

# *Pre-purchase Home Inspection Report*

Exclusively for: Good Client

Sample of a 33 year old 3,400 square foot house with pool & spa



Prepared by:

California Real Estate Inspection Association Master Inspector

***Steve Garcia Inspections***

*Building Inspections Since 1986*

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

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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, 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](http://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.

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**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](http://www.consumerenergycenter.org) California Department of Consumer Affairs: [www.dca.ca.gov/energychallenge.htm](http://www.dca.ca.gov/energychallenge.htm) Local Utility companies (partial list): PG&E 800-743-5000, Edison 800-655-4555, San Diego Gas and Electric 800-411-7343, Southern California Gas Company 800-427-2200. SCE's rebates [www.sce.com](http://www.sce.com)

## CLIENT & SITE INFORMATION

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

File # 230910

Date of inspection: September 23, 2010

Time of inspection: 10:00 AM - 6:30 PM.

**CLIENT'S NAME** Good Client.

**INSPECTION  
ADDRESS**

Sunny Ca.

**WEATHER/SOIL** Weather conditions during the inspection: clear, 78-80 degrees, and the ground was moist to dry.

## BUILDING CHARACTERISTICS

**MAIN ENTRY** Faces: the street.

**DESCRIPTION** 33 year old, 2 story, single-family residence.

**TYPE OF  
STRUCTURE** Wood frame building, on a slab on ground, with a sloped concrete tile roof.

## UTILITIES

All three utilities were on during the inspection.

## OTHER INFORMATION

**PEOPLE  
PRESENT** **People present;** The home owner, listing agents and the buyer was with me for the entire inspection.

**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 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 3 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 building 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 rear addition and roofing permits were provided. The updated furnace and remodeled permits were not provided.

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

## SITE & HARDSCAPE

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### SITE, HARDSCAPE & COMPONENTS

#### 200 SITE GRADING

**Description:** Stair stepped site with a gentle slope.

[CR] The right side of the attached garage requires removal of top soil and/or vegetation. The grading is improperly above the stucco screed. The planter grade should be sloped away from the foundation.

[CR] The detached garage grading is improper and above the stucco screed. The grade at the left side and rear planter should be lowered below the stucco screed and sloped away from the foundation.

[CR] The planters around the house are lacking drains, and only one roof gutter is provided at the right side. The stucco is soiled from roof water runoff splashing planter soil on the left wall. See picture.

[FE] The site should be evaluated during or after a heavy rain, for gutter installation and downspout location /termination.



## 201 SITE DRAINAGE

**Description:** Grading surface water runoff only, with exception.

[CR] One surface drain is evident in the front left of the driveway. The drain screen /grate is damaged and the suspected curb termination appears clogged.

[FE] The rear site water runoff appears to drain towards the rear block wall. The site rain water runoff should not be directed or drain into the neighbors site.



[CR] Signs of puddling is evident at the rear of the detached garage.

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

## 202 DRIVEWAY / PARKING

The concrete driveway is functional with cracks.

[FE] Sections of the expansion joint /separation materials are deteriorated/missing at the main garage and city walk.

## 203 WALKWAYS

The walkways are functional with cracks, and with exception.

[SC] The rear right walkway section /surface is raised up 1 1/2". This condition is a trip hazard.

## 204 MAIN ENTRY AREA

The concrete entry is functional.

The planter block wall adjacent has efflorescence from moisture. The planter watering should be at a minimum, and a roof gutter should be installed to direct roof water water away.

## 205 PATIO(S)

The rear right concrete patio is functional, with exception.

[FE] The patio surface is above the weep screed at the bottom edge of the stucco wall. This condition could be conducive to moisture intrusion and deterioration of the wall.





## 206 PATIO / DECK COVER(S)

The wood frame patio cover appeared functional, with exceptions.

[FE] There is no flashing between the patio framing ledger and the stucco wall. Moisture / water stains below the ledger above the kitchen window. I recommend gluing a canting strip on top of the ledger and wall to divert water out over the ledger.

[FE] The ledger appears to be lacking lag screws, although the ledger is not supporting a roof. Less holes in the wall less possible moisture intrusion.

[CR] The wood lattice is moisture damaged and excessively weathered.

I recommend the lattice be removed the framing be painted, and plastic /PVC lattice be installed.



## 208 STEPS / STAIRS & LANDINGS

[FE] The rear exit landing has been placed up to the stucco screed improperly. This condition does not appear to have caused moisture damage.



## 212 ROOF GUTTERS

[RU] Roof gutters and downspouts are not provided to control roof water runoff around the entire building. I recommend installing roof gutters and downspouts. The downspouts should be extended 6' away from the building, and directed to the street or into a drainage system.

[CR] The right side plastic gutter has a sag.

## 213 DOWNSPOUTS

[CR] Downspout is missing at the rear patio.

## 215 FENCES / GATES

**Description:** Metal fencing, block walls, and suspected wood fence with stucco covering is connected to the house at the right side.

The visible walls and iron fencing appeared functional, with exceptions.

[CR] The metal gates and fencing is rusting, maintenance is needed. The driveway gates closed and latched, except the gate post top fastener is loose. The right side gate was locked, not tested.



Rear left neighboring wall.

[FE] The front right block wall has settled and separated 1/2", and loose /missing wall cap noted.

[CR] The rear left wall has lifted 3/8" from the neighbors tree.

[CR] The front right stucco wall wood cap is moisture damaged.

[SC] The gate closers are missing/damaged/defective. I recommend correcting the condition noted to restrict child entry into the pool/spa area.

## 216 RETAINING WALL(S)

[FE] The rear walls were not visible on the neighbors side, and were not inspected. The walls should be inspected from the neighbors property.

## 218 LANDSCAPING

[CR] Maintenance, trimming or removal of vegetation is needed at areas of the property to prevent overgrowth and encroachment onto the buildings and hardscaping.

[CR] Trees are planted too close to the rear wall and buildings. I recommend considering removal, as trees continue to grow in size damage may occur to the foundation /footings, structure or roof.

## 219 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

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

#### 300 SURFACE OR STRUCTURE DESCRIPTION

Wood frame, plywood deck sheathing with a elastomeric / waterproof surface coating over the garage.

[CR] The visible plywood sheathing underside is moisture stained, and appears to be weathered /deteriorated at areas.

[CR] A couple deck joists have been sistered improperly. The joists have only been nailed to the original joists in place of hangers / connection onto the beam.



#### 301 DECKS

[CR] The deck coating is damaged and cracked.

[CR] The deck surface has been patched at a plywood joint. The plywood is soft /spongy when walking on.

[CR] The deck metal drain gutter is holding water and a seam is corroded.



#### 303 COLUMNS

[CR] The building 6X6 cosmetic columns are in contact with the deck waterproof coating improperly.



### 306 GUARDRAILS

The stucco wall /railing appeared functional, with exceptions:

[CR] The wood wall cap is separated and deteriorating at the butt joints with rusty fasteners.



### 308 NOTES

The deck primary drains terminate into the planters adjacent to the garage foundation.

The drains should be extended to the driveway.



### 309 INSPECTOR RECOMMENDS

I recommend full evaluation for possible replacement of the deck sheathing before placing a waterproof membrane.

## BUILDING WALLS /SIDINGS

### 310 DESCRIPTION

Stucco siding around the house and detached garage, with wood siding above the front window and sliding glass door.

[CR] The stucco walls have been penetrated at areas with low voltage wires without sealing.



### 311 WOOD SIDING

[CR] There are no visible metal flashings installed at the top of the master bedroom door and living room window trims. This condition has caused moisture intrusion/deterioration of the siding above the door and window.

A board has been nailed to the damaged materials masking the damaged materials from below.



### 312 STUCCO SIDING

The stucco siding appeared functional, with exceptions:

I recommend the screed be cleaned and painted with an oil based rust inhibitor at the areas above the soil.

[CR] Stucco is covering the kitchen clean-out plug improperly.

There are gaps between the stucco siding and pipes. All gaps and voids should be sealed properly.



### 321 FLASHINGS

There are no cap flashing on top of the small cosmetic beams at the front of the house and garage.

[CR] The beams are moisture damaged, weathered and loose.

[CR] The garage beams and siding intersection are lacking flashing. The siding is damaged.



### 322 NOTES

[FE] The roof tiles and wood fascia boards are butted up-onto the stucco walls. The stucco is broken at the left side.

The wood boards could become moisture damaged.

See the roof section.



### 323 INSPECTOR RECOMMENDS

[CR] The stucco wall is open at the rear lower roof termination kick-out flashing adjacent to the kitchen window.



## TRIM & EAVES

### 324 TRIM & MOULDINGS

[CR] The exterior trim materials appeared worn/weathered/aging.

[CR] There is no metal flashing installed behind the siding and on top of the door/window trims. This condition is conducive to moisture intrusion and damage.

[FE] The trim above the front entry door is not sealed and has improper slope.

[CR] The main auto garage door jambs are moisture damaged, and the rear door jambs have moisture /insect damage.



### 325 EAVES / SOFFITS

The visible eave and soffit materials appeared functional.

### 326 FASCIAS

The visible fascia materials appeared functional, with exception.

[CR] There are wrapped /separated fascia boards at the front.

[CR] The fascias are weathered, and the paint is chipping off.



## WINDOWS & DOORS

### 327 EXTERIOR WINDOWS CONDITIONS

**Description:** Original single pane, aluminum, sliding, and fixed windows. The kitchen window is an updated dual pane slider.

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

[RU] The windows exposed to the sun have separating and weathered pane gaskets visible at the living room windows.

[CR] There are missing window screens, and bent frames. The screens should be repaired or replaced as needed.

[CR] The kitchen window drain /weep holes have been blocked by an added shelf. This condition is conducive to moisture intrusion.



### 328 INTERIOR WINDOWS OPERATION

The accessible windows were functional, with exceptions.

[CR] The master bath and rear left bedroom windows were difficult to open/close. The rollers need attention.

### 329 EXTERIOR DOOR CONDITIONS & OPERATION

**Description:** Original metal /aluminum sliding glass doors.

The sliding glass doors were functional, with exception.

[CR] The sliding door is difficult to operate at the master bedroom. The rollers need attention.

## GARAGE

### GARAGE

#### 400 INFORMATION

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

The garage interiors should be inspected when the personal belongings are removed, and vacant.

**401 EXTERIOR**

[CR] The detached garage grade should be graded to drain to the driveway. I recommend a concrete walkway be placed to direct water runoff.

The foundation adjacent to the left grade has efflorescence from moisture.

**402 ROOF / FRAMING**

**Description:** Conventional framed roof rafters and spaced /plywood deck sheathing are functional.

**Inspector Notes:** The detached garage roof does not have any visible defects.

**Inspector Recommends:** The tree should be cut back.

**403 INTERIOR / WALLS**

Materials: Sheetrock /drywall visible areas were functional in the main garage, with exception:

[CR] Moisture damage to the sheetrock / drywall below the deck, with voids and gaps.

The main and detached garage exposed wall framing is functional.

The detached garage wall tie framing members attached to the top of the walls are not designed to support stored items.

**404 INTERIOR CONDITIONS**

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

[FE] Moisture/stains are evident on the framing below the deck.

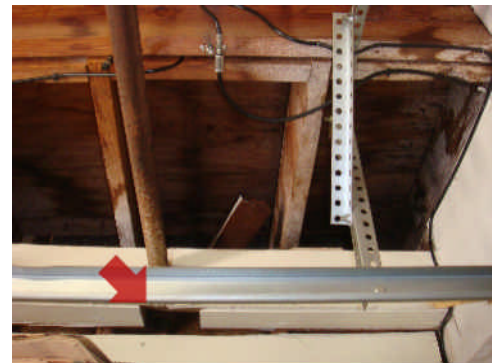
**405 FIRE-RESISTIVE INTERIOR SEPARATION**

The visible areas of the garage firewall/ceiling separation appeared functional, with exceptions:

[SC] The suspected fire separation adjacent to and above the electric panel is open.

[CR] Approved fire rated caulking is recommend at all of the penetrations /pipes.

[RU] I recommend the deck framing below at the front right and left sides be sheetrock /





drywalled for additional protection.

#### 406 CONCRETE SLAB

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

Efflorescence from moisture is evident at the front right of the garage foundation. See #308 notes above.



#### 407 VENTILATION

Vents are provided at the left side wall, and gable end vents at the detached garage.

[CR] One vent screen is damaged and open at the main garage.

#### 408 OVERHEAD DOOR(S)

**Description:** Metal sectional non-insulated doors were functional, and the main garage insulated doors were functional, with exception:

[FE] The large door roller track is not installed properly. The rollers are separated from the track. The large door has a loose alarm sensor at the top of the door.

[FE] The main garage small door was locked, and was not tested.

[CR] The detached garage door interior handles are lacking.

#### 409 AUTOMATIC DOOR OPENER(S)

The two large doors automatic garage door openers were operational, and the automatic reversing systems functioned when the doors hit an object placed in its path. The secondary safety system (electric eyes) functioned.

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

#### 410 INTERIOR FIRE-RESISTIVE DOOR

**Description:** Solid-core 1 1/3" door.

[SC] The fire-resistive door automatic closing-device was defective. The door did not close /shut tight and latch by itself.

[CR] The door threshold is loose.

#### 411 EXTERIOR PEDESTRIAN DOOR

**Description:** Updated solid-core door. The door was functional.

## ROOFING SYSTEMS

### DESCRIPTION

#### 500 AGE & OR DECK SLOPE

[FE] Areas of the roof slope appears to be low for a tile roofing system.



#### 501 INSPECTION METHOD

The concrete tile roof was not walked on, but was inspected on a ladder from the accessible eaves, and balcony. This precaution was taken to prevent damage the roof tiles. Light weight tile roofs are not walked on.

[FE] The abandoned hood vent was not accessible to inspect for an open screen or damper.



Abandoned hood vent & cable wires.

#### 502 ROOF COVERING(S)

The concrete tiles are on top and crushing the pan /channel flashings. See flashings below.



**504 INSPECTOR NOTES**

Only the tile roof surface could be inspected.  
The underlayment could not be inspected.



**Irregular tile installation at the rear.**

**ROOFING MATERIALS****509 CONCRETE TILES**

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

[CR] The roof tile head fasteners are improperly visible at the right side wall flashing. The tiles may be loose.

[CR] A few of the rake tiles are overexposed with the top fastener exposed at the right side.

[FE] The rake tile fasteners are rusty.



**Right side tile visible fasteners.**

**516 NOTES**

[FE] Areas of the tiles have been placed uneven.

[CR] Suspected loose and uneven tiles at the chimney.

The manufactures installation instructions should be reviewed for proper installation and maintenance.



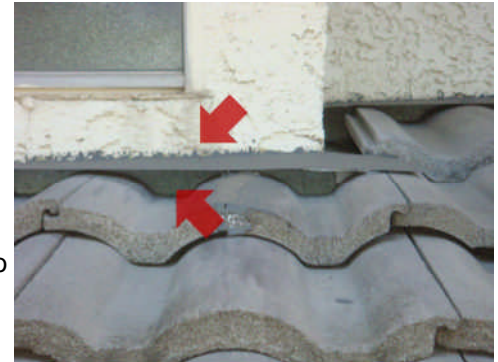
## FLASHINGS

517

### DESCRIPTION

[FE] Metal jack flashings, apron and pan / channel flashings. No visible cricket at the chimney, and wall flashings are not visible below the tiles.

[FE] The wall flashings should be evaluated for flashing installed under the stucco wall building felt, and proper installation of the apron flashings. The apron flashing appears to only be caulked to the stucco walls, and the original roof flashings appear to be in place.



518 FLASHINGS

[CR] The edge of the pan flashing is crushed/bent.

[CR] The tile support is not cut open for water runoff at some of the pan /channel flashings.



Crushed pan flashing & no opening.

519 INSPECTOR  
RECOMMENDS

[FE] The roofing system should be evaluated by an independent and unbiased licensed roofing contractor /approved tile roofing specialist, that did not install the roof tiles nor did the maintenance to the roofing system.

[FE] Kick-out flashings are not installed at all channel terminations.



Tile & riser has an irregular fit.

## PENETRATIONS / VENT PIPES

520

### PENETRATIONS

The visible roof penetrations appeared functional. Maintain the mastic /tar around the pipes and jack flashings.

The mastic appears to have recently been re-applied.



### 521 GAS FLUE PIPES

The visible exhaust flue pipes and weather caps appeared functional, with exceptions:

[FE] The gas flue pipes are lacking storm collars. The flashings are sealed at this time.



Cut the tree back from the furnace flue.

### 522 COMMENTS

Maintain the mastic /tar around the chimney flashing. The mastic /sealant appears to have recently been re-applied.



Uneven tile should be evaluated.

## ROOF DRAINAGE

### 527 NOTES

[CR] View of loose apron flashing at the rear left.



## ATTICS

### ACCESS OPENINGS & ACCESSIBILITY

#### 600 ATTIC OPENING(S)

Access: upper hall and rear of the building.

The attic space is accessible with the exception of areas restricted by framing, ducting, insulation and vaulted ceilings.



### FRAMING

#### 603 DESCRIPTION

Conventional framed roof rafters, ceiling joist, with space sheathing covered with added plywood.



**605 ROOF  
RAFTERS**

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

[CR] The upper ends of the rafters in the original attic have a 1/2" separation from the ridge board. I recommend installing hangers for proper connection.

**607 ROOF DECK  
SHEATHING**

The visible areas of the roof sheathing appeared functional.

**608 PURLINS  
SUPPORTS**

The visible areas of the original attic purlins and braces appeared functional.

[FE] The rear attic has struts attached to every 4th rafter. This framing detail is irregular. The bearing point of the struts were not identified.

**610 CEILING  
JOISTS**

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



**612 NOTES**

[SC] The insulation is in contact with some of the non-insulation contact (Non-IC) rated recessed light fixtures.

**VENTILATION****613****DESCRIPTION**

Vent types: soffit /eave vents only at the original attic. The rear attic has the end gable vent attic access and eave vents.

**614****VENTILATION**

[RU] The original attic has minimal ventilation. No ridge /roof vents.

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.

[CR] The attics insulation is blocking the eave vents improperly.

[CR] The rear addition eave vent screens have been painted over. This condition reduces the air flow for proper ventilation.

[CR] The upper right side eave vent screen is improper and should be replaced with 1/4" screen mesh.

**INSULATION****617****DESCRIPTION**

Materials: fiberglass batts in the two attics, approximate thickness in inches: 6"





## 618 INSULATION CONDITIONS

[CR] The original attic insulation is out of place in areas and missing on the vaulted walls.

[SC] The rear attic fiberglass insulation is installed upside down, with the paper facing exposed to the attic space. The paper face should be in contact with the ceilings. This condition is considered to be a fire safety concern.

[CR] The exposed paper is deteriorated. The soiled and damaged insulation should be replaced properly.



## 619 NOTES

Soiled debris area adjacent to the chimney, appears to be squirrel debris.



## FIREPLACE(S) & CHIMNEY(S)

### FIREPLACE 1

**701 UNIT TYPE** Wood or gas burning masonry fireplace is set up with cosmetic gas logs at this time.



**705 FIREBOX** The fireplace and visible areas of the flue appeared functional.

**706 DAMPER** [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.

**707 HEARTH EXTENSION** The hearth extension is in place as required.

**CHIMNEY 1****711 CHIMNEY**

Materials: Brick chimney with a tile flue and mortar cap.

[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 upper area of the flue and termination point is inaccessible.

The antana bands should be removed before rusting and staining the chimney.

**712 SPARK ARRESTOR**

[SC] There is no spark arrester installed on the chimney. I recommend installing a rain cap type spark arrester to help minimize moisture entry into the flue and prevent the escape of hot embers.

## FOUNDATION /SLAB & OR SUB-STRUCTURE

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**FOUNDATION & COMPONENTS****801****FOUNDATION TYPE**

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.

Horizontal cracks or separations known as cold joints are evident in the foundation. This condition appears to have been caused from the placement /installation of the foundation and slab. Sealing the separation /void with the proper material is recommended to prevent moisture intrusion into the foundation and slab.

**804 INTERIOR SLAB**

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

[FE] Areas of the floor are not level in the bedroom /office. I recommend removing of the floor coverings to evaluate the slab /areas?

**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)

Foundation anchor bolting is visible at the unfinished walls in the garage.

## PLUMBING SYSTEMS

### WATER SERVICE

#### 900 MAIN SHUTOFF LOCATION

The main water shutoff valve is located at the right side of the garage. The valve and pressure regulator appear to be original.

[CR] The main water shutoff valve is corroded and not operational. I recommend the valve be replaced with a 1/4 turn ball valve.



#### 901 MAIN WATER SERVICE LINE

Materials: 1", Galvanized steel pipe. The main line appears to be original.

[RU] The galvanized pipe is corroded and rusted at the water meter. No leakage evident at this time. I recommend monitoring the condition before replacing.



#### 903 INSPECTOR RECOMMENDS

[CR] The static water pressure was measured at the garage hose faucet and was 84 PSI, which exceeds the 80 PSI maximum. This condition is conducive to plumbing leaks (pipes and faucets).

[CR] The pressure regulator is corroded and evidently leaks. The regulator should be replaced as required to limit the water pressure to or below 60 PSI, or appliance design limits.



### WATER SUPPLY PIPING

#### 904 DESCRIPTION

Materials: Copper piping where visible. The piping is visible below the furnace, fed below the slab at that location.

### 905 WATER PIPING CONDITIONS

The visible water supply piping appeared functional, with exceptions:

[CR] The main copper supply pipe in the garage has been reduced to 3/4" for the undersized water softener and is not secured properly.

[CR] The added 3/4" copper piping in the garage is corroded and evidently has leaked.

[FE] A drop of residual water pressure occurred while operating a number of fixtures simultaneously.



### 906 HOSE FAUCETS

The accessible hose faucets /bibs were functional.

[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.

### NOTES

Prior to 1989 copper pipes used in plumbing systems were soldered with lead solder, this could cause a high lead content in the water.

## WASTE DRAIN & VENT PIPING

### 909 DRAIN PIPING CONDITIONS

The drain piping 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.



[SC] The drain pipe clean out cap at the right side of the garage has tubings inside from the water softener, and has a hole. This installation is improper.

### 910 UNDER SINK /BASIN DRAIN PIPES

The visible drain pipes were functional, with exceptions.

[CR] The island sink drain vent riser loop is short. The loop should be installed as high as possible below the counter top.

See kitchen, laundry and bathroom sections for plumbing notes.



### 911 DRAIN / WASTE VENT PIPING

The visible areas of the vent pipes appeared functional.

## FUEL-GAS SYSTEM

### 913 GAS METER & SHUTOFF LOCATION

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

The visible piping is rusty. I recommend painting the pipes with an oil based rust inhibitor.

[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.



[FE] I recommend the gas meter be sized for this properly.

### 914 VALVES & CONNECTORS

The pool heater gas supply pipe has a shutoff valve before the union connector at the meter. Union connectors could become loose and leak gas during seismic movement. The union should be evaluated for leaks after seismic movement.

[SC] Gas smell at the spa heater gas supply valve.

**915 FUEL-GAS PIPING**

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

[FE] The kitchen cooktop gas supply pipe is fed below the slab. There is no exterior vent for the gas pipe sleeve. It is unknown if the pipe underground is in a sleeve.



Gas pipe below the cooktop cabinet shelf.

**917 NOTES**

[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 furnaces. The trap catches any debris that may be in the gas supply pipe before the regulators.

**EXCLUDED BY THE STANDARDS OF PRACTICE****926 WATER SOFTENER**

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

**WATER HEATER(S)****WATER HEATER INFORMATION****1001****LOCATION(S)**

The suspected 50 gallon updated natural gas water heater tank is located in the garage.

The tank cover is blocking view of the label improperly.

**WATER HEATER CONDITIONS****1008 TANK(S) CONDITIONS**

The water heater tank was functional.

### 1009 WATER SUPPLY / CONNECTORS

[CR] The water supply shutoff valve is corroded. I recommend replacing with a ball valve.

The water supply connectors are functional. I recommend insulating the exposed water piping /connectors to minimize heat loss.



### 1010 TANK VENTING SYSTEM(S)

[SC] Duct tape is wrapped around the connector /vent flue pipe improperly, this condition is a potential fire hazard.

[FE] The suspected asbestos transite flue pipe is broken at the top, and the termination is less than 8' from the wall.

The connector has slight corrosion noted.



### 1012 ENERGY SOURCE

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 that extends to the exterior and terminates close to the ground facing downward.



### 1014 SEISMIC SAFETY STRAPS

The water heater is double strapped and stabilized/blocked to resist movement.

**1015  
CONTROL(S)**

[SC] The temperature control is set to the "high/very hot position". Excessively high water temperatures can be dangerous and inefficient. I recommend the temperature setting be lowered to the manufacturers recommended setting.

**1017  
PLATFORM**

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

## HEATING & A/C SYSTEMS

---

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

The Trane unit is located in an interior closet adjacent to the laundry area.

**1101****DESCRIPTION**

4 year old 100,000 btu. forced air natural gas fired furnace.

**1105 RETURN  
AIR FILTER(S)**

Disposable filter is located in the furnace base. The filter is soiled.

I recommend the return air grills be replaced with filter grills to install the filters before the return air plenum. This will keep the plenum clean, and the fan cover should be tapped and sealed.

Replace the filters with pleated type every 6 months.

**1106 UNIT(S)  
CONDITIONS**

The furnace /burners functioned properly.

**1107****THERMOSTAT(S)**

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



**1108 VENTING  
SYSTEM(S)**

The visible areas of the flue vent piping are intact and tapped at the connections.

[FE] The vent connector and flue connection is tapped irregular. The vent connector and flue does not need tape, if the proper materials are used.

**1109 COMBUSTION  
AIR**

The combustion air supply for the furnace appeared adequate, with exception.

[FE] The combustion air duct has been bent improperly for the installation of the cooling coil line set.

**1111 FAN(S) /  
HOUSING(S)**

The fan and cabinet are functional.

I recommend the fan cover be taped and sealed with metal tape.

**1113 AIR  
SUPPLY  
PLENUM(S)**

The supply air plenum and duct connections appeared to be functional, insulation is blocking view in the attic.



Insulation is covering plenum & ducts.

#### 1114 RETURN AIR PLENUM(S)

The return air ducting appeared functional, with exceptions.

[SC] The furnace is located in a closet over the return air grill, the door to the closet is lacking a gasket to seal tight. This condition can draw products of combustion into the conditioned air.

The return air grill and plenum is dirty. I recommend cleaning this area of all dirt and/or debris.



[RU] I recommend green board or plywood be installed in the return plenum to seal the exposed wall framing and any voids /gaps.

#### 1115 ENERGY SOURCE CONNECTIONS

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

[CR] The furnace gas flex connector is not hard piped through the furnace housing.

#### 1116 NOTES

The furnace return air grill is approximately 8' from the dryer. The return air should be separated 10' from any gas appliance.

[FE] If a gas dryer is installed I recommend the furnace and dryer be operated and the air flow between the dryer and furnace return be evaluated with a smoke stick.

Air from the dryer should not be pulled in from the return air grill.



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

The original unit is located in the BK area closet.

[CR] The closet wall board has been damaged for the installation of the thermostat.

**1101****DESCRIPTION**

32 year old 75,000 btu. forced air natural gas fired furnace.

**1105 RETURN AIR FILTER(S)**

Disposable filter is located in the furnace base. The filter is undersized, short.

[CR] The filter hold down is loose.

**1106 UNIT(S) CONDITIONS**

Due to age of the unit and conditions noted below the furnace appears to be at the end of or beyond its useful service life. I recommend a full evaluation, corrections and/or replacement by a licensed heating contractor specialist.

[SC] This furnace should not be operated in its condition.

**1107****THERMOSTAT(S)**

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

[FE] The location of the thermostat is irregular.

**1108 VENTING SYSTEM(S)**

[SC] The connector is damaged at the flue vent connection visible from the interior. Products of combustion are spilling out the draft diverter.



**1109  
COMBUSTION  
AIR**

[CR] The ceiling combustion air supply opening is blocked, and the added opening appears to be blocked.

[SC] Lower combustion air is lacking, and the closet door has improper openings.

[SC] With the openings in the door combustion and return air sources for the furnace are too close to each other. This condition will allow for mixing between the two air sources and the distribution of potentially contaminated air supply.

**1110  
BURNER(S)**

The burners operated properly.

**1111 FAN(S) /  
HOUSING(S)**

Dust /debris is built up on the fan blades and in the fan compartment. I recommend having the system cleaned and serviced by a heating contractor /specialist.

**1112 HEAT  
EXCHANGER(S)**

The furnace is old. I recommend having the furnace heat exchanger evaluated by an licensed heating contractor /specialist.

**1113 AIR  
SUPPLY  
PLENUM(S)**

[CR] There are air leaks evident, the fiberglass insulation is soiled, loose and missing at the top.

[FE] The supply air plenum is smaller than the cooling coil.

**1114 RETURN  
AIR PLENUM(S)**

The return air plenum appeared functional.

### 1115 ENERGY SOURCE CONNECTIONS

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

[RU] The furnace gas flex connector is not hard piped through the furnace housing.



### 1116 NOTES

This furnace installation and conditions require corrections /replacement.



Original combustion air opening blocked.

## AIR CONDITIONING UNIT(S)

1117

### LOCATION(S)

Main unit #1.

The 13 year old unit is located on the left side of the house.



**1120 SYSTEM TYPE(S)**

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



Cooling coil on top of furnace.

**1122 CONDENSING UNIT(S)**

The condensing unit is functional, with exceptions.

[FE] The condensing unit is not level. The compressor oil should be level for proper operation.

[CR] The condensing unit is not elevated above the surrounding grade. This condition is conducive to deterioration of the unit.

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

**1123 SYSTEM CONDITION(S)**

The system responded to normal operating controls and a temperature differential between the supply and return air grills is within the normal range of (18 - 22) degrees.

**1124 CONDENSATE DRAIN(S)**

The visible areas of the condensate drain line appeared functional.

I recommend the termination point be extended away from the house foundation.



**1125  
CONDENSOR(S)  
ELECTRICAL**

[SC] Proper grounding is not provided at the condensing unit. No visible ground wire. This condition is a safety hazard.

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

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



**1126  
REFRIGERANT  
LINES**

[CR] The insulation on the coolant line insulation is deteriorated and missing section at the exterior.



**AIR CONDITIONING UNIT(S)**

**1117  
LOCATION(S)**

Unit #2.

The 14 year old condenser /unit is located at the rear the house.



**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 exception.

[CR] I recommend the unit be cleaned by a heating contractor specialist, due to the excessive debris inside the casing.



### 1124 CONDENSATE DRAIN(S)

The visible areas of the condensate drain line appeared functional.

[FE] I recommend installing a trap and 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.

### 1125 CONDENSOR(S) ELECTRICAL

[SC] The sub panel disconnect is oversized and not a HACR type circuit breaker as the unit manufacture label requires.

[FE] A fused disconnect is not provided. The only electrical protection is the sub panel disconnect.

### 1126 REFRIGERANT LINES

[CR] The insulation on the coolant line is missing section.

## AIR SUPPLY SYSTEMS

### 1128 DUCT TYPE(S)

[FE] Fiberglass ducts appear to be the duct material in the original attic, added fiberglass insulation is covering the ducts.

The rear attic has plastic covered and insulated flexible ducting.

[CR] The rear attic and main attic ducting metal connectors are not insulated.



Rear attic duct exposed metal connector.



**1129 DUCT CONDITIONS**

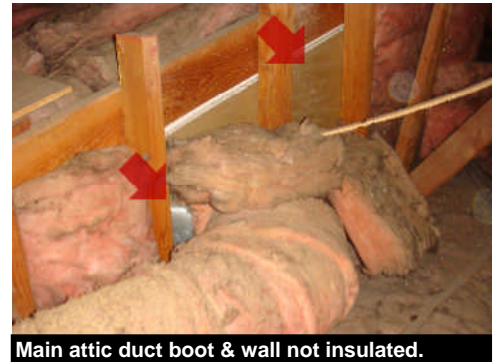
[CR] The main original air supply duct connector has improper support. Wide straps should be installed to provide adequate support.

**1130 REGISTERS & GRILLS**

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

**1131 INSPECTOR RECOMMENDS**

[CR] Insulate all duct boots and connectors.



Main attic duct boot & wall not insulated.

## ELECTRICAL SYSTEMS

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**POWER COMPANY SERVICE CONDUCTORS****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 may be adequate for some occupants, although not all.

[FE] The present electrical system may have met the needs at the time the building was constructed. I recommend consulting with an electrical specialist about upgrading the electrical panel /service to the present standards and needs.

Today this panel is near the minimum size panel one could install on a small single family home. A 100 amp. panel is the minimum size for a small single family home.

### SERVICE EQUIPMENT GROUNDING

**1205 GROUNDING** Foundation rebar ground connection was identified.

**1206 GROUNDING & BONDING** The visible bonding connection is at the water heater cold supply pipe.

### MAIN SERVICE PANEL

**1208 PANEL / LOCATION** The 125 amp. panel is located at the left side of the garage.

[SC] There is an improper clamp on the panel exterior.



Elbow cover missing on conduit.

**1209 DISCONNECTS / CIRCUITS** The main panel has 14, 110 volt circuit breakers, and 4, 220 volt circuit breakers.

Today kitchen, just kitchens are required to have 4, 110 volt circuit breakers.

[CR] The panel cover circuit breakers labeled kitchen are labeled at the 15 amp. circuit breakers. Kitchens are required to have two 20 amp. counter top circuits.



[FE] This panel requires full evaluation and documentation of all additional defects not identified during my limited visual inspection.

**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.

[SC] Plastic covers should be installed in the unprotected panel openings /missing knockouts.

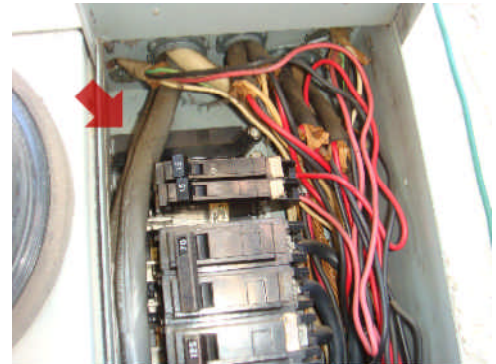
[SC] The panel breaker cover securing screw is an improper pointed type.



**1211****WORKMANSHIP**

**[SC]** Double lugging /taps are evident at two of the circuit breakers.

**[CR]** Conductors /feeders are placing pressure on the breakers.

**SUB-PANEL(S)****1212 PANEL / LOCATION**

Located at the rear exterior of the house.

**1213 PANEL / DISCONNECT**

**[FE]** 120/240 volt, rated at 50 to 70 Amperes. This is only an assumption of the panel disconnect amperage. The main panel and garage circuit breakers are not all labeled as required.

**1214****DISCONNECT TYPE**

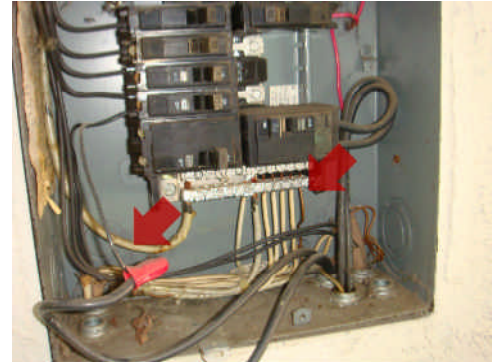
The sub panel has 5, 110 volt circuit breakers, and 1, 220 volt circuit breaker.



**1215 SUB-PANEL**

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

[SC] There is irregular /improper and abandoned wiring.

**1216 WORKMANSHIP**

[SC] The neutral bar has a ground wire connected. This is an improper wiring arrangement in a sub-panel.

[CR] The panel is lacking a grounding terminal bar. See picture above.

[SC] Double lugging tap is evident at one circuit breaker in the panel.

**1217 INSPECTOR RECOMMENDS**

[FE] The cover plates below the panel are sealed /painted, and were not opened. The covers should be opened and evaluated.

**SUB-PANEL(S)****1212 PANEL / LOCATION**

Located in the detached garage.

**1213 PANEL / DISCONNECT**

[FE] 120/240 volt, rated at 50 to 70 Amperes. This is only an assumption of the panel disconnect amperage. The main panel circuit breakers are not all labeled as required.

**1214 DISCONNECT TYPE**

The sub panel has 6, 110 volt circuit breakers, and 2, 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.

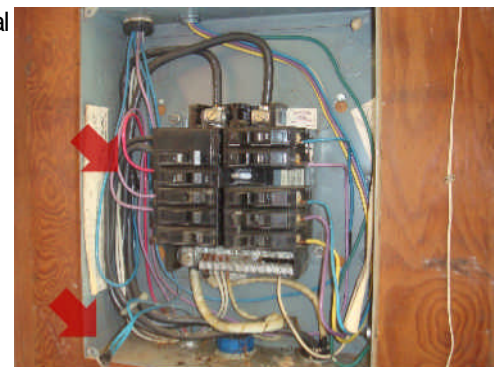


**1216 WORKMANSHIP**

[SC] The panel is lacking a grounding terminal bar, and the ground wiring is connected to the box improperly.

[SC] The pool pumps appear to be operating from 220 volt circuit breakers or multi branch circuit breakers that are missing their handle ties? These ties are required to trip both legs of the circuit in a fault condition.

[FE] There is abandoned wiring in the box. The garage 4 plex receptacle above has two dead outlets.



**1218 NOTES**

[CR] The pool pumps may be only wired to one 220 volt circuit improperly.



## CIRCUIT WIRING METHODS

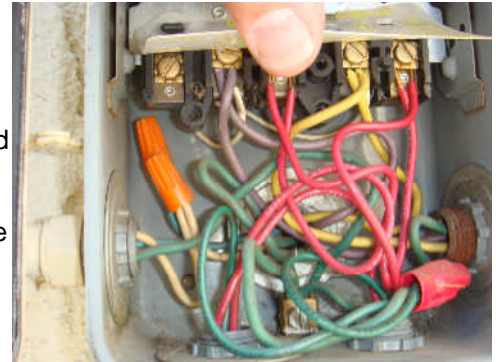
1219

### DESCRIPTION

[FE] Feeders conductors /wires to the sub panel are copper. Feeder sizing should be evaluated.

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

[SC] The excessive and improper wiring in the pool time clock should be evaluated and corrected.



### 1220 CIRCUIT WIRING

[SC] Improper exposed wiring is noted in the main garage and shed.

[FE] The majority of the wiring in the attics is covered with insulation and not all visible.

[FE] Abandoned dead wiring in the rear attic.

[SC] At the left side of the house is metal conduit with improper interior connectors.



### 1221 INSPECTOR RECOMMENDS

[FE] I recommend the electrical system be evaluated and corrected by a licensed electrician.

[SC] The wiring and junction box installation in the rear attic is un-workman.



## RECEPTACLES & LIGHT FIXTURES

1224 SWITCHES The accessible switches are functional, with exception.

[FE] I was unable to identify a switch function in the detached garage. The switch may have been for the dead receptacle above the framing.

1225

### RECEPTACLES

The accessible receptacles are functional, with exceptions.

[SC] Ungrounded three prong receptacles in the garages and master bath.

[SC] Reversed polarity receptacle connections at the exterior of the dining room.

[CR] There are loose receptacles in the garage and master bedroom wet bar.

[SC] The garages, wet bars, shed and exterior receptacles are not GFCI protected. This condition is a safety hazard.

[CR] The kitchen one and only counter GFCI receptacle disconnects all power to the island. This condition is improper, and only one counter top receptacle is provided for the island.

[SC] Receptacle cover plate is missing below the main kitchen sink. See kitchen section notes.

**1226  
LUMINARIES  
[LIGHTS/  
FIXTURES]**

The luminaries [lights] are functional, with exceptions:

[CR] Some of the luminaries [light(s)] failed to function in the bonus room, BK area and exit, laundry room and detached garage.

[SC] It is unknown if the all of the ceiling recessed light fixtures are "IC-rated for insulation contact. I recommend the light fixture trims and bulbs be removed to expose the manufactures label to determine the rating.



[RU] Some of the ceiling recessed light fixtures are not IC rated for insulation contact. These fixtures are not energy efficient.

**1230 PADDLE  
FANS**

[SC] The ceiling fans wobbled in the office and center bedroom.

[FE] I recommend the ceiling fans mounting be evaluated.

**EXCLUDED FROM THE STANDARDS OF PRACTICE**

**1232 ALARM  
SYSTEM**

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



Rear attic dead wire & low voltage wiring.

## KITCHEN & LAUNDRY

### KITCHEN

**1300**

**COUNTERTOPS** The granite countertops are functional.

**1301 CABINETS** The cabinets were functional.

**1302 COOKTOP** The gas cooktop burners functioned.

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

**1304 EXHAUST  
VENT**

Cooktop downdraft type exhaust system was functional, with exceptions:

[FE] The power cord is tapped below the unit. The cord should have a proper connector.

The under slab exhaust duct is a bit corroded and soiled.

The vent above the cooktop has a filtration screen.



**1305**

**DISHWASHER(S)** The home owner stated the updated dishwasher is functional.

During the kitchen inspection the listing agent stated she had to leave the property at 6:00 PM. I did not run the dishwasher and microwave due to the home owner and listing agent was in the kitchen during my inspection and time frame I had to finish the interior of the house.

**1306 FOOD  
WASTE  
DISPOSAL(S)**

The main sink garbage disposal functioned, with exception.

[SC] The power cord/wiring is not clamped to the main disposal.

[CR] The island disposal failed to function. The unit could not be freed with the wrench provided.



**1308**

**MICROWAVE** The home owner stated the unit functions.

**1309 TRASH  
COMPACTOR**

[CR] The trash compactor failed to function.

**1315 WET  
BAR(S)/  
PLUMBING**

The master bedroom and family faucets and piping were functional, with exception:



[CR] The family room faucet dripped after testing. Replace the valve stem seats.

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

### 1316 SINK & PLUMBING

The two faucets, sinks and plumbing were functional, with exception:

[CR] The island sink drain vent riser loop is short. The loop should be installed as high as possible below the counter top.

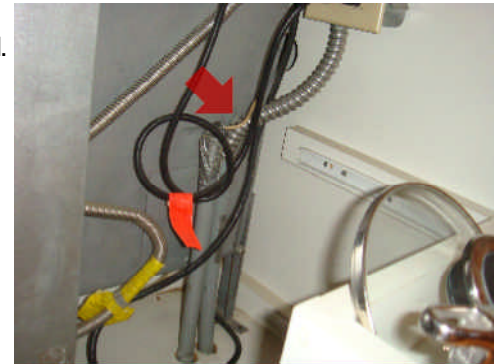


### 1318 KITCHEN ELECTRICAL

[CR] The counter GFCI receptacle adjacent to the main sink is the power supply to the island. This installation is irregular.

[CR] Only one receptacle is provided at the island, and the location is irregular.

[FE] There is an abandoned wire below the cooktop. The function of the wire is unknown.



## LAUNDRY FACILITIES

### 1318 MACHINE PLUMBING

The laundry faucets are in use, no visible leaks or corrosion. Washing machines are not operated.

[RU] I recommend the faucets be replaced with a single lever ball valve that controls the hot and cold simultaneously 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.

[FE] The dryer 220 volt receptacle was in use. The receptacle may be outdated, with only 3 wire /slots. Today electric dryers require 4 wire feed and slotted receptacle.

### 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.

**1321 SINK & PLUMBING**

The faucet, sink and plumbing were functional, no leakage noted.

**1322 AREA VENTILATION**

The exhaust fan functioned.

There is no means of ventilation for the laundry room if the bedroom and hall doors are closed. Keep the hall door open when operating the dryer and furnace.

## BATHROOM(S)

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

The basins /faucets and piping were functional.

**1401**

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

**1402**

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

**1403 TOILET(S)**

The toilets functioned.

[FE] The second floor toilet appears to be a bit loose on the floor.

**1404****BATHTUB(S)**

**Description:** Tub shower combo at the hall bathroom functioned, with exception.

[CR] The shower arm is loose, and not sealed at the wall.

[CR] There are damaged spots in the fiberglass master tub. This condition may be conducive to leaks.

**1406****SHOWER(S)**

The shower stalls were functional, with exceptions:

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

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 bathrooms and windows in the full bathrooms, were all functional.

**1410 CEILING HEATER(S)**

The bathrooms have central heating and A/C.

## INTERIOR OF BUILDING

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### CEILINGS

1500

**DESCRIPTION**

Sheetrock /Drywall, with acoustic spray covering.

1501

**CONDITIONS**

[CR] Acoustic is chipping peeling in the master bedroom.

[FE] Moisture stains are evident on the master bedroom and dining ceilings.

[FE] The BK /kitchen ceiling cove molding area appears to have a sag.

[FE] Visible evidence of past repairs noted on the office ceiling.

[CR] Damage /blistering at the family room ceiling.



1502

**INSPECTOR****RECOMMENDS**

[FE] I recommend the tile roof /flashing to wall intersection be evaluated for moisture intrusion adjacent to the family room ceiling.

[CR] Wind could have driven unwanted rain water into the wall at the roof and fascia void / gap.



### WALLS

1503

**DESCRIPTION**

Sheetrock /drywall.

1504

**CONDITIONS**

There were no visible defects evident, with exceptions.

[FE] Nail fastener locations are evident below the living room window and stair wall below the handrail.

### 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 exceptions.

[FE] Uneven /sloped area at the master bathroom and hall. The carpet padding in the hall may be damaged.

1513 **HARD TILE**

The visible areas of the tile flooring appeared functional.

**FRONT ENTRY DOOR**

1517

**CONDITIONS**

The doors were functional.

**INTERIOR DOORS**1520 **DOOR****CONDITIONS**

The doors were functional.

1521 **CLOSETS**

The closets were functional, with exception.

[CR] The floor guide for the closet door is broken missing in one bedroom.

**STAIRS & RAILS**

1524

**STAIRWELL(S)**

The stairs are functional.

1525

**HANDRAIL(S)**

[SC] The handrail is not considered to be grippable by today's standards. I recommend upgrading the handrail to meet today's standards for added safety.

1526

**GUARDRAIL(S)**

The guardrails are functional.

**SMOKE ALARMS**

1529

**LOCATIONS**

Upper hall, bonus room, BK nook and laundry area.

[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

**1601 LOCATION** Attached pool and spa, gunite & plaster in ground installation.

### SAFETY ENCLOSURE & GATES

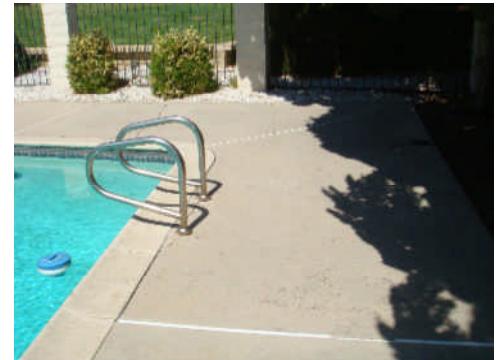
#### 1606 ENCLOSURE / GATES

[SC] The gate closer was missing/defective/deteriorated. This condition should be corrected for child safety.

[SC] Alarms are not provided on the house doors /access points to the pool/spa area. The 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** [SC] The pool decking has settled /lifted and cracked. This condition is conducive to moisture intrusion into concealed spaces and/or a trip hazard.



**1609 COPING** The pool/spa coping was functional, with exception.

[CR] The pool deck is separated from the coping. This condition is conducive to moisture intrusion into concealed spaces.

**1610 DRAINAGE** See report site /grading and drainage.

## POOL /SPA CONDITIONS

**1619 VESSEL** [FE] The vessel surface is damaged/deteriorated in areas with slight cracking. Discolored areas are evident.



**1620 WATERLINE TILES**

The waterline tiles were functional, with exception.

[CR] There were loose/damaged/missing water line /dam tiles at the spa.



**1621 SKIMMER(S)**

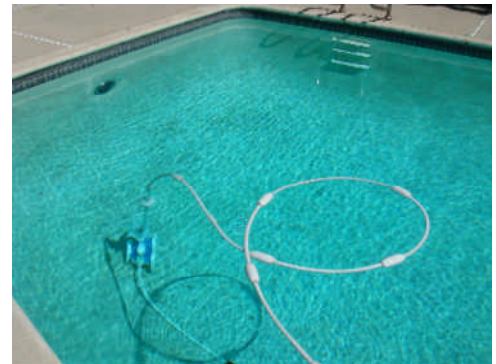
The skimmer and basket were functional.

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

The pool luminaire [light] functioned, with exceptions.

[SC] The pool light appears to have water inside.

[CR] The spa luminaire [light] failed to function.



**1623 SPA DRAIN(S)**

[SC] The pool and spa drain covers are the old type/design that present a safety hazard due to suction entrapment. The covers should be replaced with the safety/anti vortex type.

**1624 WATER JETS**

Water flow was noted at the jets.

**1625 SPA CONTROLS**

Time clock controlled, with manual operating valves.

**PUMP(S) & ELECTRICAL EQUIPMENT**

**1636 FILTER PUMP**

The pump/motor functioned.

**1638 SWEEP PUMP**

The pump/motor functioned for the water circulator unit in the pool.

**1641 WATER FILTER(S)**

The diatomaceous earth filtration system appeared functional, with exceptions.

[CR] The housing is exposed to the sun and deteriorating.

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

[RU] A backwash system is not installed.

**1642 PRESSURE GAUGE**

The pressure gauge was functional.

[FE] The gauge indicated a pressure of 21 psi. This pressure may indicate that the filter needs to be cleaned. I recommend cleaning 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 visible PVC piping, valves and connections appeared functional, with exception.

[CR] Leak evident at the pump and pipe connection.



**1644 HEATER**

The 10 year old heater functioned, with exception.

[SC] The gas supply valve may leak.

The heater should be kept clean.



**1645 EQUIP. BONDING**

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

[SC] The pool heater lacked bonding.

**1646 GFCI  
DEVICE(S)**

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

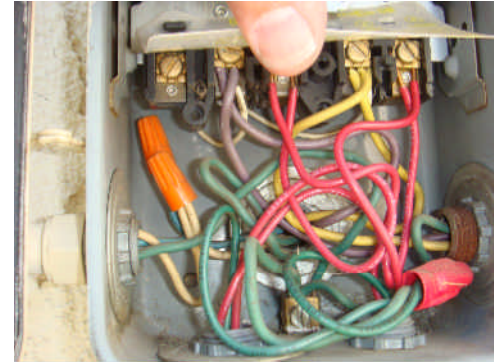
**1647 PANEL/  
CONTROLS**

The pool pump timer was functioning, with exceptions:

[SC] Pump switches are lacking. The electrical system for the pool and spa should be evaluated for safety.

[SC] The time clocks have added improper wiring attached. Time clocks should only be used for operating the pumps.

[SC] Separated metal conduit below the junction box.

**1648 NOTES**

[CR] The pool water supply valve leaks when operating.

**COMMENTS**

This picture shows the location to the roof and fascia location to the family room.