wear.
- [FE] The floor squeaked when walked on upstairs at areas and master bedroom.
- [FE] Uneven floor at the master bedroom and rear left bedroom transition from the hall.
- 1511 SHEET VINYL** The visible areas of the vinyl floor appeared functional, with exceptions noted.
- [CR] The vinyl flooring was damaged with tares and gouges in the laundry room and at the master toilet floor.
- [FE] Moisture damage is suspected outside of the bathtubs and shower below the sheet vinyl.
- 1512 WOOD** The visible areas of the wood flooring appeared functional, with exceptions noted.
- [FE] The wood flooring edges were cupped.
- [FE] Uneven floor between the kitchen and fireplace.

FRONT ENTRY DOOR

- 1516 DESCRIPTION** Wood and glass panel door.
- 1517 CONDITIONS** The door was functional, with exceptions noted.
- [CR] The door rubbed the jamb. The top hinge /jamb appears to be loose.
- [CR] Day light visible around the door. Damaged weather stripping.
- [FE] The top jamb appears to be sagging, and slight moisture stains are evident.

INTERIOR DOORS

- 1520 DOOR CONDITIONS** The door(s) were functional, with exceptions noted.
- [FE] The second floor hall bathroom door is slightly delaminated.

STAIRS & RAILS

- 1523 DESCRIPTION** Wood stairs were functional.
- 1525 HANDRAIL(S)** The handrail(s) are functional, with exceptions noted.
- The guardrails installed have wider spaces than today's standards.

SMOKE ALARMS

- 1529 LOCATIONS** Smoke detectors are noted at; Only one at the upper hall and bedrooms.
- 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. Battery operated smoke alarms should be checked on a routine basis and the batteries should be changed frequently.

**1531 INSPECTOR
RECOMMENDS**

[RU] Recommend installing additional detector(s) as needed at the upper hall adjacent to the front bedrooms and lower hall.