



## Confidential Inspection Report

LOCATED AT:  
26875 Rancho Grande  
Laguna Niguel, CA 92677

PREPARED EXCLUSIVELY FOR:  
Jane & Thomas Smith

INSPECTED ON:  
Tuesday, May 23, 2017



Inspector, Scott Swickard, Phone, (949) 422-2381  
InspectOC, E-mail, Scott@InspectOC.com

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CERTIFIED INSPECTOR



## Executive Summary

This is a summary review of the inspector's findings during this inspection. However, it does not contain every detailed observation. This is provided as an additional service to our client, and is presented in the form of a listing of the items which, in the opinion of your inspector, merit further attention, investigation, or improvement. Some of these conditions are of such a nature as to require repair or modification by a skilled craftsman, technician, or specialist. Others can be easily handled by a homeowner such as yourself.

Often, following the inspector's advice will result in improved performance and/or extended life of the component(s) in question. In listing these items, your inspector is not offering any opinion as to who, among the parties to this transaction, should take responsibility for addressing any of these concerns. As with most of the facets of your transaction, we recommend consultation with your Real Estate Professional for further advice with regards to the following items:

## Exterior

### Exterior

#### FASCIA AND TRIM

**CORR** 1: - • There is wood damage to portions of the fascia board and wood trim, noted mostly at wood window and door trim at the rear. Recommendation: We recommend repair and replacement as necessary, by a qualified specialist

### Exterior Features

#### YARD WALLS

**CORR** 2: - • The cinder block yard walls have stress fractures, open grout joints or loose and missing blocks. This can lead to falling blocks or caps, leading to injury. Recommendation: The wall should be serviced or repaired by a qualified masonry contractor



#### FENCES & GATES

**CORR** 3: - • Sections of the wrought iron fence are deteriorated or rust damaged. This includes broken or rusted rails and connections. Recommendation: Evaluation and repair by a qualified specialist to secure and repair or replace the affected sections as necessary



## Roof Covering

### Concrete Roof

#### ROOFING MATERIAL CONDITION

**CORR 4:** - • There are a number of displaced or broken tiles that have exposed the waterproof membrane. These areas will be subject to damage to the roof surface and potential leaks. Damage is noted at the front lower roof outside the bonus room, and missing tiles at the rear roof. Recommendation: Inspection of the exposed membrane, and repositioning or replacement of the missing and broken tiles as necessary, by a qualified roofing contractor



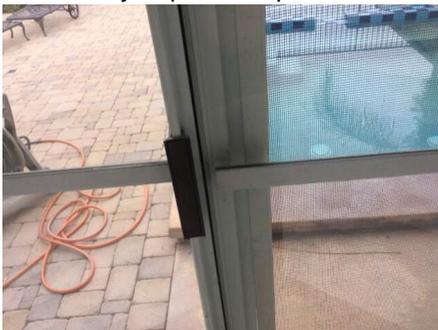
**CORR 5:** - • There is wood damage to the roof edge, under the eaves on the rear wood decking, indicating missing, broken tile, improper flashing or roof leaks at the edge. Recommendation: We recommend a licensed roofing contractor determine the reason for the damage, and repair the roof as necessary

## Interior

### Dining Room

#### WINDOWS

**CORR 6:** - • One or more window frame is loose or separated from the glass. This can lead to air, water and noise intrusion, and can cause injury from the exposed sharp glass edge. Recommendation: The window should be serviced to restore its integrity and seal by a qualified specialist



## Family Room

### DOORS

**CORR** 7: - • The exterior door trim or threshold is damaged. Conditions noted include softness and repair on the base. Recommendation: Service as necessary by a qualified specialist to repair or replace the door



## Bedrooms

### Master Bedroom / Upstairs Rear

#### SMOKE ALARMS

**SFTY** 8: - • There are no smoke alarms in the bedrooms. While these may not have been required to be installed in bedrooms at the time of construction, they are now required. Recommendation: Installation of alarms in all bedrooms for safety

## Bathrooms

### Master Bath

#### TOILET

**CORR** 9: - • The toilet is loose at the floor. This can lead to water intrusion and damage. Recommendation: We recommend a licensed plumbing contractor remove the toilet, visually inspect the floor and flange area for damage, and reseal the fixture with a new wax ring

**CORR** 10: - • The flapper valve in the toilet tank sticks, which causes the toilet to free-flow. This can lead to wasted water, and if the toilet clogs, can allow water to flow onto the floor without stopping. Recommendation: The toilet components should be serviced by a qualified specialist

## Guest Bath 1 / Downstairs

### DOORS

**CORR** 11: - • The interior bathroom entry door hits the floor, which prevents proper operation, it does not close and could lead to entrapment. Recommendation: The door or flooring needs to be adjusted, shaved or trimmed, to open and close easily



### STEAM SHOWER

**CORR** 12: - • The steam shower is damaged, incomplete or not functional. There is no power to the controller, and it could not be activated. The pan under the steam unit in the garage is full of water, indicating a water leak from the heat exchanger or water connections. Recommendation: Service or replacement as necessary by a qualified specialist to restore operation of the steam shower. I unplugged and turned the water valve off to help prevent further leaking and damage



### TOILET

**CORR** 13: - • The toilet is loose at the floor. This can lead to water intrusion and damage. Recommendation: We recommend a licensed plumbing contractor remove the toilet, visually inspect the floor and flange area for damage, and reseal the fixture with a new wax ring

## Upstairs Hall Bath

### WALLS AND CEILING

**CORR** 14: - • The wall is moisture damaged adjacent to the tub. This is not uncommon, typically caused by water splashing out from the enclosure or curtain. However, continued exposure to water can lead to significant damage. Recommendation: The wall be repaired, and the enclosure serviced to help prevent such water splash-out



### TUB/SHOWER

**CORR** 15: - • The hand sprayer in the tub-shower leaks. this can lead to water intrusion and damage. Recommendation: Service as necessary to correct this condition



## Common

## Kitchen

### KITCHEN FLOOR

**CORR** 16: - • The hardwood floor in the kitchen is cupped, or moisture damaged, noted mostly in front of the dishwasher. Cupping occurs when the hardwood absorbs excessive moisture on the underside, which causes the expansion that results in cupping. If moisture is entering the floor under the hardwood, it may be from a slab leak, improper moisture barrier under the floor, or another condition that we cannot visually confirm. Recommendation: Further evaluation to determine the cause of this damage, and repair or replacement of the floor as necessary by qualified specialists



## COUNTERTOP

**CORR** 17: - • There is one or more crack in the granite, noted around the kitchen sink. This indicates improper installation or lack of support for the heavy slab. Recommendation: The countertop should be serviced or replaced as necessary by a qualified specialist



## KITCHEN FAUCET

**CORR** 18: - • The kitchen faucet is loose at its sink mounting. This can lead to water intrusion and damage to the cabinet below. Recommendation: The faucet should be properly sealed and secured as necessary

## TRAP & DRAIN

**CORR** 19: - • The drain lines below the kitchen sink have temporary or amateur repairs. We noted sealant on the trap connection, and signs of leaking, which can lead to improper or unsafe draining, or can lead to leaking and damage. Recommendation: Service as necessary to restore proper drain engineering and connections, by a licensed, qualified plumbing contractor



## DISHWASHER

**SFTY** 20: - • The dishwasher is not securely mounted in the cabinet. This can lead to tipping, damage or injury. Recommendation: The unit be properly secured into the cabinet as required for safety

**CORR** 21: - • Pooling water was found on the kitchen floor during operation of the dishwasher. This indicates a leak in a supply or drain line, or from the door seal on this appliance. Water damage is possible, and this appliance should not be used. Recommendation: Repair or replacement of this appliance by a qualified specialist



## Hallway

### FLOOR

**CORR** 22: - • The hardwood floor in the hallway has cupping and damage, noted between the laundry and downstairs guest bath. Recommendation: Evaluation and service to repair this damage, by a qualified flooring specialist



### CO ALARMS

**SFTY** 23: - • New requirements are now in effect requiring the installation of Carbon Monoxide Detectors on each level. There is one present upstairs but not downstairs. Recommendation: Regardless of the law, we recommend installation of one or more of these devices on each floor for safety



## Garage

### ENTRY DOOR

**SFTY** 24: - • The entry door from the garage into the house is not self-closing and is required to be, to maintain the necessary firewall separation between a garage and living quarters. Recommendation: Service or adjustment as necessary to restore self-closing function of the door as required

## Pool/Spa

### Pool and Spa

#### BARRIERS

**SFTY** 25: - • The gate or gates that gives pool access does not fully comply with safety standards. Any gate that gives pool or spa access is required to self-close and include a latch at fifty-four inches, and should open away from the pool or spa, so that a toddler could not simply push open an unlatched gate. Further, there are newer requirements for door and window alarms that help alert the homeowner if a toddler were to exit the home. Recommendation: We recommend compliance with all safety requirements for gates, barriers and alarms



#### LIGHTS

**SFTY** 26: - • Neither the pool or the spa light responded to the switch or controller. Recommendation: The lights should be serviced by a qualified pool specialist and confirmed to have functional GFCI protection

#### PUMPS AND MOTORS

**CORR** 27: - • There is a leak at the impeller housing of the spa boost pump motor. This indicates a loose or broken connection or housing. Recommendation: Service as necessary by a qualified pool specialist to restore leak-free operation



## HEATER

**CORR** 28: - • There is water leaking from under the heater housing. This may be a drain plug or a more significant leak from the heat exchanger, as the water connections to this heater appear to be dry. Recommendation: The source of this water located and repairs made by a qualified pool contractor



Tuesday, May 23, 2017  
Jane & Thomas Smith  
26875 Rancho Grande  
Laguna Niguel, CA 92677

Dear Jane & Thomas,

We have enclosed the report for the property inspection we conducted for you on Tuesday, May 23, 2017 at:

26875 Rancho Grande  
Laguna Niguel, CA 92677

Our report is designed to be clear, easy to understand, and helpful. Please take the time to review it carefully. If there is anything you would like us to explain, or if there is other information you would like, please feel free to e-mail or call us. We would be happy to answer any questions you may have.

Throughout the report, you'll find special symbols at the front of certain comments. Below are the symbols and their meanings:

-  = Safety concern, which could lead to hazards or injury.
-  = Potentially serious issue that we recommend be corrected
-  = Attention is drawn to these items for possible correction or evaluation
-  = Upgrade recommended, but may not be required

We thank you for the opportunity to be of service to you.

Sincerely,



Inspector, Scott Swickard  
InspectOC



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## Introduction

We have inspected the major structural components and mechanical systems for signs of significant non-performance, excessive or unusual wear and general state of repair. The following report is an overview of the conditions observed.

In the report, there may be specific references to areas and items that were inaccessible. We can make no representations regarding conditions that may be present but were concealed or inaccessible for review. With access and an opportunity for inspection, reportable conditions may be discovered. Inspection of the inaccessible areas will be performed upon arrangement and at additional cost after access is provided.

We do not review plans, permits, recall lists, and/or government or local municipality documents. Information regarding recalled appliances, fixtures and any other items in this property can be found on the Consumer Product Safety website. These items may be present but are not reviewed.

Our recommendations are not intended as criticisms of the building, but as professional opinions regarding conditions present. As a courtesy, the inspector may list items that they feel have priority in the Executive Summary portion of the report. Although the items listed in this section may be of higher priority in the opinion of the inspector, it is ultimately the client's responsibility to review the entire report. If the client has questions regarding any of the items listed, please contact the inspector for further consultation.

Lower priority conditions contained in the body of the report that are neglected may become higher priority conditions. Do not equate low cost with low priority. Cost should not be the primary motivation for performing repairs. All repair and upgrade recommendations are important and need attention.

This report is a "snapshot" of the property on the date of the inspection. The structure and all related components will continue to deteriorate/wear out with time and may not be in the same condition at the time of transfer.

Anywhere in the report that the inspector recommends further review, it is strongly recommended that this be done DURING THE INSPECTION CONTINGENCY PERIOD. Additional conditions may be found or recommendations made by a specialist that could affect your evaluation of the property.

By accepting this inspection report, you acknowledge that you have reviewed and are in agreement with all of the terms contained in the standard contract provided by the inspector who prepared this report.

## General Information

### General Information

#### **PROPERTY AGE & TYPE**

- The property was built in about 1986, reported size of 2736 sq ft
- The property inspected is a detached, Single Family home
- The front door or front of the home faces West. All references throughout the inspection report to "right side" or "left side" are referenced from the street or standing in front of the house

#### **SCOPE OF INSPECTION**

• We evaluate conditions, systems, or components, and report on their condition, which does not mean that they are ideal but that they are either functional or met a reasonable standard at a given point in time. We do take into consideration when a house was built and allow for the predictable deterioration that would occur through time, such as the cracks that appear in concrete and in the plaster around windows and doors, scuffed walls or woodwork, worn or squeaky floors, and stiff or stuck windows. Therefore, we tend to ignore insignificant and predictable defects, and do not annotate them, and particularly those that would be apparent to the average person or to someone without any construction experience. We are not authorized, nor have the expertise, to comment on termite, dry rot, fungus, or mold, but may alert you to its presence. Regardless, you should schedule any such specialized inspection, such as that for the presence of mold, with the appropriate specialist before the transfer.

A house and its components are complicated, and because of this and the limitations of an on-site review, we offer unlimited consultation and encourage you to ask questions. In fact, we encourage candid and forthright communication between all parties, because we believe that it is the only way to avoid stressful disputes and costly litigation.

Remember, we only summarized the report on-site and it is essential that you read all of it, and that any recommendations that we make for service or evaluation by specialists should be completed and documented well before transfer, because additional defects could be revealed by a specialist, or some upgrades recommended that could affect your evaluation of the property. Our service does not include any form of warranty or guarantee.

Thank you, Inspect OC  
Scott Swickard, Owner.

#### **PRESENT AT INSPECTION**

- Buyer
- Buyers Agent

#### **WEATHER DURING INSPECTION**

- Overcast but dry, temperature 60-65 degrees
- There has been recent measurable rainfall

### Site and Other Observations

#### **SITE AND OTHER OBSERVATIONS**

- If any part of this home has been recently painted inside and/or outside, recent paint can mask defects which would otherwise be visible during an inspection. Stains in ceilings or on walls which indicate possible roof leaks or other water intrusion can be covered by a fresh coat of paint. Only the owners or occupants of a property should have knowledge of any visible clues to such defects which might have been covered. We will point out visible evidence of damage, repairs or leaks which might be apparent from attic or other locations we inspect. While we strive to conduct a thorough property inspection, we cannot report on conditions that are not visible, or may have been intentionally masked
- Regardless of age, if the property has been renovated or remodeled, you should request documentation that would include permits, approvals and any warranties or guarantees that might be applicable. We do not approve of work that was completed without permits, and latent defects could exist

## Structure

– Structures are not uniform, and meet the standards at the time of construction. We describe and identify the type of foundation, floor, wall, ceiling and roof framing. If a slab foundation, we examine the visible stem walls that extend above grade. If a raised foundation, we will either enter the crawlspace to inspect the structural components, or indicate in what manner it was evaluated. Similarly, we identify the structure of walls and roof framing if visible. However, we are generalists and not specialists. Therefore, in the absence of any major defects, we may not recommend that you consult with a geotechnical engineer, but this should not deter you from seeking the opinion of any such expert

## Structure

### STRUCTURAL ELEMENTS

- The walls are conventionally framed with wooden studs
- The wall covering material is drywall
- The floor structure consists of a poured slab that could include reinforcing steel
- The ceiling structure consists of standard joists
- The roof structure consists of a prefabricated truss system

### METHOD OF EVALUATION

- We evaluated the slab foundation on the outside by examining the visible stem walls that project above the footing

## Slab-On-Grade

### SLAB-ON-GRADE FOUNDATION

• This residence has a slab foundation. Such foundations vary considerably from older ones that have no moisture barrier under them and no reinforcing steel within them to newer ones that have both. Our inspection of slab foundations conforms to industry standards, which is that of a generalist and not a specialist. We check the visible portion of the stem walls on the outside for any evidence of significant cracks or structural deformation, but we do not move furniture or lift carpeting and padding to look for cracks, and we do not use any of the specialized devices that are used to establish relative elevations and confirm differential movement. Significantly, many slabs are built or move out of level, but the average person may not become aware of this until there is a difference of more than one inch in twenty feet, which most authorities regard as being tolerable.

Many slabs are found to contain cracks when the carpet and padding are removed, including some that contour the edge and can be quite wide. They typically result from shrinkage and usually have little structural significance. However, there is no absolute standard for evaluating cracks, and those that are less than 1/4" and which exhibit no significant vertical or horizontal displacement are generally not regarded as being significant. They typically result from common shrinkage, but can also be caused by a deficient mixture of concrete, deterioration through time, seismic activity, adverse soil conditions, and poor drainage, and if they are not sealed they can allow moisture to enter a residence, and particularly if it is surcharged by a hill or slope, or if downspouts discharge adjacent to the slab. However, in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert

• The residence has a slab-on-grade foundation that has no visible or significant abnormalities. Due to the walls being sheathed or covered, we could not view or confirm the presence of foundation bolts. Bolting the frame to the stem walls of the foundation has been the practice in building for decades, and while methods have changed or been strengthened over the years, it is likely this home met the standards when built. However, due to the visual nature of this inspection, we cannot confirm this fact

### CRIPPLE WALL

- A slab foundation does not have cripple walls as a normal part of the structure

### WOOD SEPARATION

- In a slab foundation, there is no wood framing that would be near soil

## Exterior

— All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that might appear to be firm and solid can liquefy and become unstable during seismic activity. Also, there are soils that can expand to twice their volume with the influx of water and move structures with relative ease, raising and lowering them and fracturing slabs and other hard surfaces. In fact, expansive soils have accounted for more structural damage than most natural disasters. Water can be equally destructive, and can foster conditions that are deleterious to health. For this reason, the ideal property will have soils that slope away from the residence and the interior floors will be several inches higher than the exterior grade. Also, the residence will have roof gutters and downspouts that discharge into area drains with catch basins that carry water away to hard surfaces. If a property does not meet this ideal, or if any portion of the interior floor is below the exterior grade, we cannot endorse it and recommend that you consult with a grading and drainage contractor, even though there may not be any evidence of moisture intrusion. We have confirmed moisture intrusion in residences when it was raining that would not have been apparent otherwise. Also, in conjunction with the cellulose material found in most modern homes, moisture can facilitate the growth of biological organisms that can compromise wood framing or produce molds that are deleterious to health.

## Exterior

### EXTERIOR WALL TYPE

- The exterior walls are clad with stucco

### EXTERIOR WALL CONDITION

- The exterior wall cladding is in acceptable condition

**ATTN** • There are stress fractures in the stucco around the windows and doors that result from movement. These cracks are not generally serious unless they are large or displacement has taken place. Structures are designed to move, and sometimes more or less continuously. This can be from drying out of wood structures, or expansive soils which change from wet to dry seasons. Therefore, stress fractures can reappear after they have been repaired, and particularly if they have not been repaired correctly

### FASCIA AND TRIM

**CORR** • There is wood damage to portions of the fascia board and wood trim, noted mostly at wood window and door trim at the rear. Recommendation: We recommend repair and replacement as necessary, by a qualified specialist

### EXTERIOR DOORS

- The exterior doors are in acceptable condition

### WINDOWS

- The windows are single-glazed throughout the home
- The windows are in acceptable condition. However, in accordance with industry standards, we do not test every window in the house, and particularly if the house is furnished. We do test at least one unobstructed window in every bedroom for egress, to ensure that at least one facilitates an emergency escape or rescue point

## SCREENS

ATTN

- A few of the window screens are missing or damaged, and you may wish to have them repaired or replaced



## OUTDOOR LIGHTING

- The lights outside the doors of the residence are functional. However, we do not inspect or evaluate decorative or low-voltage lights. Also, many exterior light fixtures have timers, motion or daylight sensors installed. Operation of these lights is dependent upon proper lighting or time of day, and will not operate with the turn of a switch. We evaluate switched lights at each house entry point, but cannot test or operate sensor or timed lights. If these are installed, we presume they are functional under the right circumstances, and suggest that you check with the sellers to learn about their operation and ensure proper function

## OUTDOOR RECEPTACLES

- The receptacles that were tested are functional and include ground-fault protection

## Exterior Features

### SURFACE GRADE

- There is an adequate difference in elevation between the exterior grade and the interior floors that should ensure that moisture intrusion would not threaten the living space, but of course we cannot guarantee that

ATTN

- The residence is situated on a flat level pad surcharged with downhill slope at the rear. Such slopes will increase the chances for soil movement. Visual indications of such movement will be noted elsewhere, however, as we do not have the authority of a geo-technical engineer or structural specialist, you may wish to have a site evaluation

### DRAINAGE

- Drainage is facilitated by hard surfaces, area drains, and full or partial gutters. We did not observe any evidence of moisture threatening the living space

### WALKWAYS

- The hard surfaces, such as the walkways, patio slab, and others if present are in acceptable condition

- ATTN** • There are loose pavers or tile in the walkway or porch surfaces located at the front porch that could prove to be trip-hazards, and particularly for children or the elderly, which you may wish to evaluate for yourself. We recommend correction for safety



## DRIVEWAY

- The driveway is in acceptable condition

## YARD WALLS

- CORR** • The cinder block yard walls have stress fractures, open grout joints or loose and missing blocks. This can lead to falling blocks or caps, leading to injury. Recommendation: The wall should be serviced or repaired by a qualified masonry contractor



## FENCES & GATES

- The gate or gates are in acceptable condition

- CORR** • Sections of the wrought iron fence are deteriorated or rust damaged. This includes broken or rusted rails and connections. Recommendation: Evaluation and repair by a qualified specialist to secure and repair or replace the affected sections as necessary



## Irrigation

### IRRIGATION/SPRINKLER SYSTEM

- Evaluation of the sprinkler system is beyond the scope of this inspection. Because the actuators are under pressure, we will look for any evidence of damage or leakage, or obvious signs of broken heads or a system that has not been properly maintained. Conditions such as this will be noted if seen. As with all irrigation systems, the heads will need to be cleaned and adjusted and replaced from time to time
- The automatic sprinkler system appears to be PVC material. We recommend this system be verified to be functional by the current owners or by you at transfer, or that you have a gardener or landscaper test it and make adjustments or repairs as needed. Seasonal changes are a normal part of maintaining an irrigation system

### HOSE BIBS/FAUCETS

- The hose bibs or outside hose faucets tested are functional. However, we may not have located and tested every hose bib on the property

**ATTN** • The hose bibs observed do not all include anti-siphon valves. These valves are relatively inexpensive, are required by current standards to help prevent dangerous cross connection or back-flow of contaminated water into the potable water system of the house. We recommend the addition of these devices to all faucets

## Roof Covering

*– Our evaluation of roof coverings, components and drainage systems conforms to state or industry standards. During our inspection of the roof, we will access every roof in order to examine it, or we will indicate our inability to do so. Every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roofing material.*

*There are two basic roof types, pitched and flat. Pitched roofs are the most common, and the most dependable. They are variously pitched, and typically finished with composition shingles, concrete, composite, Spanish, or metal tiles that have a design-life of forty to fifty years. Flat or low slope roofs have a lesser pitch and a shorter design-life.*

*Some roofs may be layered, or have one roof installed over another, which is a common practice but one that is never recommended because it reduces the design-life of the new roof by several years. The most common cause of leakage results when roofs are not serviced, and foliage and other debris blocks the drainage channels.*

*What remains true of all roofs is that, whereas their condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings, or on the framing within attics, will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. We will examine every roof, evaluate it, and even attempt to approximate its age, but we will not predict its remaining life expectancy, nor guarantee that it will not leak. Naturally, the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you provide this information or ask about it. If concerned about the roof and its condition, we recommend that you obtain a roof certification from an established local roofing company*

## Concrete Roof

### CONCRETE TILE ROOF COVERING

• There are many types of concrete tile roofs. This includes flat or low-profile concrete that appears similar to wood shakes, either with or without wood-like textures. It also includes medium or high-profile tiles, which may resemble a Spanish-style roofing tile. The material may be solid concrete, or have added materials to make it more lightweight. Concrete tile roofs are among the most expensive and durable of all roofs, and are warranted by the manufacturer to last for forty years or more, but are usually only guaranteed against leaks by the installer from three to five years. Like other pitched roofs, they are not designed to be waterproof, only water resistant, and are dependant on the integrity of the waterproof membrane beneath them, which cannot be seen without removing the tiles, but which can be split by movement, deteriorated through time, or by ultra-violet contamination. Significantly, although there is some leeway in installation specifications, the type and quality of membranes that are installed can vary from one installer to another, and leaks do occur. The majority of leaks result when a roof has not been well maintained or kept clean, and we recommend servicing them annually. Fortunately, many of these roofs can be walked on without damaging the tiles, but it is important to tread carefully on the first third of each tile

### METHOD OF EVALUATION

• Because we elect not to walk tile surfaces of the roof there are sections that cannot be fully viewed from our vantage point. We may use a zoom lens or binoculars and may use a ladder when necessary to see areas, but an oblique view of the tiles, and from a distance may not uncover issues such as cracked, broken or displaced tiles, missing or improperly installed flashing. We report on any conditions noted with our visual inspection, including conditions seen in the attic, but our roof evaluation is not as comprehensive as a roofing contractor who will usually walk the surfaces and perform a more detailed specialist inspection. While we met the standards for a generalist home inspection, if you are concerned about the limited scope of our roof inspection, we recommend that you have a licensed, qualified roofing contractor perform a comprehensive roof inspection, and many will offer a certification or guarantee of leak-free performance for one to three years or longer

### ESTIMATED AGE

• The roof appears to be the same age as the residence, or thirty one years old  
• While the roof covering is designed to last forty years or more the underlayment is life-limiting. This building paper is generally designed to last twenty to twenty five years before deterioration can cause the underlayment to leak. The method of installation can vary, including the type of paper and number of layers, which can also affect the life of this roof. The underlayment cannot be directly viewed under the tile, and its condition cannot be known. We will report on any visible evidence of stains, leaks or obvious repairs

### ROOFING MATERIAL CONDITION

**CORR** • There are a number of displaced or broken tiles that have exposed the waterproof membrane. These areas will be subject to damage to the roof surface and potential leaks. Damage is noted at the front lower roof outside the bonus room, and missing tiles at the rear roof. Recommendation: Inspection of the exposed membrane, and repositioning or replacement of the missing and broken tiles as necessary, by a qualified roofing contractor



**CORR** • There is wood damage to the roof edge, under the eaves on the rear wood decking, indicating missing, broken tile, improper flashing or roof leaks at the edge. Recommendation: We recommend a licensed roofing contractor determine the reason for the damage, and repair the roof as necessary

## ROOF FLASHING

- The roof flashing are in acceptable condition

**ATTN** • Closed valleys, while common on concrete tile roofs, are not recommended by the tile manufacturers. Valleys consist of the joining of two different roof surfaces, terminating onto metal flashing designed to direct water down and off the roof. Closed valleys can trap debris, lead to blocking of proper draining, and possible roof leaks. With this type of installation, it is important to have the roof serviced on a regular basis, and to keep these valleys clear of debris to help prevent problems

## GUTTERS & ROOF DRAINAGE

- The gutters on the concrete tile roof appear to be in acceptable condition. However, without water in them it is difficult to judge whether they are correctly pitched to direct water into the downspouts, but they should function as they were intended

## Attic

*– In accordance with industry standards, we will not attempt to enter an attic that has less than thirty-six inches of headroom, is restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we will inspect the attic as best we can from the access point. In evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test its composition for a specific identification. Also, we do not move or disturb any portion of the insulation, which may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components*

## ACCESS

- The attic access is located in the upstairs hallway closet

**ATTN** • There is a small amount of rodent activity observed in the attic. We could not determine the age of this activity, but we recommend you have this condition corrected. Rodents and their droppings can be a health hazard



## FRAMING

- The visible portions of the framing are in acceptable condition, and would conform to the standards of the year in which they were constructed



## VENTILATION

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

## ELECTRICAL

- The electrical components that are visible within the attic appear to be in acceptable condition

## PLUMBING

- The plumbing vents are in acceptable condition

## HEAT VENTS

- The heat vents within the attic appear to be functional

## INSULATION

- The attic insulation material is fiberglass batt material with an approximate thickness of eight inches



## Plumbing

– We evaluate plumbing systems and their components in accordance with state or industry standards, which include testing for pressure and functional flow. Plumbing systems have common components but they are not uniform. In addition to fixtures, components typically consist of gas pipes, potable water pipes, drain and vent pipes, shut-off valves which we do not test, pressure regulators, pressure relief valves, and water-heating devices. The most dependable supply plumbing is copper or a newer plastic called PEX. Copper and PEX are not subject to the build-up of minerals or corrosion that can bond to an older style galvanized supply pipe, which gradually reduce the inner diameter and restrict water flow. Most homes with galvanized supply plumbing will be facing a repipe if not already done. Copper pipes also have recently come under fire for premature failure. See below.

Water pressure within pipes is commonly confused with water volume. While high water volume is desirable, high water pressure is not. In fact, whenever the street pressure in a tract exceeds 80 pounds per square inch (psi), a pressure regulator is required to reduce pressure to an acceptable level, usually 50-70 psi. However, regardless of the pressure, leaks will occur in any system, and particularly in ones with older galvanized pipes. This can be commonly caused when the regulator fails and high pressure begins to stress the washers and diaphragms within the various components.

Waste plumbing is equally varied, comprised of older pipes such as clay or cast iron, others that are made of a material like cardboard coated with tar, and modern plastic pipes referred to as ABS. Typically the condition of these pipes is directly related to their age. ABS pipe, for instance, is virtually impervious to deterioration. However, some ABS pipe is alleged to have manufacturing defects. Regardless, because most drainpipes are concealed, we can only infer their condition by observing the draw of drains. Nonetheless, blockages will occur at some point in the life in any system. Blockages in the waste lines, and particularly in a main sewer line, can be costly. It would be prudent to have a camera inspection of the main sewer line to rule out any hidden damage. Such an inspection also confirms that the home is connected to the public sewer system. This is important, as our inspection does not include such confirmation, and if a private septic system, all should be fully evaluated and certified with transfer

## Water Supply

### WATER VALVE LOCATION

- The main water shut-off valve is located inside the garage

### COPPER

- The residence is served by copper potable water pipes
- The copper water supply plumbing is in acceptable condition
- Copper supply plumbing has a potential for failure and leaking. Such leaks can lead to significant property damage, including mold. Leaks may occur inside walls, under the slab or other areas where the plumbing is present. Age of the supply plumbing is one indicator of the potential for leaking, but improper installation, sub-standard quality of the pipe used, water chemistry, water pressure, recirculating pumps if in use and total water usage all can contribute to the wear and potential for such leaks. Some areas of recent construction newer than ten years old have history of such leaking, and homes with copper that is over forty years old will also be vulnerable for leaks. However, without visible clues such as stains or damage to floors, walls and ceilings, or pooling water adjacent to the exterior foundation, a slab or plumbing leak may be present for a period of time without such evidence. If any visible stains or evidence are seen from water leaks, they are reported elsewhere, but you should consider the age of the home and its history to determine if further action is needed.

Repairs to slab leaks can include cutting through the slab and replacement of the damaged pipe, but this is not in my experience to be the best alternative due to the potential for another leak in the area from the same damaged pipes. Re-routing and abandonment of the affected pipes is often the best course of action.

If a home has experienced two or more plumbing or slab leaks, it is an indication there may be an inherent weakness or wear that could predict the possibility of additional leaks. If neighbors have been experiencing leaks, it may be a matter of time before your home will be affected. There are alternatives to help prevent further leaks and damage. The cost varies, but may be less than the potential damage from a leak that goes undetected for several weeks or longer. One option is to have a complete re-pipe of the home, either with new copper or another approved material such as PEX - a flexible plastic that is acceptable in most jurisdictions. Another option is to have the existing copper pipes re-lined with an epoxy coating, which can seal any small leaks and provide a permanent separation between the water and copper. Most companies that perform this epoxy lining offer a lifetime warranty against leaks. Re-piping will require cutting open walls and ceilings to run the plumbing, along with patching and painting of the affected interior and exterior areas. Re-lining usually does not require opening walls. Consultation with a licensed, qualified plumbing contractor about this potential or the options for repair is recommended

### PIPE INSULATION

- There are hot and cold water pipes running through unheated space, which should be insulated to guard against energy loss

## Waste/Drain

### DRAIN/WASTE/VENT

- The residence is served by ABS drain waste and vent pipes. This is a durable modern plastic that has been in use since the early to mid-sixties. Regardless, based on industry recommended water tests, the drainpipes are functional at this time, but only a camera inspection of the main drainpipe would confirm its actual condition

### DRAIN/WASTE/VENT PLUMBING

- We attempt to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a camera inspection of the main line would confirm its actual condition. However, you can be sure that blockages will occur, usually relative in severity to the age of the system, and will range from minor ones in the branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main line. The minor ones are easily cleared, either by chemical means or by removing and cleaning the traps. However, if tree roots grow into the main drain that connects the house to the public sewer, repairs could become expensive and might include replacing the entire main line. For these reasons, we recommend that you ask for or provide history of any drainage problems, or you may wish to have the main waste line camera inspected
- Based on industry recommended water tests, the drainpipes are functional at this time. However, only a camera inspection of the main drainpipe would confirm its actual condition

## Faucets/Fixtures

### FAUCETS AND FIXTURES

• Angle stops are the valves that are located below the sinks and toilets throughout a home. We do not turn angle stops as part of the inspection, as doing so, particularly with older compression style valves, and particularly "one-piece" valves with the connectors permanently attached, they are prone to leaking or freezing and breaking. Newer quarter-turn angle-stops are more durable and less prone to leaking when operated after long periods of non-use. Where older valves are present, or when corrosion is present on existing angle-stop valves, we recommend you have a licensed plumbing contractor replace all angle stops throughout the home with newer ball valves to facilitate operation of these valves whenever needed

**ATTN** • There is a new requirement that homes must comply with certain low-flow rates for water conservation and energy. This includes low-flow toilets, sink faucets, including kitchen and bathrooms, and shower heads. Our inspection does not include measuring flow rates or confirming each toilet is a low flow model. As a homeowner or seller, you should be aware of this law, and take steps necessary to confirm compliance, as this is beyond our scope

## Gas

### GAS MAIN

• You should be aware that gas leaks are not uncommon, particularly underground ones, and that they can be difficult to detect without the use of sophisticated instruments, which is why natural gas is odorized in the manufacturing process. Therefore, we recommend that you review recent gas bills, to establish a norm and thereby be alerted to any potential leak

• The gas main shut-off is located in the left side yard



• There is no wrench at the gas shut-off valve to facilitate an emergency shut-off, and inasmuch as such tools are relatively inexpensive we recommend that you buy one and leave it in-place on the valve

### GAS SEISMIC VALVE

**UPG** • The gas main does not have an automatic seismic shut-off valve. This inexpensive device is required in some jurisdictions, and is a recommended upgrade for safety

### GAS PIPES

• The visible portions of the gas pipes appear to be in acceptable condition

## Water Heater - Gas

### GAS WATER HEATER

• There are a wide variety of residential gas water heaters that range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak. So it is always wise to have them installed over a drain pan, and preferably one plumbed to the exterior. Also, they can be dangerous if they are not seismically secured and equipped with either a pressure/temperature relief valve and discharge pipe plumbed to the exterior, or a Watts 210 gas shut-off valve

### AGE, SIZE, LOCATION

• The gas water heater is a twelve year old, 50 gallon, GE brand located in the garage

**ATTN** • The gas water heater is at or beyond the end of its expected useful life of eight to twelve years. For this reason, it will be more prone to leaks, or failure. Popping or banging noises are common at this age during burner operation, and indicate a build-up of sediment in the tank. This reduces the efficiency and available hot water in the tank. We recommend it be monitored closely, and if any signs of leaking are noted, it be replaced as soon as possible to prevent moisture or water damage. It would also be prudent to maintain a home protection warranty to help cover the cost of a replacement, which will be likely in the near future



### WATER HEATER ELECTRICAL

**ATTN** • There is a newer requirement for bonding, which is a wire connection between the hot and cold water plumbing-if metal or conductive-along with a bond or connection to the gas plumbing. This is usually located at the water heater. This connection is not present. We recommend this simple feature be added to meet current standards for electrical safety by a qualified specialist as an upgrade

### WATER HEATER PLATFORM

• Water heaters located in a garage are required to be mounted on a raised platform which puts the burner at least 18 inches above the garage floor. This is to help prevent flash fires that might occur from a spilled flammable liquid or vapors within the garage. Additionally, the platform is required to be protected from inadvertent vehicle damage by the placement of one or more Bollard posts. These posts would help to stop a rolling vehicle and prevent damage to the water heater components and a possible gas leak

• The water heater platform is functional and shows no signs of moisture damage

### COMBUSTION CHAMBER

• The water heater has a sealed combustion chamber. We view it through the sight glass if available and accessible, but do not remove panels to access the inside. Unless otherwise noted, no reportable conditions were found

### **GAS VALVE/CONNECTOR**

**ATTN** • There is no sediment trap installed on the gas line at the water heater. This manufacturer required device catches debris or sediment that can otherwise clog the gas orifice, leading to a potential hazardous condition. Lack of a sediment trap can void a warranty. We recommend the installation of a proper sediment trap as required by a qualified plumber

### **SHUT-OFF VALVE & CONNECTORS**

• The shut-off valve and water connectors on the water heater appear functional. However, we do not test or turn the valve, due to the potential for damage to the valve or causing leaks

### **VENT PIPE AND CAP**

• The vent pipe and cap on the gas water heater are functional

### **DRAIN VALVE**

• The drain valve of the gas water heater is in place and presumed to be functional. However, we do not open or test these valves

### **PRESSURE RELIEF VALVE**

• The water heater is equipped with a mandated temperature pressure relief or TPR valve. Opening or testing of this valve is beyond the scope of this inspection. Simply opening this valve can cause debris to cause it to stick open, and lead to it leaking

### **DRIP PAN**

**ATTN** • The water heater is equipped with a drip pan, which is designed to minimize water damage from a leak, but does not have a drain pipe to the garage floor or exterior. We recommend you consider adding this feature to minimize the possibility of damage, and the tank be monitored for signs of a leak

### **COMBUSTION AIR**

• The water heater has appropriate combustion-air or vents

### **SEISMIC STRAPS**

• The water heater is seismically secured

## **Electrical**

*– We evaluate electrical systems in accordance with state or industry standards, which includes identifying the type and capacity of the service, evaluating panels, overload conductors, wires, panel grounds and a representative number of switches and receptacles. However, there is a wide variety of electrical systems, with an equally wide variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety as newer systems. Regardless, we are not specialists and we do not perform load calculations to determine if the system meets the demands of the household. Therefore, it is essential that any service recommendations or upgrades that we make should be completed by qualified, licensed electrical specialists, because a specialist could reveal additional deficiencies or recommend further upgrades*

## Main Panel

### SERVICE EQUIPMENT & PANEL

- Common national safety standards require electrical panels to be weatherproof, readily accessible, and have a minimum of thirty-six inches of clear space in front of them for service. Also, they should have a main disconnect, and each circuit within the panel should be clearly labeled. Industry standards only require us to test a representative number of accessible switches, receptacles, and light fixtures. However, we attempt to test every one that is unobstructed, but if a residence is furnished we will obviously not be able to test each one
- The residence is served by a 200 amp, 120/240 volt main electrical service panel, located at the left side yard



### SERVICE ENTRANCE

- The main conductor lines are underground, or part of a lateral service entrance. This is characteristic of modern electrical services but, inasmuch as the service lines are underground and cannot be seen, they are not evaluated as part of our service

### MAIN PANEL

- The main panel and its components have no visible deficiencies

### PANEL COVERS

- The exterior and interior covers for the main electrical panel are in acceptable condition

- ATTN** • There are voids or open knockouts in the interior cover of the main electrical panel. These can lead to injury from contact with the components inside, or critters entering and causing damage. We recommend the insertion of proper covers or plugs as necessary



### ELECTRICAL WIRING

- The home appears to be wired with copper wiring for the branch circuits that we were able to observe at the main panel. This type of wiring is the industry standard, and has been found to be the preferred material for this use
- The residence is wired with a three-wire non-metallic cable commonly known as Romex

- The visible portions of the wiring in the electrical panel or panels have no visible deficiencies



## CIRCUIT BREAKERS

- There are no visible deficiencies with the circuit breakers in the main electrical panel

## GROUNDING SYSTEM

- The main electrical panel is double grounded to the metal in the slab and to a water pipe. The connections for grounding are often not visible and we are unable to verify this. This is the currently recommended method for grounding, and was common when this home was built. The grounding connection to the re-bar, usually located near the main panel, should be checked periodically to ensure it has a tight and unbroken connection. If the house has been re-piped, a licensed electrician should verify that the ground to the water pipes has not been violated with abandoned pipe or non-metallic pipe or fittings

## SWITCHES, RECEPTACLES, LIGHTING

- There is one or more ceiling fan installed in the home. Ceiling fans are heavier than standard light fixtures and require special mounting for safety. Original plastic electrical boxes are not sufficient to hold the weight of the fan, and if it were to fail, could cause injury. Because the mounting hardware for these fans is hidden, we are not able to determine if proper support was installed. It would be prudent to ask about the installation of the fan or fans, if not original construction, or open the ceiling mounting hardware to inspect the type of box and hardware present

- ATTN** • There is one or more loose receptacle or wall switch, noted in the living room. This can lead to loose connections, sparking or other hazards. We recommend proper securing of all affected receptacles by a qualified electrician

- ATTN** • There is one or more missing cover plate on receptacles or wall switches, noted in the living room. This can lead to exposed connections and injury. We recommend installation of covers as necessary



## ALARM SYSTEM

• There is an alarm system installed in this home. We are not qualified to test or evaluate this system, or determine if it is functional. We recommend that you contact the alarm company for an evaluation and service call, to determine if it is operational. Most companies will perform this service in exchange for signing on for monthly monitoring of the system. Repairs may be necessary to make this system operational



## Heat/Air Cond

– We evaluate heating, or heating and air conditioning systems, commonly referred to as HVAC systems, in accordance with our Standards of Practice. This includes identifying and testing the components. There is a wide variety of HVAC systems, ranging from newer high-efficiency units, and older low efficiency systems. Many factors influence the performance of a system, including climate, but other factors such as size of the home, number of stories, orientation to the sun, type and color of roof covering, the ventilation system, and the thermal value of insulation and window glazing. This is why our contract specifically disclaims any responsibility for the overall efficiency of the system, because only a specialist can credibly do so.

You should also be aware that we do not evaluate or endorse any heating device that utilizes fossil fuels and is not vented. The presence or use of these within a residence commonly indicates the inadequacy of the primary heating device or its distribution. However, any fuel burning appliance that is unvented is potentially hazardous. Such appliances include open flames or heated elements, which are capable of igniting combustible materials. Also, even the most modern of these appliances can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injuries and even death.

We attempt to identify and test every component, but we do not attempt to determine tonnage or efficiency rating of such appliances. We do not dismantle any portion of the system, other than the normal user accessible panels. We do not evaluate the concealed components, including the heat exchanger, firebox, electronic air filters, humidifiers, and powered in-line duct dampers. Similarly, we do not check every register throughout the home, at which the airflow may well be uneven and which will decrease proportionate to its distance from the blower fan on the furnace. However, airflow and the efficiency of any system can be compromised by poor maintenance, such as the filters not being changed regularly, which will contaminate components within the systems. Regardless, the owner or occupants of the property are often the best judges of how well a system works, and it is always a good idea to request or provide documentation about its maintenance history and whether its performance is satisfactory.

Most systems have a design life of twenty years, but if the system is more than ten years old, or if poor maintenance is suspected, it would be wise to schedule a comprehensive service that includes cleaning motors, fans, ducts and coils. This service can help identify hidden safety concerns or even dangerous conditions that may exist but may not be visible or discovered with our inspection. We recommend changing filters every two to three months, and having biannual maintenance service to help prolong its life. We perform a conscientious evaluation of heating and air conditioning components, but we are not specialists. Therefore, it is imperative that any recommendations that we make for service or a second opinion be completed by licensed specialists, who may reveal additional defects, or recommend further upgrades. Our inspection service does not include any form of warranty or guarantee

## Heating & Air Cond

### FORCED AIR-GAS SPLIT SYS

• Central heat and air-conditioning are provided by a gas-fueled, split-system, consisting of a seventeen year old, Carrier brand furnace with an evaporator coil that is located in the attic, and a fifteen year old, Armstrong condensing coil that is located in the right side yard

- ATTN** • This split-system is not original, and you should request documentation that could include a warranty and guarantee and confirm that it was installed by a specialist and to current standards

## GAS FURNACE

- The gas furnace is functional



## ELEC DISCONNECT

- UPG** • The electrical disconnect for this furnace is simply an appliance plug into a receptacle. Current requirements are to have a switched disconnect which permits removing power without removing the plug. However, while an upgrade is suggested, it may not be a requirement in all jurisdictions

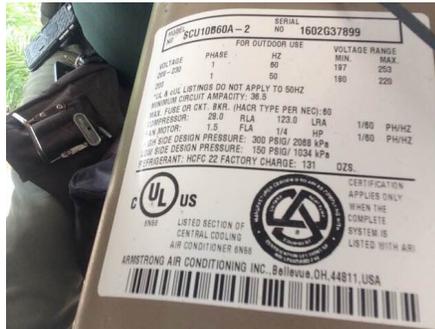
## FURNACE VENT

- The furnace vent pipe is functional



## CONDENSING UNIT/COIL

- The condensing unit responded to the thermostat and is functional



## REFRIGERANT LINES

**ATTN** • You should be aware that a portion of the refrigerant lines, from the condensing coil to the evaporator coil, pass below grade without a sleeve. This indicates a likely relocation of the coil, and is not recommended by the manufacturers. The underground and unprotected lines can lead to a slight energy loss, increase the possibility of corrosion, leaking or damage to the lines, and make any repairs that could become necessary more difficult. You may wish to have a specialist comment further



## SERVICE DISCONNECT

• The electrical disconnect at the condensing coil is functional



**ATTN** • The service disconnect is located directly above the coil. This is generally not recommended, as the disconnect should be accessible without reaching over the coil for safety. You may wish to have a specialist comment about this condition, or have it corrected



**ATTN** • The electrical conduit at the service disconnect is required to be attached to the wall within 12 inches of the box. This is to help prevent damage to the connection, and potential electrical hazards. We recommend the installation of proper wire restraint as necessary

## THERMOSTAT

• The thermostat for this system is located in the hallway

## REGISTERS

- The registers are functional

## FLEXIBLE PLASTIC

- The supply ducts are a modern, flexible type, comprised of a dark-gray, plastic, outer sleeve and a clear inner liner that encapsulates fiberglass insulation, and are in acceptable condition



- The supply ducts are a modern, flexible type, comprised of a light-gray, plastic, outer sleeve and a clear inner liner that encapsulates fiberglass insulation, and those that were visible to us are in working order. However, the outer sleeve has been found to be susceptible to ultra-violet contamination, which causes the outer sleeve to deteriorate, and we recommend they should be monitored



## Fireplace

– We evaluate fireplaces, chimneys and components in accordance with our Standards of Practice. There is a wide variety of fireplaces and even wider variety of installed components that comprise them. However, there are three basic types, including masonry, pre-fabricated metal referred to as factory built, and pre-cast concrete manufactured fireplaces. Single-walled metal fireplaces should not be confused with factory built metal fireplaces and are rarely found in residential use. Masonry, factory built and pre-cast concrete fireplaces are commonplace. However, significant areas of all fireplaces cannot be adequately viewed during a field inspection. This was documented by the Chimney Safety Institute of America, who reported in 1992: "The inner reaches of a flue are relatively inaccessible, and it should not be expected that the distant oblique view from the top or bottom is adequate to fully document damage even with a strong light." Therefore, because our inspection of fireplaces is limited to those areas that can be viewed without dismantling any portion of them, and does not include the use of special equipment, we cannot guarantee their integrity and recommend a full Level 2 evaluation including a camera inspection by a qualified fireplace specialists part of this investigation

## Living Room

### FIREPLACE TYPE

• There are a wide variety of pre-fabricated chimneys, which are constructed on site with approved components. We perform a competent inspection of them, but we are not specialists, and our inspection of them is limited to those areas that can be viewed without dismantling any portion of them, and we cannot guarantee that any particular component is the one stipulated for use by the manufacturer. For instance, experience has taught us that many prefabricated chimneys have been fitted with architectural shrouds that are not approved by the manufacturer, and which can inhibit drafting and convectional cooling. Therefore, you may wish to have a specialist evaluate the chimney before transfer of ownership

### EXTERIOR STRUCTURE

• The chimney stack or walls appear to be in acceptable condition

### FLASHING

• The chimney flashing are not fully visible but appear to be in acceptable condition

### TERMINATION

• The termination of factory built fireplaces includes the upper assembly designed to permit drafting, seal the fireplaces to shed rainwater and thereby prevent moisture from deteriorating the chimney. While a full view is not possible, the visible components appear complete

### FLUE

• The portions of the flue that are visible appear to be in acceptable condition



**ATTN** • A complete view of the fireplace and chimney flue is not possible. Because of the potential dangers of fireplaces, it is recommended by the NFPA 211 Standards, (National Fire Protection Association, ) that a Level II Inspection be conducted whenever there is a transfer in ownership. Our inspection does not constitute a Level II fireplace inspection, as it is beyond our scope of services. We recommend you contact a fireplace inspector who is qualified in NFPA Standards to conduct a Level II inspection. For more information, you can go to [www.NFPA.org](http://www.NFPA.org), or [www.fireplaceinspections.com](http://www.fireplaceinspections.com)

## **FIREPLACE**

- The fireplace is in acceptable condition



## **DAMPER**

- The fireplace damper is functional, and has a damper stop as required for the ornamental log set

## **ORNAMENTAL GAS LOGS**

- The ornamental gas log fire is functional. We turn on the gas and listen or smell for gas flow, but do not light the appliance

## **GLASS DOORS**

- The fireplace glass doors are functional

## **HEARTH EXTENSION**

- The hearth extension is in acceptable condition

## **MANTLE**

- The fireplace mantle is in acceptable condition

## **Family Room**

## **EXTERIOR STRUCTURE**

- The chimney stack or walls appear to be in acceptable condition

## **FLUE**

- The portions of the flue that are visible appear to be in acceptable condition



## FIREPLACE

- The fireplace is in acceptable condition



## DAMPER

- The fireplace damper is functional, and has a damper stop as required for the ornamental log set

## ORNAMENTAL GAS LOGS

- The ornamental gas log fire is functional. We turn on the gas and listen or smell for gas flow, but do not light the appliance

## GLASS DOORS

- The fireplace glass doors are functional

## HEARTH EXTENSION

- The hearth extension is in acceptable condition

## MANTLE

- The fireplace mantle is in acceptable condition

## Interior

– In accordance with our Standards of Practice, the inspection of the interior living space includes the visually accessible areas of the walls, floors, ceilings, cabinets and closets, and includes the testing of a representative number of windows, doors, switches and receptacles. However, we do not evaluate window treatments, move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall or plasterboard. These cracks are the consequence of movement, such as wood shrinkage, common settling or seismic activity. The cracks will often reappear if they are not repaired correctly. Such cracks can become the subject of disputes, and are therefore best evaluated by a geologist or structural engineer.

Similarly, there are a number of environmental pollutants that can contaminate a home, such as asbestos, carbon monoxide, radon and a variety of molds and fungi that require specialized testing equipment or laboratory analysis to confirm its presence. Such testing or use of specialized equipment is beyond the scope of this inspection. There is a host of lesser contaminants, such as that from moisture penetrating cracks under the floor covering in slab floors, as well as odors from household pets and cigarette smoke that can permeate walls, carpets, heating and air conditioning ducts and other surfaces. These odors can be difficult to eradicate, however, inasmuch as the sense of smell adjusts rapidly and the sensitivity to such odors is not uniform, we recommend you make this determination for yourself. If you or any member of your family suffer from allergies or asthma, it would be beneficial to schedule whatever remedial cleaning or services that may be deemed necessary.

– Moisture is a perennial problem, of which you should be aware. It involves a host of interrelated factors, and can be unpredictable, intermittent, or constant. When moisture intrusion is not self evident, it can be inferred by musty odors, peeling paint or plaster, efflorescence, or salt crystal formations, rust on metal components, and wood rot. However, condensation and humidity can produce similar conditions if the temperature in an area is not maintained above the dew point. Regardless, if the interior floors are at the same elevation or lower than the exterior grade we could not rule out the potential for moisture

*intrusion and would not endorse any such areas. Nevertheless, if such conditions do exist, or if you or any member of your family are sensitive to allergens, you should schedule a specialist inspection.*  
*– If the residence is furnished, in accordance with our Standards of Practice we only inspect those surfaces that are exposed and readily accessible. We do not move furniture, lift carpets or remove or rearrange items within closets and cabinets*

## Environmental

### ENVIRONMENTAL CONSIDERATIONS

**ATTN** • Domestic animals occupy the residence, which can have an adverse affect on air quality, and could require extensive cleaning of finished surfaces, air-ducts, etc. We will not comment further, but please read the disclaimer at the beginning of this section

## Entry

### ENTRY

**ATTN** • The front doorbell is missing, incomplete, or does not work. We recommend service as necessary to restore operation of the doorbell

### ENTRY DOOR

• The entry door is in acceptable condition

### ENTRY FLOOR

- The entry floor covering is Tile
- The entry flooring has no reportable conditions

### WALLS AND CEILING

• The entry walls and ceiling are in acceptable condition

### LIGHTS

• The lights in the area of the entry are in acceptable condition

## Living Room

### LIVING ROOM

• The living room is located off the entry



## FLOOR

- The Living Room floor covering is Hardwood or engineered wood
- The floor covering in the living room is in acceptable condition

## WALLS AND CEILING

- The walls and ceiling in the living room are in acceptable condition

## WINDOWS

- The accessible window or windows in the Living Room were tested and are functional

## RECEPTACLES

- The receptacles in the living room that were tested are functional

## Dining Room

### DINING ROOM

- The dining room is located at the right rear



## FLOOR

- The floor covering is Hardwood or engineered wood
- ATTN** • The floor covering has wear that is commensurate with its age

## WALLS AND CEILING

- The walls and ceiling are in acceptable condition

## WINDOWS

- CORR**
- One or more window frame is loose or separated from the glass. This can lead to air, water and noise intrusion, and can cause injury from the exposed sharp glass edge. Recommendation: The window should be serviced to restore its integrity and seal by a qualified specialist



## LIGHTS

- The lights were tested and are functional

## RECEPTACLES

- The receptacles that were tested are functional

## Family Room

### FAMILY ROOM

- The family room is located at the left rear



## DOORS

- CORR**
- The exterior door trim or threshold is damaged. Conditions noted include softness and repair on the base. Recommendation: Service as necessary by a qualified specialist to repair or replace the door



## FLOOR

- The floor covering is Hardwood or engineered wood
-  • The floor covering has wear that is commensurate with its age

## WALLS AND CEILING

- The walls and ceiling are in acceptable condition

## WINDOWS

- The accessible window or windows were tested and are functional

## LIGHTS

- The lights were tested and are functional

## RECEPTACLES

- The receptacles that were tested are functional

## BAR SINK

- The bar sink was tested and is functional

## Office

### OFFICE

- The office is located downstairs

### DOORS

- The interior door or doors are in acceptable condition

### FLOOR

- The floor covering is Hardwood or engineered wood
- The floor covering is in acceptable condition

### WALLS AND CEILING

- The walls and ceiling are in acceptable condition

### WINDOWS

-  • Furnishings prevent the testing of any of the windows in this room, which should be confirmed to be functional

### LIGHTS

- The lights were tested and are functional

### RECEPTACLES

- The receptacles that were tested are functional

## Bonus Room

### BONUS ROOM

- The bonus room is located upstairs to the front

### DOORS

- The interior door or doors are in acceptable condition

### FLOOR

- The floor covering is Carpet
- The floor covering is in acceptable condition

### WALLS AND CEILING

- The walls and ceiling are in acceptable condition

### WINDOWS

- The accessible window or windows were tested and are functional

### LIGHTS

- The lights were tested and are functional

### RECEPTACLES

- The receptacles that were tested are functional

## Bedrooms

*– Our inspection of bedrooms is in accordance of the Standards of Practice, and includes the visually accessible areas of walls, floors, cabinets, closets and includes the testing of a representative number of windows and doors, switches and receptacles. We evaluate windows to ensure that they meet light and ventilation requirements, and at least one facilitates an emergency escape or rescue point for egress. We do not evaluate window coverings, move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic wear or deficiencies*

## Master Bedroom / Upstairs Rear

### DOORS

- The interior bedroom doors are functional

### FLOOR

- The bedroom floor is carpet
- The bedroom floor has no significant wear or damage

### WALLS AND CEILING

- The bedroom walls and ceiling have no significant or reportable conditions

## WINDOWS

- The accessible window or windows in the bedroom were tested and are functional

## CLOSETS

- The bedroom closet or closets and its components are functional

## LIGHTS

- The bedroom lights are functional

## RECEPTACLES

- The bedroom receptacles that were tested are functional

## SMOKE ALARMS

-  • There are no smoke alarms in the bedrooms. While these may not have been required to be installed in bedrooms at the time of construction, they are now required. Recommendation: Installation of alarms in all bedrooms for safety

## Bedroom 2 / Next To Master Bedroom

### LOCATION

- We have evaluated the bedroom in compliance with our standards of practice, and found it to be in acceptable condition

### WINDOWS

- The accessible window or windows in the bedroom were tested and are functional

## Bedroom 3 / Upstairs Left Side

### LOCATION

- We have evaluated the bedroom in compliance with our standards of practice, and found it to be in acceptable condition

### WINDOWS

- The accessible window or windows in the bedroom were tested and are functional

## Bathrooms

– Our evaluation of bathrooms conforms to our standards of practice. We do not comment on cosmetic deficiencies, and we do not evaluate window treatments, steam showers and saunas, nor do we leak-test shower pans. Our primary focus is functional flow of fixtures and faucets, functional drainage, and to look for any evidence of water leaks or water damage

## Master Bath

### BATH SIZE/LOCATION

- The bathroom is a full bath

## DOORS

- The interior bathroom door or doors are functional

## FLOORS

- The bathroom has tile floor covering installed
- The bathroom floor covering is in acceptable condition

## WALLS AND CEILING

- The bathroom walls and ceiling have no significant or reportable conditions

## WINDOWS

- The bathroom window or windows that were tested are functional

## CABINETS

- ATTN** • The bathroom cabinets have wear or typical damage commensurate with age and use

## COUNTERTOP

- The bathroom sink countertop is functional

## SINK AND FAUCET

- ATTN** • The enamel on steel bathroom sink has signs of corrosion around the drain and/or overflow opening. This is an indication the the sink is nearing the end of its life, which is not as durable as porcelain material. Further corrosion can lead to sharp edges and injury, and leaking underneath at the drain overflow raceway. If concerned, we recommend you consider replacement of the sink



## VALVES AND CONNECTORS

- There is corrosion on the valves or fittings under the sink. This usually indicates a past leak in the area that has sealed itself, but can easily start leaking again by cleaning or disturbing the valve or connections. We did not detect any active leaks at this time, but the area should be monitored closely, and if leaks are noted, they should be corrected by a licensed plumbing contractor

## TRAP AND DRAIN

- The bathroom sink traps and drains are in acceptable condition

## TUB

- The bathtub was tested and is functional

## STALL SHOWER

**ATTN** • There are cracked tiles or open grout joints in the stall shower area. While they appear to be firmly attached to the wall, there will be increased possibility of water intrusion and damage. We recommend the cracks be sealed and monitored as necessary



## TOILET

**CORR** • The toilet is loose at the floor. This can lead to water intrusion and damage. Recommendation: We recommend a licensed plumbing contractor remove the toilet, visually inspect the floor and flange area for damage, and reseal the fixture with a new wax ring

**CORR** • The flapper valve in the toilet tank sticks, which causes the toilet to free-flow. This can lead to wasted water, and if the toilet clogs, can allow water to flow onto the floor without stopping. Recommendation: The toilet components should be serviced by a qualified specialist

## LIGHTS

• The bathroom lights are functional

## RECEPTACLES

• The bathroom receptacle or receptacles are functional and include ground-fault protection

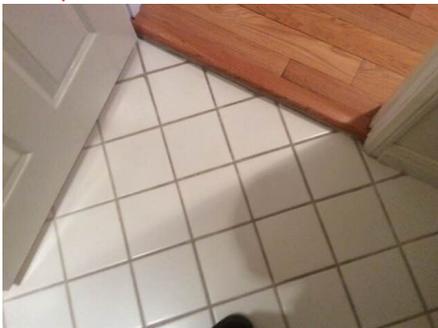
## Guest Bath 1 / Downstairs

### BATH SIZE/LOCATION

• The bathroom is a three-quarter size

## DOORS

**CORR** • The interior bathroom entry door hits the floor, which prevents proper operation, it does not close and could lead to entrapment. Recommendation: The door or flooring needs to be adjusted, shaved or trimmed, to open and close easily



## FLOORS

- The bathroom has tile floor covering installed
- The bathroom floor covering is in acceptable condition

## WALLS AND CEILING

- The bathroom walls and ceiling have no significant or reportable conditions

## SINK AND FAUCET

- The bathroom sink and its components are functional
- The bathroom is serviced by a pedestal sink. While attractive, these sinks have unique safety characteristics which we believe it is important for you to know. First, they must be properly secured to the wall. As they are top-heavy, there is a danger of tipping or falling if not properly secured. Second, they are not as strong as a cabinet-mounted sink. For this reason, sitting on a pedestal sink can cause it to break or fall and lead to damage and injury. We recommend you check the security of the sink periodically

## VALVES AND CONNECTORS

- The valves and connectors under the sink or sinks are in acceptable condition
- There is corrosion on the valves or fittings under the sink. This usually indicates a past leak in the area that has sealed itself, but can easily start leaking again by cleaning or disturbing the valve or connections. We did not detect any active leaks at this time, but the area should be monitored closely, and if leaks are noted, they should be corrected by a licensed plumbing contractor

## TRAP AND DRAIN

- The bathroom sink trap and drain are in acceptable condition

## STALL SHOWER

- The stall shower is functional

## STEAM SHOWER

- CORR** • The steam shower is damaged, incomplete or not functional. There is no power to the controller, and it could not be activated. The pan under the steam unit in the garage is full of water, indicating a water leak from the heat exchanger or water connections. Recommendation: Service or replacement as necessary by a qualified specialist to restore operation of the steam shower. I unplugged and turned the water valve off to help prevent further leaking and damage



## TOILET

- CORR** • The toilet is loose at the floor. This can lead to water intrusion and damage. Recommendation: We recommend a licensed plumbing contractor remove the toilet, visually inspect the floor and flange area for damage, and reseal the fixture with a new wax ring

#### EXHAUST FAN

- The bathroom exhaust fan is functional

#### LIGHTS

- The bathroom lights are functional

#### RECEPTACLES

- The bathroom receptacle or receptacles are functional and include ground-fault protection

### Upstairs Hall Bath

#### BATH SIZE/LOCATION

- The bathroom is a full bath

#### DOORS

- The interior bathroom door or doors are functional

#### FLOORS

- The bathroom has tile floor covering installed
- The bathroom floor covering is in acceptable condition

#### WALLS AND CEILING

- CORR** • The wall is moisture damaged adjacent to the tub. This is not uncommon, typically caused by water splashing out from the enclosure or curtain. However, continued exposure to water can lead to significant damage. Recommendation: The wall be repaired, and the enclosure serviced to help prevent such water splash-out



#### WINDOWS

- The bathroom window or windows that were tested are functional

#### CABINETS

- The bathroom cabinets are functional and in acceptable condition

#### COUNTERTOP

- The bathroom sink countertop is functional

### SINK AND FAUCET

- The bathroom sinks and components are functional

### VALVES AND CONNECTORS

- There is corrosion on the valves or fittings under the sink. This usually indicates a past leak in the area that has sealed itself, but can easily start leaking again by cleaning or disturbing the valve or connections. We did not detect any active leaks at this time, but the area should be monitored closely, and if leaks are noted, they should be corrected by a licensed plumbing contractor

### TRAP AND DRAIN

- The bathroom sink traps and drains are in acceptable condition

### TUB/SHOWER

- ATTN** • The tub-shower enclosure needs to be cleaned and caulked, to forestall moisture damage



- CORR** • The hand sprayer in the tub-shower leaks. this can lead to water intrusion and damage. Recommendation: Service as necessary to correct this condition



### TOILET

- The toilet is functional

### LIGHTS

- The bathroom lights are functional

### RECEPTACLES

- The bathroom receptacle or receptacles are functional and include ground-fault protection

## Common

– Common areas include the Kitchen, Hallways, Stairways, Laundry and Garages. In accordance with our Standards of Practice, we test built-in kitchen appliances for their functionality, but cannot evaluate them for their performance nor the variety of settings or cycles. However, if they are older than ten years, they may well exhibit decreased efficiency. Inspection of the following items is beyond the scope of this inspection, although we may comment on selected appliances: free-standing appliances, refrigerators, trash-compactors, built-in toasters, coffee makers, can openers, blenders, instant hot water dispensers, water filters or purifiers, indoor or outdoor barbecue grills, rotisseries, timers, clocks, thermostats or self-cleaning features of ovens. We also cannot fully evaluate concealed countertop lighting, which is convenient but often installed after original construction and may be powered by extension cords, exposed wiring or ungrounded circuits.

– In the Laundry, we do not test clothes dryers, nor washing machines and their water connections and drainpipes. However, you should be aware that water supply to washing machines is usually left on, and their hoses can leak or burst under pressure and continue to flow. Therefore, we recommend using modern braided stainless steel type water hoses that are more dependable.

## Kitchen

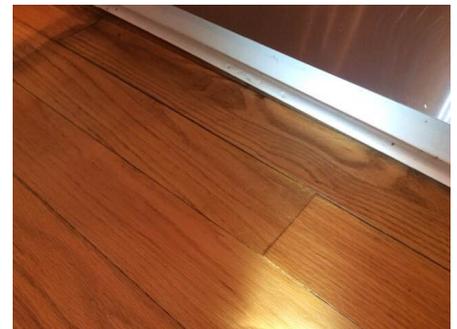
### KITCHEN FLOOR

- The floor in the kitchen is hardwood or engineered wood

**ATTN** • The floor in the kitchen has cosmetic damage, which you may wish to evaluate for yourself



**CORR** • The hardwood floor in the kitchen is cupped, or moisture damaged, noted mostly in front of the dishwasher. Cupping occurs when the hardwood absorbs excessive moisture on the underside, which causes the expansion that results in cupping. If moisture is entering the floor under the hardwood, it may be from a slab leak, improper moisture barrier under the floor, or another condition that we cannot visually confirm. Recommendation: Further evaluation to determine the cause of this damage, and repair or replacement of the floor as necessary by qualified specialists



### KITCHEN WALLS & CEILING

- The walls and ceiling in the kitchen are acceptable

## KITCHEN CABINETS

- ATTN** • The kitchen cabinets have typical, cosmetic damage, or that which is commensurate with their age

## COUNTERTOP

- The kitchen countertop is granite or natural stone slab

- ATTN** • A separation between the kitchen counter top and the backsplash should be grouted or caulked to forestall moisture intrusion

- CORR** • There is one or more crack in the granite, noted around the kitchen sink. This indicates improper installation or lack of support for the heavy slab. Recommendation: The countertop should be serviced or replaced as necessary by a qualified specialist



## KITCHEN SINK

- The kitchen sink is cast iron

## KITCHEN FAUCET

- CORR** • The kitchen faucet is loose at its sink mounting. This can lead to water intrusion and damage to the cabinet below. Recommendation: The faucet should be properly sealed and secured as necessary

## VALVES & CONNECTORS

- ATTN** • There is corrosion on the valves or fittings under the sink. This usually indicates a past leak in the area that has sealed itself, but can easily start leaking again by cleaning or disturbing the valve or connections. We did not detect any active leaks at this time, but the area should be monitored closely, and if leaks are noted, they should be corrected by a licensed plumbing contractor

## TRAP & DRAIN

- CORR** • The drain lines below the kitchen sink have temporary or amateur repairs. We noted sealant on the trap connection, and signs of leaking, which can lead to improper or unsafe draining, or can lead to leaking and damage. Recommendation: Service as necessary to restore proper drain engineering and connections, by a licensed, qualified plumbing contractor



## GARBAGE DISPOSAL

- The garbage disposal is functional

## GAS COOK TOP

- ATTN** • The gas cook top is functional but at or beyond its expected life. It should not be expected to last indefinitely, and repairs may not be prudent

## BUILT-IN ELECTRIC OVEN

- The built-in electrical oven is in the mid-range of its design life and functional. It was neither calibrated or tested for its performance

## DISHWASHER

- ATTN** • The dishwasher drain hose from the anti-siphon valve to the disposer has a loop or low spot. This hose should drain directly to help prevent clogging of this hose or sour odors emitting from the disposal. We recommend re-routing or correcting this condition



- SFTY** • The dishwasher is not securely mounted in the cabinet. This can lead to tipping, damage or injury. Recommendation: The unit be properly secured into the cabinet as required for safety

- CORR** • Pooling water was found on the kitchen floor during operation of the dishwasher. This indicates a leak in a supply or drain line, or from the door seal on this appliance. Water damage is possible, and this appliance should not be used. Recommendation: Repair or replacement of this appliance by a qualified specialist



### EXHAUST FAN/DOWNDRAFT

- The kitchen downdraft exhaust fan is functional



### BUILT-IN MICROWAVE

- The built-in microwave is newer and functional but we did not test it for leakage, which would require a specialized instrument

### LIGHTS

- The lights in the kitchen are functional

### RECEPTACLES

- UPG** • All of the countertop receptacles in the kitchen should be upgraded to have ground fault protection, which is mandated by current standards and is an important safety feature

## Breakfast

### FLOORING

- The hardwood or engineered wood floor in the breakfast nook has no significant defects

### WALLS AND CEILING

- ATTN** • There is a patch or repair in the breakfast area ceiling. We cannot determine the reason for this repair, but recommend that you ask the current owners about this to rule out recent water leaking or other potential damage



### WINDOWS

- The window or windows in the breakfast nook are functional

### CABINETS

- The cabinets in the breakfast nook are in acceptable condition

## LIGHTS

- The lights in the breakfast nook are functional, and do not need service at this time

## RECEPTACLES

- The receptacles in the breakfast room that were tested are functional

## Hallway

### FLOOR

- The carpet floor in the hallway does not have any significant defects

- ATTN** • The floor in the hallway has wear or damage that is commensurate with its age



- ATTN** • There are audible sub-floor squeaks or creaking on the upstairs hallway floor, or at other points on the second floor. These are generally not structurally threatening, and can result when the sub-floor separates slightly from the floor joists and then rubs up and down on the nails that hold it in place. However, if these noises are annoying, you could have the carpet removed so that the nails can be reset, but it would be even better to have the offending portions of the sub-floor screwed back in place, instead of being nailed

- ATTN** • The floor in the hallway is out of level, which may be due to installation over different floor finishes. This is noted mostly in the hall bath. We are unable to determine the reason for this condition. If this is a concern to you, we recommend consulting a flooring specialist about causes and possible corrections



- CORR** • The hardwood floor in the hallway has cupping and damage, noted between the laundry and downstairs guest bath.  
Recommendation: Evaluation and service to repair this damage, by a qualified flooring specialist



### WALLS AND CEILING

- The walls and ceiling in the hallway are in acceptable condition

### CLOSETS

- The closet or closets in the hallway are in acceptable condition

### LIGHTS

- The lights in the hallway are functional

### RECEPTACLES

- The receptacles in the hallway that were tested are functional

### SMOKE ALARMS

- There are two or more smoke alarms installed in the hallways in the home

**UPG** • Recent testing and findings on smoke alarms indicate significant potential dangers with ionization-type smoke alarms, which are present in over 90% of homes. This type alarm has been purported to be less reliable than photoelectric smoke alarms, particularly with slow-building smoldering fires. We recommend, along with endorsements from both CREIA and ASHI, the two oldest and most established Inspector Associations, that you have all ionization-type smoke alarms replaced with Photo-Electric models for improved safety

### CO ALARMS

**SFTY** • New requirements are now in effect requiring the installation of Carbon Monoxide Detectors on each level. There is one present upstairs but not downstairs. Recommendation: Regardless of the law, we recommend installation of one or more of these devices on each floor for safety



## Stairs

### STAIR FINISH FLOORING

- The finish floor on the stairs and landing have no significant defects

### WALLS AND CEILING

- The walls and ceiling in the area of the stairs are in acceptable condition

### STAIR RAILS

- UPG** • The balusters in the stair rails are more than four-inches apart and are not child safe. Therefore, you may wish to add a protective barrier

### STAIRWAY LIGHTS

- The lights in the area of the stairs and landing are functional

## Laundry

### LAUNDRY DOORS

- The interior door or doors in the laundry room are functional
- The exterior door or doors to the laundry room are functional

### LAUNDRY FLOOR

- The tile floor in the laundry room has no significant defects

### WALLS AND CEILING

- The walls and ceiling in the laundry room are in acceptable condition

### LAUNDRY CABINETS

- The cabinets in the laundry room are functional

### EXHAUST FAN

- The exhaust fan in the laundry room is functional

### LAUNDRY SINK & FAUCET

- ATTN** • The laundry sink is full of personal items. It cannot be tested for operation, drainage or leak-free operation. We recommend this sink be tested or demonstrated once cleared of items



### **VALVES AND CONNECTORS**

- The valves and connectors at the laundry appear functional. However, because they are not in daily use they typically become stiff or frozen. We do not turn these valves due to the potential for this action causing leaks

### **GAS VALVE & CONNECTOR**

- The gas line is in use with a properly fitted shut-off valve and presumed to be working

### **240V RECEPTACLE**

- The 240 volt receptacle for the dryer is present but not in use and was not tested

### **DRYER VENT**

- The dryer vent terminates to the exterior. Due to the potential for lint build up and fire hazards, this vent should be cleaned and serviced on a regular basis

### **LIGHTS**

- The lights in the laundry room are functional, and do not need service at this time

### **RECEPTACLES**

- The receptacles in the laundry room that were tested are functional

## **Garage**

### **GARAGE**

- It is common for moisture to penetrate garages, because their slabs are on-grade. Evidence of this is typically apparent in the form of efflorescence, or salt crystal formations, that result when moisture penetrates the sidewalls or the slab. This is also quite common if a garage is below grade, and some sidewalls are even cored to relieve the pressure that can build up behind them, and which actually promotes drainage through the garage. Also, if there is living space above the garage, it will be seismically vulnerable. Ideally, the columns and beams around the garage door will be made of structural steel, but in many residences these components are made of wood but could include some structural accessories, such as post-straps and hold-downs, and plywood shear paneling. Regardless, we are not engineers, and recommend that you read about this in a booklet that should have been given to you by the realtors, and you may wish to discuss this further with a structural engineer. Garage door openings are not standard, and you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles

- There is a three car garage with a single and two car aluminum roll up doors installed

- The garage is directly accessible from the house

### **SLAB**

- The garage slab is in acceptable condition. Small cracks are common and result as a consequence of the curing process, seismic activity, common settling, or the presence expansive soils, but are not structurally threatening. Also, you may notice some salt crystal formations that are activated by moisture penetrating the slab

- The garage is too full to permit a clear view of the slab and other components



## WALLS & CEILING

- The walls and ceiling in the garage are sheathed and in acceptable condition

## VENTILATION

- There are ventilation ports present in the garage. These are required if there are gas appliances present, and recommended for safety

## FIREWALL

- The firewall in the garage is functional

## ENTRY DOOR

- The house entry door is solid core, or fire-rated, and self-closes in conformance with fire-safety regulations

**SFTY** • The entry door from the garage into the house is not self-closing and is required to be, to maintain the necessary firewall separation between a garage and living quarters. Recommendation: Service or adjustment as necessary to restore self-closing function of the door as required

## SIDE DOOR

- The side door is functional

**ATTN** • There is no threshold or weatherproofing installed at the base of the side garage door. While this may have been built in this condition, this can permit water and rodent intrusion into the garage, where damage can occur. We recommend the installation of a proper threshold and weatherstripping at this door to help prevent this occurrence



## GARAGE DOOR & HARDWARE

- The main garage door is functional

**ATTN** • The single garage door and its hardware could not be tested because it is blocked by furnishings or personal items. We recommend the door and its components be tested or demonstrated by the sellers, or evaluated by a qualified door specialist

## AUTOMATIC OPENER

- The garage door opener is operational, and has a functioning safety auto-reverse mechanism. Some door openers will reverse when the door strikes an object or encounters resistance. Other openers have light sensors along the floor of the garage which, if the light beam is broken, will cause the closing door to reverse. Some openers have both safety features built-in. This important safety feature should be tested periodically to make sure the settings are not too strong, and the reverse feature is working as the manufacturer indicates it should

## LIGHTS

- The lights in the garage are functional, and do not need service at this time

## RECEPTACLES

- The garage receptacle(s) is ground-fault protected and controlled from a remote location. This is typically a bathroom or breaker in the panel, but we do not necessarily trip all upstream receptacles and verify that all power has been removed. Testing of these receptacles regularly is recommended

## CENTRAL VACUUM

- This home is equipped with a central vacuum system. It is beyond the scope of this inspection to determine the adequacy of the system, or its ability to vacuum debris. We suggest verification of adequacy and demonstration by seller, and the availability of the hose and other attachment accessories, prior to transfer
- The central vacuum motor only was tested and was found to be operational



## Pool/Spa

— Pools and spas do leak. This may become apparent from secondary evidence during our inspection, but the owner or the occupant of a property would be aware that the water level drops regularly and must be topped off, and this should be disclosed. Unusually high water bills could reveal this, but only a pressure test of the pipes, a dye test of cracks, or a geophone test of specific areas would confirm it, and any such specialized test is beyond the scope of our service. Therefore, you should ask the sellers to guarantee that the pool or spa does not leak, request to review the water bills for a twelve month period, or obtain comprehensive insurance to cover such an eventuality.

— Barrier Safety: Fencing and pool/spa barriers are important safety requirements for maintaining a child-proof separation between the pool/spa and adjacent play yards, the interior of the house, and the street or public areas adjacent to the pool yard. Too many lives of young children are lost each year to unprotected pools or unsupervised children in or around homes with pools and spas. Spa enclosures are not necessarily uniform. However, we recommend that any pool/spa property should have a minimum fifty-four inch enclosure, measured on the side facing away from the water, and that all access gates should self-close and include a latch at fifty-four inches. Ideally, all such gates should open away from the pool/spa so that a child cannot simply push them open if they should happen to be unlatched. However, standards in some jurisdictions are even more stringent, and require that the doors on residences be equipped with an automatic alarm. Nevertheless, it would be prudent for you to review the pool/spa safety regulations in this community, and to conform to that standard or to whatever personal standard suits your needs.

— Electrical Safety Warning: A visual inspection of the pool electrical systems can turn up obvious dangerous electrical conditions. However, electrical systems that visually appear satisfactory can still be unsafe. Checking the wiring, junction boxes, lights and other electrical components with specialized instrumentation is the only accurate way to determine if your

electrical system is safe. A voltage gradient test can detect existing dangerous and/or corrosive electrical conditions in the water. Because of the potential dangers involved with this system, and the fact that these tests are beyond the scope of this limited visual inspection, we recommend you have a licensed electrician who is experienced in pool electrical systems perform these tests before transfer of ownership. Electrical standards governing pools vary, and have changed significantly through time. Regardless, because of the dangers inherent in the proximity of water to electricity, we recommend that all metal equipment in the vicinity of the pool, including fences and post straps, be bonded and that pool and spa lights should not be used unless they are confirmed to have operational ground-fault circuit interrupt (GFCI) protection.

— Pool Service: If the current owner has a pool service company maintaining the pool, we recommend maintaining this same service after transfer for at least a transition period. This service company is likely to have records about past repairs, cleaning of the filter, and should be able to help maintain proper water chemistry and pool cleanliness. Any repairs, if needed, may be able to be performed by this company if they are licensed or qualified. If a pool is neglected or mis-managed, even for a short period, significant damage can occur to the interior pool surfaces, and the equipment.

## Pool and Spa

### POOL AND SPA

- This home has an in-ground pool and spa constructed of concrete or gunnite

### BARRIERS

- SFTY** • The gate or gates that gives pool access does not fully comply with safety standards. Any gate that gives pool or spa access is required to self-close and include a latch at fifty-four inches, and should open away from the pool or spa, so that a toddler could not simply push open an unlatched gate. Further, there are newer requirements for door and window alarms that help alert the homeowner if a toddler were to exit the home. Recommendation: We recommend compliance with all safety requirements for gates, barriers and alarms



### INTERIOR

- The pool finish is colored or dark plaster. Dark plaster will start to show stains sooner than white or light plaster. These stains do not indicate damage, and are generally considered cosmetic in nature. Plaster surfaces generally last ten years if chemical balance is maintained. The interior finish of pools and spas rarely remains perfect, and particularly on pools with colored plasters, and certainly if the chemical balance of the water is not properly maintained. Also, calcium and other minerals will have a tendency to leech through the material and mar the finish. Chipped plaster, pock-marks and surface cracking indicate age and wear, and that it is time to consider re-finishing

- The pool and spa are reasonably level, as is evident from the water line on the tiles



- ATTN** • The pool plaster is colored and mottled by calcium and other minerals leeching through to the surface, which is not uncommon with dark finishes. You may wish to discuss this condition with a pool contractor to determine if correction is warranted



## DECK & EXTERIOR SURFACES

- The pool deck is stone, pavers or tile
- The pool/spa deck or decks have no significant cracks or separations in the surface. Small cracks in concrete are to be expected, and without uplifts, significant separation or loose sections, are considered to be in acceptable condition

## TILE

- There is tile present at the water line of the pool/spa. Tile is to help make cleaning of the hard water scale deposits easier, and retain the finish

- ATTN** • There is moderate to heavy scaling, or a build-up of minerals on the pool and spa tiles. This is caused by hard water deposits, and can be avoided by regular tile cleaning. Once accumulated, it becomes more difficult to remove. We recommend cleaning or bead blasting, which can help to remove the scale. However, this process does remove some of the tile's luster

## SKIMMER

- The skimmer consists of one or more surface collection boxes. This skimmer has a leaf basket to trap floating debris and leaves, preventing them from clogging the return lines and permits removal of the basket and debris

- The skimmer box and its cover are functional



## SUCTION COVERS

- There are either two suction line covers in the spa, or one that is an anti-entrapment type. These are designed to help prevent entrapment by holding a swimmer against the cover or pulling hair into the suction lines. However installation standards continue to change, and some covers may still represent a hazard



## LIGHTS

- SFTY** • Neither the pool or the spa light responded to the switch or controller. Recommendation: The lights should be serviced by a qualified pool specialist and confirmed to have functional GFCI protection

## PUMPS AND MOTORS

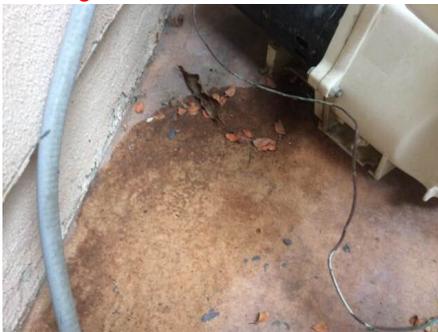
- Pool pump motors have a design life of between five and ten years, but can be expected to become noisy over time, and may fail prematurely if not maintained, exposed to exterior moisture and corrosion, or if operated dry
- The pool motor is newer and functional, of a type with a metal casing



- The spa motor is newer and functional, of a type with a metal casing



- CORR** • There is a leak at the impeller housing of the spa boost pump motor. This indicates a loose or broken connection or housing. Recommendation: Service as necessary by a qualified pool specialist to restore leak-free operation



### SUPPLY LINES/VALVES

- ATTN** • There is a salt water system installed for this pool and spa for chlorination of this water. The full evaluation of the water chemistry is beyond our scope



- ATTN**
- There is an error message on the salt chlorination system indicating one or more faulty condition. This includes check salt and inspect cell, which may indicate a lack of recent maintenance. We recommend this condition be corrected by the pool service personnel for water chemistry and proper chlorination



### **AUTOMATIC POOL CLEANER**

- There is no separate cleaning system installed for this pool and spa, other than the circulation of the water through the pump and filter. Debris that collects in the bottom of this pool will require manual brushing or vacuuming to remove it and prevent staining of the plaster

### **FILTER**

- The pool/spa filter is a Diatomaceous Earth or DE type filter
- The filter backwash drain is located at the front entry and discharges into the sewer system as required. This is the location for the drain when the diatomaceous earth filter is cleaned by backwashing it. We do not backwash or test this drain, as it is beyond the scope of this inspection



- ATTN**
- The drain for the filter backwash is required to have an air-gap of at least two inches above the flood rim of the drain. The discharge pipe enters the drain, and could cause a backflow condition. We recommend correction of this condition for safety and protection of the potable water supply



### **HEATER**

- The pool/spa heater is fueled by natural gas

- The pool-spa heater is five years old, and is functional. However, it should be kept clean and serviced seasonally



- CORR** • There is water leaking from under the heater housing. This may be a drain plug or a more significant leak from the heat exchanger, as the water connections to this heater appear to be dry. Recommendation: The source of this water located and repairs made by a qualified pool contractor



## TIMERS/CONTROLLERS

- The pool/spa has an electronic control panel. This automated system allows custom and remote operation of pump filtration timing, heater, lights, water features and accessory operation, including optional features such as yard lighting. Due to the variety of such controllers, we operate all components from the outside panel using "Service" mode. This permits operation of all features that are installed, and does not change any programming that is present



- ATTN** • The remote or spa-side controller is not tested as a part of this inspection. The low voltage connections or air-type switches are prone to loose connections, corrosion, switch failure, and some, particularly the older ones, do not have durability for long-lasting operation. Further, some of these controllers can be over-ridden by other switches or timers, rendering them temporarily non-functional, and some of the features or switches are often not connected or installed. Because of the variety of these controllers and the potential for believing they are not functional when they are, we recommend you have the current owners or a pool specialist confirm the operation of such devices



### **ELECTRICAL COMPONENTS**

- Bonding is required to reduce voltage gradients between metal components. All metal components, including pump motors, filters, heater, and metal fencing is required to be connected to a common bonding wire for safety. Often, these connections are hidden behind vegetation, or even underground. While continuity is not tested or confirmed as part of this inspection, we will note any missing or disconnected wires
- Bonding wires noted present and connected in the pool equipment area

## Conclusion

### **CONCLUSION**

Congratulations on the purchase of your new home!

Because we never know who will be occupying or visiting a property, whether it be children or the elderly, we ask you to consider following these general safety recommendations: install smoke and carbon monoxide detectors; identifying all escape and rescue ports; rehearse an emergency evacuation of the home; upgrade older electrical systems by at least adding ground-fault outlets; never service any electrical equipment without first disconnecting its power source; safety-film all non-tempered glass; ensure that every elevated window and the railings of stairs, landings, balconies, and decks are child-safe, meaning that barriers are in place or that the distance between the rails is not wider than three inches; regulate the temperature of water heaters to prevent scalding; make sure that goods that contain caustic or poisonous compounds, such as bleach, drain cleaners, and nail polish removers be stored where small children cannot reach them; ensure that all garage doors are well balanced and have a safety device, particularly if they are the heavy wooden type; remove any double-cylinder deadbolts from exterior doors; and consider installing child-safe locks or alarms on the exterior doors of all pool or spa properties.

We are proud of our service, and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, and opened every window and door, or identified every minor defect. Also because we are not specialists or because our inspection is essentially visual, latent defects could exist. Therefore, you should not regard our inspection as conferring a guarantee or warranty. It does not. It is simply a report on the general condition of a particular property at a given point in time. Furthermore, as a homeowner, you should expect problems to occur. Roofs will leak, drain lines will become blocked, and components and systems will fail without warning. For these reasons, you should take into consideration the age of the house and its components and keep a comprehensive insurance policy current. If you have been provided with a home protection policy, read it carefully. Such policies may only cover insignificant costs, such as that of roofer service, and the representatives of some insurance companies may deny coverage on the grounds that a given condition was preexisting or not covered because of a code violation or manufacture's defect. Therefore, you should read such policies very carefully, and depend upon our company for any consultation that you may need.

Thank you for taking the time to read this report, and call us if you have any questions or observations whatsoever. We are always attempting to improve the quality of our service and our report, and we will continue to adhere to the highest standards of the industry and to treat everyone with kindness, courtesy, and respect.

Thank you.

Inspect OC