

# Americas Hometenders

## "Premium Quality Property Inspections and Reports"

95 W Yale Loop Irvine CA 92604  
Tel: 949-857-1933 Fax: 949-857-1933 Mobile: 714-747-4474  
www.inspectvue.com waltjs1@cox.net

## CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

### Older Home Example

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#### INSPECTION ADDRESS

511 Broadway, Whittier, CA

#### INSPECTION DATE

12/12/2009 2:30 pm to 5:00 pm

#### REPRESENTED BY:

Realtor Name  
Realty Company



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### SUMMARY REPORT

**Client:** Older Home Example  
**Realtor:** Realtor Name, Realty Company  
**Inspection Address:** 511 Broadway, Whittier, CA  
**Inspection Date:** 12/12/2009 Start: 2:30 pm End: 5:00 pm  
**Inspected by:** Walt Scartaccini\Ryan Scartaccini\Seth Scartaccini

This Summary Report is intended to provide a convenient and cursory preview of the conditions and components that we have identified within our report as needing service. It is obviously not comprehensive, and should not be used as a substitute for reading the entire report, nor is it a tacit endorsement of the condition of components or features that may not appear in this summary. Also, the service recommendations that we make in this summary and throughout the report should be completed well before the close of escrow by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

This inspection report is available on the Internet  
for 90 days from the date of the inspection.  
www.inspectvue.com

Enter the following Client Name: OlderHomeExample and the Password: walt

**This report is the exclusive property of the Inspection Company and the client whose name appears herewith, and its use by any unauthorized persons is prohibited.**

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Narrative Color Legend: →Normal Text    ✓Red text- safety issue or critical issue  
mNot used.    □Headings.

*Components and Conditions Needing Service*

## Exterior

### Exterior Features

#### Walkways

1.1 - → There are offsets or irregular elevations in the walkways that could prove to be trip-hazards, recommend corrections by replacing missing flagstone pieces.

#### Fascia and Trim

1.2 - → The termite inspector is recommended to further investigate damage to the fascia board, wood trim at the eaves and walls of the structure. Recommend repairs be made to any damaged wood and that any paint peel or bare wood left by wood repairs when any termite work is done be properly painted.

#### Patio Cover

1.3 - → There is moisture stains\wood damage to the patio wood shade cover members that are recommended to be evaluated by the termite inspector and repairs made.

### Lights

1.4 - → Some of the exterior light fixtures did not turn on with the switches, if they are not on timers or photo cell switches and working they are recommended to have the bulbs replaced or repairs made.

### Outlets

1.5 - ✓ Exterior electrical outlets are not all GFCI protected and are recommended to be upgraded, even though GFCI protected outlets may not have been required when the structure was built.

### Doors

1.6 - → The exterior doors need typical maintenance-type service, recommend checking\adjusting the weather stripping, lubricating the hardware, sealing the thresholds, and bottom corners of the frames to prevent possible moisture intrusion and damage.

### Sliding Glass Doors

1.7 - → The sliding glass door and screen are recommended to be serviced to operate properly to include, adjusted\align to easily engage the lock. Recommend cleaning the track and sealing the corners of the track, lubricating\adjusting or replacing the rollers for the door to operate and roll more easily.

## Site Comments

### Trees and Vegetation

1.8 - → Vegetation is encroaching on the structure, and should be kept a minimum of twelve inches away for the general welfare of the walls, roof and foundation.

1.9 - → There are tree limbs overgrowing or against the walls the structure that are recommended be trimmed and monitored, to insure that they do not impact or damage the roof/walls or their components.

## Irrigation

### Hose Bibs

1.10 - → The hose bibs that we tested are functional, but do not all include anti-siphon valves. These valves are relatively inexpensive, are required by current standards. (a small screw on device that costs around five dollars that prevents water from backing up from hoses to interior building's water supply) However, we may not have located and tested every hose bib on the property.

## Structural

### Raised Foundation or Basement

#### Crawlspace

2.1 - → Moisture stains noted under bathroom-kitchen areas, recommend further evaluation by the termite inspector.

#### Electrical

2.2 - → Obsolete and suspect knob and tube wiring is present within the crawlspace, which should be inspected and certified as safe, or replaced by a licensed electrician.

#### Basement

2.3 - ✓ A handrail should be installed at the basements staircase for safety enhancement.

2.4 - → The basement is recommended to have an automatic sump pump installed in case there is a water pipe break or spill.

2.5 - → Basement stairs do not meet normal stair requirements and can be a hazard to negotiate and care should be taken when accessing the basement area, there does not appear to be adequate room in the basement to install a staircase that complies with normal requirements. Recommend installing a hand rail to hold onto when entering the basement.

## Roof

### Composition Shingle

### Flashings

- 3.1 - → The roof flashings are recommended to be sealed or serviced. They are comprised of metal that seals valleys and vents and other roof penetrations, recommend proper resealing flashings and painting any rusted flashings. When seal mastic repairs are made they are recommended to be coated by a paint on elastomeric roof paint to extend the life of the mastic and protect it from damaging UV light.
- 3.2 - → Some of the roof jack vent flashings have been improperly installed with the lower part of the flashing under the shingles instead of over the lower composition shingles at the down hill side of the vent pipe, and are mastic coated over which requires yearly maintenance to prevent leaking.

### Gutters and Drainage

- 3.3 - → The gutters need to be cleaned of leaf build up and any foliage trimmed away to facilitate drainage.

## Attic

### Electrical

- 3.4 - ✓ **Open electrical junction boxes or outlets/switches without coverplates within the attic should be checked for improper wiring and properly capped so that any arcing or sparks would be contained within the box.**
- 3.5 - → Obsolete and suspect knob and tube wiring is present within the attic, which should be inspected and certified as safe, or replaced by a licensed electrician.

### Heating-Cooling ducts in attic

- 3.6 - → The heating system in this age of home has insulation materials that is known to contain asbestos, no apparent damage was noted, however, since asbestos is a health concern, it is recommended to be evaluated for upgrading by an appropriate HVAC specialist. Information regarding asbestos can be found in the "Homeowners Guide to Earthquake Safety & Environmental Hazards " pamphlet.

## Chimney-Fireplace

### Living Room Chimney

#### General Unlined Masonry Chimney Comments

- 4.1 - → Unlined chimneys, or those without flue liners, are suspect. Although such flues include a plaster coat of mortar, the corrosive effect of flue gases and the elements can deteriorate the mortar. In fact, the Chimney Safety Institute of America reported in 1992 that "all unlined chimneys, irrespective of fuel used, are very liable to become defective through disintegration of the mortar joints." For this reason, we recommend that all unlined chimneys be evaluated by a specialist or video-scanned before the close of escrow. Which additional sealing of the inside of the flue maybe recommended.

#### Weather Cap

- 4.2 - → There are no weather caps on the chimneys and, inasmuch as they prevent moisture intrusion and thereby extend the life of chimneys, we recommend having them installed.

#### Spark Arrestor

- 4.3 - → There are no spark arrestors on the chimneys, which are required by current standards, and should be installed.

#### Chimney Flue

- 4.4 - → The flue is an unlined type that would not be approved by current safety standards, which mandate the use of flue liners that provide a thermal barrier and also convey the bi-products of combustion beyond the residence, recommend further evaluation by a chimney specialist for possible repairs and upgrades.

#### Damper

- 4.5 - → There is no damper to prevent energy from being lost up the chimney, and you should consider having one installed and/or glass doors and screen installed.

#### Glass Doors

- 4.6 - → The fireplace screens need to be serviced to work smoothly.

### Den Chimney

## Chimney Flue

- 4.7 - ↪ The flue is an unlined type that would not be approved by current safety standards, which mandate the use of flue liners that provide a thermal barrier and also convey the bi-products of combustion beyond the residence, recommend further evaluation by a chimney specialist for possible repairs and upgrades.

## Plumbing

### Gas

#### Gas Main Shut-Off Location

- 5.1 - ↪ Recommend the gas shut off valve have a wrench located at the shut off valve or a seismic auto shut off valve installed in case of emergency. Some insurance companies are now requiring that an automatic gas shut off gas valve be installed before they will insure you, this should be verified with your insurance company. They cost around \$350 to install. Some City construction jurisdictions require the auto shut off valves when a property is sold, verify with your City or insurance company on requirements before close of escrow. If the wrench only is used, it is recommended that the Gas Company's gas meter valve be verified as easily operated.

### Water Heaters

#### Seismic Straps

- 5.2 - ✓ The water heater is not correctly secured, and needs to be strapped in accordance with local and State standards with State certified double straps installed per the approved manufacturers installation instructions, one located at the top third and one located at the bottom third and 4" above the gas burner valve on the water heater with two point anchoring to the wall, anchored with a minimum of 3 " x 1¼" lag bolts into studs in the wall, with proper blocking that does not allow the water heater to move or slam the wall during seismic activity. A third seismic strap at the middle of the water heater is required on a 75 gallon water heater. Most strap manufacturers require wrapping the straps once around the water heater or providing a way to keep them from swinging side to side during seismic activity. (Guidelines for Earthquake bracing for residential water heaters, per the Department of General Services Division of the State Architect, [www.seismic.ca.gov/HOG/waterheaterbracing\\_08-11-04.pdf](http://www.seismic.ca.gov/HOG/waterheaterbracing_08-11-04.pdf))(California Law-Health & Safety Code Sections 19210-19217)

#### Vent Pipe and Cap

- 5.3 - ↪ Part of the water heater vent pipe is transite material that is known to have asbestos material in the cement type pipe material, this is recommended to be upgraded to double wall B-vent type vent pipe that maintains a minimum of 1" clearance to combustible material by a qualified plumbing or heating/cooling specialist.

#### Pressure Release Valve and Discharge Pipe

- 5.4 - ✓ The discharge pipe from the pressure relief valve on the water heater is missing and is required be installed with an approved ¾" smooth wall piping such approved copper, pointed downward and terminate with no more than twenty-four inches above grade and no closer than six inches to it. The termination point is recommended to be at the exterior of the building at a safe location to prevent a possible water spill in the structure. If galvanized pipe is used the termination end threads are required to be cut off so that no one can cap the down spout pipe. If exterior termination on the down spout is not possible, consideration for installing a Watts 210 gas shut off valve is recommended.

#### Gas Shut-Off Valve and Connector

- 5.5 - ↪ Any structures water heaters or gas appliances that have the older style turn off type or wrench valves are recommended to be upgraded to a newer thumb turn valve that are easily turned off in an emergency.
- 5.6 - ✓ The gas supply pipe is loose and not properly secured with strapping and blocking to prevent possible damage to the pipe.

### **Water Heater Base Stand**

- 5.7 - ↪ Water heater is setting on bricks which might cause the water heater to fall off bricks during seismic activity. These bricks are on top of a concrete pad. Recommend removing the bricks and installing a stable non flammable pad.

## **Electrical**

### **Main Panel**

#### **Service Entrance Mast Weatherhead and Cleat**

- 6.1 - ↪ Main electric power line has been installed closer to the roof than the currently required 18 inches above the roof on the mast pipe. Which may have acceptable at the time the structure was built, however, is recommended to be upgraded.

#### **Interior Cover Panel**

- 6.2 - ↪ Various circuits within the main panel are not all labeled and are recommended to be, so that the appropriate load calculations and breaker uses could be determined.

#### **Wiring**

- 6.3 - ✓ Some electric outlets or switches were noted as not having proper covers and are recommended to be corrected.
- 6.4 - ↪ Some of the light bulbs or fixtures did not respond to the switches or the light bulbs were missing and are recommended to have the bulbs replaced or repairs made to insure the fixtures are working at time of final walk through. See notes on individual areas.
- 6.5 - ✓ Some of the electric outlets in the property are three prong and not grounded recommend corrections to include grounding of electrical outlets or installation of GFCI electric outlets in wet areas or installing two prong electric outlets to meet current requirements. If the ungrounded GFCI or ungrounded three prong outlet is used for computers or specialty electronics equipment electrical damage could result. Recommend properly grounding at any of these outlets for use with these items.

#### **Circuit Breakers**

- 6.6 - ✓ A breaker in the main panel is serving more than one circuit. This condition should be evaluated by an electrician for installation of an additional breaker.

#### **GFCI electrical protection recommended**

- 6.7 - ✓ GFCI electrical protection is recommended to be installed for safety enhancement in appropriate wet areas of the property to include electric outlets in the bathroom, kitchen, exterior and garage.

## **Heat**

### **Heat System 1**

#### **Forced-Air Furnace**

- 7.1 - ✓ The furnace is producing heat on demand. However, it is well beyond the commonly accepted design life of twenty years, there is rust and debris in the burn chamber, evidence of flame roll out and it should be further evaluated by a heating\cooling specialist to insure the heat exchanger and components of the system are functioning properly before the close of escrow. If the heat exchanger and components are found serviceable, it will need to be monitored more closely and is recommended to be checked by the Gas Company or a qualified HVAC specialist on a yearly basis and budgeted for replacement in the near future.

#### **Vent Pipe**

- 7.2 - ↪ Transite\cement vent pipe on the furnace is a known asbestos-containing material, recommend upgrading to a currently approved double wall\B-vent metal pipe and having the Transite vent pipe properly removed and disposed of by a qualified specialist.

#### **Gas Valve and Connector**

- 7.3 - ↪ The gas feed pipe is rigid and seismically unsafe, and you may wish to upgrade by replacing the gas pipe on the outside of the furnace with a flexible one that is mandated by current standards.
- 7.4 - ↪ Gas valve for the furnace is an older shut off type valve recommended to be upgraded to a thumb

turn\ball type valve.

#### **Ducts With Asbestos-Containing Insulation**

7.5 - ↪ The supply ducts are insulated with a known asbestos-containing material. The visible sections of the ducts do not appear to be separated, or significantly damaged. However, because asbestos is a health concern and has become such a litigious issue, we will not endorse them and recommend that they be evaluated by an asbestos abatement contractor for possible upgrades.

#### **Filter**

7.6 - ↪ The filter was dirty and is recommended to be cleaned or replaced.

#### **Energy Efficiency Check Recommended**

7.7 - ↪ Older heating or heating ducting systems require more electrical energy or gas fuel to operate and are recommended to be considered for upgrading. Insulation or air leakage on ducting\joints and systems are recommended to be upgraded for better efficiency. Recommend having an energy efficiency system check for possible upgrades and corrections by a heating\cooling specialist. Refer to 13 Seer and Title 24 requirements from the U. S. Department of Energy and the California Energy Commission for energy efficiency and environmental requirements.

## **Living**

### **Entry**

#### **Front Door**

9.1 - ↪ Door stops on some of the doors in the home are missing or damaged and are recommended to be installed to prevent possible wall damage behind the doors.

### **Living**

#### **Single-Glazed Windows**

9.2 - ↪ The single pane wood casement windows will need to be serviced to work well, along with servicing the hardware so the windows are easily operated.

#### **Outlets**

9.3 - ✓ **An electric outlet has an open ground, and should be serviced.**

### **Dining**

#### **Doors**

9.4 - ↪ The patio door\screen are recommended to be serviced, track cleaned, adjust\lubricate the rollers and the lock, seal the track and frame. Recommend providing a key for the bottom track lock or replacing it with a new one.

### **Den**

#### **Single-Glazed Windows**

9.5 - ↪ Some moisture intrusion was noted at large picture window, however, in the heavy rain during the inspection there was no apparent leaking, recommend insuring any damage or leaking has been corrected.

9.6 - ↪ The steel casement windows will need service to work well, such as servicing the hardware so the windows will open\close, seal and lock easily.

9.7 - ✓ **Window less than 18 inches off the floor without protective crash rail barrier on the walking surface next to the window is recommended to be upgraded to safety glass or properly protected to prevent possible injury. (large picture window in the den that is floor to ceiling glass is not safety glass)**

#### **Outlets**

9.8 - ✓ **A three prong electric outlet has an open ground, and should be serviced by an electrical specialist. (two electric outlets in the den are not properly grounded.)**

## Kitchen

### Kitchen

#### Single-Glazed Windows

10.1 - → A window in the kitchen will need service to work well recommend servicing the window and hardware, cleaning/lubricating the track, sealing bottom window corners.

#### Garbage Disposal

10.2 - √ Garbage disposal electric cord protective clamp at bottom of the disposal is missing or loose, is considered a safety concern by the inspector and should be installed.

#### Anti tip device recommended- free standing stove

10.3 - √ An anti tip device is recommended to be installed at the floor or the wall behind a free standing cook stove in the kitchen to prevent a small child from standing on the oven door or weight put on the oven door when open and tipping the stove over with possible injuries.

#### Exhaust Fan or Downdraft

10.4 - → Corrugated duct for the over the stove vent fan is recommended to be changed to smooth wall duct to help prevent grease build up and potential for fire hazard.

10.5 - √ The range hood has been improperly wired with exposed connects not properly installed in a junction box, recommend corrections by an electrical specialist.

#### Lights

10.6 - → A ceiling light in the kitchen does not respond, and should have bulb replaced or repairs made. (two lights missing bulbs above the sink)

#### Outlets

10.7 - √ The ungrounded wall outlets in the kitchen should be upgraded to GFCI protected electric outlets at the counter top areas.

#### Electrical

10.8 - √ There is an open junction box in one of the cabinets, recommend corrections by an electrical specialist.

## Hallway

### Hallway

#### Smoke detector

11.1 - → Carbon monoxide detectors and fire extinguishers are recommended to be installed even though the local housing authority jurisdiction may not require them.

#### Smoke Detectors

11.2 - √ A smoke detector is not in place in the hallway is missing and is required by local ordinances, recommend correction.

## Bedrooms

### Master Bedroom

#### Doors

13.1 - → The master bedroom door latching-locking set is damaged and not working, recommend repairs.

#### Single-Glazed Windows

13.2 - → Two of the bedroom single pane single hung wood windows are stuck or painted shut, and should be serviced.

#### Lights

13.3 - √ There is an open wall electrical junction box in the bedroom that is recommended to have a light fixture installed. (two open junction boxes.)

## Outlets

13.4 - ✓ One of the bedroom outlets has an open ground, and should be serviced by an electrician.

13.5 - ✗ One of the electric outlets does not have power and is recommended to be corrected.

## Smoke Detectors

13.6 - ✓ Smoke detector\alarm was missing should be properly installed before close of escrow, even though they may not have been required when the structure were built.

## Bedroom 2

### Doors

13.7 - ✗ The door lock-latching mechanism needs to be adjusted\repaired to engage properly.

### Closets

13.8 - ✗ The closet clothes rod is not in place and is recommended to be corrected.

### Lights

13.9 - ✓ The cover plate for the wall light switch is missing and should be replaced.

13.10 - ✓ There is an open electrical junction box on the wall, which should be capped or a fixture installed.

### Outlets

13.11 - ✓ One of the bedroom three prong outlets has an open ground, and is recommended to be serviced by an electrician.

### Smoke Detectors

13.12 - ✗ There is no smoke detector\alarm in the bedroom, recommend one be installed, this should be verified before the close of escrow.

## Bathrooms

### Powder Room

#### Doors

14.1 - ✗ The handle\latch assembly on the bathroom door will need to be serviced to work well.

#### Toilet

14.2 - ✗ The float valve in the toilet tank sticks open, which causes the toilet to free-flow, and should be serviced.

14.3 - ✗ Toilet seat is missing and is recommended to be installed.

#### Outlets

14.4 - ✓ The ungrounded and obsolete bathroom outlets should be serviced to include ground-fault protection.

#### Sink Faucet Valves & Connectors Trap & Drain

14.5 - ✗ The bathroom sink faucet is loose, and should be secured.

### Hallway Bathroom

#### Toilet

14.6 - ✗ The toilet tank flapper or valve is leaking slightly and causing the water to running continuously into the toilet bowl, recommend adjustment or repairs.

#### Doors

14.7 - ✗ The handle\latch assembly\lock on the bathroom door will need to be serviced to work well.

#### Outlets

14.8 - ✓ The ungrounded bathroom electric outlet should be serviced to include ground-fault protection.

#### Walls & Ceiling

14.9 - ✗ Heat register is missing and is recommended to be installed.

#### Sink Faucet Valves & Connectors Trap & Drain

14.10 - ✗ The bathroom sink drain is slow or partially blocked and should be serviced, to ensure that the blockage has not progressed beyond the trap and involved the main waste line.

14.11 - ✗ The bathroom ceramic sink is hair line cracked but not leaking, but will obviously be susceptible to leaks.

### **Tub**

14.12 - →The tub drains too slowly and should be serviced, to ensure that the blockage does not involve the main sewer pipe. .

### **Stall Shower**

14.13 - →The shower faucet handles and escutcheon plates recommended to be sealed to the wall of the shower to prevent possible moisture intrusion into the wall.

### **Wall Heater**

14.14 - →The un vented gas wall heater is potentially hazardous, and prohibited in most jurisdictions, and we recommend that it be removed or insure it cannot be used and the gas is properly capped off. (does not appear to be working)

### **Lights**

14.15 - √A light switch cover plate is missing and is recommended to be installed.

## **Laundry**

### **Laundry**

#### **Laundry components**

15.1 - → Recommend that a drain pan under the washing machine be installed to drain to an appropriate location that will help prevent possible moisture damage if the washing machine or hoses leak. The time to install a drain pan is before installing your washer and dryer.

#### **Doors**

15.2 - → The laundry room to exterior door does not appear to have safety glass, recommend upgrades.

#### **Lights**

15.3 - → A ceiling light in the laundry room does not respond, and should be serviced.

#### **Outlets**

15.4 - → The electric outlet behind the stacked washer and dryer in the closet was not visible and is recommended to have the unit pulled out and verified as grounded.

## **Garage**

### **Garage**

#### **Walls and Ceiling**

16.1 - → There is evidence of moisture intrusion in the garage. However, it is not uncommon to find such evidence in the form of efflorescence, or salt crystal formations, on the walls and slab of a garage. Garages are built on-grade, and most will be subject to some degree of moisture intrusion when it is raining. In spite of this, many older garages will not have a moisture barrier beneath the slab and, if they are below grade, the walls may not have been treated to resist moisture. However, you may wish to ask the sellers about this or have the condition evaluated by a grading and drainage contractor.

#### **Firewall**

16.2 - √ An attic pull down ladder-door access in the garage ceiling violates the currently required firewall separation between the garage and the living quarters attic. The door-ladder cover should be firewall certified with a verification tag as meeting firewall requirements, or a fire rated self closing door between garage and attic installed. Recommend further evaluation and correction by a qualified contractor.

#### **Lights**

16.3 - √ The garage lights have been improperly electrically wired with extension cords, no junction box or spliced connections, recommend corrections by and electrical specialist.

#### **Outlets**

16.4 - √ Ground fault protected electric outlets (GFCI) are recommended to be installed as an upgrade.

## GENERAL INFORMATION

**Inspection Address:** 511 Broadway, Whittier, CA  
**Inspection Date:** 12/12/2009 Time: 2:30 pm to 5:00 pm

**Weather:** Raining - Temperature at time of inspection: 50-60 Degrees

**Inspected by:** Walt Scartaccini\Ryan Scartaccini\Seth Scartaccini

**Client Information:** Older Home Example

**Buyer's Agent:** Realtor Name  
Realty Company

**Structure Type:** Metal Frame  
**Foundation Type:** Raised Foundation  
**Furnished:** No  
**Structure Occupied:** No  
**Number of Stories:** One

**Structure Style:** Single Family

**Estimated Year Built:** 1937  
**Unofficial Sq.Ft.:** 1900

**People on Site At Time of Inspection:** Buyer(s)  
Seller(s)

### General Property Conditions

#### PLEASE NOTE:

**The service recommendations that we make in this report should be completed well before the close of escrow by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.**

Report File: OlderHomeExample

## SCOPE OF WORK

You have contracted for us to perform a general inspection in accordance with industry standards. It is distinct from a specialist inspection, which can be costly, take several days to complete, involve the use of specialized instruments, the dismantling of equipment, video-scanning, destructive/intrusive testing and laboratory analysis. Our inspection is not a code compliance inspection, although national, state and local codes will be taken into consideration, if a code compliance inspection is required, it is recommended you contact the City construction authority. By contrast, the general inspection is completed on site, at a fraction of the cost and within a few hours by a generalist inspector and not a specialist systems technician such as a licensed electrician or plumber. Consequently, the general inspection and its report will not be as comprehensive as that generated by specialists and is not intended to be. Our purpose is to identify defects or adverse conditions that could result in injury or lead to costs that would significantly affect your evaluation of the property or alert you to the need for a specialist's evaluation. We will evaluate conditions, systems, or components in accordance to the California Real Estate Inspection Association's standards of practice, a copy furnished with the buyer's copy of the report. Which does not mean the systems or the components are necessarily perfect, given the age of the property, but that they are functional or not functional and met the standards at a given point in time. When indicating or recommending items for repair or upgrade, we do not determine whether the buyer or the seller is required to correct that item, we do not know the deal or negotiate the deal for the property. Our job is to disclose the conditions of the property. Similarly, we take into consideration when the property was built and allow for predictable deterioration that would occur through time, such as cracks that appear in concrete and stucco or drywall around doors/windows, scuffed walls or wood work, worn or squeaky floors, and stiff or difficult to operate windows. Therefore, we tend to ignore the insignificant defects, and do not annotate them, and particularly those that would be apparent to a normally prudent person, or to someone without any construction experience, however, some minor defects could be included in the report. We are not authorized, or have the expertise, to comment on termite, asbestos, lead base paint, dry rot, fungus damage, mildew/mold or engineering, but may alert you to evidence seen and recommend further evaluation by a specialist if conditions are found. Regardless, you should schedule any such specialized inspections, such as termite, mold, engineering with the appropriate specialists before the close of escrow. We encourage candid and forthright communication between all parties, because we believe that is the only way to avoid stressful disputes and costly litigation. Remember, we only summarize the report on site and it is essential that you read all of the report, and that any recommendations that we make for service or evaluation by specialists should be completed and documented well before the close of escrow, because additional defects could be re revealed by a specialist, or some upgrades recommended, which could effect your evaluation of the property, and our service does not include any form of warranty or guarantee. NOTE: ANY OBSERVATIONS IN THE REPORT AS TO LEFT OR RIGHT ARE AS VIEWED FROM THE FRONT OF THE BUILDING TO THE BACK OF THE BUILDING. FOR YOUR INFORMATION THE MAIN REPORT PARAGRAPH OR ITEM NUMBERS DO NOT MATCH UP WITH THE REPORT SUMMARY ITEM NUMBERS, ALTHOUGH THE ITEMS OF CONCERN IN THE SUMMARY REPORT ARE DIRECTLY TAKEN FROM THE MAIN REPORT AND ARE IDENTICAL, THEY ARE STAND ALONE REPORTS WITH DIFFERENT LINE NUMBERING.

Narrative Color Legend: – Normal Text    ✓ Red text- safety issue or critical issue  
m Not used.    q Headings.

## Exterior

We evaluate the following exterior features: driveways, walkways, fences, gates, handrails, guardrails, yard walls, carports, patio covers, decks, building walls, fascia and trim, balconies, doors, windows, lights, and outlets. However, we do not evaluate any detached structures, such as storage sheds and stables, and we do not water test or evaluate subterranean drainage systems or any mechanical or remotely controlled components, such as driveway gates. Also, we do not typically evaluate landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, sprinkler systems and decorative or low-voltage lighting. We will comment on how the sprinkler systems are effecting the property and make recommendations for improvements. Similarly, we do not usually comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces, especially disjointed cracks that one side is raised on can imply the presence of expansive soils that can result in continuous movement, that can be caused by tree root movement or soil conditions, but this could only be confirmed by a geological evaluation of the soil. Our observations are limited to visible items at the time of the inspection, we do not move storage, cut shrubs\trees and are not allowed to take apart any components of the structure.

### Wall Covering

#### Type of Material

##### *Informational Conditions*

- The exterior walls are clad with stucco.

#### Wall Covering Observations

##### *Informational Conditions*

- There are stress fractures in the stucco on the walls, around the windows and doors that result from movement, and are quite common from seismic activity or settling. Some of the stucco hairline cracks are caused from drying too quickly during construction and were not fogged\sealed by the builder. Most people do not realize that structures move, but they do and sometimes more or less continuously from heat\cooling\ moisture expansion and by seismic movement. Therefore, stress fractures can reappear after they have been repaired, and particularly if they have not been repaired correctly. Recommend the cracks and stucco blemishes be corrected when the building's exterior is painted.
- Recommend any holes or cracks in the exterior envelope of the structure be properly repaired\ sealed to prevent possible moisture or pest intrusion. This includes sealing any cracks or holes that might allow moisture entry into walls around light fixtures, pipes that penetrate walls or eaves with cracks around the wood framing that might allow pest or moisture intrusion.
- The stucco extends down to the soil without the benefit of a weep-screed flashing, stucco weep screed flashing allows the structures walls to move independent of the foundation, and not only prevents the plate-line cracks that are commonly seen at the base of many stuccoed walls but isolates the stucco from the soil and inhibits the wicking effect of moisture being drawn up into the stucco that, in turn, creates the flaking, peeling and cracking that is common on such surfaces. Regular stucco patch repairs are recommended to be made at the base of the exterior walls where there is no stucco weep screed flashing.

### Exterior Features

#### General Comments and Description

##### *Informational Conditions*

- It is important to maintain a property, including sealing walkways, driveways, decks, and other hard surfaces, and it is particularly important to keep the structure's walls sealed with holes and cracks properly patched and sealed, which provide the only barrier against deterioration. Unsealed cracks around, plumbing\electrical wall penetrations, windows, doors, and thresholds can permit moisture intrusion that may penetrate the vapor barrier beneath the wall cladding, which is the principle cause of the deterioration of any surface. Unfortunately, the evidence of such intrusion may only be obvious when it is raining or with intrusive testing. We have discovered leaking windows and doors while it was raining that may not have

been apparent otherwise.

### **Driveways**

#### *Informational Conditions*

- The driveway did not have any unusual displacement or cracks.

### **Walkways**

#### *Components and Conditions Needing Service*

- There are offsets or irregular elevations in the walkways that could prove to be trip-hazards, recommend corrections by replacing missing flagstone pieces.

### **Fascia and Trim**

#### *Components and Conditions Needing Service*

- The termite inspector is recommended to further investigate damage to the fascia board, wood trim at the eaves and walls of the structure. Recommend repairs be made to any damaged wood and that any paint peel or bare wood left by wood repairs when any termite work is done be properly painted.

### **Patio**

#### *Informational Conditions*

- Patio masonry pad does not appear to have any unusual displacement or cracking, water was draining properly during the rain storm.

### **Patio Cover**

#### *Components and Conditions Needing Service*

- There is moisture stains/wood damage to the patio wood shade cover members that are recommended to be evaluated by the termite inspector and repairs made.



### **Lights**

#### *Informational Conditions*

- We do not evaluate low-voltage or decorative lights, such as Malibu lights, which you may wish to have the sellers demonstrate.

#### *Components and Conditions Needing Service*

- Some of the exterior light fixtures did not turn on with the switches, if they are not on timers or photo cell switches and working they are recommended to have the bulbs replaced or repairs made.

### **Outlets**

#### *Informational Conditions*

- The exterior electrical outlets that are in permanent use are recommended to have the full cap plastic dome weather covers installed as an upgrade.

#### *Components and Conditions Needing Service*

- ✓ Exterior electrical outlets are not all GFCI protected and are recommended to be upgraded, even though GFCI protected outlets may not have been required when the structure was built.

## Doors

### *Informational Conditions*

- Recommend exterior doors locks be re keyed for security before moving in. Recommend all exterior doors have normal maintenance done to verify that the weather seals are sealing properly and that the thresholds are keeping moisture from entering the doors.

### *Components and Conditions Needing Service*

- The exterior doors need typical maintenance-type service, recommend checking\adjusting the weather stripping, lubricating the hardware, sealing the thresholds, and bottom corners of the frames to prevent possible moisture intrusion and damage.

## Sliding Glass Doors

### *Informational Conditions*

- The sliding glass door appears to be tempered safety glass.

### *Components and Conditions Needing Service*

- The sliding glass door and screen are recommended to be serviced to operate properly to include, adjusted\align to easily engage the lock. Recommend cleaning the track and sealing the corners of the track, lubricating\adjusting or replacing the rollers for the door to operate and roll more easily.

## Windows

### *Informational Conditions*

- Windows require maintenance to keep them sealed to prevent moisture intrusion and operational if an operating window. Fixed metal or wood windows require regular inspection to insure the exterior frames are not losing their exterior stop seal caused by weathering. Wood frames require regular paint and caulking. Metal framed windows usually have a vinyl gasket or caulk seal that should be monitored. Operating windows have bottom tracks that many have weep holes that are required to drain out any exterior moisture that gets into them and should be cleaned periodically. Window glass in or windows within 24" to the side of doors and 48" on commercial buildings are now required to have safety glass labeled at a corner with acid etched logo indicating safety glass and if not in place are recommended to be investigated for upgrading. This goes for windows at staircases, in bathrooms next to tub and showers or windows that extend closer than 18" off the floor that can possibly be walked through like a patio door or window next to a patio door. Upstairs windows or windows that are close to furniture that a small child might fall through and be injured in the fall should be protected. However, when there are bedrooms with only one egress door for fire escape are required to have an operating window large enough to crawl out of or a fireman crawl in, usually a minimum of 20" wide and 24" in height and inside floor to window opening not higher than 44" to the bottom sill opening with a minimum square footage opening of 5.7 square feet or 5.0 square feet at ground grade. The egress window in a bedroom cannot be blocked with iron grates that do not operate from the inside. Windows are potential moisture intrusion locations and should be regularly inspected and many times cannot be thoroughly inspected on the inside of the structure by the inspector due to furniture or storage and are recommended to be further investigated for stains, damage and operation when the structure is vacant.
- The wood single pane windows appear to be the same age as the building, and will not necessarily function smoothly. Recommend servicing windows, cleaning tracks, lubricating tracks and any vertical lift systems, making sure the locks are functioning properly and sealing the bottom corners to prevent moisture intrusion. We did test every unobstructed window in every bedroom to ensure that they facilitate an easily opened emergency exit. See individual room notes on windows.
- When the upstairs operating windows are close to the floor level or furniture is close to the windows, although the windows maybe over 18" off the walking surface and meet construction requirements they can be a child fall out safety issue when open and you may want to consider extra protection for small children that may push on the screens. Remember when installing this extra protection, if in a bedroom, fire egress is required to be maintained.

## Fences and Gates

### *Informational Conditions*

- The fences and gates have damage that is commensurate with their age, which could be repaired but which is not absolutely essential.
- Portions of the fences are obscured by foliage or other material, which prevents a thorough inspection and can cause damage to the fences, recommend monitoring to prevent possible damage to fences.

- Portions of this property are not fenced or otherwise enclosed, to provide security for children or animals.

## Site Comments

### Trees and Vegetation

#### *Components and Conditions Needing Service*

- Vegetation is encroaching on the structure, and should be kept a minimum of twelve inches away for the general welfare of the walls, roof and foundation.
- There are tree limbs overgrowing or against the walls the structure that are recommended be trimmed and monitored, to insure that they do not impact or damage the roof/walls or their components.



### Occupied home

#### *Informational Conditions*

- Home was vacant at time of the inspection.

### Additions or Alterations to Property

#### *Informational Conditions*

- There appears to be additions or alterations made to the property, the inspector does not check on the permits for alterations or additions and recommends that these be verified. Much of the construction or changes are not visible for a non intrusive type inspection and it is important verify these were permitted have certificates of occupancy and checked at various stages of development and possible engineer requirements. When there are additions or alterations made to the property that were not permitted, the inspector does not endorse any work done without a permit and recommends further verification of any non permitted work be made by qualified licensed specialists before close of escrow.

## Grading and Drainage

### General Comments and Description

#### *Informational Conditions*

- The ideal property will have soils and hardscape that slope away from the structure and the interior floors will be several inches higher than the exterior grade. The structures are recommended have roof gutters and downspouts that discharge into area drains with catch basins that carry water away to hard surfaces and proper drainage away from the structure and property. If a property does not meet this ideal, or if any portion of the interior floor is below the exterior grade, or there are planters installed against the structures, there is a potential for moisture damage even though there may not be any evidence of moisture intrusion. Recommend any structure with planters or elevations of floor below or even with grade to be further investigated for possible corrections and upgrades.

## **Moisture Dampness-Moisture Conditions**

### *Informational Conditions*

- Moisture is a perennial problem, with which you should be aware. It involves a host of interrelated factors, and can be unpredictable, intermittent, or constant. When moisture intrusion is not self evident, it can be inferred by musty odors, peeling paint or plaster, efflorescence, or salt crystal formations, rust on metal components, and wood rot. However, condensation and humidity can produce similar conditions if the temperature in an area is not maintained above the dew point. Regardless, when there has been water spills, roof leaks or if the interior floors are close to the same elevation or lower than the exterior grade we could not rule out the potential for moisture intrusion and would not endorse any such areas. Nevertheless, if such conditions do exist or are made to exist because of past or present conditions, even if there is no evidence of current problem conditions, you could schedule a specialist such as a qualified mold inspector to laboratory test for conditions that might not be evident.

## **Drainage Mode**

### *Informational Conditions*

- Flower or grass beds next to the foundation in some areas around the structure, no evidence of moisture intrusion into the structure was found at these areas at time of inspection, however, these areas should be monitored to prevent sprinklers spraying walls and the soil levels kept a minimum of 2" recommended 6" below inside slab floor, below the inside floor\slab with good drainage away from the foundation to the street so ponding\standing water will not occur and cause possible moisture intrusion or differential settling along the foundation.
- Drainage is facilitated by hard surfaces and full or partial gutters, and we did not observe any evidence of moisture threatening the inside structural space. However, the gutters must be kept clean with proper drainage to the street verified or moisture intrusion and possible differential settling could result.

## **Interior-Exterior Elevations**

### *Informational Conditions*

- There is an adequate difference in elevation between the exterior grade and the interior floors with hardscape sloped away from the structure that should ensure that moisture intrusion would not threaten the interior space, but of course we cannot guarantee that.

## **Irrigation**

### **General Comments and Description**

#### *Informational Conditions*

- There are a wide variety of irrigation components, of which most of the system is buried, our inspection does not include the sprinkler system, and we do not test each component, nor search below vegetation for any concealed hose bibs, actuators, risers, or heads. We do not test sprinkler actuators or evaluate its coverage, and due to the variety and complexity of many automatic control panels we do not test them. The sprinkler valves are under pressure, we look for any evidence of damage or leakage. We recommend that you have the sellers demonstrate an automatic sprinkler system before the close of escrow and indicate any seasonal changes that they may make to the program. We recommend that any sprinklers be adjusted to not spray the structures, sidewalks, fences and driveway. Anti siphon valves should be in place at each sprinkler valve actuator to prevent back flow of water into the structures drinking water supply. Back flow prevention systems that keep structure's water supply from backing up into the utility\City water supply are recommended and some Cities are now requiring them on newer construction or remodels. This is not part of our inspection, however, we recommend you further investigate your City's requirements.

## **Automatic Polyvinyl Sprinklers**

### *Informational Conditions*

- When sprinkler systems are in place. Back flow preventing devices are recommended to be installed to prevent sprinkler line water from entering potable water supply in the structure or City line. Usually this is taken care of at the anti siphon valves at sprinkler valves, although many jurisdictions are now requiring the system to have a main anti siphon\back flow preventing device.

- The property is served by automatic, polyvinyl, sprinklers. The coverage appears to be adequate and, apart from some marginal over spray, they are functional. However, as with all sprinkler systems, the heads will need to be cleaned and adjusted from time to time.

#### **Sprinkler timer location**

##### *Informational Conditions*

- The sprinkler timer is in the garage.

#### **Hose Bibs**

##### *Informational Conditions*

- The hose bibs are functional, but we may not have located and tested every one on the property.

##### *Components and Conditions Needing Service*

- The hose bibs that we tested are functional, but do not all include anti-siphon valves. These valves are relatively inexpensive, are required by current standards. (a small screw on device that costs around five dollars that prevents water from backing up from hoses to interior building's water supply) However, we may not have located and tested every hose bib on the property.

## **Structural**

Foundations are not uniform, and conform to the structural standard of the year in which they were built. We identify foundation types and look for any evidence of structural deficiencies. However, cracks or deteriorated surfaces in foundations are quite common. In fact, it would be rare to find a raised foundation wall that was not cracked or deteriorated in some way, or a slab foundation that did not include some cracks concealed beneath the carpeting and padding. Fortunately, most of these cracks are related to the curing process or to common settling, including some wide ones called cold-joint separations that typically contour the footings, but others can be more structurally significant and reveal the presence of expansive soils that can predicate more or less continual movement. We are keenly aware of cracks, and will alert you to their presence if they are clearly visible, most of these will be hidden from view by flooring, wall coverings or furniture. Any such cracks or separations found possibly when the floor cover or other items are removed are recommended to be evaluated and properly sealed or repaired. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

### **Structural Elements**

#### **Wall Structure**

##### *Informational Conditions*

- The walls are conventionally framed with wooden studs, however, most of the framing is enclosed except for in the attic and not visible.

#### **Floor Structure**

##### *Informational Conditions*

The floor structure consists of posts piers girders and joists sheathed with plywood or diagonal boards.

#### **Ceiling Structure**

##### *Informational Conditions*

- The ceiling structure consists of standard joists and rafters.

#### **Roof Structure**

##### *Informational Conditions*

- The roof structure is conventionally framed with rafters, purlins, collar-ties.

## **Raised Foundation or Basement**

### **General Comments**

#### *Informational Conditions*

- This structure has a raised foundation. Such foundations permit access, and provide a convenient area for the distribution of water pipes, drain pipes, vent pipes, electrical conduits, and ducts. However, although raised foundations are far from uniform, most include concrete footings and walls that extend above the ground with anchor bolts that hold the structure onto the foundation, but the size and spacing of the bolts vary. In the absence of major defects, most structural engineers agree that the one critical issue with raised foundations is that they should be bolted to the walls of the structure. Our inspection of these foundations conforms to industry standards, which is that of a generalist and not a specialist, and we do not use any specialized instruments to establish that the structure is level. We typically enter all accessible areas, to confirm that foundations are bolted and to look for any evidence of structural deformation or damage, but we may not comment on minor deficiencies, such as on commonplace settling cracks in the stem walls and slight deviations from plumb and level in the intermediate floor framing, which would have little structural significance. Interestingly, there is no absolute standard for evaluating cracks, but those that are less than 1/4" and which do not exhibit any vertical or horizontal displacement are generally not regarded as being structurally relevant. Nevertheless, all others should be evaluated by a specialist. However, in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

### **Description of Foundation Type**

#### *Informational Conditions*

- Raised concrete foundation with bolts from walls to foundation typical of the time the structure was built were noted under the structure.
- Pier posts were not t-strapped to prevent kick out during seismic activity, recommend upgrading with t-strap anchors and screws even though they may not have been required when the structure was built.



### **Method of Evaluation**

#### *Informational Conditions*

- We evaluated the raised foundation by accessing and evaluating the components within and on the exterior of the crawlspace through the basement, not all areas were accessed under the structure.

### **Crawlspace**

#### *Informational Conditions*

- The crawlspace is accessible and with no unusual displacement or damage found to the foundation concrete, the soil did not have any unusual moisture condition at time of the inspection.
- There is efflorescence on the stem wall in the raised foundation, which confirms that moisture has penetrated the area and activated minerals that form a white powdery formation of salt crystals. This is a condition that should be monitored with evaluation and verification for proper drainage around the exterior

of the foundation. This moisture transfer through the concrete and soil is one that could produce musty odors in the home.

*Components and Conditions Needing Service*

- Moisture stains noted under bathroom-kitchen areas, recommend further evaluation by the termite inspector.



**Floor Insulation**

*Informational Conditions*

- There is no floor insulation, which may not have been required when this residence was constructed. Recommend upgrading.



**Ventilation**

*Informational Conditions*

- The ventilation in the foundation crawlspace appears to be standard and adequate.

**Electrical**

*Components and Conditions Needing Service*

- Obsolete and suspect knob and tube wiring is present within the crawlspace, which should be inspected and certified as safe, or replaced by a licensed electrician.

Obsolete knob-and-tube wiring is present within the crawlspace and should be further evaluated - *Continued*



**Poured Concrete Basement or Stem Walls**

*Informational Conditions*

- There are typical settling cracks in the poured concrete foundation walls that would not necessarily need the attention of a specialist's evaluation, however, the foundation should be monitored and any improper drainage or water settling around the exterior of the foundation corrected.

**Plumbing under the house**

*Informational Conditions*

- There was no apparent leaking from the visible water supply or drain plumbing under the structure at the time of the inspection.



**Basement**

*Informational Conditions*

- The basement concrete floor does not have any evident damage.

*Components and Conditions Needing Service*

- ✓ **A handrail should be installed at the basements staircase for safety enhancement.**

A handrail should be installed at the basements staircase for safety enhancement - *Continued*



- The basement is recommended to have an automatic sump pump installed in case there is a water pipe break or spill.



- Basement stairs do not meet normal stair requirements and can be a hazard to negotiate and care should be taken when accessing the basement area, there does not appear to be adequate room in the basement to install a staircase that complies with normal requirements. Recommend installing a hand rail to hold onto when entering the basement.

## Roof

There are many different roof types, which we evaluate by walking on their surfaces unless they are concrete\clay\composite tiles or metal roofs due to possible damage of these roof. If we are unable or unwilling to do this for any reason, we will indicate the method that was used to evaluate them. Every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or other prevalent weather conditions, and its maintenance. Regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material, and this is equally true of almost all

roofs. In fact, the material on the majority of pitched roofs is not designed to be waterproof only water-resistant. However, what remains true of all roofs is that, whereas their condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings, or on the framing within attics, will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only the installer can credibly guarantee that a roof will not leak, and they do. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company. Our inspection does not include a warranty on the roof.

## **Composition Shingle**

### **General Comments and Description**

#### *Informational Conditions*

- There are a wide variety of composition shingle roofs, which are comprised of asphalt or fiberglass materials impregnated with mineral granules that are designed to deflect the deteriorating ultra-violet rays of the sun. The most common of these roofs are warranted by manufacturers to last from twenty to twenty-five years, and are typically guaranteed against leaks by the installer for one to five years. The actual life of the roof will vary, depending on a number of interrelated factors besides the quality of the material and the method of installation. However, the first indication of significant wear occurs when the granules begin to separate and leave pockmarks or dark spots. This is referred to as primary decomposition, which means that the roof is in decline, and therefore susceptible to leakage. This typically begins with the hip and ridge shingles and to the field shingles on the south facing side. This does not mean that the roof is ready to be replaced, but that it should be serviced or monitored. Regular maintenance will certainly extend the life of any roof, and will usually avert most leaks that only become evident after they have caused other damage. Our inspection is a non intrusive inspection and does not include a warranty against leaking on the roof, if a warranty is needed it is recommended that a roofer be contacted for a roof certification and warranty.

### **Method of Evaluation**

#### *Informational Conditions*

- We were unable to safely access the roof, and evaluated it either from within the attic or from several vantage points during heavy rain.

### **Age and General Evaluation of a Two-layer Roof**

#### *Informational Conditions*

- The composition shingle roof over a wood shingle roof appears to be approximately five to ten years old on a roof system that will normally last around 20 to 30 years with good maintenance, but this is just an estimate and you should request the installation permit from the sellers or obtain them from the City, which will reveal its exact age and any warranty guarantee that might be applicable. No apparent damage or leaking was found at time of the inspection during a heavy rain storm. Recommend regular inspection of roof and regular maintenance of the flashings.

The composition shingle roof is layered and appears to be approximately five to ten years old - *Continued*



### **Flashings**

#### *Components and Conditions Needing Service*

- The roof flashings are recommended to be sealed or serviced. They are comprised of metal that seals valleys and vents and other roof penetrations, recommend proper resealing flashings and painting any rusted flashings. When seal mastic repairs are made they are recommended to be coated by a paint on elastomeric roof paint to extend the life of the mastic and protect it from damaging UV light.
- Some of the roof jack vent flashings have been improperly installed with the lower part of the flashing under the shingles instead of over the lower composition shingles at the down hill side of the vent pipe, and are mastic coated over which requires yearly maintenance to prevent leaking.



### **Gutters and Drainage**

#### *Components and Conditions Needing Service*

- The gutters need to be cleaned of leaf build up and any foliage trimmed away to facilitate drainage.

## Attic

### General Comments and Description

#### Informational Conditions

- In accordance with industry standards, we will not enter attics areas that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point or open areas in the attic. In evaluating the type and amount of insulation on the attic floor, we use generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not move or disturb any portion of the insulation, which may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components. Not all areas of the attic have been accessed.

### Method of Evaluation

#### Informational Conditions

- We evaluated the attic by direct access, not all areas were accessed due to height clearances and obstacles.

### Access

#### Informational Conditions

- The attic is access with a pull down ladder located in the garage.

### Framing

#### Informational Conditions

- The visible portions of the framing are in acceptable condition, and would conform to the standards of the year in which they were constructed. Current construction methods would possibly require additional brackets and metal clips to assist in holding the vertical support members in place, however, no supports were found to be displaced during the inspection.



### Ventilation

#### Informational Conditions

- Ventilation within the attic is provided by a combination of eave, dormer, turbine, or gable vents, and should be adequate.

### Electrical

#### Informational Conditions

- Note: When the attic insulation is closer to the recessed light components than is commonly recommended. Some recessed lights are designed to cool by convection, and insulation is typically recommended to be a minimum of three inches away. The inspector does not remove insulation and verify whether the recessed lighting is rated to be covered or not, when recessed lights are in place they are recommend to be further investigated.

- Note: When ceiling fans are installed, especially where they have been added and possibly where a light had been, it is recommended they be further investigated to insure there is adequate anchoring and proper electrical wiring was installed.

*Components and Conditions Needing Service*

- ✓ **Open electrical junction boxes or outlets/switches without coverplates within the attic should be checked for improper wiring and properly capped so that any arcing or sparks would be contained within the box.**



- Obsolete and suspect knob and tube wiring is present within the attic, which should be inspected and certified as safe, or replaced by a licensed electrician.



**Plumbing Vents**

*Informational Conditions*

- The visible plumbing vents found had no apparent damage at time of the inspection.

**Batt Insulation**

*Informational Conditions*

- The attic floor is insulated with approximately 3" or 4" inches of fiberglass, batt insulation. Current new construction standards call for nine and even twelve-inches.

The attic floor is insulated with six-inches of fiberglass batt-insulation - *Continued*



**Heating-Cooling ducts in attic**  
*Informational Conditions*

- The visible heating-cooling ducts in the attic did not appear to have any damage at time of the inspection.



- This age building and heating-cooling system can contain asbestos, asbestos inspection and laboratory testing for asbestos is not part of this inspection, recommend upgrading any asbestos materials to newer approved products with any asbestos properly removed and disposed of.

**Components and Conditions Needing Service**

- The heating system in this age of home has insulation materials that is known to contain asbestos, no apparent damage was noted, however, since asbestos is a health concern, it is recommended to be evaluated for upgrading by an appropriate HVAC specialist. Information regarding asbestos can be found in the "Homeowners Guide to Earthquake Safety & Environmental Hazards " pamphlet.

Ducting system for the heating system in the attic has insulation that is known to contain asbestos - *Continued*



### **Attic ceiling moisture stains**

#### *Informational Conditions*

- Dry stains were noted in the attic ceiling framing and the roof is newer, these appear to have been made before the newer roof was installed, recommend further investigation by the termite inspector and monitoring the newer roof.

## **Chimney-Fireplace**

There are a wide variety of chimneys, which represent an even wider variety of the interrelated components that comprise them. However, there are three basic types, single-walled metal, masonry, and pre-fabricated metal ones that are commonly referred to as factory-built ones. Single-walled metal ones should not be confused with factory-built metal ones, and are rarely found in residential use, but masonry and factory-built ones are a commonplace. Our inspection of them is that of a generalist and not a specialist. However, significant areas of chimney flues cannot be adequately viewed during a field inspection, as has been documented by the Chimney Safety Institute of America, which reported in 1992: "The inner reaches of a flue are relatively inaccessible, and it should not be expected that the distant oblique view from the top or bottom is adequate to fully document damage even with a strong light." Therefore, because our inspection of chimneys is limited to those areas that can be viewed without dismantling any portion of them, and does not include the use of specialized equipment, we will not guarantee their integrity or drafting ability and recommend that they be video-scanned before the close of escrow.

### **Living Room Chimney**

#### **General Unlined Masonry Chimney Comments**

##### *Components and Conditions Needing Service*

- Unlined chimneys, or those without flue liners, are suspect. Although such flues include a plaster coat of mortar, the corrosive effect of flue gases and the elements can deteriorate the mortar. In fact, the Chimney Safety Institute of America reported in 1992 that "all unlined chimneys, irrespective of fuel used, are very liable to become defective through disintegration of the mortar joints." For this reason, we recommend that all unlined chimneys be evaluated by a specialist or video-scanned before the close of escrow. Which additional sealing of the inside of the flue maybe recommended.

#### **Chimney Stack or Walls**

##### *Informational Conditions*

- The chimney exterior walls did not appear to have any unusual damage or displacement.

### **Weather Cap**

#### *Components and Conditions Needing Service*

- There are no weather caps on the chimneys and, inasmuch as they prevent moisture intrusion and thereby extend the life of chimneys, we recommend having them installed.

### **Spark Arrestor**

#### *Components and Conditions Needing Service*

- There are no spark arrestors on the chimneys, which are required by current standards, and should be installed.



### **Chimney Flue**

#### *Components and Conditions Needing Service*

- The flue is an unlined type that would not be approved by current safety standards, which mandate the use of flue liners that provide a thermal barrier and also convey the bi-products of combustion beyond the residence, recommend further evaluation by a chimney specialist for possible repairs and upgrades.

### **Fireplace**

#### *Informational Conditions*

- The fireplace did not appear to have any unusual displacement or damage, clearance to combustibles appeared adequate on visible portions of the fireplace, the hearth was in place.



### **Damper**

#### *Components and Conditions Needing Service*

- There is no damper to prevent energy from being lost up the chimney, and you should consider having one installed and/or glass doors and screen installed.

### **Gas Log Starter**

#### *Functional Components and Conditions*

- The gas valve was tested and was working, however, the fireplace was not lit.

### **Glass Doors**

#### *Informational Conditions*

- Recommend adding glass doors on fireplace.

#### *Components and Conditions Needing Service*

- The fireplace screens need to be serviced to work smoothly.

### **Hearth**

#### *Informational Conditions*

- The hearth was in place and did not have any unusual damage.

## **Den Chimney**

### **General Unlined Masonry Chimney Comments**

#### *Informational Conditions*

- Unlined chimneys, or those without flue liners, are suspect. Although such flues include a plaster coat of mortar, the corrosive effect of flue gases and the elements can deteriorate the mortar. In fact, the Chimney Safety Institute of America reported in 1992 that "all unlined chimneys, irrespective of fuel used, are very liable to become defective through disintegration of the mortar joints." For this reason, we recommend that all unlined chimneys be evaluated by a specialist or video-scanned before the close of escrow.

### **Chimney Stack or Walls**

#### *Informational Conditions*

- The visible chimney walls appear to be in acceptable condition.

### **Chimney Flue**

#### *Components and Conditions Needing Service*

- The flue is an unlined type that would not be approved by current safety standards, which mandate the use of flue liners that provide a thermal barrier and also convey the bi-products of combustion beyond the residence, recommend further evaluation by a chimney specialist for possible repairs and upgrades.

### **Fireplace**

#### *Informational Conditions*

- The fireplace did not appear to have any unusual damage or displacement.



### **Damper**

#### *Informational Conditions*

- There is no damper in the chimney flue to prevent energy from being lost up the chimney, and you should consider having one installed.

### **Ornamental Gas Logs**

#### *Informational Conditions*

- The ornamental gas log fire is functional gas tested but not lit.

### **Glass Doors**

#### *Informational Conditions*

- Screens are in place on the fireplace and glass doors are recommended to be installed.

### **Hearth**

#### *Informational Conditions*

- The hearth is in acceptable condition.

## **Plumbing**

Plumbing systems have common components, but they are not uniform. In addition to fixtures, these components include gas pipes, potable water pipes, drain and vent pipes, shut-off valves, which we do not test if they are not in daily use, pressure regulators, pressure relief valves, and water-heating devices. Normally the best and most dependable water pipes are copper, because they are not subject to the degree build-up of minerals that bond within galvanized pipes, and gradually restrict their inner diameter and reduce water volume. Water softeners can remove most of these minerals, but not once they are bonded within the pipes, for which the usual remedy is a re-pipe. The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. In fact, whenever the street pressure exceeds eighty pounds per square inch a regulator is recommended, which typically comes factory preset between forty-five and sixty-five pounds per square inch. However, regardless of the pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress the washers and diaphragms within the various components. Individual shut off valves are installed at sinks, toilets, water heater water supply and other appliances, the older type gate type valves may seize or leak when operated after a few years of service and are not tested by the inspector, these are recommended to be replaced with a newer ball type valve, this is especially true of the main water supply shut off valve. Water filter or softeners are not part of this inspection and will only be checked for evidence of leaking, recommend getting service information from the seller. A back flow preventer is recommended to be installed if not already in place on the water supply system to prevent back flow of water into the City's water supply if the City's system loses water pressure, typically these are not installed on older properties. Most of the piping systems are not visible, are under ground in walls or locations not readily accessible. The inspector does not test water or gas meters or does pressure\ timed tests on water and gas systems which are not part of this inspection. On older properties it is encouraged that further pressure\ timed testing be done on gas systems and water systems. Recommend older properties have the sewer drains video scanned for root and crush damage that might not show up with full functional flow testing where the inspector will run all the water fixtures.

Waste and drainpipes pipes are equally varied, and range from modern acrylonitrile butadiene styrene (ABS) ones to older ones made of cast-iron, galvanized steel, clay, or a cardboard-like material that is coated with tar. The condition of these pipes is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to this type of damage, although isolated batches of them have been alleged to be defective. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains. Nonetheless, blockages will occur in the life of any system, but blockages in drainpipes, and particularly in main drainpipes, which we recommend having video-scanned. This could also confirm that the house is connected to the public sewer system, which is important because all private systems (septic tanks) must be evaluated by specialists before the close of escrow. The drain clean outs are difficult to locate in many of the older properties due to build up of grass or vegetation and are many times covered

over, sometimes older properties do not have these clean outs installed in an exterior location. Recommend establishing the location for these or be prepared to have a toilet removed for drain clog servicing if a clog occurs. The inspector does not fill sinks or tubs(if applicable) and test for over flow function, if a tub or sink does not have an over flow, they are recommended to be installed to prevent a possible over flow spill.

## Potable Water Pipes

### Type of Material

#### Informational Conditions

- The visible water supply piped areas of the building are served by copper potable water pipes.

### Water Main Location

#### Informational Conditions

- Water main shut off is a newer style ball valve.
- The main water shut-off valve is located at the front of the building.



- Water pressure is within normal operating range between 40 and 80 psi.

### Copper Water Pipes

#### Informational Conditions

- All or most of the horizontal water pipes have been re plumbed in copper. Not all areas were accessed where pipes are installed. You should request the documentation from the sellers or check permits at the City, which could include a warranty or guarantee.

## Waste and Drainage System

### General Comments and Description

#### Informational Conditions

- We attempt to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a video-scan of the main line would confirm its actual condition. However, you can be sure that blockages will occur, usually relative in severity to the age of the system, and will range from minor ones in the branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main line. The minor ones are easily cleared, either by chemical means or by removing and cleaning the traps. We recommend that you ask the sellers if they have ever experienced any drainage problems, or you may wish to have the main waste line video-scanned before the close of escrow, especially if the building is older.

### Type of Material

#### Informational Conditions

- The building drain system is served by a combination of ABS plastic-cast iron and galvanized piping, some of the older drain lines have been replaced with newer ABS plastic drain lines.

### **Drain Pipes Waste Pipes and Vent Pipes**

#### *Informational Conditions*

- Based on industry recommended water tests, the main drainpipes were draining and not clogging. All were draining when water from fixtures was turned on in each bathroom\kitchen and tested at the time of the inspection. However, only a video-scan of the main drainpipe would confirm its actual condition.
- The building is older and has an older drain line system, there are mature trees around the property, even though the drains may have been functioning at the time of the inspection, the older drain systems are prone to clogs and leaks from time to time. Especially the older cast iron\galvanized drains are susceptible to rust through and cracking which is not always evident and not all the drain pipes were seen. Recommend verifying with the sellers on their experiences have been with the drain system. The inspector cannot see most of the plumbing drain systems for the building, in the walls and under ground and can only comment on whether they were draining at the time of the inspection. A drain system video scanning and full inspection by a plumbing specialist is recommended and this will give you limited verification of usually the main pipe to the street and visible piping. We caution you to expect that there will be some drain line problems and repairs that will be required from time to time because of the aging system.
- The main drainpipe clean out between the building and the street was not found by the inspector. Recommend that the drain pipe clean out be verified or installed. However, if the main sewer drainpipe ever clogs it can usually be cleared by removing a toilet and inserting the plumber's snake at that point, and at considerably less expense than that of installing a drain clean out access between the building and the street sewer line.
- Over flow drains in the sinks and tubs are not fill tested to verify whether they are functional or not. Recommend these be tested to verify whether they will function when the tub or sink is filled to over flowing.

## **Gas**

### **Gas Main Shut-Off Location**

#### *Informational Conditions*

- The gas main shut-off is located at the front of the building.

#### *Components and Conditions Needing Service*

- Recommend the gas shut off valve have a wrench located at the shut off valve or a seismic auto shut off valve installed in case of emergency. Some insurance companies are now requiring that an automatic gas shut off gas valve be installed before they will insure you, this should be verified with your insurance company. They cost around \$350 to install. Some City construction jurisdictions require the auto shut off valves when a property is sold, verify with your City or insurance company on requirements before close of escrow. If the wrench only is used, it is recommended that the Gas Company's gas meter valve be verified as easily operated.

Recommend the gas shut off valve have a wrench attached or a seismic auto shut off valve installed - *Continued*



## Water Heaters

### General Gas Water Heater Comments

#### *Informational Conditions*

- Water heaters can be expected to last at least as long as their warranty, or from five to fifteen years. However, few of them last longer than fifteen or twenty years and many eventually leak. So it is always wise to have them installed over a drain pan, and preferably one plumbed to the exterior. The water temperature should be set at a minimum of 110 degrees Fahrenheit to kill microbes and a maximum of 140 degrees to prevent scalding. Also, water heaters can be dangerous if they are not seismically secured and equipped with either a pressure/temperature relief valve and discharge pipe plumbed preferably to a safe exterior location to prevent possible moisture damage, or an alternate to the TPR valve, a Watts 210 gas shut-off valve. Water heaters are required by California State Law to be properly seismically strapped since 1996 by a State approved method and approved strap kit properly installed, this includes the manufacturer's requirements on most approved kits to be properly blocked to the wall with straps wrapped around the water heater to prevent side to side movement and possible damage to gas, electric or water lines. The water heater is recommended to be drain faucet flushed with a hose to a safe exterior location at least once a year to eliminate any sediment build up in the bottom of the water heater, remember this is hot water.

### Age Capacity and Location

#### *Informational Conditions*

- The water heater was producing hot water at the time of the inspection.
- Hot water is provided by an approximately 4 year old, 50 gallon gas water heater that is located in the basement.

The residence is served by a gas water heater located in the basement - *Continued*



### **Seismic Straps**

#### *Components and Conditions Needing Service*

- √ The water heater is not correctly secured, and needs to be strapped in accordance with local and State standards with State certified double straps installed per the approved manufacturers installation instructions, one located at the top third and one located at the bottom third and 4" above the gas burner valve on the water heater with two point anchoring to the wall, anchored with a minimum of 3 " x 1\4" lag bolts into studs in the wall, with proper blocking that does not allow the water heater to move or slam the wall during seismic activity. A third seismic strap at the middle of the water heater is required on a 75 gallon water heater. Most strap manufacturers require wrapping the straps once around the water heater or providing a way to keep them from swinging side to side during seismic activity. (Guidelines for Earthquake bracing for residential water heaters, per the Department of General Services Division of the State Architect, [www.seismic.ca.gov/HOG/waterheaterbracing\\_08-11-04.pdf](http://www.seismic.ca.gov/HOG/waterheaterbracing_08-11-04.pdf))(California Law-Health & Safety Code Sections 19210-19217)

### **Vent Pipe and Cap**

#### *Informational Conditions*

- The gas vent pipe was in place and did not appear to be back venting or too close to combustibles and it was properly secured with screws at joints.

#### *Components and Conditions Needing Service*

- Part of the water heater vent pipe is transite material that is known to have asbestos material in the cement type pipe material, this is recommended to be upgraded to double wall B-vent type vent pipe that maintains a minimum of 1" clearance to combustible material by a qualified plumbing or heating\cooling specialist.

Part of the vent pipe is transite material that is known to have asbestos material in the cement pipe - *Continued*



### **Pressure Release Valve and Discharge Pipe**

#### *Informational Conditions*

- The water heater is equipped with a mandated pressure-temperature relief valve.



#### *Components and Conditions Needing Service*

- ✓ The discharge pipe from the pressure relief valve on the water heater is missing and is required be installed with an approved 3/4" smooth wall piping such approved copper, pointed downward and terminate with no more than twenty-four inches above grade and no closer than six inches to it. The termination point is recommended to be at the exterior of the building at a safe location to prevent a possible water spill in the structure. If galvanized pipe is used the termination end threads are required to be cut off so that no one can cap the down spout pipe. If exterior termination on the down spout is not possible, consideration for installing a Watts 210 gas shut off valve is recommended.

### **Water Shut-Off Valve and Connectors**

#### *Informational Conditions*

- The shut-off valve and water connectors on the gas water heaters do not appear to be leaking and have no apparent damage other than some minor corrosion. The valve is not tested due to the potential for leaking at the valve.

### Gas Shut-Off Valve and Connector

#### Informational Conditions

- The gas pipe to the water heater is installed without the benefit of a sediment trap before it enters the water heater burner valve, which is a manufacturer's specification as detailed in most water heater installation manuals, this keeps moisture or debris in the natural gas system from reaching the gas burner valve, a loop in the flex gas line will help perform the same function, however, what is recommended by the manufacturer is a sediment trap that is typically a 1½" steel pipe installed downward with a steel t-fitting immediately before the gas valve to catch debris and moisture in the gas line, recommend upgrade installation to keep debris from possibly clogging the gas valve.

#### Components and Conditions Needing Service

- Any structures water heaters or gas appliances that have the older style turn off type or wrench valves are recommended to be upgraded to a newer thumb turn valve that are easily turned off in an emergency.



- ✓ The gas supply pipe is loose and not properly secured with strapping and blocking to prevent possible damage to the pipe.

### Water Heater Base Stand

#### Components and Conditions Needing Service

- Water heater is setting on bricks which might cause the water heater to fall off bricks during seismic activity. These bricks are on top of a concrete pad. Recommend removing the bricks and installing a stable non flammable pad.



## Electrical

There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. Regardless, we are not specialists and in compliance with industry standards we only test a representative number of switches and outlets, and we do not perform load-calculations to determine if the supply meets the demand. However, we regard every electrical deficiency and recommended upgrade as a potential safety-hazard that should be serviced immediately, and that the entire system be evaluated and certified as safe by a specialist. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed within the inspection period, or before the close of escrow, because a specialist could reveal additional deficiencies or recommend some upgrades for which we disclaim any responsibility.

### Main Panel

#### General Comments

##### *Informational Conditions*

- Common national safety standards require electrical panels to be weatherproof, readily accessible, and have a minimum of thirty inches of clear space in front of them for service. Also, they should have a main disconnect, and each circuit within the panel should be clearly labeled. Industry standards require us to test a representative number of accessible switches, receptacles, and light fixtures in the and around the structure.

#### Type of Wiring

##### *Informational Conditions*

- The residence is wired with a three-wire non-metallic cable commonly known as Romex.
- The residence is wired primarily with a two-wire non-metallic sheathed cable commonly known as ungrounded Romex.
- The residence is wired with knob-and-tube wiring.
- The building is served by a combination of different wire types.
- The building is served by flex and rigid conduit encasing the electrical wiring.

#### Size and Location

##### *Informational Conditions*

- The residence is served by a 100 amp, 120\240 volt panel, located inside the garage with the meter on the outside of the garage.



### **Service Entrance Mast Weatherhead and Cleat**

#### *Components and Conditions Needing Service*

- Main electric power line has been installed closer to the roof than the currently required 18 inches above the roof on the mast pipe. Which may have acceptable at the time the structure was built, however, is recommended to be upgraded.



### **Exterior Cover Panel**

#### *Informational Conditions*

- The exterior cover for the main electrical panel is in acceptable condition.

### **Interior Cover Panel**

#### *Informational Conditions*

- The interior cover for the main electrical panel is in acceptable condition.

#### *Components and Conditions Needing Service*

- Various circuits within the main panel are not all labeled and are recommended to be, so that the appropriate load calculations and breaker uses could be determined.



### **Wiring**

#### *Informational Conditions*

- The property has an older electrical system and does not have the number of electric outlets on the walls that are now required and you may want to consider upgrades in some of the rooms.

- Most of the electric outlets in the property are the two prong ungrounded type that are recommended to be upgraded to a grounded three prong type, however, this may require upgrading some of the two wire system. The grounding is especially important when using computers, TVs or electronic equipment at require surge protectors that typically will not work without grounded electrical outlets.
- When lights or ceiling fans have metal pull chains, they are recommended to be replaced with non electrically conductive\metallic material such as a cord to prevent possible electric shock.
- When the bathroom and kitchen lights have not been installed with energy conservation light fixtures as currently required in new construction they are recommended to be upgraded.
- It is recommended that no extension cords be permanently used between any electrical devices and the electrical outlets. Or that any electrical devices have cords longer than 6'.

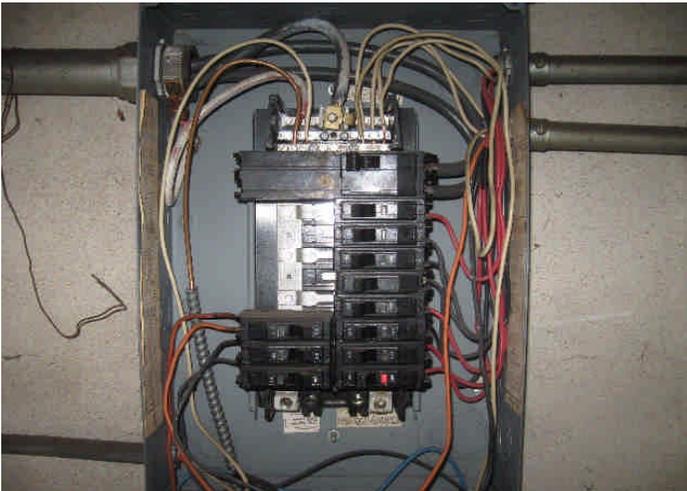
*Components and Conditions Needing Service*

- ✓ Some electric outlets or switches were noted as not having proper covers and are recommended to be corrected.
- Some of the light bulbs or fixtures did not respond to the switches or the light bulbs were missing and are recommended to have the bulbs replaced or repairs made to insure the fixtures are working at time of final walk through. See notes on individual areas.
- ✓ Some of the electric outlets in the property are three prong and not grounded recommend corrections to include grounding of electrical outlets or installation of GFCI electric outlets in wet areas or installing two prong electric outlets to meet current requirements. If the ungrounded GFCI or ungrounded three prong outlet is used for computers or specialty electronics equipment electrical damage could result. Recommend properly grounding at any of these outlets for use with these items.

**Circuit Breakers**

*Informational Conditions*

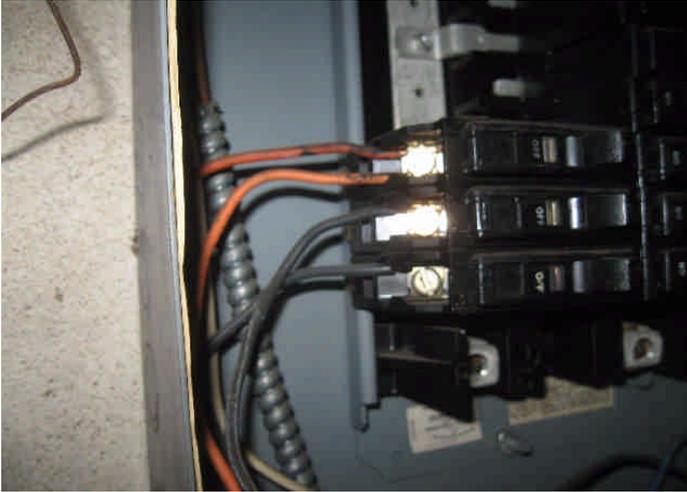
- There is no visible damage to the circuit breakers or wires in the main electrical panel.



*Components and Conditions Needing Service*

- ✓ A breaker in the main panel is serving more than one circuit. This condition should be evaluated by an electrician for installation of an additional breaker.

A breaker in the main panel is serving more than one circuit and should be serviced - *Continued*



### Grounding

#### *Informational Conditions*

- The main electrical panel is grounded to a water pipe. Current standards require the panel to be double-grounded with a rod ground at the exterior, and you may wish to consider having this done as a safety upgrade. However, such an upgrade may not be currently mandated in this construction jurisdiction.

### **GFCI electrical protection recommended**

#### *Components and Conditions Needing Service*

- ✓ **GFCI electrical protection is recommended to be installed for safety enhancement in appropriate wet areas of the property to include electric outlets in the bathroom, kitchen, exterior and garage.**

## Heat

The components of most heating and air-conditioning systems have a design-life ranging from ten to twenty years, dependant on the climate zone, but can fail prematurely with poor maintenance. We test and evaluate heating and air-conditioning systems in accordance with industry standards, which means that we do not attempt to dismantle any portion of them, or evaluate the following concealed components: the heat exchanger, or firebox, electronic air-cleaners, humidifiers, and in-line duct motors or dampers. You should also be aware that we do not evaluate or endorse any un vented heating devices that utilize fossil fuels, the presence of which sometimes confirms the inadequacy of the primary heating system. However, these and every other fuel burning appliances that are not vented are potentially hazardous. They can include open flames or heated elements, which are capable of igniting any of the myriad flammable materials found in the average building. Also, even the most modern of these appliances can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. We perform a conscientious evaluation of heating and air-conditioning systems, but we are not specialists. With systems that have ducting for registers in each room, we verify that each duct is producing air flow, however, the volume of air is not tested for and will vary for a variety of reasons. Components of heating\cooling systems if installed before 1978 commonly will have asbestos materials that are known to cause health problems, this is not part of our inspection and asbestos can only be confirmed by laboratory testing, we recommend that you have a qualified asbestos specialist test and advise you on any home built before 1978. Therefore, it is imperative that any recommendation that we may make for service or a second opinion be scheduled within the inspection period, or before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

## Heat System 1

### Type of Fuel

#### Informational Conditions

- The property is served by a gas-fueled heating system.

### Forced-Air Furnace

#### Informational Conditions

- Heat is provided by a forced air furnace approximately 40 years old, located in attic.

#### Components and Conditions Needing Service

- ✓ The furnace is producing heat on demand. However, it is well beyond the commonly accepted design life of twenty years, there is rust and debris in the burn chamber, evidence of flame roll out and it should be further evaluated by a heating\cooling specialist to insure the heat exchanger and components of the system are functioning properly before the close of escrow. If the heat exchanger and components are found serviceable, it will need to be monitored more closely and is recommended to be checked by the Gas Company or a qualified HVAC specialist on a yearly basis and budgeted for replacement in the near future.



### Vent Pipe

#### Components and Conditions Needing Service

- Transite/cement vent pipe on the furnace is a known asbestos-containing material, recommend upgrading to a currently approved double wall B-vent metal pipe and having the Transite vent pipe properly removed and disposed of by a qualified specialist.



### **Gas Valve and Connector**

#### *Components and Conditions Needing Service*

- The gas feed pipe is rigid and seismically unsafe, and you may wish to upgrade by replacing the gas pipe on the outside of the furnace with a flexible one that is mandated by current standards.
- Gas valve for the furnace is an older shut off type valve recommended to be upgraded to a thumb turn\ball type valve.

### **Registers**

#### *Informational Conditions*

- The registers are functional, some are producing more heat than others depending on the location of the register in relation to the air handler, the ones furthest away are producing less air flow because of distance or some may have some restriction.

### **Ducts With Asbestos-Containing Insulation**

#### *Components and Conditions Needing Service*

- The supply ducts are insulated with a known asbestos-containing material. The visible sections of the ducts do not appear to be separated, or significantly damaged. However, because asbestos is a health concern and has become such a litigious issue, we will not endorse them and recommend that they be evaluated by an asbestos abatement contractor for possible upgrades.

### **Filter**

#### *Components and Conditions Needing Service*

- The filter was dirty and is recommended to be cleaned or replaced.

### **Energy Efficiency Check Recommended**

#### *Components and Conditions Needing Service*

- Older heating or heating ducting systems require more electrical energy or gas fuel to operate and are recommended to be considered for upgrading. Insulation or air leakage on ducting\joints and systems are recommended to be upgraded for better efficiency. Recommend having an energy efficiency system check for possible upgrades and corrections by a heating\cooling specialist. Refer to 13 Seer and Title 24 requirements from the U. S. Department of Energy and the California Energy Commission for energy efficiency and environmental requirements.

## **Living**

Our inspection of the structures inside space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. However, we do not evaluate window treatments, or move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear after repairs are made. Such cracks can become the subject of disputes, and are best evaluated by a specialist for repairs. Similarly, there are a number of environmental pollutants that we have already discussed, the identification of which is beyond the scope of our service. However, there are a host of lesser contaminants, such as odors that are typically caused by moisture penetrating concealed slabs. And inasmuch as the sensitivity to such odors is not uniform, we recommend that you make this determination for yourself, and particularly if domestic pets have occupied the premises, and then schedule whatever remedial service that may be deemed necessary before the close of escrow.

## Entry

### Front Door

#### *Informational Conditions*

- The front door did not appear to have any unusual damage and had a locking/latching system on the door. No evidence of moisture intrusion was found around the inside of the door system around the walls or floor.
- The door bell was working.

#### *Components and Conditions Needing Service*

- Door stops on some of the doors in the home are missing or damaged and are recommended to be installed to prevent possible wall damage behind the doors.

### Floor

#### *Informational Conditions*

- The floor is hardwood and has no significant defects.

### Walls and Ceiling

#### *Informational Conditions*

- The walls and ceiling are in acceptable condition, no stains or moisture intrusion noted around the inside of the door.

### Lights

#### *Functional Components and Conditions*

- The lights are functional.

## Living

### Floor

#### *Informational Conditions*

- The floor is hardwood and has no significant defects.

### Walls and Ceiling

#### *Informational Conditions*

- The walls and ceiling did not appear to have any unusual cracks, stains or damage, hairline cracks less than 1/8" are typical and are usually the result of seismic activity or some movement in the structure and when found are recommended to be sealed and patched.

### Single-Glazed Windows

#### *Components and Conditions Needing Service*

- The single pane wood casement windows will need to be serviced to work well, along with servicing the hardware so the windows are easily operated.

### Outlets

#### *Informational Conditions*

- The ungrounded and obsolete outlets should be upgraded to include more modern and safer ones, which provide a pathway for the current to travel harmlessly to ground.

#### *Components and Conditions Needing Service*

- ✓ An electric outlet has an open ground, and should be serviced.

## Dining

### Doors

#### *Components and Conditions Needing Service*

- The patio door/screen are recommended to be serviced, track cleaned, adjust/lubricate the rollers and the lock, seal the track and frame. Recommend providing a key for the bottom track lock or replacing it with a new one.

### Floor

#### *Informational Conditions*

- The floor is hardwood and had no significant defects on the visible areas of the floor.

## Walls and Ceiling

### Informational Conditions

- The walls and ceiling did not appear to have any unusual cracks, moisture stains or damage, hairline cracks less than 1/8" are typical and are usually the result of seismic activity or some movement in the structure, not considered structurally threatening and when found are recommended to be sealed and patched.

## Den

### Floor

#### Informational Conditions

- The floor is hardwood and has no significant defects.

### Walls and Ceiling

#### Informational Conditions

- The walls and ceiling did not appear to have any unusual cracks, moisture stains or damage, hairline cracks less than 1/8" are typical and are usually the result of seismic activity or some movement in the structure, not considered structurally threatening and when found are recommended to be sealed and patched.

### Single-Glazed Windows

#### Components and Conditions Needing Service

- Some moisture intrusion was noted at large picture window, however, in the heavy rain during the inspection there was no apparent leaking, recommend insuring any damage or leaking has been corrected.



- The steel casement windows will need service to work well, such as servicing the hardware so the windows will open/close, seal and lock easily.
- ✓ Window less than 18 inches off the floor without protective crash rail barrier on the walking surface next to the window is recommended to be upgraded to safety glass or properly protected to prevent possible injury. (large picture window in the den that is floor to ceiling glass is not safety glass)

### Outlets

#### Informational Conditions

- The ungrounded and obsolete outlets are recommended to be upgraded to include more modern and safer ones, which provide a pathway for the current to travel harmlessly to ground.

#### Components and Conditions Needing Service

- ✓ A three prong electric outlet has an open ground, and should be serviced by an electrical specialist. (two electric outlets in the den are not properly grounded.)

# Kitchen

Our evaluation of the common space, which includes the kitchen, hallway, stairs, laundry, and parking structures, is similar to that of the space inside the structure, and includes the visually accessible areas of walls, floors, cabinets and closets, without removing storage or furniture and the testing of a representative number of windows and doors, switches and outlets. We pay particular attention to safety standards, such as those involving electricity and the integrity of firewalls, but we do not test portable appliances, washer\dryers, refrigerators, built in vacuum systems, water filter systems\instant hot water units, including the supply and waste components of washing machines.

## Kitchen

### General Kitchen Comments

#### *Informational Conditions*

- We test kitchen appliances for their functionality, and cannot evaluate them for their performance nor for the variety of their settings or cycles. However, if they are older than ten years, they may well exhibit decreased efficiency. Regardless, we do not inspect the following items: refrigerators, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills, or rotisseries, timers, clocks, thermostats, the self-cleaning capacity of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and powered by extension cords or ungrounded conduits that may not be acceptable installation.

### Floor

#### *Informational Conditions*

- The floor in the kitchen is vinyl and has no significant defects.

### Walls and Ceiling

#### *Informational Conditions*

- The walls and ceiling did not appear to have any unusual cracks, stains or damage, hairline cracks less than 1\8" are typical and are usually the result of seismic activity or some movement in the structure and when found are recommended to be sealed and patched.

### Single-Glazed Windows

#### *Informational Conditions*

- There is jalousie-louvred type operating window, which are difficult to seal and are a security risk, the operating louvred type windows do not seal out the weather very well and are prone to leaking, the slats of glass are easily removed from the exterior and pose a security risk for unauthorized entry. Recommend verifying there is no moisture damage at each of this window and sealing the framework as well as possible, with consideration for upgrading this type of window.

#### *Components and Conditions Needing Service*

- A window in the kitchen will need service to work well recommend servicing the window and hardware, cleaning\lubricating the track, sealing bottom window corners.

### Cabinets

#### *Informational Conditions*

- The kitchen cabinets are functional, and do not have any significant damage. Recommend normal maintenance adjustments at the doors and drawers.
- Ceiling and upper wall hung cabinets are recommended to be further investigated as a matter of course for proper anchoring and support in kitchens and the rest of the building to include any garage or storage cabinets, especially since we are located in an area known to have seismic activity, this is especially true when heavier storage is planned in those cabinets. Recommend that heavier storage be put in lower cabinets supported by the floor structures.

### Counter Top

#### *Functional Components and Conditions*

- The kitchen counter top did not have any unusual defects other than normal wear.

### Sink

#### *Informational Conditions*

- The kitchen sink did not appear to have any unusual defects other than normal wear.

### Faucet

#### *Informational Conditions*

- The kitchen sink faucet did not appear to have any leaks or unusual damage.

### Garbage Disposal

#### *Informational Conditions*

- The garbage disposal blades are rotating and appeared to be draining properly.

#### *Components and Conditions Needing Service*

- ✓ **Garbage disposal electric cord protective clamp at bottom of the disposal is missing or loose, is considered a safety concern by the inspector and should be installed.**



### Gas Range

#### *Functional Components and Conditions*

- The newer gas range has burners at the stove top and in the oven that are responding to controls, but were neither calibrated nor tested for its performance.

### Anti tip device recommended- free standing stove

#### *Components and Conditions Needing Service*

- ✓ **An anti tip device is recommended to be installed at the floor or the wall behind a free standing cook stove in the kitchen to prevent a small child from standing on the oven door or weight put on the oven door when open and tipping the stove over with possible injuries.**

### Exhaust Fan or Downdraft

#### *Informational Conditions*

- The kitchen exhaust fan responded to the controls.

#### *Components and Conditions Needing Service*

- Corrugated duct for the over the stove vent fan is recommended to be changed to smooth wall duct to help prevent grease build up and potential for fire hazard.

Corrugated duct for the over the stove vent fan is recommended to be changed to smooth wall - *Continued*



- ✓ The range hood has been improperly wired with exposed connects not properly installed in a junction box, recommend corrections by an electrical specialist.



### Lights

#### *Components and Conditions Needing Service*

- A ceiling light in the kitchen does not respond, and should have bulb replaced or repairs made. (two lights missing bulbs above the sink)

### Outlets

#### *Components and Conditions Needing Service*

- ✓ The ungrounded wall outlets in the kitchen should be upgraded to GFCI protected electric outlets at the counter top areas.

### Electrical

#### *Components and Conditions Needing Service*

- ✓ There is an open junction box in one of the cabinets, recommend corrections by an electrical specialist.

# Hallway

## Hallway

### Smoke detector

#### *Components and Conditions Needing Service*

- Carbon monoxide detectors and fire extinguishers are recommended to be installed even though the local housing authority jurisdiction may not require them.

### Smoke Detectors

#### *Informational Conditions*

- Smoke detectors\alarms are recommend to be upgraded to current requirements, recommend verifying what the local Fire marshal requires for this particular property. Most Fire Marshals now require smoke detectors in each bedroom, each hallway in front of bedrooms, and one at each floor irregardless of the age of the building. Smoke detectors are required to be installed per the manufacturer's directions. Most smoke detectors have a life of around ten years and the small radioactive contact that causes the smoke detector to detect smoke usually becomes defective and may not detect smoke regardless of whether the test button is working. When there are hard wired smoke detectors in place without a battery back up system, it is recommended at least one battery operated smoke detector be installed in the hallway to insure protection when the power is off. This should be done before close of escrow to verify correct function and installation of the smoke detectors.

#### *Components and Conditions Needing Service*

- ✓ A smoke detector is not in place in the hallway is missing and is required by local ordinances, recommend correction.

### Floor

#### *Informational Conditions*

- The floor in the hallway is hardwood and has no significant defects.

### Lights

#### *Functional Components and Conditions*

- The lights in the hallway are functional.

# Bedrooms

In accordance with state or industry standards, our inspection of bedrooms includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. We evaluate windows to ensure that they meet light and ventilation requirements and facilitate an emergency exit or egress, but we do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies.

## Master Bedroom

### Location

#### *Informational Conditions*

- The master bedroom is located at the back left of the home.

### Doors

#### *Components and Conditions Needing Service*

- The master bedroom door latching-locking set is damaged and not working, recommend repairs.

### Floor

#### *Informational Conditions*

- The bedroom floor is hardwood and has no significant defects.

### Walls & Ceiling

#### *Informational Conditions*

- The visible walls and ceiling did not appear to have any unusual cracks, moisture stains or damage, hairline cracks less than 1\8" are typical and are usually the result of seismic activity or some movement in the structure, not considered structurally threatening and when found are recommended to be sealed and patched.

### **Single-Glazed Windows**

#### *Informational Conditions*

- The windows were operating normally with no apparent evidence of leaking found. Window complies with current egress requirements. Recommend normal maintenance, cleaning the tracks, sealing bottom corners, lubricating operators, servicing the locks to operate easily. (two single hung wood windows)

#### *Components and Conditions Needing Service*

- Two of the bedroom single pane single hung wood windows are stuck or painted shut, and should be serviced.

### **Closets**

#### *Functional Components and Conditions*

- The bedroom closet and its components are functional. Recommend normal maintenance, cleaning tracks and lubricating the rollers.

### **Lights**

#### *Components and Conditions Needing Service*

- ✓ There is an open wall electrical junction box in the bedroom that is recommended to have a light fixture installed. (two open junction boxes.)

### **Outlets**

#### *Informational Conditions*

- The sample of bedroom electrical outlets tested were found to be functional. (one tested properly)
- The obsolete two prong ungrounded electric outlets in the bedroom are recommended to be upgraded to include more modern and safer ones, which provide a pathway for the electrical current to travel harmlessly to ground.

#### *Components and Conditions Needing Service*

- ✓ One of the bedroom outlets has an open ground, and should be serviced by an electrician.
- One of the electric outlets does not have power and is recommended to be corrected.

### **Smoke Detectors**

#### *Components and Conditions Needing Service*

- ✓ Smoke detector\alarm was missing should be properly installed before close of escrow, even though they may not have been required when the structure were built.

## **Bedroom 2**

### **Location**

#### *Informational Conditions*

- The second bedroom is located at the front left area.

### **Doors**

#### *Components and Conditions Needing Service*

- The door lock-latching mechanism needs to be adjusted\repaired to engage properly.

### **Floor**

#### *Informational Conditions*

- The bedroom floor is hardwood and the visible areas had no significant defects.

### **Walls & Ceiling**

#### *Informational Conditions*

- The walls and ceiling did not appear to have any unusual cracks, moisture stains or damage, hairline cracks less than 1\8" are typical and are usually the result of seismic activity or some movement in the structure, not considered structurally threatening and when found are recommended to be sealed and patched.

## Single-Glazed Windows

### Informational Conditions

- The windows were operating normally with no apparent evidence of leaking found. Recommend normal maintenance, cleaning the tracks, sealing bottom corners, lubricating operators, servicing the locks to operate easily.

## Closets

### Components and Conditions Needing Service

- The closet clothes rod is not in place and is recommended to be corrected.

## Lights

### Components and Conditions Needing Service

- ✓ The cover plate for the wall light switch is missing and should be replaced.
- ✓ There is an open electrical junction box on the wall, which should be capped or a fixture installed.

## Outlets

### Informational Conditions

- The obsolete two prong ungrounded electric outlets in the bedroom are recommended to be upgraded to include more modern and safer ones, which provide a pathway for the electrical current to travel harmlessly to ground.

### Components and Conditions Needing Service

- ✓ One of the bedroom three prong outlets has an open ground, and is recommended to be serviced by an electrician.

## Smoke Detectors

### Components and Conditions Needing Service

- ✓ There is no smoke detector\alarm in the bedroom, recommend one be installed, this should be verified before the close of escrow.

# Bathrooms

Our evaluation of bathrooms conforms to state or industry standards. We do not comment on cosmetic deficiencies, and we do not evaluate window treatments, steam showers and saunas, nor do we leak-test shower pans, which is the responsibility of the termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners. When homes are occupied it is typical for there to be heavy storage under the sink cabinets, the inspector does not move the storage and the visible areas of the cabinet floor, drains and pipes, recommend that you also check these again on the final walk through before the close of escrow when the home is vacant and storage has been removed. The water supply angle stop valves under sinks and toilet are not tested by the inspector for function, the older gate type valves tend to leak when turned and are recommended to be upgraded to the quarter turn ball valves. Over flow drains for the tubs and sinks are not tested by the inspector with the tubs or sinks filled and are recommended to be installed if not in place or carefully fill tested regularly. Bathrooms are subject to water damage around sinks, toilets and tub\showers on a daily basis and should be carefully monitored for any seal failures of leaks on a daily basis. When leaking is found it is recommended to be immediately repaired for leaking and any moisture damage to prevent possible extended damage and moisture problems.

## Powder Room

### Size and Location

#### Informational Conditions

- The powder room is a half bathroom.

## Doors

### Components and Conditions Needing Service

- The handle\latch assembly on the bathroom door will need to be serviced to work well.

## Floor

### *Informational Conditions*

- The bathroom floor is tiled and has no significant defects.

## Toilet

### *Informational Conditions*

- Toilets are recommended to be upgraded to water saver type.

### *Components and Conditions Needing Service*

- The float valve in the toilet tank sticks open, which causes the toilet to free-flow, and should be serviced.
- Toilet seat is missing and is recommended to be installed.

## Outlets

### *Components and Conditions Needing Service*

- ✓ **The ungrounded and obsolete bathroom outlets should be serviced to include ground-fault protection.**

## Walls & Ceiling

### *Informational Conditions*

- The walls and ceiling had no apparent damage or defects.

## Single-Glazed Windows

### *Informational Conditions*

- The window was operating normally with no apparent evidence of leaking found. Recommend normal maintenance, cleaning the tracks, sealing bottom corners, lubricating operators, servicing the locks to operate easily. (both)

## Sink Faucet Valves & Connectors Trap & Drain

### *Components and Conditions Needing Service*

- The bathroom sink faucet is loose, and should be secured.

## Lights

### *Functional Components and Conditions*

- The bathroom lights are functional.

## Hallway Bathroom

### **Size and Location**

#### *Informational Conditions*

- The hallway bathroom is a full bathroom.

### **Toilet**

#### *Informational Conditions*

- Toilet is recommended to be upgraded to water saver type.

#### *Components and Conditions Needing Service*

- The toilet tank flapper or valve is leaking slightly and causing the water to running continuously into the toilet bowl, recommend adjustment or repairs.

### **Doors**

#### *Components and Conditions Needing Service*

- The handle/latch assembly/lock on the bathroom door will need to be serviced to work well.

### **Floor**

#### *Informational Conditions*

- The bathroom floor is tiled and has no significant defects.

### **Outlets**

#### *Components and Conditions Needing Service*

- ✓ **The ungrounded bathroom electric outlet should be serviced to include ground-fault protection.**

### **Exhaust Fan**

#### *Informational Conditions*

- Recommend installing a vent fan in a tub or shower bathroom even though there is a window, windows are not always opened and bathroom is does not get proper ventilation.

## **Walls & Ceiling**

### *Informational Conditions*

- The walls and ceiling are in acceptable condition. Moisture meter tests were done on the walls next to the tub\shower and were found to be normal at time of the inspection.

### *Components and Conditions Needing Service*

- Heat register is missing and is recommended to be installed.

## **Sink Faucet Valves & Connectors Trap & Drain**

### *Components and Conditions Needing Service*

- The bathroom sink drain is slow or partially blocked and should be serviced, to ensure that the blockage has not progressed beyond the trap and involved the main waste line.
- The bathroom ceramic sink is hair line cracked but not leaking, but will obviously be susceptible to leaks.

## **Tub**

### *Components and Conditions Needing Service*

- The tub drains too slowly and should be serviced, to ensure that the blockage does not involve the main sewer pipe. .

## **Stall Shower**

### *Functional Components and Conditions*

- The stall shower is functional with no unusual damage noted.

### *Informational Conditions*

- Recommend termite inspector water test the tiled shower pan to verify no leaking under the home.

### *Components and Conditions Needing Service*

- The shower faucet handles and escutcheon plates recommended to be sealed to the wall of the shower to prevent possible moisture intrusion into the wall.

## **Wall Heater**

### *Components and Conditions Needing Service*

- The un vented gas wall heater is potentially hazardous, and prohibited in most jurisdictions, and we recommend that it be removed or insure it cannot be used and the gas is properly capped off. (does not appear to be working)

## **Lights**

### *Functional Components and Conditions*

- The bathroom lights are functional.

### *Components and Conditions Needing Service*

- ✓ A light switch cover plate is missing and is recommended to be installed.

# **Laundry**

## **Laundry**

### **Laundry components**

#### *Informational Conditions*

- Laundry is located in the service area in the room near the garage inside the home.
- Laundry has only a gas outlet for the dryer.

#### *Components and Conditions Needing Service*

- Recommend that a drain pan under the washing machine be installed to drain to an appropriate location that will help prevent possible moisture damage if the washing machine or hoses leak. The time to install a drain pan is before installing your washer and dryer.

### **General Laundry Room Comments**

#### *Informational Conditions*

- In accordance with industry standards, we do not test clothes dryers, nor washing machines and their water connections and drainpipes. Washing machines and their hoses can leak or burst under pressure and continue to flow. Therefore, we recommend replacing old rubber hoses with modern braided stainless steel types that are much more dependable. You should also be aware that modern washing machines discharge a greater volume of water than many of the older drainpipes can handle, which causes the water to back up

and overflow. The only remedy for this is to enlarge the drainpipe. We recommend a drain pan with a drain line to an appropriate exterior area be installed when not in place. Dryer vents should be installed to an appropriate exterior location with a proper flapper door at the exterior if not already in place. Plastic/vinyl flex dryer hoses should be replaced with flex foil type or metal type because of potential fire hazard.

### **Doors**

#### *Informational Conditions*

- The laundry door to the exterior is functional, but it is not weather sealed.
- Laundry room exterior door did not have any unusual damage and is recommended to have normal maintenance with adjusting the weather stripping, sealing the threshold and sealing the threshold to the jambs and sill of the door opening.

#### *Components and Conditions Needing Service*

- The laundry room to exterior door does not appear to have safety glass, recommend upgrades.

### **Floor**

#### *Informational Conditions*

- The floor in the laundry room is vinyl and has no significant defects.

### **Walls and Ceiling**

#### *Informational Conditions*

- The visible walls and ceiling in the laundry room are in acceptable condition with no evidence of damage or moisture conditions.

### **Dryer Vent**

#### *Informational Conditions*

- The dryer vent is in place and vents to the exterior with a exterior self closing cap, however, the vent is not checked for debris and should be vacuumed or cleared before using the dryer to insure the vent pipe is clear.

### **Lights**

#### *Components and Conditions Needing Service*

- A ceiling light in the laundry room does not respond, and should be serviced.

### **Outlets**

#### *Components and Conditions Needing Service*

- The electric outlet behind the stacked washer and dryer in the closet was not visible and is recommended to have the unit pulled out and verified as grounded.

### **Washer and dryer recommendations**

#### *Informational Conditions*

- Washer and dryer in place, no unusual damage or deficiencies noted, recommend checking when the washer and dryer are not in place.

## **Garage**

### **Garage**

#### **General Garage Comments**

##### *Informational Conditions*

- It is common for moisture to penetrate garages, because their slabs are on-grade. Evidence of this is typically apparent in the form of efflorescence, or salt crystal formations, that result when moisture penetrates the sidewalls or the slab. This is also quite common if a garage is below grade, and some sidewalls are even cored to relieve the pressure that can build up behind them, and which actually promotes drainage through the garage. This is sometimes difficult to verify during the dry season or unless it is raining and should be watched for when garage storage is removed so that your storage items are protected when you place them. Also, if there is living space above the garage, it will be seismically vulnerable. Ideally, the columns and beams around the garage door will be made of structural steel, but in many residences these components are made of wood but could include some structural accessories, such as post-straps and hold-downs, and plywood shear paneling. Garage door openings are not necessarily standard, and you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles.

Garage door operator remotes are rarely available to the inspector during the inspection. Recommend getting door remote controls from seller a final walk through and have them demonstrated as functional.

### **Slab**

#### *Informational Conditions*

- The visible portion of the garage slab was in acceptable condition. Small cracks are common and result as a consequence of the curing process, seismic activity, common settling, or the presence expansive soils, but do not appear to be structurally threatening. Also, you may notice some salt crystal formations that are activated by moisture penetrating the slab.
- The garage is too full of storage to permit a clear view of all the slab and other components.



### **Walls and Ceiling**

#### *Informational Conditions*

- The storage in the garage attic or cabinets is recommended to be verified as properly secured, braced or supported before storing heavy objects.

#### *Components and Conditions Needing Service*

- There is evidence of moisture intrusion in the garage. However, it is not uncommon to find such evidence in the form of efflorescence, or salt crystal formations, on the walls and slab of a garage. Garages are built on-grade, and most will be subject to some degree of moisture intrusion when it is raining. In spite of this, many older garages will not have a moisture barrier beneath the slab and, if they are below grade, the walls may not have been treated to resist moisture. However, you may wish to ask the sellers about this or have the condition evaluated by a grading and drainage contractor.

There is evidence of moisture intrusion that should be further evaluated - *Continued*



### Single-Glazed Windows

#### Informational Conditions

- The window in the garage had no evidence of moisture intrusion at the time of the inspection.

### Ventilation Ports

#### Informational Conditions

- There are no ventilation ports (or they are blocked), which are normally recommended to be in place for combustion air and to vent exhaust fumes. Recommend verifying they are in place or considering an upgrade.

### Firewall

#### Components and Conditions Needing Service

- ✓ An attic pull down ladder-door access in the garage ceiling violates the currently required firewall separation between the garage and the living quarters attic. The door-ladder cover should be firewall certified with a verification tag as meeting firewall requirements, or a fire rated self closing door between garage and attic installed. Recommend further evaluation and correction by a qualified contractor.



### Garage Door and Hardware

#### Informational Conditions

- Vehicle garage door operated when tested and did not appear to have any unusual damage. Recommend

normal maintenance on hinges or rollers with lubrication and tightening of any loose bolts\nuts.

### **Automatic Opener**

#### *Informational Conditions*

- The garage door opener is auto reversing with the beam and down pressure safety devices.

### **Lights**

#### *Informational Conditions*

- When the garage has unprotected ceiling florescent light bulbs, they are recommended to have protective plastic covers installed on the bulbs or light fixtures.

#### *Components and Conditions Needing Service*

- ✓ **The garage lights have been improperly electrically wired with extension cords, no junction box or spliced connections, recommend corrections by and electrical specialist.**



### **Outlets**

#### *Informational Conditions*

- Not all electrical outlets in the garage were accessible- due to storage in the garage.

#### *Components and Conditions Needing Service*

- ✓ **Ground fault protected electric outlets (GFCI) are recommended to be installed as an upgrade.**