

Pre-purchase Home Inspection Report

Exclusively for: My Client

Sample of a 78 year old 2,000 square foot house



Prepared by:

California Real Estate Inspection Association Master Inspector

Steve Garcia Inspections

Building Inspections Since 1986

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(714) 264-5071

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REPORT SCOPE & DEFINITIONS

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

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

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

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

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

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

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

I provide for my clients

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

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

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 signatures.

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

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

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

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

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

CLIENT & SITE INFORMATION

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

File # 100810

Date of inspection: August 10, 2010

Time of inspection: 12:30 - 6:00 PM.

CLIENT'S NAME Good client.

**INSPECTION
ADDRESS**

Sunny CA.

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

BUILDING CHARACTERISTICS

MAIN ENTRY Faces: West.

DESCRIPTION 78 year old single-family residence.

**TYPE OF
STRUCTURE**

Raised concrete foundation, wood frame building with stucco exterior siding.

UTILITIES

All three utilities were on during the inspection.

OTHER INFORMATION

**PEOPLE
PRESENT**

People present: owner, buyer's agent and client /buyer.

**BUILDING
OCCUPIED**

The building was occupied and access to some items such as; electrical outlets/receptacles, office 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 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. Washer, Dryer, Furnace & A/C units.

[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] 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.

[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

SITE, HARDSCAPE & COMPONENTS

200 SITE GRADING

Description: Near level site.

[FE] Sections of the foundation /mud sill wall frame is marginally above the exterior grade. I recommend modifications in these areas to maintain a minimum of 4 inches clearance between the earth and any wood portions of the structure.

[CR] The yard grading at the left and rear of the house are not adequately sloped away from the perimeter foundation. It is important that surface grade be sloped away from the perimeter foundation to prevent moisture accumulation next to the foundation, which may infiltrate below the building effecting the structural integrity of the building/s support systems.

The foundation does not have evidence of damage from the improper grading or drainage, although the foundation has efflorescence at areas from moisture due to poor drainage and grading.



201 SITE DRAINAGE

Description: Grade /surface water runoff and underground drains.

The home owner stated surface drains were only installed into the driveway.

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

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

[CR] The low slope roof drain downspout terminates at the rear of the house adjacent to the foundation. The downspout should terminate 6' away from the foundation.

202 DRIVEWAY / PARKING

The concrete and brick driveway is functional with slight cracks.

The width between the gates is 7' 8"

203 WALKWAY(S)

The brick and concrete walkways are functional, with exception.

[CR] Broken sidewalk corners adjacent to the driveway.

204 MAIN ENTRY

The brick surface is functional, with exceptions.

[CR] A brick is damaged and a possible trip hazard.

[FE] The brick surface is high onto the house stucco wall, and appears to be above the wall frame. This installation is improper, moisture could cause damage to the wall frame /mud sill. The entry is covered with a roof structure, do not wash off with water.



[FE] Moisture stains are evident in the craw space below the entry door, and a section of the mud sill appears to have been removed.

205 PATIO(S)

The concrete and brick patio surface is functional off the garage and front entry.

The garage patio wood framed structure header is only 6' 2" above the ground.

[CR] The framing posts are imbedded into the ground and brick improperly. Insect damage is evident.

[RU] I recommend adding hardware /fasteners to the structure connections.



206 PATIO / DECK COVER(S)

[CR] The rolled roofing material has been installed improperly, unsecured, blisters and has a low point at the edge. The edge metal is an improper type, evidence of puddling water.



208 STEPS & STAIRS

[SC] The rear exit landing is only 26" out with the door opening out. This condition is improper. The landing surface should be 36" out.

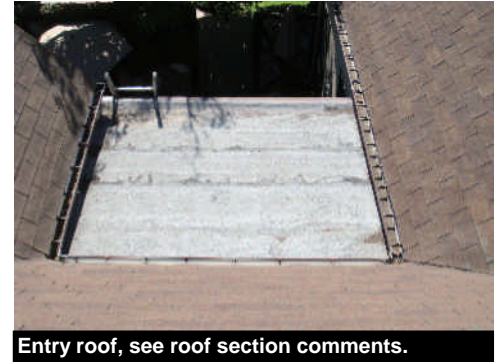
[SC] The rear steps rise is improper and uneven. The bottom step rise is 3" different than the other steps. The step rise is 9 3/4" which exceeds the 8" rise allowed. This condition is a trip hazard.

212 ROOF GUTTERS

[RU] Roof gutters are only provided at the patio and entry area roof. I recommend installing additional gutters and downspouts.

[CR] The garage roof gutter is improperly sloped.

[CR] The gutters have debris which restricts proper drainage.



213 DOWNSPOUTS

[CR] Roof gutter downspouts terminate next to the buildings. The downspouts should be routed sufficiently away from the buildings to prevent puddling and saturation of the soil adjacent to the foundation.

214 FENCES & GATE(S)

Description: Brick /masonry and wood.

The yard visible wood fencing appeared functional, and the gates closed /latched.

216 COMMENTS

[CR] The foliage at the right side of the house is overgrown and appears to be bowing out, and is only secured by 1/8" rope and hook screws fastened into the roof edge trim boards.

I recommend an arborist evaluate the foliage and prescribe the fastening and maintenance of the bushes.



217 LANDSCAPING

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

[SC] The bush branch is bearing on top of the kitchen window. This condition could break the window.



NOTES

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

[CR] Plastic PVC sprinkler pipe is in the craw space below the living room improperly. Plastic water pipe should not be in craw spaces.



Remove or replace the plastic pipe.

EXCLUDED BY THE STANDARDS OF PRACTICE

227 BOIDIES OF WATER / FEATURE

[FE] The entry brick bench and water feature has been built up onto the stucco wall, and is over the building wall mud sill /framing improperly.

From the craw space the wall frame does not have visible moisture damage.



Foundation /wall frame adjacent to pond.

BUILDING ENVELOPE & COMPONENTS

BUILDING WALLS & SIDINGS

310 DESCRIPTION

Stucco siding.

312 STUCCO SIDING

The stucco siding appeared functional, with exception.

This building was constructed in an era before weep screeds were installed at the bottom edge of the stucco siding, to separate the stucco from the grade /soil. The stucco lacks a drainage plane. This condition does not allow moisture to dry, causing the stucco to blister and flake off. I recommend minimizing moisture around the building to help protect the stucco and the building from moisture damage.



Blistering & chipping paint is evident.

321 FLASHINGS [FE] There is no metal flashing installed behind the siding and on top of the front entry brick bench and pond.

See comments above.



Surface appears level with interior floor.

322 COMMENTS [FE] There is no visible metal flashing installed behind the siding and on top of the fireplace shoulder bricks.

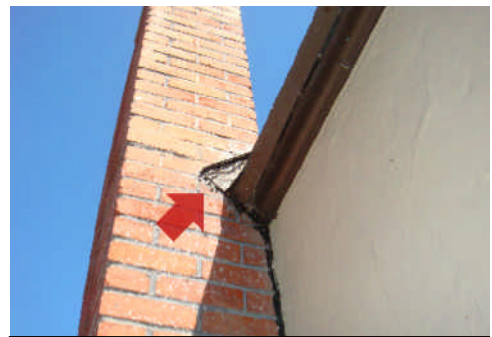
No visible moisture damage adjacent to the chimney in the living room.



Mastic /tar appears to have been added.

323 INSPECTOR RECOMMENDS

[RU] I recommend kick-out flashings and gutters at the termination point of the roof flashing and chimney to divert water away from the chimney shoulder bricks.



Install kick-out flashings & gutters.

TRIM & EAVES

323 TRIM & MOULDINGS

The visible exterior wood trim materials appeared functional with signs of aging and wear, and exception.

[CR] The kitchen window trim /casing is insect damaged.

[FE] The south side wood window trim is weathered and wrapped at the living room. I recommend maintaining the wood paint.



Insect damaged wood trim above window.

324 EAVES / SOFFITS

The visible eave and soffit materials appeared functional, with signs of aging and wear.

I recommend maintaining the wood soffits paint.



Foliage fastener and trim at south side.

WINDOWS & DOORS

326 EXTERIOR WINDOWS CONDITIONS

Description: Original wood, double hung, casement and fixed single pane windows, with the exception of the kitchen aluminum window.

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

[CR] Paint is chipping off at a few of the windows.

[CR] The rear left bedroom screen is damaged, and one rear center bedroom screen is missing.

327 INTERIOR WINDOWS OPERATION

The accessible windows were functional.

[SC] [RU] There is no visible tempered /safety glass marking on the glass in the living room fixed window within 18" of the floor for safety.

328 EXTERIOR DOOR CONDITIONS & OPERATION

The wood and glass doors were functional.

GARAGE

GARAGE

400 INFORMATION

[FE] The right side of the garage was not accessed from the neighbors rear yard.

[FE] The neighbor has a fireplace adjacent to the garage. The fireplace chimney termination is less than 10' from the garage.



401 EXTERIOR

[RU] I recommend installing a roof gutter at the right side of the garage and the downspout should terminate onto this site driveway.

402 ROOF / FRAMING

Description: The visible conventional framed roof rafters and spaced roof deck sheathing appeared functional.

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

403 INTERIOR / WALLS

Exposed visible wall framing appears functional.

[RU] The wall mud sill plates are not bolted for seismic movement. Framing seismic upgrades are recommend.

404 INTERIOR CONDITIONS

[FE] The majority of the interior walls and roof were not visible at the time of the inspection due to stored personal items. The garage interior should be inspected when the personal belongings are removed, and vacant.

406 CONCRETE SLAB

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

407 VENTILATION

Vent openings are not provided or required for this garage.

Gas fired appliances are not installed, and the garage is not attached to living space.

408 OVERHEAD DOOR(S)

Description: The wood doors are hung from rollers on an upper metal track, and are functional.

ROOFING SYSTEMS

DESCRIPTION

500 AGE & OR DECK SLOPE

Flat /Low Slope deck at the upper center area, and sloped perimeter.



View of the roofing systems.

501 INSPECTION METHOD

I walked on the roof up the front valley onto the upper low slope roof, and inspected the visible roofing components.



Other view of the low slope roof.

502 ROOF COVERING(S)

The low sloped roofing number of re-roofs could not be determined with out core drilling, which is not done.

503 ROOFING LAYERS

The sloped shingle re-roof over the original wood shingle roof is 2, the maximum allowed.



See # 506 valley shingle comments below.

504 INSPECTOR NOTES

A few shingles adjacent to the chimney appear to have had a chimney brace attached.

[FE] Due to the height of the chimney above the building wall I recommend evaluation of the required bracing for this chimney.



ROOFING MATERIALS

506 COMPOSITION SHINGLES

[FE] The roofing material appeared functional at this time with the exception of the valley shingles. I recommend a licensed professional roofing contractor evaluate the material for the estimated remaining life.

[CR] The valley shingles do not appear to have been cut back properly for proper water runoff. Debris and moisture could become trapped below the valleys. Damaged shingles are evident.

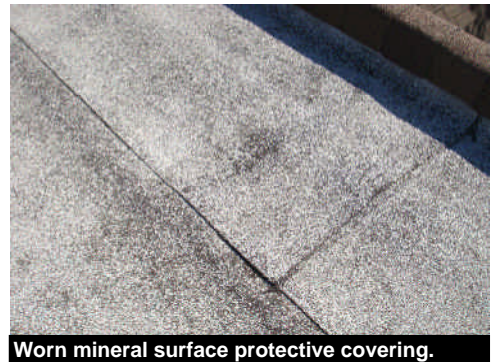


[CR] One shingle at the rear is missing 2" section exposing fastener.

514 BUILT-UP ROOFING

[FE] The upper low sloped roofing material mineral surface is weathered where the protective minerals are worn off.

[CR] The front entry overhang low slope roofing material is blistered and has improper drainage to the building without a gutter and downspout to control water runoff. See picture # 527 below.



516 COMMENTS [FE] View of the shingles where the suspected chimney brace was installed. The patch is irregular.



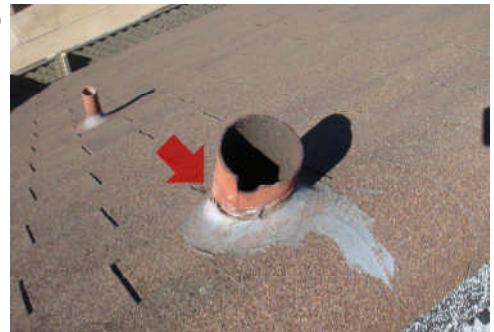
FLASHINGS

517

DESCRIPTION

Visible edge and chimney flashing only, due to added layers of roofing material.

Mastic /tar seals the penetrations.



Seal chipped iron vent pipe.

518 FLASHINGS The visible flashings appeared functional, with exception.

[FE] The chimney has an irregular added cricket flashing installed. This flashing / installation is sub-standard.



519 INSPECTOR RECOMMENDS

[FE] The furnace jack flashing is only sealed with mastic /tar, and the attic vent sealant was not visible.



PENETRATIONS / VENT PIPES

520 PENETRATIONS

The visible roof penetrations appeared functional, with exceptions.

[CR] The penetrations are not sealed at a few locations.

[CR] The rear added ABS plastic drain vent pipe is not painted to protect from the sun UV rays.



521 GAS FLUE PIPE(S)

The furnace exhaust flue pipe and weather cap is functional.

[CR] The water heater vent flue metal cover is rusted out and open.



522 COMMENTS [CR] The antenna should be removed and the fastener holes sealed.



ROOF DRAINAGE

525 GUTTERS [FE] A secondary roof drain above the primary drain is not provided to remove possible blocked water accumulation should the primary drain become clogged.



526 DOWNSPOUT(S) The low slope roof downspout visible in the attic appears functional.

527 COMMENTS [CR] The front entry overhang low slope roof surface edge is raised, and drainage is improper.



ATTIC(S)

ACCESS OPENING(S) & ACCESSIBILITY

600 ATTIC OPENING(S) Access: pull-down stairs in the hallway.

601 ATTIC ACCESS(S) The attic is fully accessible and visible with the exception of the plywood sheathing on the ceiling joists and stored items.

FRAMING

603 DESCRIPTION Conventional framed roof rafters and ceiling joist, with spaced roof deck sheathing for the wood shingles, and plank sheathing for the low sloped roof deck.

604 ATTIC FRAMING The visible areas of the attic framing appeared functional.

607 ROOF DECK SHEATHING

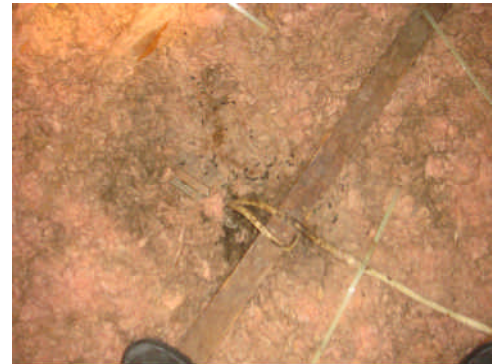
The visible areas of the roof sheathing appeared functional, with exception.

[FE] The plank sheathing is moisture stained at the original gas vent flues.



612 COMMENTS

[FE] Rodent droppings are evident on the ceilings in the insulation.



VENTILATION

613 DESCRIPTION

Vent types: Exhaust vent fan has been added onto the low slope roof deck. The fan operated from a thermostat adjacent to the fan.

[RU] The only vent openings in the attic are the original gable wall vents that are under sized and the screen mesh is undersized for proper ventilation.

614 VENTILATION

[CR] The attic space has minimal ventilation and was very hot at the time of the attic inspection.

This condition could be conducive to moisture build-up in the winter and excess heat build-up in the summer.

[RU] Eave /soffit vents or lower roof vents are not provided to allow cooler air to enter the lower attic space and exit the upper vent.

INSULATION

617

DESCRIPTION

Materials: blown-in rockwool, approximate thickness in inches: 0" to 4".



618

INSULATION

The visible attic insulation appeared functional, with exceptions.

[CR] The insulation is out of place/missing in areas. This condition minimizes the overall value of the insulation.

Voids /openings into the lower ceilings should be sealed with fiberglass batt insulation.



619 **COMMENTS**

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



FIREPLACE(S) & CHIMNEY(S)

FIREPLACE(S)

701 UNIT TYPE(S)

Masonry wood burning fireplace is located in the living room.



705 FIREBOX(S) The fireplace /firebox and visible flue appeared functional, with exceptions.

[CR] Voids and exposed rebar is evident above the fireplace opening.



706 DAMPER(S) The damper appeared functional, although should be tested for proper operation.

[FE] The added damper was not operated and viewed from the chimney top for proper opening. I recommend the damper be operated and evaluated for fully opening.

707 HEARTH EXTENSION(S)

The hearth extension is in place as required.

CHIMNEY(S)

711 CHIMNEY(S) **Materials:** Brick masonry chimney with an added lined flue.

[FE] The chimney appears to have broke at the roof line. This condition could have been before the chimney was lined, although should be evaluated.



712 SPARK ARRESTOR(S)

There is a spark arrester and rain hood installed with the added damper.



The damper operation should be evaluated.

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

FOUNDATION /SLAB & OR SUB-STRUCTURE

UNDER-FLOOR VENTILATION

800 VENTILATION CONDITIONS

The crawl space ventilation appeared functional. The exterior vents should be kept in good repair and clear of vegetation.

FOUNDATION & COMPONENTS

801 FOUNDATION TYPE(S)

Raised concrete perimeter foundation with interior wood beams supported by concrete piers and wood posts.



Foundation view at the rear left corner.

802 FLOOR FRAME DESCRIPTION

Wood beams, floor joists and 1X6 board subfloor.

The full bathroom tiled flooring is cracked at the floor joists. It appears the mortar bed was placed between the floor joists, causing the tiles on the joists to crack.



Sub floor view below the full bathroom.

805 FOUNDATION/ STEM WALLS

The foundation and structure was functional, with a couple of slight foundation cracks.

[FE] There is a condition known as efflorescence on portions of the foundation walls. This is a salt deposit left when moisture in the foundation evaporates. It indicates that the foundation is experiencing wet and dry cycles. I recommend the exterior grading and drainage be improved to divert moisture away from the foundation.



View at the front right adjacent to steps.

806 BASEMENT WALLS & FLOOR

The visible areas of the basement walls appeared functional.

807 PIERS

The visible areas of the piers and posts appeared functional.

[RU] Piers, posts, beams and general framing is toe nailed together. This is older technology. I recommend upgrading to incorporate approved metal brackets and connectors in the framing system to perform better during seismic activity.

808 FRAMING

The visible floor framing appeared functional.

809 MUDSILLS

The visible areas of the mudsills appeared functional, with exception.

[CR] The sills are missing adjacent to the front porch. This condition is common due to porches are placed too high onto the building causing moisture damage to the sills.

UNDER-FLOOR ACCESS OPENING(S)

816

ACCESSIBILITY The crawl space is generally accessible.

FOUNDATION /WALL ANCHORING

817

ANCHORING & BRACING

[RU] Foundation anchor bolts or seismic connections between the building wall framing and the foundation is not provided. I recommend the building be bolted and/or fastened to the foundation using approved methods as an upgrade for earthquake safety.

UNDER FLOOR INSULATION

**820
INSULATION
CONDITIONS**

[RU] Insulation has not been added /installed between the floor joists /below the floor for energy conservation.

PLUMBING SYSTEMS

WATER SERVICE

**900 MAIN
SHUTOFF
LOCATION**

The main water shutoff valve is located at the front of the house.

The valve has been updated with a 1/4 turn ball valve, and is functional.



Red handle is the main & sprinkler valve.

**901 MAIN
WATER SERVICE
LINE**

Materials: 1" Copper pipe visible below the main water supply shutoff valve, and plastic fitting visible at the water meter.

The main supply line has been updated.

WATER SUPPLY PIPING

**904
DESCRIPTION**

Materials: Updated copper piping installed.



Plumbing view below the 3/4 bathroom.

905 WATER PIPING CONDITIONS

The visible water supply piping appeared functional, with exceptions.

[FE] Union connector below the kitchen can eventually leak from the rubber sill deterioration.

The static water pressure was 63 PSI at 3:50 PM. Typical static water pressure is between 40 and 80 PSI.

[RU] I recommend buyer update all water supply valves to quarter turn ball valves and flared connector supply tubing.



906 HOSE FAUCETS

The accessible hose faucets /bibs were functional, with exception.

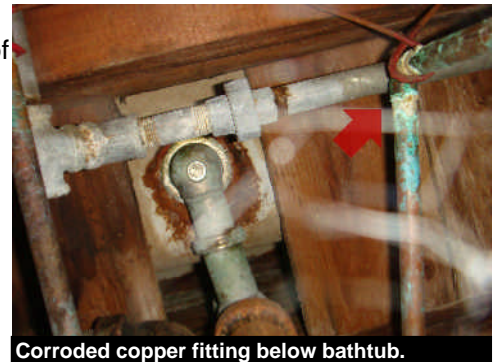
[RU] There are no anti-siphon backflow preventers on the exterior hose faucets /bibs. I recommend installing these devices to prevent water in the hose from entering the building water supply.

907 INSPECTOR RECOMMENDS

[FE] Corrosion is evident on some of the copper pipe fittings. I recommend evaluation of the fittings.

The abandoned galvanized pipes have not been removed. I recommend removing the galvanized pipes to confirm all galvanized pipes are abandoned.

[RU] The hot water supply pipes are un-insulated. I recommend the crawl space hot water supply pipes be insulated to help minimize heat loss.



COMMENTS

[FE] The full bathroom toilet water supply appears to be galvanized pipe.



WASTE DRAIN & VENT PIPING

908 UNDER FLOOR DRAIN PIPING DESCRIPTION

Materials: Cast iron piping and galvanized steel piping, with updated ABS plastic at the 3/4 bathroom.



View below the 3/4 bathroom shower.

909 DRAIN PIPING CONDITIONS

The under floor /craw space visible waste piping appeared functional, with exception.

[FE] There is corrosion and rust on some the drain piping, no leakage noted. I recommend monitoring the condition.

[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. I recommend having a video camera inspection be performed on the drain /waste and sewer piping system prior to close of this transaction.



Corrosion on cast iron drain pipe.

910 UNDER SINK /BASIN DRAIN PIPES

The visible drain pipes were functional.

911 DRAIN / WASTE VENT PIPING

The visible areas of the vent pipes appeared functional.

[FE] The cast iron vent pipe above the roof is broken at the top edge. This condition is typically caused from a plumbers snake.



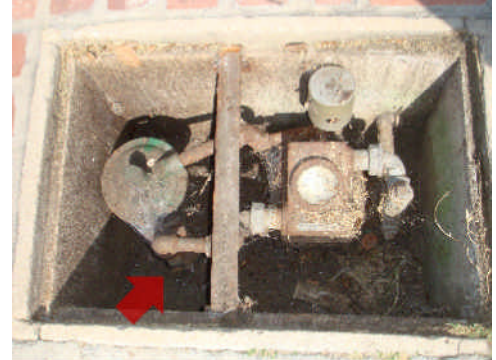
FUEL-GAS SYSTEM

913 GAS METER & SHUTOFF LOCATION

The gas meter and main valve are located in the front left sidewalk vault.

The valve is only 70 percent on, and not very accessible.

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



914 VALVES & CONNECTORS

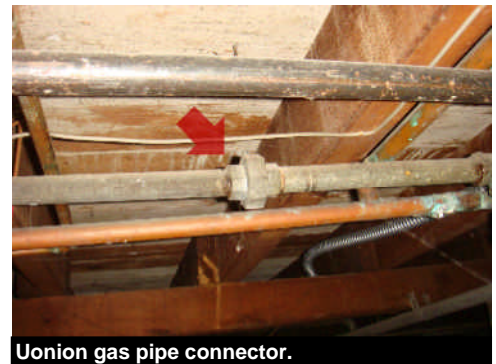
[SC] Older and abandoned gas supply valve in the living room should be removed and the pipe capped off for safety.

915 FUEL-GAS PIPING

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

[SC] A gas pipe union connector is evident adjacent to the basement. Union connectors have been known to become loose and leak gas. Today unions could not be used in crawl spaces.

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



916 INSPECTOR RECOMMENDS

[RU] I recommend installing a readily accessible main shutoff valve on the main gas pipe at the building.

917 COMMENTS

[FE] The main gas supply pipe is fed underground from the gas meter into the crawl space at the left side of the house. The pipe is not wrapped to separate from the soil and foundation.

Underground gas pipes will corroded and leak in time.



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 professional in the appropriate trade regarding the systems operation and maintenance.



WATER HEATER(S)

WATER HEATER INFORMATION

1001

LOCATION(S) The 40 gallon 6 year old natural gas water heater tank is located in the basement.

WATER HEATER CONDITIONS

1008 TANK(S) CONDITIONS

The water heater tank appeared functional, no leakage noted.

1009 WATER SUPPLY / CONNECTORS

[RU] The shutoff valve and water supply connectors appeared functional. Valves are not operated.

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



1010 TANK VENTING SYSTEM(S)

[SC] Exhaust gases from the tank draft diverter vent is spilling out into the basement improperly. This is a health concern.

[FE] The tank single wall metal vent connector in the basement is irregular, and the vent flue is a cementitious material, and may have asbestos.



1012 ENERGY SOURCE(S)

The gas shutoff valve and flexible gas connector appeared functional.



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

[SC] The temperature & pressure relief valves discharge line is missing. An approved discharge line that extends to the exterior and terminates close to the ground facing downward should be installed.

I recommend installing a watts valve on the tank with in place of the temperature & pressure relief valve, due to the tank location and lacking discharge line.

A pressure relief valve at an exterior hose faucet is installed.

1014 SEISMIC SAFETY STRAPS

[SC] The water heater seismic strapping is installed in a manner that does not meet the State Architect's requirements or the water heater strapping kit manufacturers instructions. The top strap is too low, should be one third down from the top.



1015 CONTROL(S)

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

**1020
COMMENTS**

The water heater may not vent properly due to the single wall suspected undersized connector and the cementitious flue.



Water heater & abandoned furnace vent flue

HEATING & A/C SYSTEMS

HEATING UNIT(S) / FURNACE(S)

1101

DESCRIPTION

2 year old 84,000 btu. Bryant forced air natural gas fired furnace is located in the attic. Access to the unit is a bit difficult due to the attic framing.

**1105 RETURN
AIR FILTER(S)**

Disposable filters at the hall ceiling and side of the furnace.

Replace the filters with pleated type every 6 mounts.



Furnace filter location.

**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 secured at the connections.

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

The fan and cabinet are functional.

**1113 AIR
SUPPLY
PLENUM(S)**

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

**1115 ENERGY
SOURCE
CONNECTIONS**

The gas shutoff valve and flexible gas connector appeared functional.

**1116
COMMENTS**

The original gravity furnace in the basement is abandoned, the gas supply is capped off.



AIR CONDITIONING UNIT(S)

**1117
LOCATION(S)**

The 2 year carrier unit is located on the left side of the building.

**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.

**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 lines appeared functional, with exception.

[CR] The secondary drain pipe does not extend out properly and is lacking an elbow pointing down.



**1125
CONDENSOR(S)
ELECTRICAL**

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

[FE] The main panel disconnect is not a HACR type circuit breaker as the unit manufacture label requires.

**1126
REFRIGERANT
LINES**

The visible line set appeared functional.

AIR SUPPLY SYSTEMS

1128 DUCT TYPE(S) Plastic covered and insulated flexible ducting.

1129 DUCT CONDITIONS The visible areas of the conditioned air ducts are functional, with exception.

[CR] The metal duct boots should be insulated.



1130 REGISTERS & GRILLS There was air supply from the wall /ceiling air registers and grills.

Manual dampers are provided on the supply air ducts in the attic.

1132 COMMENTS The original metal ducts in the craw space are abandoned. A couple are crushed and damaged.

[FE] The wrap around the ducts and plenum appears to be asbestos material.

The original interior wall registers are in place. I recommend sealing off to prevent any air from entering the building from the abandoned system.



ELECTRICAL SYSTEMS

POWER COMPANY SERVICE CONDUCTORS

1200 CONDUCTOR SERVICE DESCRIPTION Overhead service conductors, 120 /240 Volt.

1201 CONDUCTOR CONNECTION POINT The overhead service wires and weatherhead appeared to be functional.

SERVICE EQUIPMENT

1203 CAPACITY [FE] The electrical system capacity may be adequate for some occupants, although not all.

The 100 amp. panel is the minimum size panel for a single family residence.

SERVICE EQUIPMENT & GROUNDING

**1206
GROUNDING &
BONDING**

The visible grounding and bonding connection is at the water supply pipe.

I recommend installing a ground rod below the panel for proper grounding.

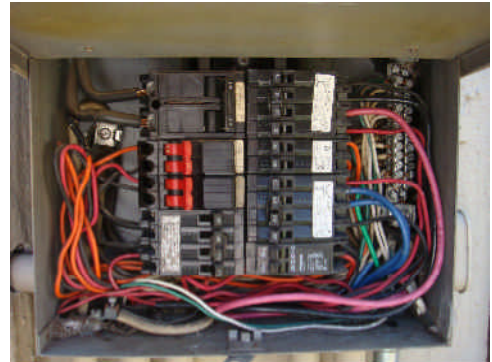
MAIN SERVICE PANEL

**1208 MAIN
PANEL &
LOCATION**

The 100 amp. panel is located at the rear of the house.

**1209
DISCONNECTS /
CIRCUITS**

The main panel has 13, 110 volt circuit breakers, and 3, 220 volt circuit breakers.



**1210 MAIN
PANEL**

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

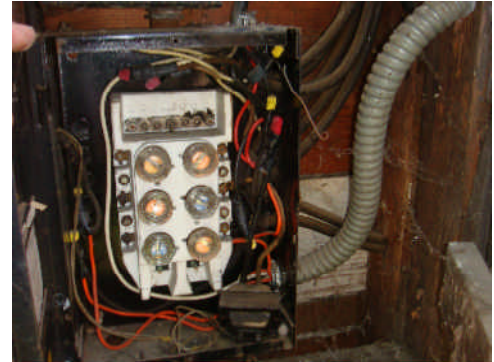


**1211
WORKMANSHIP**

The visible wiring within the panel appeared functional, with exceptions.

[FE] The original panel cloth insulated wiring in the original fuse box are through the metal box. When updating the main service panel the fuse box could be used as a junction box without the fuses and with bushings for wiring protection.

I recommend building permits be obtained for the updated electrical panels.



SUB-PANEL(S)

1212 LOCATION Located in the garage.

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

1214 DISCONNECT TYPE(S) The sub panel has 5, 110 volt circuit breakers, and 1, 220 volt circuit breaker.

1215 SUB-PANEL(S) [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.



**1216
WORKMANSHIP**

The wiring within the panel appeared serviceable, with exception.

[SC] The panel is lacking grounding and conductor.



CIRCUIT WIRING METHODS

1219

DESCRIPTION

Feeders wires to the sub panel are copper.

Branch circuit wiring is original aluminum clad copper and updated copper 120/ 240 volt circuit wiring.

Wiring type is non-metallic sheathed cable, conduit and original cloth insulated knob & tube wiring.

1220 **CIRCUIT WIRING**

[SC] There is insulation covering the knob and tube wiring in the attic. This condition is a fire safety concern.

[CR] The majority of the added wiring is not secured to the visible junction boxes.

[SC] Improper exposed wiring is evident in the garage and kitchen below the cabinet.

[SC] Cover plates are missing in the garage.

[FE] The spa receptacle wiring should be evaluated.



1221 **INSPECTOR RECOMMENDS**

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

[CR] Unknown function of the electrical box in the front tree planter.



RECEPTACLES & LIGHT FIXTURES

1224 **SWITCHES**

The accessible switches are functional, with exception.

[FE] I was unable to identify the function of one kitchen exit switch.

**1225
RECEPTACLES**

The accessible receptacles are functional, with exceptions.

[SC] The pond receptacle is loose/damaged.

[RU] The majority of the bedroom and room receptacles are two slot ungrounded.

[CR] Ungrounded three slot receptacles in the living room.

[RU] Shortage of visible receptacles in the master bedroom and dining room.



**1226
LUMINARIES
[LIGHTS/
FIXTURES]**

The luminaries [lights] were functional, with exception.

[CR] The front bedroom closet pull chain fixture is not operational. I recommend updating the closet fixtures for fire safety.

[SC] The basement light fixture bulb is hanging from it's wires.

[FE] The home owner stated the front exterior light fixture and photo cells are not operational and abandoned.



**1227 GFCI
DEVICE(S)**

[SC] [RU] The kitchen, basement, garage and exterior receptacles are not GFCI protected. This condition is a safety hazard.

KITCHEN & LAUNDRY

KITCHEN

**1300
COUNTERTOP(S)** The tile countertops are functional.

1301 CABINETS The cabinets were functional.

1302 COOKTOP The gas cooktop burners functioned.

1303 OVEN(S) The electric ovens functioned.

**1304 EXHAUST
VENT** The exhaust fan and lights functioned.

[RU] The exhaust vent fan unit is soiled/greasy. This condition is a potential fire hazard.

**1305
DISHWASHER(S)** The dishwasher functioned through the "Normal Cycle", no evidence leakage.



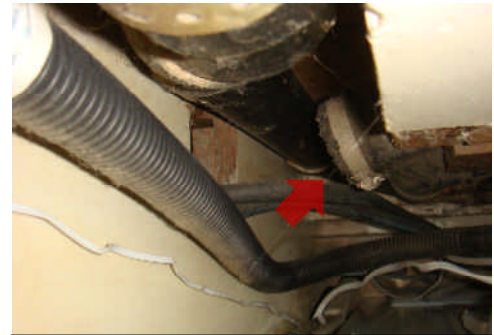
Water supply valve for dishwasher.

**1306 FOOD
WASTE
DISPOSAL(S)** The garbage disposal functioned, with exception.

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



**1315 WET
BAR(S)/
PLUMBING** The wet bar drain pipe is capped off adjacent to the laundry drain pipe.



Capped wet bar drain pipe.

1316 KITCHEN PLUMBING

The faucet, sink and plumbing was functional, with exceptions.

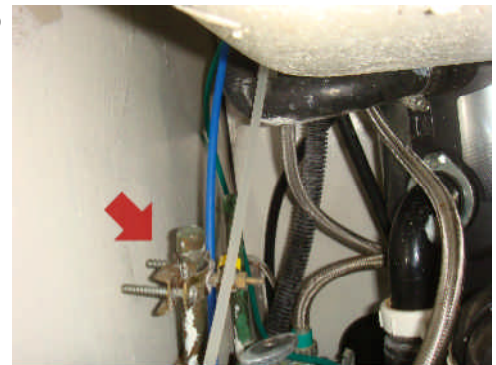
[FE] Corrosion is evident on the drain pipe below left sink, and caulking is around the trap fitting.

The hot and cold water supply pipes are reversed below the sink.



1317 COMMENTS

A 1/4" needle valve tap has been installed into the water supply pipe nipple. This is a substandard valve /installation.



LAUNDRY FACILITIES

1318 MACHINE PLUMBING

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

[CR] The laundry hot supply hose is corroded. 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.

The hot and cold water supply pipes are reversed below the sink.



Copper tubing connected to cold valve is feeding filter in the craw space.

[RU] A leak pan and drain line below the washing machine is not provided.

1319 DRYER ENERGY SOURCE(S)

The dryer hookup is provided for a gas unit only. Valve is below the oven.

1320 DRYER VENT SYSTEM

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

[CR] The dryer vent hood at the exterior wall should be cleaned and the screen removed.



Wall does not appear to be sealed properly

1323 COMMENTS

The blue valve is shutoff and the plastic tubing is abandoned in the crawl space.



Filter in crawl space.

BATHROOM(S)

BATHROOM(S)

1400 BASIN(S) & FAUCET(S)

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

[CR] The hall bathroom hot faucet is loose on the sink.



View below the 3/4 bath basin.

1401 COUNTERTOP(S)

The countertop is functional.

1402 CABINET(S)

The cabinets are functional.

1403 TOILET(S)

The toilets functioned.

The hall toilet tank lid is broken and glued together.

**1404
BATHTUB(S)**

The tub was functional with slight chips.

The bottom of the tub is rusting, and the trap is rusted. No leaks evident.

**1406
SHOWER(S)**

The shower stall appeared functional.

Remove the hair from the drain.

**1407
ENCLOSURE(S)**

There are shower curtains present only.

**1408
VENTILATION**

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

**1410 CEILING
HEATER(S)**

The bathrooms have central heating and A/C only.

INTERIOR OF BUILDING

CEILINGS**1500
DESCRIPTION**

Plaster / wood lath.

**1501
CONDITIONS**

The ceilings did not have visible defects.

WALLS**1503
DESCRIPTION**

Plaster / wood lath.

**1504
CONDITIONS**

There were no visible defects evident, with exception.

[CR] Unfinished open wall at the backside of the laundry machine.

FLOORING**1508
DESCRIPTION /
MATERIALS**

Wood and hard tile.

Uneven floor in the master bedroom and bathroom.

1512 WOOD

The visible areas of the wood flooring appeared functional.

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

[FE] There are cracked tiles in the hall bathroom.

FRONT ENTRY DOOR

**1517
CONDITIONS** The door was functional.

INTERIOR DOORS

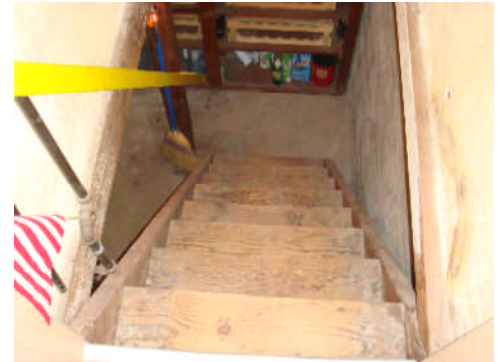
**1520 DOOR
CONDITIONS** The doors were functional, with exception.

[CR] The dining /hall door did not latch.

1521 CLOSETS The closets were functional.

STAIRS & RAILS

**1524
STAIRWELL(S)** [SC] The basement steps/stairwell is steep. I recommend installing a handrail at the right side for safety.



**1525
HANDRAIL(S)** The left handrail is functional.

SMOKE ALARMS

**1529
LOCATIONS** Hallway only.

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

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

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