

456 Castle Avenue, Laguna Beach, CA 92651

**INSPECTION FOR:** Ms. Mary Brown  
**REAL ESTATE COMPANY:** Laguna Properties  
**REAL ESTATE AGENT:** Robert McLennan

**INSPECTION DATE:** 04/18/2012

**PREPARED BY:** Bruce R. White, Owner/Chief Building Inspector

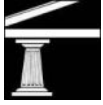
*Code Certified Combination Dwelling Inspector - International Code Council #1012329*

*Member - International Association of Electrical Inspectors #91193*

*Certified Inspector - American Society of Home Inspectors #8497*

*Licensed - California General Building Contractor B1 #643554*

*23 years of Building Inspection experience*



## HOW TO READ THIS REPORT

**ORIENTATION:** Location of items described are taken from looking at the front of the building unless otherwise described.

This report is organized by individual sections pertaining to specific construction trades. Within each section the description is shown first then followed by the observation or condition of the item. Items with immediate concerns are shown as follows:

**ACTION ITEM** - This condition contains items that would require further review by a licensed Professional, items that require a significant expense to repair or replace, fire and electrical safety concerns, earthquake safety concerns, water intrusion concerns, items that are inoperative, and non observance of the building standards.

**MAINTENANCE ITEM** - This condition contains items that need service, repair, or replacement that will be needed to restore proper operation.

Through out this report where the age of appliances, roofs, etc. is stated, the age shown is approximate. It is not possible to be exact, but an effort is made to be as accurate as possible based on the visible evidence. When any item in the report is reported to be "Satisfactory", the meaning is that it should give generally satisfactory service within the limits of its age and any defects or potential problems noted during the inspection. The term [NOTE], where used in this report was designed to draw attention to a specific condition or component of a system. While corrective action may not be warranted, I felt it was important that you be aware of its existence. Recommendations are typically "minimum", lower risk of future problems would usually result if more restrictive criteria were adopted. Final decision on matters presented are the responsibility of the client and/or governing agencies.

Please note that the evaluation of cosmetic damage that may be present throughout the residence is beyond the scope of this inspection. You may wish to have all the rooms throughout the residence including the exterior areas evaluated for cosmetic damage and service to your satisfaction.

Any photographs included in this report are not meant to represent every defect that has been found. Photographs represent only the condition associated with that photo. They are not intended to add more importance to conditions found in the structure, nor to diminish any findings not photographed.

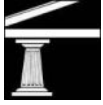
General Report Limitations and Summary are at the end of the report.

PLEASE READ THE ENTIRE REPORT

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GENERAL INSPECTION CONDITIONS

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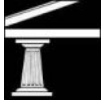
# BUYERS PROFILE

The Home Inspection Company

REPORT NUMBER: Bruce W - Sample

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**PLEASE NOTE: THIS PROPERTY IS IN A COMMON INTEREST  
DEVELOPMENT (COMMUNITY ASSOCIATION)**

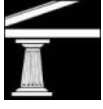
Maintenance of the communal areas, systems, and components is typically the responsibility of a Homeowners (or similar) Association. Inspection of these areas is considered beyond the scope of this home inspection.

Furthermore, as the parameters of the unit, common areas, and exclusive use common areas, can only be determined by review of the Association's CC&R's (again beyond the scope of this inspection), any comments that may pertain to said areas, have been made as a courtesy only, and should be addressed via the current owner to the Association. Correction of common area deficiencies will be at the discretion of the Association. **BUYERS PROFILE** shall not be responsible for erroneous comments or omissions concerning deficiencies involving communal areas, systems, or components.

We recommend obtaining and reviewing a copy of the Associations OPERATING BUDGET. A properly prepared budget will include a RESERVE STUDY. The reserve study should be based upon an on-site condition evaluation, preferably by an independent third party. The study should provide information regarding the useful and remaining life expectancies, and replacement costs, of the major systems and components that the Association is obligated to repair, replace, restore, or maintain. Most reserve studies or budgets will also include a statement of the available funds as a percentage of the necessary funds ("percent funded"). It is also important to verify that the Association has adopted a sound funding strategy to cover future reserve expenses.

Additional information should be obtained from the Association with regards to their knowledge of any: construction defects; disaster damage; the extent of repairs involving said defects or damage; and pending claims or litigation involving the Association. Furthermore, copies of prior board minutes should be obtained.

Suggest further reading: "The Homebuyer and the Community Association" and GAP Report #24, Reserve Funding and Reserve Investment Strategies," both published by the Community Associations Institute, Dept. 793, Alexandria, VA 22334-0793. Phone (703) 548-8600.



## GENERAL INSPECTION CONDITIONS

### CLIENT AND SITE INFORMATION

- |                          |   |
|--------------------------|---|
| 1.1 CURRENT ARRANGEMENTS | Occupied with a considerable amount of personal belongings present. |
| 1.2 PEOPLE PRESENT       | Purchaser. Buyers Agent. Termite Inspector. Appraiser.              |
| 1.3 TIME STARTED         | 9 AM.   |
| 1.4 TIME FINISHED        | 11:30 AM.   |

### CLIMATIC CONDITIONS

- |                             |           |
|-----------------------------|-----------|
| 1.5 WEATHER                 | Overcast. |
| 1.6 SOIL CONDITIONS         | Wet.      |
| 1.7 OUTSIDE TEMPERATURE (F) | 55-65.    |

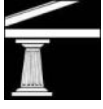
### UTILITY SERVICES

- |                       |                   |
|-----------------------|-------------------|
| 1.8 WATER SOURCE      | Public.           |
| 1.9 SEWAGE DISPOSAL   | Public.           |
| 1.10 ELECTRIC SOURCE  | Public.           |
| 1.11 GAS SOURCE       | Public.           |
| 1.12 UTILITIES STATUS | All utilities on. |

### BUILDING CHARACTERISTICS

- |                        |  |
|------------------------|--|
| 1.13 MAIN ENTRY FACES  | South.   |
| 1.14 ESTIMATED AGE     | 98 years.  |
| 1.15 BUILDING TYPE     | Single family attached residence consisting of one bedroom and one bathroom.   |
| 1.16 SPACE BELOW GRADE | <b>ACTION ITEM:</b> Ground floor living area/areas are below grade at the family room, kitchen, and master bathroom. Recommend further review with the seller to determine if the living area/areas below grade has or has had any water intrusion problems. |

## STRUCTURAL



**TYPE OF STRUCTURE**

2.1 OBSERVATION

One story wood framed structure built on a concrete slab foundation. Shared garage.

**CONDITION OF STRUCTURE**

2.2 OBSERVATION

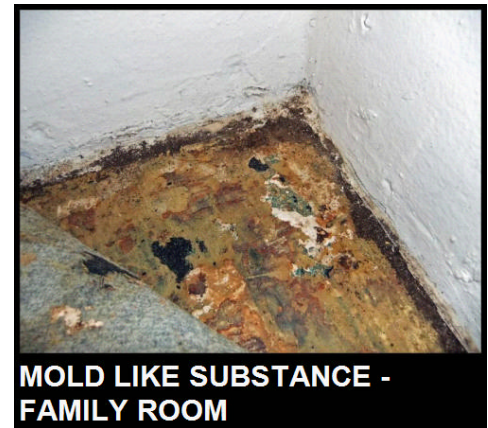
The visual inspection of the exterior and interior of the building determined only minor distress. No significant lateral or vertical movements were observed. The main roof structure as visible from the exterior seems to be of adequate design and strength.

2.3 WATER INTRUSION

**ACTION ITEM:** There is evidence of past water intrusion with water stains and/or damage noted to interior finishes. For location and recommendations, please refer to Interior Rooms - Walls. Interior Rooms - Ceiling. Interior Rooms - Floors.

2.4 MOLD

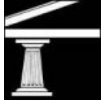
**ACTION ITEM:** Mold like substance noted at the family room right wall/floor. Recommend further review by an Industrial Hygienist to determine the cause of mold, the type of mold or whether the mold might pose any risk to the property or its inhabitants. Remediation needed. For more information, please refer to the General Report Limitations - Mold.



**MOLD LIKE SUBSTANCE - FAMILY ROOM**

2.5 PERMITS

**ACTION ITEM:** The structure and/or its components appear to have been altered after the original construction. Items that have been changed - added electrical fixtures. Recommend the local building department be consulted regarding permits. Check for proper plans and permits on any and all alterations, remodeling and or additions to the original structure. Final inspection helps insure a proper and safe installation, which could be a benefit to the owners and reduce potential liabilities in case of an accident or sale of the property. The owner may have pertinent information regarding both the extent of the work performed and the status of all permits that were required, issued and signed by the appropriate authorities.



## 2.6 EXCLUSIONS

This home is a condominium and does not include the following systems: Foundation, Exterior, Roof Covering, Drainage, Basements, Pool, Spa. Maintenance of the communal areas, systems, and components is typically the responsibility of a Homeowners (or similar) Association. Inspection of these areas is considered beyond the scope of this home inspection. Exterior items that are mentioned are provided as a courtesy and should be referred to the Homeowners Association.

## BUILDING EXTERIOR

### DOORS

#### 3.1 FRONT ENTRY

Satisfactory.

#### 3.2 FAMILY ROOM

**MAINTENANCE ITEM:** Door items that need service or repair. Door difficult to operate. Door rubs on the jamb. Door does not compress weatherstripping. This condition may allow water to seep in. Have a qualified professional make proper repairs as needed.

**ACTION ITEM:** Door opens inward with the interior landing level exceeding the building standards. The interior landing level shall not be more than 1.5 inch lower than the door threshold. This condition could represent a Trip and Fall Hazard. Recommend correction by a qualified professional or exercise caution when using.

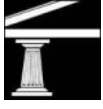


### SCREEN DOORS

#### 3.3 FAMILY ROOM

**MAINTENANCE ITEM:** Screen door items that need service or repair. Screen door not installed/absent. Have a qualified professional make proper repairs as needed.

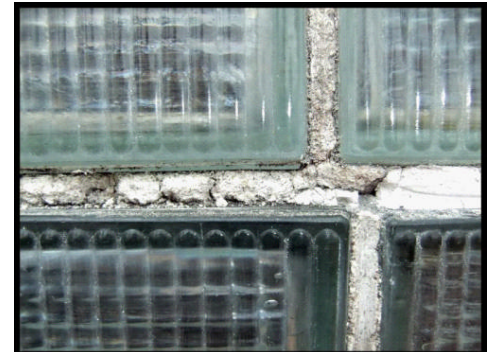
### WINDOWS



### 3.4 OBSERVATION

**MAINTENANCE ITEM:** Window items that need service or repair. Grout deteriorated and missing at the glass block windows. This condition could lead to water intrusion problems. Have a qualified professional make proper repairs as needed. Refer this condition to the Homeowners Association.

**ACTION ITEM:** Several cracked/broken glass blocks. Recommend correction by a qualified professional. Refer this condition to the Homeowners Association.



**GROUT  
DETERIORATED/MISSING**



**BROKEN/CRACKED GLASS  
BLOCK**

## SCREENS

### 3.5 BATHROOM

**MAINTENANCE ITEM:** Screen items that need serviced and adjusted. Screen not installed/absent. Have a qualified professional make proper repairs as needed.

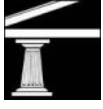
### 3.6 FAMILY ROOM

**MAINTENANCE ITEM:** Screen items that need serviced and adjusted. Screen not installed/absent. Have a qualified professional make proper repairs as needed.

## WINDOW AND DOOR GLASS SAFETY GLAZING

### 3.7 OBSERVATION

Satisfactory.



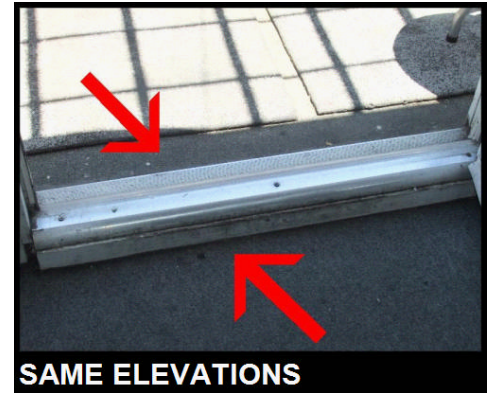
## DECKS

### 3.8 MATERIAL

Waterproof coating.

### 3.9 OBSERVATION

**ACTION ITEM:** The elevations between the exterior and interior floors are at similar elevations. Such conditions are obviously not ideal, and moisture intrusion could result. Recommend further review with the seller to determine if the living area/areas has or has had any water intrusion problems. Suggest monitoring during heavy rains. Refer this condition to the Homeowners Association.



**ACTION ITEM:** Evidence of water ponding at the deck. This condition will lead to premature failure of the deck covering. Recommend further review and correction by a qualified professional. Refer this condition to the Homeowners Association.



### 3.10 GUARDRAILS

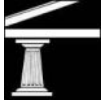
Satisfactory.

### 3.11 PRIMARY DRAINS

Satisfactory. Drains are not water tested.

### 3.12 SECONDARY DRAINS

**ACTION ITEM:** Deck missing overflow drains. These drains are a backup system in case the primary drains become blocked with debris. Building standards require the overflow drains to be the same size as the deck drains and shall be installed with the inlet flow line located 2 inches above the low point of the deck. Recommend correction by a qualified professional. This condition is often overlooked by building officials. Refer this condition to the Homeowners Association.



## PARKING STRUCTURE

### DESCRIPTION

- 4.1 OBSERVATION Parking structure maintained by the Homeowners Association. For more information, please contact the Homeowners Association.

## ATTIC AND ROOF FRAMING

### ATTIC ACCESS

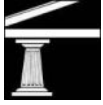
- 5.1 LOCATION Shuttle hole located at the bedroom closet ceiling.
- 5.2 ATTIC CAVITY TYPE Crawl through. Limited room for storage.
- 5.3 METHOD OF INSPECTION The attic cavity was inspected from the attic access only. Access restricted by low clearances and no walking platforms. Only the areas of the attic visible from the attic access way are included as a part of this inspection.
- 5.4 CONDITION OF ACCESS Satisfactory access.

### ROOF FRAMING DESCRIPTION

- 5.5 TYPE Stick framed with butted board deck framing.
- 5.6 OBSERVATION Satisfactory.
- 5.7 EVIDENCE OF ANIMAL INTRUSION **ACTION ITEM:** The attic is contaminated by rodents, which is a health hazard, and should be evaluated by an exterminator as soon as possible. Rodents can compromise not only the attic and its various components, such as ducts, insulation, wiring, but can eventually compromise the living space as well. Consequently, I disclaim any further responsibility for evaluating the attic and its components.

### INSULATION

- 5.8 OBSERVATION **SUGGESTED UPGRADE:** No insulation installed. This condition is typical of homes of this age and construction. Upgrading insulation levels is an improvement rather than a necessary repair.



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**VENTILATION**

- 5.9 TYPE                                      Roof vents. Soffit vents.  
5.10 OBSERVATION                          Satisfactory.

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**ELECTRICAL SYSTEMS**

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**SERVICE ENTRANCE AND LINE  
DROP**

- 6.1 TYPE                                      Underground.  
6.2 OBSERVATION                          Satisfactory. Contact the utility company to mark the location of  
underground cable before digging.

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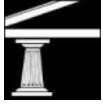
**MAIN PANEL AND DISCONNECT**

- 6.3 LOCATION                                Main panel and disconnect are maintained by the Homeowners Association.  
For more information, please contact the Homeowners Association.

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**SECONDARY PANEL**

- 6.4 LOCATION                                Bedroom hall wall.  
6.5 BRAND                                      Square D.  
6.6 TYPE                                        Fuses.  
6.7 CONDUCTORS                              Copper.



## 6.8 OBSERVATION

**ACTION ITEMS:** Electrical circuitry wiring in the secondary panel shows some condition that calls for action of a qualified licensed Electrical contractor.

1. Fuses are not labeled as to the rooms, areas, or appliances controlled. Accurate labeling allows individuals unfamiliar with the equipment to operate it. It is recommended that they be labeled as soon as possible.
2. Wiring is undersized for fuse size. Oversized fuses will not shut off the electricity when the current levels become dangerous. This creates a fire hazard and should be corrected.



## VISIBLE WIRING

### 6.9 TYPE

Nonmetallic-sheathed cable.

## CONDITION OF OUTLETS

### 6.10 OBSERVATION

Satisfactory.

## CONDITION OF SWITCHES

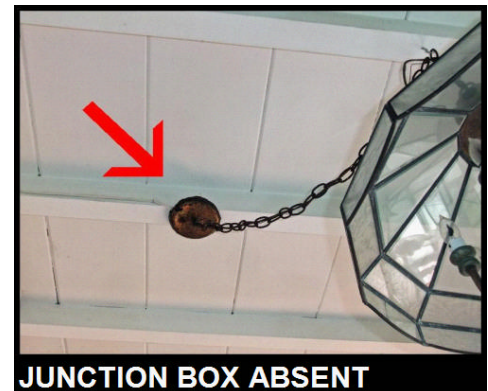
### 6.11 OBSERVATION

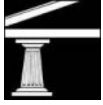
Satisfactory.

## CONDITION OF JUNCTION BOXES

### 6.12 FAMILY ROOM

**ACTION ITEM:** Junction box not installed/absent at the pendant light fixture. Junction boxes are required to protect the wiring connections. Lack of junction boxes is a fire hazard. Recommend correction by a qualified licensed Electrical contractor.





## GFCI - GROUND FAULT CIRCUIT INTERRUPTERS

### 6.13 DESCRIPTION

GFCI is a device intended for the protection of people from severe electric shock by monitoring the current and disconnecting the circuit if it senses a current imbalance. This is a Life Safety device. GFCI's were created to protect people from possible shock hazards around water. Test the GFCI monthly by pressing the test button and resetting it. If it does not reset, the outlet should be replaced. Current building standards require GFCI's in the bathrooms, garages, unfinished buildings, outdoors, unfinished basements, crawlspaces, wet bars, and kitchens.

### 6.14 BATHROOM

**SUGGESTED UPGRADE:** This area does not have a Ground Fault Circuit Interrupt outlet installed. The age of the structure predates the required installation. Upgrade is suggested but not required. However, for safety considerations, it is strongly recommended that one be installed.

### 6.15 KITCHEN

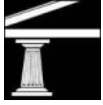
Satisfactory operation.

## CONDITION OF WIRING

### 6.16 BATHROOM

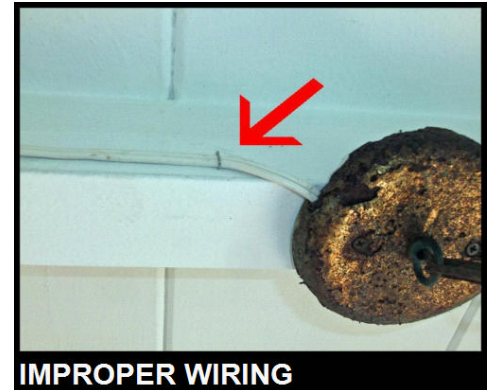
**ACTION ITEM:** Lamp cord wiring being used in place of permanent wiring. Lamp cords are not appropriate for use in permanent installations, are easy to overload, and are easily damaged, which could create a shock or fire hazard. Removal of all installed lamp cords and replacement with appropriate, permanent wiring is recommended. Recommend correction by a qualified licensed Electrical contractor.





## 6.17 FAMILY ROOM

**ACTION ITEM:** Lamp cord and extension cords are being used in place of permanent wiring. Lamp cord and extension cords are not appropriate for use in permanent installations, are easy to overload, and are easily damaged, which could create a shock or fire hazard. Removal of all installed lamp and extension cords and replacement with appropriate, permanent wiring is recommended. Recommend correction by a qualified licensed Electrical contractor.



## CONDITION OF CEILING FANS

### 6.18 LIVING ROOM

Satisfactory operation. There is a remote control for the ceiling fan. Be sure to verify its presence at the closing walk-through inspection.

### 6.19 FAMILY ROOM

Satisfactory operation.

## PLUMBING SYSTEM - GAS SERVICE

### MAIN GAS SUPPLY SERVICE AND SHUT OFF VALVE

#### 7.1 LOCATION

Main gas supply service and shut off valve are maintained by the Homeowners Association. For more information, please contact the Homeowners Association.

### GAS SUPPLY PIPING

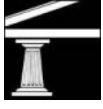
#### 7.2 OBSERVATION

Satisfactory.

### FIXTURES AND LOCAL GAS SHUT OFF VALVES

#### 7.3 OBSERVATION

Satisfactory.



## PLUMBING SYSTEM - WATER SERVICE

### MAIN WATER SUPPLY SERVICE AND SHUT OFF VALVE

**8.1 LOCATION**

Main water supply service and shut off valve are maintained by the Homeowners Association. For more information, please contact the Homeowners Association.

### WATER PRESSURE

**8.2 MEASUREMENT**

95 PSI.

**8.3 OBSERVATION**

**ACTION ITEM:** Water pressure is over 80 psi. High water pressure can cause damage to fill valves in toilets, dishwashers, and clothes washers. The water pressure regulator valve needs adjustment or service. Recommend correction by a qualified licensed Plumbing contractor.

### HOUSE WATER FLOW

**8.4 OBSERVATION**

**ACTION ITEM:** Moderate to excessive loose of water pressure on the cold water supply when using multiple fixtures. This condition indicates blockage in the lines. Recommend further review and correction by a qualified licensed Plumbing contractor.

**ACTION ITEM:** Water hammer noted. Water hammer is a loud banging sound in the pipes. It occurs when valves are quickly closed. Implications can include deterioration of valves, loosening of piping supports and leaking at pipe joints. Recommend further review and correction by a qualified licensed Plumbing contractor.

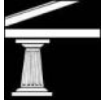
### WATER SUPPLY PIPING

**8.5 MATERIAL**

Galvanized. At some time the galvanized piping will need to be replaced. Over time, the rough walls of the galvanized piping collect mineral deposits from the water. As this accumulation grows, it reduces the interior water flow. Eventually, the flow is so restricted that replacement is needed. Recommend further review by a qualified licensed Plumbing contractor to ascertain future replacement costs.

**8.6 OBSERVATION**

Satisfactory.

**VENT PIPING**

- 8.7 MATERIAL Galvanized. Cast Iron.
- 8.8 OBSERVATION Satisfactory.

**WASTE PIPING**

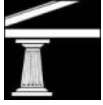
- 8.9 MATERIALS Cast iron. Cast iron piping is near the end of its normal service life. At some time the cast iron piping will need to be replaced. Over time, the rough walls of the piping collect mineral deposits from the water. As this accumulation grows, it reduces the interior water flow. Eventually, the flow is so restricted that replacement is needed. Recommend further review by a qualified licensed Plumbing contractor to ascertain future replacement costs.
- 8.10 OBSERVATION Satisfactory.

**PLUMBING FIXTURES****BATHROOM**

- 9.1 SINK Satisfactory.
- 9.2 SINK FAUCET FIXTURES Satisfactory operation.
- 9.3 SINK DRAIN Satisfactory.
- 9.4 WATER CLOSET Satisfactory operation.

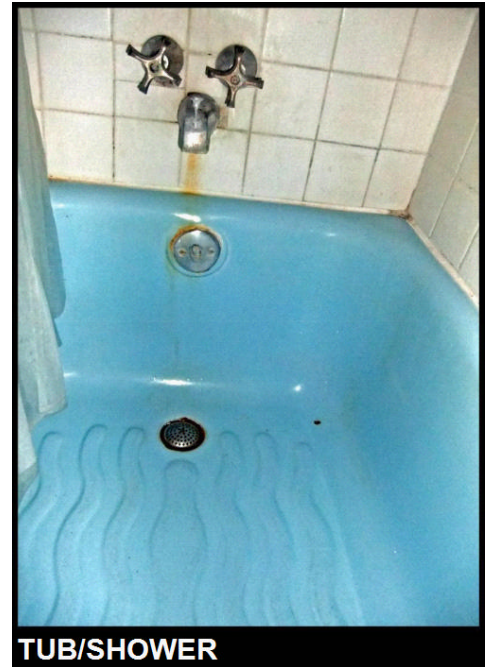
**MAINTENANCE ITEM:** Water closet items that need service or repair. Caulk/Grout split open between the base of the toilet and the floor. Recommend sealing opening to prevent water intrusion. Have a qualified professional make proper repairs as needed.

**ACTION ITEM:** Inadequate clearance between the water closet and obstructions at the sides. Toilet paper holder encroaches into the clear space. Building standards require 15 clearance from the centerline of the water closet to any obstructions at the sides. The intent of this requirement is to make the water closet accessible for all shapes and sizes. This condition is often overlooked by building officials.



## 9.5 TUB/SHOWER FAUCET FIXTURES

**MAINTENANCE ITEM:** Tub/shower faucet fixtures that need service or repair. Tub to shower water diverter inoperative - failed to divert the water to the tub spout. Corrosion noted to the faucet fixtures. Although there is currently no leak, expect replacement in the future. Have a qualified licensed Plumbing contractor make proper repairs as needed.



**TUB/SHOWER**

## 9.6 TUB/SHOWER WALLS

**MAINTENANCE ITEM:** Tub/shower wall items that need service or repair. Tub damaged/chipped. Corrosion/rust noted at same. Although there is currently no leak, expect replacement in the future. Caulking/grout split open between the tub and walls and around the faucet fixtures. Recommend sealing opening to prevent water intrusion. Have a licensed Plumbing contractor make proper repairs as needed.

**ACTION ITEM:** Water stains and damage noted to the walls outside the tub/shower. This is an active leak - elevated levels of moisture detected with a moisture meter. Recommend further review with the current owner to determine if this is an ongoing problem or an isolated incident. Verify any remedial work completed that eliminated the condition.



**WATER DAMAGED**

## 9.7 TUB/SHOWER DRAIN

**MAINTENANCE ITEM:** Tub/shower wall items that need service or repair. Drain stopper inoperative/disconnected. Have a licensed Plumbing contractor make proper repairs as needed.



9.8 TUB/SHOWER ENCLOSURE Satisfactory. Shower curtains installed.

**KITCHEN**

9.9 SINK **MAINTENANCE ITEM:** Sink items that need service or repair. Sink chipped. Corrosion noted under the sink. Although there is currently no leak, expect replacement in the future. Have a qualified licensed Plumbing contractor make proper repairs as needed.

9.10 SINK FAUCET FIXTURES **MAINTENANCE ITEM:** Sink faucet fixture items that need service or repair. Corrosion noted to the faucet fixtures. Although there is currently no leak, expect replacement in the future. Faucet fixture loose to the sink. Have a qualified licensed Plumbing contractor make proper repairs as needed.

**ACTION ITEM:** Active water leak at the faucet fixture when operated. Recommend further review and correction by a qualified licensed Plumbing contractor.

9.11 SINK DRAIN **MAINTENANCE ITEM:** Sink items that need service or repair. Corrosion and evidence of past leakage noted to the drain pipes under the sink. Although there is currently no leak, expect replacement in the future. Have a qualified licensed Plumbing contractor make proper repairs as needed.

**EXTERIOR HOSE BIBBS**

9.12 DECK Satisfactory operation.

9.13 OBSERVATION **SUGGESTED UPGRADE:** Backflow preventer valves not installed/absent. The age of the structure predates the required installation. Backflow preventer valves provide separation of supply water from waste water (cross-contamination). Upgrade is suggested but not required.

**LAUNDRY FACILITIES**

**LAUNDRY**

## 10.1 OBSERVATION

Laundry facilities maintained by the Homeowners Association. For more information, please contact the Homeowners Association.

**WATER HEATER****DESCRIPTION**

## 11.1 OBSERVATION

Water heater maintained by the Homeowners Association. For more information, please contact the Homeowners Association.

**CENTRAL HEATING SYSTEMS #1****DESCRIPTION**

## 12.1 LOCATION

Living room wall.

## 12.2 TYPE

Electric wall heater.

## 12.3 BRAND

Cadet.

## 12.4 APPROXIMATE AGE

24 years. The wall heater appears to be at or near the end of its economic life. Although it is functional today, you should budget for future replacement. Suggest purchase and maintaining a home warranty policy on this unit.

**LIVING ROOM WALL HEATER**

## 12.5 SIZE

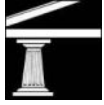
15,000 Btu.

## 12.6 THERMOSTAT LOCATION

Thermostat located at the heater.

## 12.7 ADDITIONAL INFORMATION

Recommend asking seller when the heater was last serviced. If unable to determine or if more than one year ago, recommend routine safety inspection and servicing by a licensed Heating and Air Conditioning contractor. Recommend that this servicing be made annually in the future or as recommended by the technician.



**CONDITION**

- 12.8 OBSERVATION Satisfactory.
- 12.9 OPERATION Satisfactory operation.

**CENTRAL HEATING SYSTEMS #2**

**DESCRIPTION**

- 13.1 LOCATION Bathroom.
- 13.2 TYPE Electric wall heater.

**CONDITION**

- 13.3 OBSERVATION **ACTION ITEM:** Wall heater not installed/absent. Recommend installation by a licensed Heating and Air Conditioning contractor.



**WALL HEATER NOT INSTALLED/ABSENT**

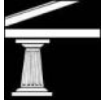
**INTERIOR ROOMS**

**FLOORS**

- 14.1 FAMILY ROOM **ACTION ITEM:** Evidence of past water intrusion with water stains and damage noted to the carpet by chimney. Recommend further review with the current owner to determine if this is an ongoing problem or an isolated incident. Verify any remedial work completed that eliminated the condition.



**WATER STAINS**



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**DOORS**

14.2 BATHROOM

**MAINTENANCE ITEM:** Door items that need serviced and adjusted.

Difficult to operate. Door rubs on the jamb. Door lock is inoperative. Door stopper missing with minor damage noted to the wall from door handle hardware. Have a specialty tradesperson make proper repairs as needed.

14.3 KITCHEN

**MAINTENANCE ITEM:** Door items that need serviced and adjusted. Door removed/not installed. Have a qualified professional make proper repairs as needed.

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**WINDOWS**

14.4 FAMILY ROOM

**ACTION ITEM:** Several cracked/broken window glass blocks. Recommend a qualified professional make proper repairs.



**BROKEN/CRACKED GLASS BLOCK**

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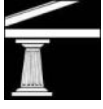
**WALLS**

14.5 FAMILY ROOM

**ACTION ITEM:** Evidence of water intrusion with water stains and damage noted to the right wall. This is an active leak - elevated levels of moisture detected with a moisture meter. Recommend further review with the current owner to determine if this is an ongoing problem or an isolated incident. Verify any remedial work completed that eliminated the condition.



**WATER STAINS AT THE RIGHT WALL**



## CEILINGS

### 14.6 LIVING ROOM

**ACTION ITEM:** There is some form of repairs made to a portion of the ceiling. Unable to determine the age of the repairs or the effectiveness of the repairs made. The repairs are described, but the inspector accepts no liability for the repairs or their effectiveness. It is strongly recommended that you investigate the source of the repairs made with the current owner prior to closing. If possible, determine who made the repairs and what warranty if any remains.



### 14.7 FAMILY ROOM

**ACTION ITEM:** Evidence of water intrusion with water stains and damage noted to the ceiling. This is an active roof leak - elevated levels of moisture detected with a moisture meter. Recommend further review with the current owner to determine if this is an ongoing problem or an isolated incident. Verify any remedial work completed that eliminated the condition.



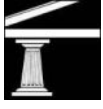
## CLOSETS

### 14.8 FAMILY ROOM

Satisfactory.

### 14.9 BEDROOM

**MAINTENANCE ITEM:** Door items that need serviced and adjusted. Door stopper not installed/absent. Door makes contact with the mirrored wall. Door stops not installed/absent. Doors do not close - bind against each other. Have a qualified professional make proper repairs as needed.



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**CABINETS**

14.10 OBSERVATION Satisfactory.

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**COUNTERTOPS**

14.11 OBSERVATION Satisfactory.

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**SMOKE ALARMS**

14.12 BEDROOM HALL **ACTION ITEM:** Smoke alarm not installed/absent. Smoke alarm required in this area. Recommend installation for Fire Safety.

14.13 BEDROOM Satisfactory operation. Recommend periodic testing to ensure proper working order.

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**VENTILATION**

14.14 BATHROOM Satisfactory. Natural ventilation provided by means of an openable exterior window. This may not provide adequate ventilation, especially during cold weather when the window is less likely to be opened.

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**SAFETY GLAZING**

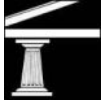
14.15 LIVING ROOM **SUGGESTED UPGRADE:** No visible safety glazing labels at the side light windows. This condition was permitted and standard at the time of construction - eventual upgrading may be desirable for additional safety.



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**CARBON MONOXIDE DETECTOR**

14.16 BEDROOM HALL **ACTION ITEM:** Carbon Monoxide Detector not installed/absent. Building standards require an approved Carbon Monoxide Detector installed outside of each separate sleeping area in the immediate vicinity of the bedrooms. Recommend installation for Live Safety.



## KITCHEN APPLIANCES

### DISHWASHER

15.1 BRAND

Whirlpool.

15.2 OBSERVATION

Satisfactory operation. This dishwasher is a multi-cycle unit, but only the normal cycle was tested. This does not imply that the other cycles also work, nor does it imply that the dishwasher will clean the dishes to your requirements.

**MAINTENANCE ITEM:** Dishwasher items that need service or repair. Rust on dish racks. Door binds on the countertop. Have a qualified professional make proper repairs as needed.

### FOOD WASTE GRINDER UNIT

15.3 BRAND

ISE Badger 5.

15.4 OBSERVATION

Satisfactory operation. No food was ground up in this inspection. Older unit, may have limited service life.

### RANGE/OVEN

15.5 BRAND

Americana.

15.6 FUEL SOURCE

Electric.

15.7 OBSERVATION

Satisfactory operation.

**ACTION ITEM:** Anti-tip hardware is not installed/absent. This is an important safety feature that prevents the oven from falling over if a child climbs on the open oven door. Recommend the hardware be installed in accordance with the manufacturer's installation instructions.

### MICROWAVE

15.8 BRAND

Frigidaire.

15.9 OBSERVATION

Satisfactory operation. The unit was tested by heating a cup of water.

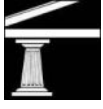
### EXHAUST FAN

15.10 BRAND

Frigidaire. Combination fan with microwave. Exhaust fan vents to the interior.

15.11 OBSERVATION

**ACTION ITEM:** Inoperative by using normal controls. Recommend further review by a qualified professional to determine if repairs or replacement are needed.



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**REFRIGERATOR/FREEZER**

15.12 BRAND

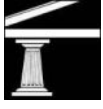
GE.

15.13 OBSERVATION

Satisfactory operation. This inspection determines only if the unit is currently keeping foodstuffs cold and the freezer portion of the refrigerator is currently keeping foodstuffs frozen.

15.14 WATER FOR  
REFRIGERATOR

There is no water source for the refrigerator.



## **GENERAL REPORT LIMITATIONS**

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The inspection is performed in a manner consistent with the Standards of Practice of the American Society of Home Inspectors, a copy of which is available upon request. See [www.ashi.org](http://www.ashi.org) for the most current copy of the Standards of Practice.

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

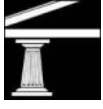
The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

I certify that I have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of my knowledge and belief, all statements and information in this report are true and correct.

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

## **GROUNDS**

My review of the site and grounds includes grading, drainage, fencing, gates, walkways, driveways, patios, and retaining walls connected to or directly adjacent the structure. This inspection is not intended to address or include any geological conditions or site stability information. I do not comment on coatings or cosmetic deficiencies and the wear and tear



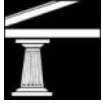
associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this can only be confirmed by a geological evaluation of the soil. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. I cannot determine drainage performance of the site or the condition of any underground piping, including subterranean drainage systems and municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. Any areas too low to enter or not accessible are excluded from the inspection. I do not evaluate any detached structures such as storage sheds and stables, nor mechanical or remotely controlled components such as driveway gates. I do not evaluate or move landscape components such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Any such mention of these items is informational only and not to be construed as inspected.

### **GRADING AND DRAINAGE**

All drainage systems require ongoing maintenance to ensure proper drainage. The areas and drainage components should remain free and clear from debris. Drainage should be directed away from the structure toward graded swales or a system of catch basins and underground pipes which convey water to points of discharge off the building site. Drainage swales should be established as far away from the structure as possible. Catch basins should be placed at or slightly below the ground surface in a graded depression of at least three feet diameter and two inches lower than the surrounding grade. Provisions should be made to allow periodic clean out of the drain pipe system. Water testing of the drainage system is not part of this inspection. The seller should guarantee that the drains are functional, or they should be flushed through to the street before the close of escrow. By their nature, curtain drains (French drain) are completely underground and not visible. Because they are not accessible for inspection, determination of the presence, extent of, or condition of any curtain drainage system that may have been installed is not within the scope of this property inspection. Unprotected soil within five feet of the building should be sloped at a gradient of at least six percent away from the building. Areas on the lot having ground cover (e.g. grass) should be sloped at a gradient of about one percent. Any placement or new concrete flatwork adjacent to the structure should be sloped at a gradient of about two percent away from the building and should be placed no higher than two inches below the house foundation screed line. Concrete walks and flatwork should not permit water to collect against the house or obstruct free flow of surface water. Enclosed, raised or depressed planters, or other landscape should be sealed at their bottom and/or provided with an ample flow gradient to a drainage device to preclude trapped water. Common sources of distortion are landscaping, added sidewalks, patios, room additions, wall/fences, and planter areas against the building. The stability of the soil under the house, known as the bearing soil, is largely dependant on a constant moisture content. Major fluctuations in the moisture content due to these common sources of distortion can cause considerable damage to the foundation and structure. Monitor drainage and be aware additional measures may be needed. Grading and drainage systems not meeting the above criteria may lead to water intrusion. Request owner disclosures of any past drainage problems.

### **FOUNDATION**

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that appear to be firm and solid can become unstable during seismic activity or may expand with the influx of water, moving structures with relative ease and fracturing slabs and other hard surfaces. In accordance with our standards of practice, I identify foundation types and look for any evidence of structural deficiencies. However, minor cracks or deteriorated surfaces are common in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, I routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow



for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. I will certainly alert you to any suspicious cracks if they are clearly visible. However, I am not a specialist, and in the absence of any major defects, I 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. I also routinely recommend that inquiry be made with the owner about knowledge of any prior foundation or structural repairs.

### **CRAWLSPACE**

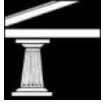
Crawlspaces are inspected by crawling the perimeter in a continuous circle and observing the areas below water fixtures. If the continuous circle is interrupted by obstructions - areas beyond will not be inspected. To avoid possible damage, I will not crawl over ducts and plumbing. If all or part of the crawlspace is inaccessible, a complete visual inspection is not possible and client should be aware that hidden problems may exist and further evaluation is recommended. Items and areas hidden behind insulation are considered inaccessible and are not inspected or probed. Water may not have been observed during inspection but crawlspaces are vulnerable to leakage and water infiltration. Request owner disclosures of any/all water problems. If past signs of dampness are noted in the inspection report, monitor and be aware additional drainage measures may be needed. No guarantees are made that future water problems will not occur and no liability is assumed. Foundation cracks need to be monitored to determine if active or the result of previous movement. If any changes are observed, further evaluation by a qualified professional is recommended. During the course of the inspection, I do not enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the my health.

### **PARKING STRUCTURE**

My review of the garage includes a visual examination of the readily accessible portions of the walls, ceilings, floors, vehicle and personnel doors, steps and stairways, fire resistive barriers, garage door openers and hardware if applicable. These features are examined for proper function, excessive wear and general state of repair. In some cases, all or portions of these components may not be visible because of stored personal property. In such cases, some items may not be inspected. Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. Garage door openings are not standard, so you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles. You may want to have any living space above the garage evaluated further by a Structural Engineer, as it may be seismically vulnerable.

### **ATTIC AND ROOF FRAMING**

In accordance with our standards, I do not attempt to enter attics 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 I would inspect them as best as I can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, I use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, I do not disturb or move any portion of it, and it may well obscure water pipes, electrical



conduits, junction boxes, exhaust fans, and other components.

### **ROOF COVERING**

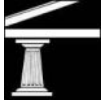
A roof system inspection consists of the surface, connections and penetrations and drainage. Although not required to, I generally attempt to evaluate various roof types by walking on their surfaces. If I am unable or unwilling to do this for any reason, I will indicate the method used to evaluate them. Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of 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. I can only offer an opinion of the general quality and condition of the roofing material. I cannot and do not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. Although roof conditions 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 this inspection. Even water stains on ceilings or on framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. I 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 owners or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, I recommend that you ask the owners 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. I do not inspect attached accessories including but not limited to solar systems, antennae, and lightning arrestors. Low sloped, flat roofs, and skylights are prone to leakage and no liability is assumed. Use of caulk or tar may indicate problems and should be investigated further. Pressure washing roofs may cause damage. All roof systems require annual maintenance. Failure to perform routine roof maintenance will usually result in leaks and accelerated deterioration of the roof covering, flashings and other components.

**NOTE:** If a roofing contractor is called to examine any one item, it would be prudent to request a full evaluation and certification of all roof components. Tenting a home of fumigation may cause damage to roofs. Recommend a re-inspection after tenting to confirm that the roofing material did not sustain damage.

### **ELECTRICAL SYSTEMS**

I am not an electrician and in accordance with the standards of practice I only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed Electrical contractor. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrician. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician.

Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. I do not insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters and arc fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. Circuit breakers are not tested. Any ancillary wiring or system that is



not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only unless specifically noted Telephone, video, audio, security systems, cable TV, intercoms, heat detectors, carbon monoxide detectors, low voltage landscape lighting systems and other low voltage wiring systems. I recommend you have the property owner or a qualified specialist demonstrate the serviceability of such systems to you.

### **PLUMBING SYSTEM - GAS SERVICE**

A gas plumbing system consists of domestic gas supply piping, local shut off valves, and fixtures. These items are examined for proper function, excessive and unusual wear, leakage, and general state of repair. I do not pressure test gas lines, slight gas leaks are often undetectable, therefore if this is a particular concern, I would suggest that the local gas company be contacted for further evaluation (typically a free service). The condition of LPG/oil tanks, underground pipes and related equipment are not part of this inspection report.

### **LAUNDRY FACILITIES**

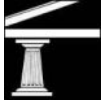
Testing of clothes washers, dryers, water supply valves and waste water drains are not within the scope of this inspection. I inspect the general condition and accessibility of the visible water supply, vents and drains, electric and/or gas connections and dryer vent. The water supply to washing machines is usually left on, and their hoses can leak or burst under pressure and continue to flow. I recommend replacing the rubber hose type with newer braided stainless steel ones that are more dependable. You should be aware that the newer washing machines discharge a greater volume of water than many of the older drain pipes can handle, which causes the water to back up and overflow, and the only remedy would be to replace the standpipe and trap with one that is a size larger.

### **PLUMBING SYSTEM - WATER SERVICE**

A plumbing system consists of the domestic water supply piping, vent piping, waste piping, local shut off valves, and fixtures. These items are examined for proper function, excessive and unusual wear, leakage, and general state of repair. Water quality or hazardous materials (lead) testing is available from local testing labs, and not included in this inspection. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection, nor can the presence of mineral build-up that may gradually restrict their inner diameter and reduce water volume. Plumbing components such as gas pipes, potable water pipes, drain and vent pipes, and shut-off valves are not generally tested if not in daily use. The inspector cannot state the effectiveness or operation of any anti-siphon devices, automatic safety controls, water conditioning equipment, fire and lawn sprinkler systems, on-site water quality and quantity, on-site waste disposal systems, foundation irrigation systems, spa and swimming pool equipment, solar water heating equipment, or observe the system for proper sizing, design, or use of materials. The inspector does not flood test shower pans.

The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. Therefore a regulator is recommended whenever street pressure exceeds 80 psi. Normal water pressure should be between 45-65 psi. A home's water pressure should be checked yearly. Always review your water bill. If there's a big fluctuation between months, you may have a water leak.

Galvanized water pipes rust from the inside out and may have to be replaced within 20-30 years. Copper pipes usually



have more life and may last as long as 60 years before needing to be replaced. However, regardless of 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 washers and diaphragms within various components.

Waste pipe condition is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern plastic ones are virtually impervious to damage, although some rare batches have been alleged to be defective. Major blockage in the main line could result in expensive repairs that might include replacing the entire main line. For these reasons, I recommend that you ask the property owner if they have ever experienced any drainage problems, or you may wish to have a the waste pipe video-scanned before the close of escrow. The sewer lateral test is beyond the scope of this inspection. Older homes with galvanized or cast iron supply or waste lines can be obstructed and barely working during an inspection but later fail under heavy use. If the water is turned off or not used for periods of time (such as a vacant house waiting for closing), rust or deposits within the piping can further clog the piping system. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains at the time of inspection. Nonetheless, blockages will still occur in the life of any system..

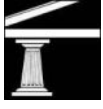
Backflow prevention devices are required by plumbing codes. These devices prevent contamination of the drinking water. Backflow requires an unusual sequence of events to occur in the right order, so it occurs very infrequently. Low probability is not a good reason to ignore backflow prevention. If it occurs, people could get sick or die. Best case, costly cleaning of the affected water supply pipes may be required. Annual testing of backflow prevention devices is usually recommended by manufacturers and is required by code.

### **WATER HEATER**

Water heaters include the tank, safety valves, venting, seismic restraints, and water, gas, and electrical connections. These items are examined for proper function, excessive and unusual wear, leakage, and general state of repair. Water heaters generally need not be replaced unless they leak. The life expectancy of a water heater is typically 8-12 years. It is prudent to flush them annually to remove minerals that include the calcium chloride bi-product and any water softening systems. The water temperature should be set at a minimum of 110 degrees F to kill microbes and a maximum of 140 degrees F to prevent scalding.

### **CENTRAL HEATING AND COOLING SYSTEMS**

My examination of the heating and cooling system includes a visual examination of the exposed and accessible equipment, thermostat, safety controls, venting and the means of distribution. These items are examined for excessive or unusual wear and general state of repair. Checking the heating and cooling systems includes activating it by the thermostat and checking for appropriate temperature response. Thermostats are not checked for calibration or timed functions. Modern furnace heat exchangers are inaccessible by design, which would require significant dismantling of the furnace to be evaluated. My service does not include disassembly of the furnace, therefore heat exchangers are not included in the scope of this inspection. I open access panels provided by the manufacturer or installer for routine homeowner maintenance. I will not operate components when weather conditions or other circumstances apply that may cause equipment damage. Air conditioning systems cannot be checked without possible damage to the compressor if the outside temperature has not been at least 60 degrees F for the past 24 hours. In this situation, it is suggested that the present owner warrant the operational status of the unit when warmer weather allows or request a service warranty. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Have



these systems evaluated by a qualified individual. I do not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Air filters should be changed once every 30-60 days to provide proper air circulation throughout the house.

The adequacy of heating and cooling is often quite subjective and depends upon occupant perceptions that are affected by the distribution of air, the location of return air vents, air velocity, the sound of the system in operation, and similar characteristics.

Please note that even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations we make for service or further evaluation be scheduled 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 or warranty or guarantee. Normal service and maintenance is recommended on a yearly basis.

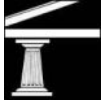
### **FIREPLACES AND CHIMNEYS**

My inspection of fireplaces include the chimney, flues, spark arresters, firebox and smoke chamber, dampers, hearths, and gas log lighters. It is important that a fireplace be cleaned and inspected on an annual basis by a Certified Chimney Sweep to prevent the buildup of creosote in the flue, which can cause a chimney fire. If there has been no maintenance in the last year have the system professionally evaluated. Significant areas of the chimney flue cannot be adequately viewed during the inspection. Therefore, because the 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. The Chimney Institute of America has published standards for the inspection of chimneys, and on January 13, 2000, the National Fire Protection Association adopts these standards as code, known as NFPA 211. My inspection of masonry and factory-built chimneys to what is known as a Level-One inspection, which is purely visual and not to be confused with Level-Two and Level-Three inspections, which are performed by qualified specialists with a knowledge of codes and standards, and typically involves dismantling components and/or investigations with video-scan equipment and other means to evaluate chimneys.

### **KITCHEN APPLIANCES**

The kitchen appliance inspection is a combination of visual and functional. Appliances are checked for physical condition and operated, but cannot evaluate them for their performance nor for the variety of their settings or cycles. Calibrations to cooking systems are not evaluated nor life expectancies given. Self and continuous cleaning operations are not tested. Appliances older than ten years may exhibit decreased efficiency. Only built in appliances are tested. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing. I do not evaluate microwaves, because the power of their magnetron tubes diminishes over time, and the specific measurement of the microwaves, as well as containment within the unit, requires specialized instruments, which is beyond the scope of my service.

### **INTERIOR**



The inspection of the interior space includes the visually accessible areas of floors, walls, ceilings, windows, doors, countertops, ventilation, closets, cabinets, steps/stairways, balconies, and smoke detectors. I do not comment on minor cracks 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 if they are not correctly repaired.

Where carpeting and floor coverings has been installed, the materials and condition of the floor underneath cannot be determined. In most instances floor coverings prevent recognition of settlement and structural damage in all but the most severe cases.

### **INSULATED GLASS WINDOWS**

Insulated Glass Windows have seals that can fail. When the seal fails, water vapor becomes trapped between the glass panels and appears to fog the window. Conditions indicating a broken seal are not always visible or present and may not be apparent or visible at the time of the inspection. Changing conditions such as temperature, humidity, and lighting limit the ability of the inspector to visually review these windows for broken seals. For more complete information on the condition of all Insulated Glass Windows, please consult the seller prior to closing.

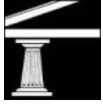
### **SMOKE DETECTORS**

Smoke Detectors are tested in place to ensure smoke entry into the sensing chamber and an alarm response. Testing is done with a listed aerosol approved by the manufacturer. Smoke Detectors are not removed to view the condition of wiring. NOTE: Pushing the test button on the Smoke Detector only indicates that the battery is operative and the smoke alarm sounds and audible alarm. Pushing the test button does not tell you that the Smoke Detector responds to smoke entry.

Smoke Detectors combined with a home security alarm system are not tested. Recommend consulting the provider of the home security system for a complete smoke alarm and system review.

All Smoke Detectors should be tested periodically, and their batteries replaced annually. It is a good practice to make replacement of batteries a seasonal routine. Fire Officials recommend that you change your batteries at the time you change you clock back each year for the end of Daylight Saving time. Always follow the manufacturer's instructions for testing smoke detectors and replacing batteries. If your battery-powered smoke detector begins to emit a low-power warning, usually a chirping sound, replace the battery immediately with a fresh one. Every family should develop a fire escape plan and practice it at least twice a year. Most Smoke Detectors have a service life of ten years. Some newer Smoke Detectors have their ten year anniversary imprinted on the cover. If you are unsure of your Smoke Detector's age, it is always better to err on the side of safety.

Smoke Detectors are essential in every home. At least one Smoke Detector should be placed on every level of the home. The most important location is near the bedrooms to provide an early warning to all sleeping occupants. A Smoke Detector should be placed inside every bedroom.



### **CARBON MONOXIDE DETECTORS**

Carbon Monoxide Detectors are tested for alarm operation only. Carbon monoxide is a colorless, odorless, tasteless and toxic gas produced as a by-product of combustion. Any fuel burning appliance, vehicle, tool or other device has the potential to produce dangerous levels of carbon monoxide gas.

All Carbon Monoxide Detectors should be tested periodically, and their batteries replaced annually. It is a good practice to make replacement of batteries a seasonal routine. Fire Officials recommend that you change your batteries at the time you change you clock back each year for the end of Daylight Saving time. Always follow the manufacturer's instructions for testing Carbon Monoxide Detectors and replacing batteries. If your battery-powered Carbon Monoxide Detector begins to emit a low-power warning, usually a chirping sound, replace the battery immediately with a fresh one. Every family should develop a escape plan and practice it at least twice a year. Most Carbon Monoxide Detectors have a service life of six years. If you are unsure of your Carbon Monoxide Detector's age, it is always better to err on the side of safety.

Carbon Monoxide Detectors are essential in every home. At least one Carbon Monoxide detector should be placed on every level of the home. The most important location is near the bedrooms to provide an early warning to all sleeping occupants. A Carbon Monoxide Detector should be placed inside every bedroom.

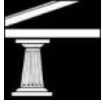
### **MOLD**

Susceptibility to mold spores has become a hot topic and a controversial issue among inspectors, lawyers, and experts in the field. Numerous companies have entered the very profitable business of delivering mold test seminars and test results to the home inspection industry. The fact is there is no acceptable or unacceptable levels of mold contamination set by the Centers for Disease Control, the Environmental Protection Administration, or any other independent authoritative source. Without accepted thresholds, test results can be interpreted very differently depending on the tester/interpreter's personal opinion. I believe that testing and interpretation of mold spore counts should be left to the true experts in the field, such as immunologists and toxicologists. If you have concerns about mold and or other indoor air quality issues I recommend you contact an Industrial Hygienist. For more information, please refer to:

<http://www.epa.gov/mold/moldguide.html>

### **POOL/SPA and EQUIPMENT**

Inspections are limited to those areas which are above ground or water level. The only way to detect an underground leak in a supply line, buried pipe fitting, or pool surface crack is by observation of the continuous loss of water from the pool over an extended period of time. Purchasers are encouraged to ask sellers about the existence of any past or present leaks in the pool, spa or associated equipment. Pool filtering devices are not disassembled to determine the condition of any installed filter elements. Operation of timer clock motors and thermostatic temperature controls cannot be verified during a visual inspection. Testing of back-flush mechanisms is beyond the scope of this inspection.



## SUMMARY OF AREAS REQUIRING FURTHER EVALUATION

**IMPORTANT:** The Summary is provided to allow the reader a brief overview of the report. This page is not encompassing, and is not a substitute for reading the report in entirety. The entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

It is strongly recommended that you have appropriate licensed contractors evaluate each concern further and the entire system for additional concerns that may be outside our area of expertise or the scope of our inspection BEFORE the close of escrow. Please call my office (949) 499-5859 for any clarifications or further questions.

Here is a list of defects that need further evaluation or repair by appropriately Licensed Contractors.

### ACTION ITEMS

#### GENERAL INSPECTION CONDITIONS

##### BUILDING CHARACTERISTICS

##### 1.16 SPACE BELOW GRADE

**ACTION ITEM:** Ground floor living area/areas are below grade at the family room, kitchen, and master bathroom. Recommend further review with the seller to determine if the living area/areas below grade has or has had any water intrusion problems.

#### STRUCTURAL

##### CONDITION OF STRUCTURE

##### 2.3 WATER INTRUSION

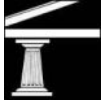
**ACTION ITEM:** There is evidence of past water intrusion with water stains and/or damage noted to interior finishes. For location and recommendations, please refer to Interior Rooms - Walls. Interior Rooms - Ceiling. Interior Rooms - Floors.

##### 2.4 MOLD

**ACTION ITEM:** Mold like substance noted at the family room right wall/floor. Recommend further review by an Industrial Hygienist to determine the cause of mold, the type of mold or whether the mold might pose any risk to the property or its inhabitants. Remediation needed. For more information, please refer to the General Report Limitations - Mold.

##### 2.5 PERMITS

**ACTION ITEM:** The structure and/or its components appear to have been altered after the original construction. Items that have been changed - added electrical fixtures. Recommend the local building department be consulted regarding permits. Check for proper plans and permits on any and



all alterations, remodeling and or additions to the original structure. Final inspection helps insure a proper and safe installation, which could be a benefit to the owners and reduce potential liabilities in case of an accident or sale of the property. The owner may have pertinent information regarding both the extent of the work performed and the status of all permits that were required, issued and signed by the appropriate authorities.

**BUILDING EXTERIOR**

## DOORS

## 3.2 FAMILY ROOM

**ACTION ITEM:** Door opens inward with the interior landing level exceeding the building standards. The interior landing level shall not be more than 1.5 inch lower than the door threshold. This condition could represent a Trip and Fall Hazard. Recommend correction by a qualified professional or exercise caution when using.

## WINDOWS

## 3.4 OBSERVATION

**ACTION ITEM:** Several cracked/broken glass blocks. Recommend correction by a qualified professional. Refer this condition to the Homeowners Association.

## DECKS

## 3.9 OBSERVATION

**ACTION ITEM:** The elevations between the exterior and interior floors are at similar elevations. Such conditions are obviously not ideal, and moisture intrusion could result. Recommend further review with the seller to determine if the living area/areas has or has had any water intrusion problems. Suggest monitoring during heavy rains. Refer this condition to the Homeowners Association.

**ACTION ITEM:** Evidence of water ponding at the deck. This condition will lead to premature failure of the deck covering. Recommend further review and correction by a qualified professional. Refer this condition to the Homeowners Association.

## 3.12 SECONDARY DRAINS

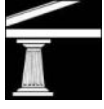
**ACTION ITEM:** Deck missing overflow drains. These drains are a backup system in case the primary drains become blocked with debris. Building standards require the overflow drains to be the same size as the deck drains and shall be installed with the inlet flow line located 2 inches above the low point of the deck. Recommend correction by a qualified professional. This condition is often overlooked by building officials. Refer this condition to the Homeowners Association.

**ATTIC AND ROOF FRAMING**

## ROOF FRAMING DESCRIPTION

## 5.7 EVIDENCE OF ANIMAL INTRUSION

**ACTION ITEM:** The attic is contaminated by rodents, which is a health hazard, and should be evaluated by an exterminator as soon as possible. Rodents can compromise not only the attic and its various components, such as ducts, insulation, wiring, but can eventually compromise the living space as well. Consequently, I disclaim any further responsibility for evaluating the attic and its components.



## ELECTRICAL SYSTEMS

### SECONDARY PANEL

#### 6.8 OBSERVATION

**ACTION ITEMS:** Electrical circuitry wiring in the secondary panel shows some condition that calls for action of a qualified licensed Electrical contractor.

1. Fuses are not labeled as to the rooms, areas, or appliances controlled. Accurate labeling allows individuals unfamiliar with the equipment to operate it. It is recommended that they be labeled as soon as possible.
2. Wiring is undersized for fuse size. Oversized fuses will not shut off the electricity when the current levels become dangerous. This creates a fire hazard and should be corrected.

### CONDITION OF JUNCTION BOXES

#### 6.12 FAMILY ROOM

**ACTION ITEM:** Junction box not installed/absent at the pendant light fixture. Junction boxes are required to protect the wiring connections. Lack of junction boxes is a fire hazard. Recommend correction by a qualified licensed Electrical contractor.

### CONDITION OF WIRING

#### 6.16 BATHROOM

**ACTION ITEM:** Lamp cord wiring being used in place of permanent wiring. Lamp cords are not appropriate for use in permanent installations, are easy to overload, and are easily damaged, which could create a shock or fire hazard. Removal of all installed lamp cords and replacement with appropriate, permanent wiring is recommended. Recommend correction by a qualified licensed Electrical contractor.

#### 6.17 FAMILY ROOM

**ACTION ITEM:** Lamp cord and extension cords are being used in place of permanent wiring. Lamp cord and extension cords are not appropriate for use in permanent installations, are easy to overload, and are easily damaged, which could create a shock or fire hazard. Removal of all installed lamp and extension cords and replacement with appropriate, permanent wiring is recommended. Recommend correction by a qualified licensed Electrical contractor.

## PLUMBING SYSTEM - WATER SERVICE

### WATER PRESSURE

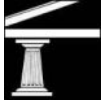
#### 8.3 OBSERVATION

**ACTION ITEM:** Water pressure is over 80 psi. High water pressure can cause damage to fill valves in toilets, dishwashers, and clothes washers. The water pressure regulator valve needs adjustment or service. Recommend correction by a qualified licensed Plumbing contractor.

### HOUSE WATER FLOW

#### 8.4 OBSERVATION

**ACTION ITEM:** Moderate to excessive loose of water pressure on the cold water supply when using multiple fixtures. This condition indicates blockage in the lines. Recommend further review and correction by a qualified licensed Plumbing contractor.



**ACTION ITEM:** Water hammer noted. Water hammer is a loud banging sound in the pipes. It occurs when valves are quickly closed. Implications can include deterioration of valves, loosening of piping supports and leaking at pipe joints. Recommend further review and correction by a qualified licensed Plumbing contractor.

## PLUMBING FIXTURES

### BATHROOM

#### 9.4 WATER CLOSET

**ACTION ITEM:** Inadequate clearance between the toilet and obstructions at the sides. Toilet paper holder encroaches into the clear space. Building standards require 15" clearance from the centerline of the toilet to any obstructions at the sides. The intent of this requirement is to make the water closet accessible for all shapes and sizes. This condition is often overlooked by building officials.

#### 9.6 TUB/SHOWER WALLS

**ACTION ITEM:** Water stains and damage noted to the walls outside the tub/shower. This is an active leak - elevated levels of moisture detected with a moisture meter. Recommend further review with the current owner to determine if this is an ongoing problem or an isolated incident. Verify any remedial work completed that eliminated the condition.

### KITCHEN

#### 9.10 SINK FAUCET FIXTURES

**ACTION ITEM:** Active water leak at the faucet fixture when operated. Recommend further review and correction by a qualified licensed Plumbing contractor.

## INTERIOR ROOMS

### FLOORS

#### 14.1 FAMILY ROOM

**ACTION ITEM:** Evidence of past water intrusion with water stains and damage noted to the carpet by chimney. Recommend further review with the current owner to determine if this is an ongoing problem or an isolated incident. Verify any remedial work completed that eliminated the condition.

### WINDOWS

#### 14.4 FAMILY ROOM

**ACTION ITEM:** Several cracked/broken window glass blocks. Recommend a qualified professional make proper repairs.

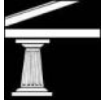
### WALLS

#### 14.5 FAMILY ROOM

**ACTION ITEM:** Evidence of water intrusion with water stains and damage noted to the right wall. This is an active leak - elevated levels of moisture detected with a moisture meter. Recommend further review with the current owner to determine if this is an ongoing problem or an isolated incident. Verify any remedial work completed that eliminated the condition.

### CEILINGS

#### 14.6 LIVING ROOM



**ACTION ITEM:** There is some form of repairs made to a portion of the ceiling. Unable to determine the age of the repairs or the effectiveness of the repairs made. The repairs are described, but the inspector accepts no liability for the repairs or their effectiveness. It is strongly recommended that you investigate the source of the repairs made with the current owner prior to closing. If possible, determine who made the repairs and what warranty if any remains.

#### 14.7 FAMILY ROOM

**ACTION ITEM:** Evidence of water intrusion with water stains and damage noted to the ceiling. This is an active roof leak - elevated levels of moisture detected with a moisture meter. Recommend further review with the current owner to determine if this is an ongoing problem or an isolated incident. Verify any remedial work completed that eliminated the condition.

#### SMOKE ALARMS

##### 14.12 BEDROOM HALL

**ACTION ITEM:** Smoke alarm not installed/absent. Smoke alarm required in this area. Recommend installation for Fire Safety.

#### CARBON MONOXIDE DETECTOR

##### 14.16 BEDROOM HALL

**ACTION ITEM:** Carbon Monoxide Detector not installed/absent. Building standards require an approved Carbon Monoxide Detector installed outside of each separate sleeping area in the immediate vicinity of the bedrooms. Recommend installation for Live Safety.

#### KITCHEN APPLIANCES

##### RANGE/OVEN

##### 15.7 OBSERVATION

**ACTION ITEM:** Anti-tip hardware is not installed/absent. This is an important safety feature that prevents the oven from falling over if a child climbs on the open oven door. Recommend the hardware be installed in accordance with the manufacturer's installation instructions.

#### EXHAUST FAN

##### 15.11 OBSERVATION

**ACTION ITEM:** Inoperative by using normal controls. Recommend further review by a qualified professional to determine if repairs or replacement are needed.

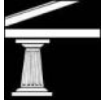
## MAINTENANCE ITEMS

#### BUILDING EXTERIOR

##### DOORS

##### 3.2 FAMILY ROOM

**MAINTENANCE ITEM:** Door items that need service or repair. Door difficult to operate. Door rubs on the jamb. Door does not compress weatherstripping. This condition may allow water to seep in. Have a qualified professional make proper repairs as needed.



## SCREEN DOORS

### 3.3 FAMILY ROOM

**MAINTENANCE ITEM:** Screen door items that need service or repair. Screen door not installed/absent. Have a qualified professional make proper repairs as needed.

## WINDOWS

### 3.4 OBSERVATION

**MAINTENANCE ITEM:** Window items that need service or repair. Grout deteriorated and missing at the glass block windows. This condition could lead to water intrusion problems. Have a qualified professional make proper repairs as needed. Refer this condition to the Homeowners Association.

## SCREENS

### 3.5 BATHROOM

**MAINTENANCE ITEM:** Screen items that need serviced and adjusted. Screen not installed/absent. Have a qualified professional make proper repairs as needed.

### 3.6 FAMILY ROOM

**MAINTENANCE ITEM:** Screen items that need serviced and adjusted. Screen not installed/absent. Have a qualified professional make proper repairs as needed.

## PLUMBING FIXTURES

### BATHROOM

#### 9.4 WATER CLOSET

**MAINTENANCE ITEM:** Toilet items that need service or repair. Caulk/Grout split open between the base of the toilet and the floor. Recommend sealing opening to prevent water intrusion. Have a qualified professional make proper repairs as needed.

#### 9.5 TUB/SHOWER FAUCET FIXTURES

**MAINTENANCE ITEM:** Tub/shower faucet fixtures that need service or repair. Tub to shower water diverter inoperative - failed to divert the water to the tub spout. Corrosion noted to the faucet fixtures. Although there is currently no leak, expect replacement in the future. Have a qualified licensed Plumbing contractor make proper repairs as needed.

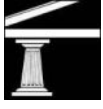
#### 9.6 TUB/SHOWER WALLS

**MAINTENANCE ITEM:** Tub/shower wall items that need service or repair. Tub damaged/chipped. Corrosion/rust noted at same. Although there is currently no leak, expect replacement in the future. Caulking/grout split open between the tub and walls and around the faucet fixtures. Recommend sealing opening to prevent water intrusion. Have a licensed Plumbing contractor make proper repairs as needed.

#### 9.7 TUB/SHOWER DRAIN

**MAINTENANCE ITEM:** Tub/shower wall items that need service or repair. Drain stopper inoperative/disconnected. Have a licensed Plumbing contractor make proper repairs as needed.

## KITCHEN



## 9.10 SINK FAUCET FIXTURES

**MAINTENANCE ITEM:** Sink faucet fixture items that need service or repair. Corrosion noted to the faucet fixtures. Although there is currently no leak, expect replacement in the future. Faucet fixture loose to the sink. Have a qualified licensed Plumbing contractor make proper repairs as needed.

## 9.11 SINK DRAIN

**MAINTENANCE ITEM:** Sink items that need service or repair. Corrosion and evidence of past leakage noted to the drain pipes under the sink. Although there is currently no leak, expect replacement in the future. Have a qualified licensed Plumbing contractor make proper repairs as needed.

## INTERIOR ROOMS

### DOORS

#### 14.2 BATHROOM

**MAINTENANCE ITEM:** Door items that need serviced and adjusted. Difficult to operate. Door rubs on the jamb. Door lock is inoperative. Door stopper missing with minor damage noted to the wall from door handle hardware. Have a specialty tradesperson make proper repairs as needed.

#### 14.3 KITCHEN

**MAINTENANCE ITEM:** Door items that need serviced and adjusted. Door removed/not installed. Have a qualified professional make proper repairs as needed.

### CLOSETS

#### 14.9 BEDROOM

**MAINTENANCE ITEM:** Door items that need serviced and adjusted. Door stopper not installed/absent. Door makes contact with the mirrored wall. Door stops not installed/absent. Doors do not close - bind against each other. Have a qualified professional make proper repairs as needed.

## KITCHEN APPLIANCES

### DISHWASHER

#### 15.2 OBSERVATION

**MAINTENANCE ITEM:** Dishwasher items that need service or repair. Rust on dish racks. Door binds on the countertop. Have a qualified professional make proper repairs as needed.

## SUGGESTED UPGRADES

## ATTIC AND ROOF FRAMING

### INSULATION

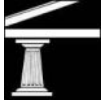
#### 5.8 OBSERVATION

**SUGGESTED UPGRADE:** No insulation installed. This condition is typical of homes of this age and construction. Upgrading insulation levels is an improvement rather than a necessary repair.

## ELECTRICAL SYSTEMS

### GFCI - GROUND FAULT CIRCUIT INTERRUPTERS

#### 6.14 BATHROOM



**SUGGESTED UPGRADE:** This area does not have a Ground Fault Circuit Interrupt outlet installed. The age of the structure predates the required installation. Upgrade is suggested but not required. However, for safety considerations, it is strongly recommended that one be installed.

## PLUMBING FIXTURES

### EXTERIOR HOSE BIBBS

#### 9.12 OBSERVATION

**SUGGESTED UPGRADE:** Backflow preventer valves not installed/absent. The age of the structure predates the required installation. Backflow preventer valves provide separation of supply water from waste water (cross-contamination). Upgrade is suggested but not required.

## INTERIOR ROOMS

### SAFETY GLAZING

#### 14.15 LIVING ROOM

**SUGGESTED UPGRADE:** No visible safety glazing labels at the side light windows. This condition was permitted and standard at the time of construction - eventual upgrading may be desirable for additional safety.

Other minor items are also noted in the entire inspection report and should receive eventual attention, but do not affect the habitability of the house and the majority are the result of normal wear and tear.

Thank you for selecting **BUYERS PROFILE** to do your home inspection. If you have any questions regarding the inspection report or the home, please feel free to call me. 949-499-5859.