



(949) 565-5904
rsm inspections.com

Confidential Inspection Report

LOCATED AT: 123 Creia Street
Rancho Santa Margarita, CA 92688

PREPARED EXCLUSIVELY FOR: I.M. Homebuyer

INSPECTED ON: Tuesday, May 22, 2018



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CERTIFIED CREIA INSPECTOR



Tuesday, May 22, 2018
I.M. Homebuyer
123 Creia Street
Rancho Santa Margarita, CA 92688

Dear I.M. Homebuyer,

I have enclosed the report for the property inspection I conducted for you on Tuesday, May 22, 2018 at:

123 Creia Street
Rancho Santa Margarita, CA 92688

My 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 me to explain, or if there is other information you would like, please feel free to call me. I would be happy to answer any questions you may have.

I 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. I 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.

I 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.

My recommendations are not intended as criticisms of the building, but as professional opinions regarding conditions present. It is ultimately your responsibility to review the entire report. If you have questions regarding any of the items listed, please contact me for further consultation.

Lower priority conditions contained in 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 close of escrow.

Anywhere in the report that I recommend further review, it is strongly recommended that this be done **PRIOR TO THE END OF THE CONTINGENCY PERIOD**. Anytime I direct you to the services of a third party (plumber, electrician, roofer...), This third party should always be a

competent, licensed contractor. This contractor should be able to provide you with a warranty and a receipt for his work. This report is not intended for use by anyone other than the client named herein. No other persons should rely upon the information in this report. Client agrees to indemnify, defend and hold inspector harmless from any third party claims arising out of client's unauthorized distribution of the inspection report.

Often, following my advice will result in improved performance and/or extended life of the component(s) in question. In listing these items, I am 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, I recommend consultation with your Real Estate Professional for further advice.

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



= Hazardous condition that should be corrected as soon as possible.



= Issue that warrants your attention.



= Potential to be costly

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

Sincerely,

A handwritten signature in black ink, appearing to be "Bill Bryan".

Inspector, Bill Bryan
RSM Inspections



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General Information

General Information

REFERENCE

1: - For the purpose of this inspection, all locations are referenced as you are standing in front of the building, facing the building.



2: - This symbol means: "Hazardous condition that should be corrected as soon as possible"



3: - This symbol means: "Issue that warrants your attention."

INSPECTION DETAILS

4: - 60-70°.

5: - Raining.

PROPERTY TYPE

6: - This is a single family residence that was built around {Year Built}, is approximately {Age} years old and is approximately {Square Footage} sft.

7: - Two-story home.

8: - Built-in, 4-car, garage.

INSPECTION TIME

9: - 9:15 to 1:30.

PRESENT FOR THE INSPECTION:

10: - Buyers.

11: - Buyers Agent.

12: - Seller.

OCCUPANCY

13: - This property was occupied and furnished. Heavy volume of personal and household items observed. Access to some items such as: electrical receptacles, windows, wall/floor surfaces, closets and cabinet interiors were restricted by furniture or personal belongings at this time. Any such items are excluded from this inspection report.

UTILITIES

14: - Utilities were on at the time of inspection (Gas, Water, Electricity).

SCOPE OF INSPECTION

15: - This inspection is for the buyer in a real estate transaction.

I evaluate conditions, systems, or components, and report on their condition.

National, State and Local building codes contain a number of requirements for construction. However, these codes are not retroactive. Thus, once a building is built, the building owner generally does not have an obligation to comply with subsequent revisions to the building code, absent a significant renovation or change in use. I perform a home inspection based on the latest building standards. When I call out a defect or safety upgrade, it is based on these standards and not those at time of construction. There is no requirement for the seller to repair or upgrade any item (except for smoke alarms, carbon monoxide detectors, and water heater strapping). In fact, many times when I make a recommendation for upgrades, the seller will bring in a licensed specialist that will state the item met the building codes at time of construction.

I 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, worn or squeaky floors, and stiff or stuck windows. Therefore, I tend to ignore insignificant and predictable defects, and do not always annotate them, and particularly those that would be apparent to the average person or to someone without any construction experience. I am not authorized, nor have the expertise, to comment on termite, dry rot, fungus, or mold, but may alert you to its possible presence. Regardless, you should schedule any such specialized inspection, for example, for the presence of termites, with the appropriate specialist before the end of your contingency period. That is not my concern. My concern is that you, my client, has information on the latest standards, and can make an informed decision on whether you want those items repaired as part of the purchase and sales agreement, or you will have them repaired after the sale. It does not change my recommendation that the item should be repaired, replaced or upgraded. A house and its components are complicated, and because of this and the limitations of an on-site review, I offer unlimited consultation and encourage you to ask questions. In fact, I encourage candid and forthright communication between all parties, because I believe that it is the only way to avoid stressful disputes and costly litigation. Remember, I only summarized the report on-site and it is essential that you read all of it, and that any recommendations that I 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.

I followed the California Real Estate Inspection Association (CREIA) Standard Of Practice to conduct this inspection.

Thank you, Bill Bryan, Owner, RSM Inspections

SELLER QUESTIONS

16: - Seller was home when I arrived. I asked the seller my standard series of seller questions. The seller responded:

17: - There were no hidden switches or compartments.

18: - That there were no leaks.

19: - That everything works.

20: - That I can turn everything on.

21: - That I can go everywhere.

GENERAL OBSERVATIONS

22: - All or part of this home may have been recently painted inside and/or outside. While common in preparation to place a house on the market, this also can mask defects which would otherwise be visible during my inspection. Stains on 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. I will point out visible evidence of damage, repairs or leaks which might be apparent from all locations I inspect. While I strive to conduct a thorough property inspection, I cannot report on conditions that are not visible, or may have been intentionally or unintentionally masked.

23: - A portion of this property has been renovated or remodeled. Therefore, you should request documentation that would include permits and any warranties or guarantees that might be applicable, because I do not approve of, or tacitly endorse, any work that was completed without permits, and latent defects could exist.

24: - Although not always required, I always recommend a termite inspection by a structural pest control operator. A termite inspection looks for wood destroying pests and organisms. I am not a pest control operator. If I see damaged or deteriorating wood, I will refer you to the termite report. If there is no termite report, again, I recommend you get one.

Structure

BUILDING STRUCTURE

25: - Roof structure is conventionally framed with wood members. The ceiling structure is conventionally framed with standard wood joists and the wall structure is conventionally framed with wooden studs.

Foundation

SLAB-ON-GRADE

26: - Slab 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. My inspection of slab foundations conforms to industry standards, which is that of a generalist and not a specialist. I check the visible portion of the stem walls on the outside for any evidence of significant cracks or structural deformation, but I do not move furniture or lift carpeting and padding to look for cracks, and I 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 1" in 20', 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, I may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. As this is a slab foundation, there is no man made insulation associated with this type of foundation. I could only see a very small sample of the foundation slab (visible edges of the foundation side wall, from the exterior of the house). There were no visible cracks. Due to the walls being sheathed or covered, I could not view or confirm the presence of anchor 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, I cannot confirm this fact. I could not see any wood framing to soil contact. Always maintain at least 6" of space (where practical) between the wood framing and the soil below. This will deny an entrance for moisture or insects.

27: - Floor structure consists of a poured slab with post tension steel.

Grounds

Inspection of the exterior and immediate surrounding areas is limited to visible and readily accessible areas, areas hidden from view by vegetation, at or below grade level and/or behind walls cannot be inspected and are not part of this inspection - taking into account typical wear for properties at this age and type (excluding cosmetic considerations). Grading and drainage are probably the most significant aspects of the property, simply because of the direct and indirect damage moisture can have on structures. More damage has resulted from moisture and expansive soils than from natural disasters. Also, there should be gutters and downspouts with splash blocks that discharge away from the foundation. In the past, I have discovered evidence of moisture intrusion inside structures when it was raining that would not have been apparent otherwise. In addition, I recommend downspouts do not

terminate over paved areas such as walks or driveways, as they can contribute to fall hazards.

GRADING

28: - House is located on a "cut & fill" lot. House is situated on what appears to be a level pad, there is an uphill slope on one side of the house and a downhill slope on another. As geological evaluations are beyond the scope of this report, you are advised to consult a geo-technical engineer, if concerned.


29: - The soil in this area is considered "expansive" because it expands and contracts with variations in moisture content. This may, in turn, cause movement in the support structure. Walkways, driveways and patios usually have numerous cracks due to this expansive soil. Settlement cracks at the corners of doors and windows are also a common event in this area.

DRAINAGE


30: - Plants along the perimeter of the house. This is a defect in design. Watering these plants keeps moisture against the siding. If you opt to keep the plants next to the house, ensure this area has a means to drain excess water away from the house.

31: - Property is served by area drains. The visible drains appear to be in acceptable condition. Sometimes drains become covered with debris, I cannot comment on covered drains. Water testing of area drains is beyond the scope of this inspection, and because it is impossible for me to see inside them, the seller should guarantee that the drains are functional, or they should be flushed through to the street before the end of your contingency period. Surface water carries minerals and silt that is deposited inside the pipes and hardens in the summer months to the consistency of wet concrete, which can impede drainage and require the pipes to be cleared by a roter service. Recommend you replace any broken drain covers.


WALKWAY

 **32:** - Trip hazard on walkway. The cover is broken on the utility box. Recommend repair or replacement by a the utility company.



 **33:** - Some minor cracks. Recommend you fill these cracks to prevent water from getting underneath the surface. If these cracks still bother you, I recommend further repair or replacement by a general contractor.

VEGETATION

 **34:** - Tree limbs within 10' of roof should be trimmed away to provide air and sunlight to roof. This will not only extend the life of your roof but, also deny access to your roof to unwanted critters.

GATES

35: - Damaged gate observed. Recommend repair or replacement for enhanced security of your property, by a general contractor.



YARD WALLS

36: - Loose top blocks observed. Blocks could fall off and injure someone. This is a safety concern. Recommend repair or replacement by a general contractor.



GAS BBQ GRILL

37: - Natural gas barbecue grill located in the yard. Full evaluation of this unit and its accessories is beyond my scope. I do inspect the visible gas line for safety purposes.

38: - Gas valve appears to be functional and is properly located within 6' of the grill.

TIMER

39: - Rusty timer box. Further deterioration could cause an electrical failure and create a shock hazard. Recommend repair or replacement by an electrical contractor.



ADDITIONAL OUTDOOR ITEMS

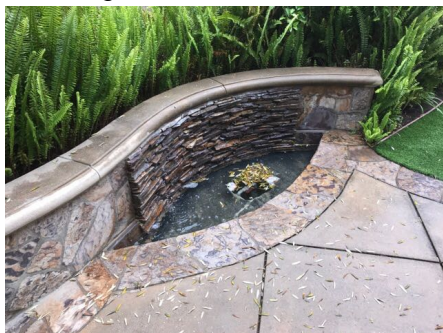
40: - Underground lawn irrigation sprinkler system noted; as 95% of this system is below ground, it is beyond the scope of this inspection. Ask seller to demonstrate at final walk through. The seller can tell you the current watering schedule.

41: - Decorative or low-voltage lights present; beyond the scope of the inspection.

42: - Speaker system present outdoors, beyond the scope of this inspection. Recommend you seek advice of a specialist in evaluating this system before use and I also recommend that you have the seller provide the instructions for programming or show you how to operate.

43: - TV present, beyond the scope of this inspection. Recommend you seek advice of a specialist in evaluating this system before use and I also recommend that you have the seller provide the instructions for programming or show you how to operate.

44: - Water feature present, beyond the scope of this inspection. Recommend you seek advice of a specialist in evaluating this system before use and I also recommend that you have the seller provide the instructions for programming or show you how to operate. I also recommend filling the basin with river rocks to prevent a drowning hazard.



Exterior

Exterior

SIDING

45: - Siding is clad predominantly with stucco.

46: - Satellite dish attached to siding. The structural and functional integrity of the stucco can be compromised when additional structural, mechanical, or utility systems are attached to them with screws, bolts, etc. Recommend having the satellite dish moved and caulking the empty holes to prevent the intrusion of water.

TRIM

47: - Peeling paint on the trim observed. A fresh coat of paint will prolong the life of the trim. Suggest scraping and painting all peeling areas.



WINDOW SCREENS

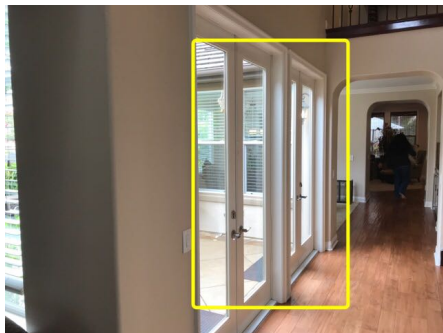
48: - Some window screens missing. Check with the seller to determine if they are on the property or replace.

PORCH COVERING

49: - Porch covering is the same as the roof covering the house.

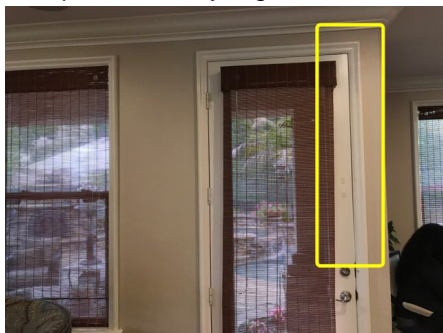
PATIO DOORS

50: - Door is difficult to operate, this presents a safety hazard in the event of an emergency/fire. Recommend repair/adjusting of door to allow easy and smooth operation, by a general contractor.



51: - Back doors open out. This is a security hazard. Hinge pins can be pulled from the outside.

52: - Door is difficult to open and close; door sticks. Mechanism may not be installed true. Recommend repair or replacement by a general contractor.



PATIO COVERING

53: - The patio covering is the same as the roof covering the house.

GAS STUB

54: - Natural gas piping available for a grill or fire pit.

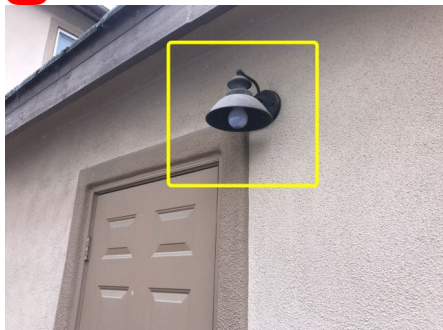
55: - The gas line is properly capped.

OUTLETS / RECEPTACLES

56: - Receptacle at the bbq grill has no power. This is a safety hazard. Recommend repair or replacement by an electrical contractor.

LIGHTING

57: - Light globe missing. This is a safety hazard. Needs replacement.



Balcony

Front Balcony Exterior

LIGHTING

58: - Light does not work on the balcony. This is a safety hazard. Recommend repair or replacement by an electrical contractor.

NO DEFICIENCIES

59: - Other than the above deficiencies, the rest of the balcony was in satisfactory condition.

Back Balcony Exterior

DOORS

60: - Door sticks; mechanism may not be installed true. Recommend adjustment.

NO DEFICIENCIES

61: - Other than the above deficiencies, the rest of the balcony was in satisfactory condition.

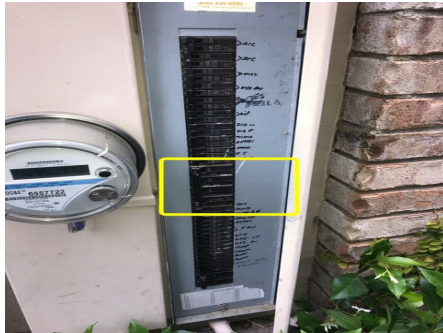
Electrical

Main Service Panel

PANEL

62: - Main panel is manufactured by General Electric.

63: - Main disconnect is at the main electric panel. This switch will turn off all power to the house.



64: - Breakers are not labeled correctly. Every breaker needs to be labeled to allow each circuit to be distinguished from all others. Recommend you have all breakers labeled correctly by an electrician.

AMPERAGE / VOLTAGE CAPACITY

65: - Main Electrical Panel has a maximum Amp capacity of approximately 200 amps/ 240 volts.

BREAKERS

66: - No major system safety or function concerns with the circuit breakers.

PANEL WIRING

67: - Panel wiring appears to be safe and functional.

NEUTRAL BAR

68: - No major system safety or function concerns noted on the neutral bar.

GROUNDING

69: - Main electrical panel should be grounded to the metal water pipe in the ground (if you have one, most homes around here have pvc pipe underground) or the metal rebar in the slab (called a "Ufer") or to copper grounding rods. The connections for grounding were not visible and I could not verify. Just because I don't see the grounding, doesn't mean that the main panel is not grounded. If this concerns you, I recommend you get an electrical contractor verify the grounding is present or have him install the ground.

Sub Panel

Garage Sub Panel Electrical

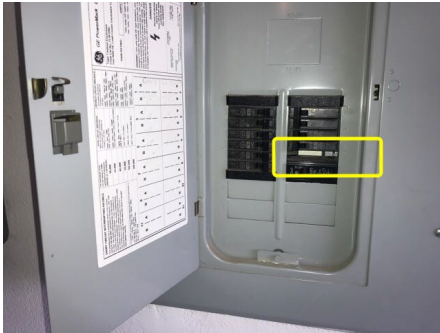
SUB PANEL

70: - Sub panel is manufactured by General Electric.

71: - Breakers are not labeled correctly. Every breaker needs to be labeled to allow each circuit to be distinguished from all others. Recommend you have all breakers labeled correctly by an electrician.

72: - Panel cover screws missing. Panel cover should be secured to the panel. This is a shock hazard. These screws should be approved, flat tipped screws. Screws can be purchased at any home improvement store.

73: - Open breaker panel slot at the panel box cover. This is a shock hazard. Recommend you have all breaker slots covered correctly by a licensed electrician.



AMP CAPACITY

74: - Sub Electrical Panel has a maximum Amp capacity of approximately 70 amps/ 240 volts.

BREAKERS

75: - Multiple brands of circuit breakers in the panel. Circuit breakers made by anyone other than the panel manufacturer should not be used in the panel, unless specified on the panel data sheet. I did not see these breakers listed. This is a fire hazard. Recommend further evaluation and/or replacement by an electrical contractor.

PANEL WIRING

76: - The panel wiring appears to be safe and functional.

NEUTRAL BAR

77: - Neutral bar properly floating in the sub panel.

GROUNDING

78: - Sub panel appears to be grounded to the main panel.

Pool Equipment Area Sub Panel Electrical


SUB PANEL

79: - Sub panel is manufactured by Jandy.

AMP CAPACITY

80: - Sub Electrical Panel has a maximum Amp capacity of approximately 50 amps/ 240 volts.

BREAKERS

 **81:** - Grill area breaker in the sub panel in the off position. Don't know why this was off. Ask seller and check the disclosures for information about this.

PANEL WIRING

82: - The panel wiring appears to be safe and functional.

NEUTRAL BAR


83: - Neutral bar properly floating in the sub panel.

GROUNDING

84: - Sub panel appears to be grounded to the main panel.

GFCI

GFCI

 **85:** - Ground Fault Circuit Interrupter (GFCI) is a device that shuts off an electric circuit when it detects that current is flowing along an unintended path, possibly through water or through a person. It is used to reduce the risk of electric shock. It works by measuring the current leaving the hot side of the power source and comparing it to the current returning to the neutral side. If they are not equal, this means that some of the current is flowing along an unintended path, and the GFCI shuts the power off. Although GFCI protection may not have been required at the time the home was built, for safety reasons, I recommend upgrading the electrical system to include GFCI protection at the following receptacle locations: every receptacle in the bathrooms, all receptacles outside, all receptacles in the garages, all receptacles in the crawlspace, all receptacles serving the kitchen countertops, all receptacles in the laundry room, and all receptacles within 6' of any plumbing fixtures.

Plumbing

The visible areas of the main water line, shut off valves, water supply and drain lines, gas meter and piping are examined to determine their current condition. Areas concealed from view by any means are excluded from this inspection. Leakage or corrosion in underground or concealed piping cannot be detected by a visual examination. A video inspection of drain/waste lines by an appropriate specialist is recommended, if you are concerned by this possibility. Older fixtures or components should be budgeted for replacement. I do not operate shut off valves as they may be prone to leakage.

Gas

GAS METER

86: - Main gas shut-off valve is located at the gas meter. Visible portions of the gas pipes, at the meter, appear to be in acceptable condition and the gas piping, where visible, is steel.



Water

WATER SHUT OFF

87: - House water shut-off valve is located in the garage.



WATER PRESSURE

88: - Water pressure from the street is between 40-80 psi. This is an acceptable amount of pressure.

PRESSURE REGULATOR

89: - Pressure regulator is present and appears to be functional.

90: - Water piping, where visible, is copper. 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 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 3 years old have history of such leaking. However, without visible clues such as stains or damage to floors, walls and ceilings, or pooling water adjacent to the exterior foundation, a 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.

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 repipe of the home, either with new copper or another approved material such as PEX - a flexible plastic that is acceptable in California. Another option is to have the existing copper pipes relined 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 10 year warranty against leaks. Repiping will require cutting open walls and ceilings to run the plumbing, along with patching and painting of the affected interior and exterior areas. Relining usually does not require opening as many walls. Recommend consultation with a plumbing contractor about this potential or the options for repair.

91: - The functional flow of water at this property appears to be adequate.

92: - The overall drainage at this property appears to be adequate.

93: - Fire sprinkler system present. Beyond the scope of this inspection. If you are concerned about this system, have a Sprinkler Installation Company inspect the system.

DETAILS

DAS-PR18

UL LISTED

SP[®] LLC

AUTOMATIC STORAGE WATER HEATER

21DF

AHRI 221.10.3 - CBA 4.3-2011

MODEL NUMBER **BUILD DATE** **GAS TYPE** **ITEM C**

GCBN 7100 **03/07/2013** **NATURAL** **92006460001**

INPUT BTU/H **RECOVERY GALLONS** **SERIAL NUMBER** **MAX. VOLUME (FEET/FEET/1)**

75100 **72.82** **3101MD1695** **150**

GAS PRESSURE IN W.C. **ELECTRICAL PARTS** **WARRANTY**

MAKING DATE **W.C.** **NO.** **AMPS** **RATED** **SEAL/SEAL** **%** **WARRANTY**

4.00 **14.00** **5.00** **120** **60** **5** **74.0** **71** **2.50** **100%**

OTHER ETC.

80

MADE IN USA

A.O. SMITH WATER PRODUCTS CO.

WEXLEY, SC, USA

Model No. GCBN 7100

Serial Number: 310680011500

AIRBUILT

95: - Water heater is approximately 5 years old. The average life of a water heater is 12 years in Southern California.

96: - Water heater mounted on an elevated platform that provides protection from inadvertent vehicle damage, and has the 30" x 30" minimum required working space in front of the water heater.

97: - Water heater is a Flammable Vapor Ignition Resistant (FVIR) type. There is no requirement to lift this water heater 18" off the ground.

98: - Water heater base shows signs of water damage. Tested dry. Unable to tell if there is additional hidden damage under the base. Recommend repair or replacement by a plumbing contractor.



ENCLOSURE

99: - Water heater enclosure appears to be functional.

GAS SUPPLY

100: - Gas valve is functional.

COMBUSTION

101: - No major system safety or function concerns noted.

VENTING

102: - Metal double wall chimney vent pipe noted.

103: - Power vent noted.

104: - Visible portions of the vent pipes appeared functional.

DRIP PAN

105: - Water heater is not equipped with a drip pan, which is designed to minimize water damage from a leak. This is a moisture intrusion hazard. Recommend installation of a drip pan by a plumbing contractor.

TPR VALVE

106: - Temperature Pressure Release Valve (TPRV) appears to be functional and in satisfactory condition. 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 may cause it to leak.

TPRV DISCHARGE TUBE

107: - No major system safety or function concerns noted with the Temperature Pressure Release Valve (TPRV) discharge tube.

COLD WATER SHUT-OFF VALVE

108: - Cold water shut-off valve, on the cold water supply line, is present and presumed to be functional. Valve is a recommended "Ball" valve.

109: - Water shut-off valve connection above the tank is corroded. This is a moisture intrusion hazard. Recommend repair or replacement by a plumbing contractor.



SUPPLY PIPING

110: - Insulation missing on hot water piping. Recommend you insulate all water pipes to prevent energy loss.

EXPANSION TANK

111: - Expansion tank at the water heater noted. Presumed to be functional. However, I do test these tanks.

STRAPPING

112: - Water heater is properly seismically strapped.

RECIRCULATING PUMP

113: - Recirculating pump on the water heater is in place and presumed to be functional. However, I do not test these pumps. This is beyond the scope of this inspection. Have the seller explain and demonstrate the operation of this pump.

Waste

SEWER

114: - Unknown if sewer is public or septic. Ask seller and check the disclosures for information about this. Due to age of this home, I recommend a waste line inspection. This separate inspection will show the condition of the buried waste line from the home. Items such as tree roots, broken drain pipes, and other obstructions could be revealed.

HVAC

Heating

Upstairs Heating HVAC

DETAILS

115: - Furnace is manufactured by Carrier.

116: - Gas forced air furnace present.

117: - Furnace is rated for MAX 92,000 BTU.

118: - Furnace is approximately 17 years old. The average life expectancy of a furnace in Southern California, is 25 years.

119: - Furnace is functional and responds to the thermostat.

LOCATION

120: - Furnace is in the attic.

ENCLOSURE

121: - Furnace enclosure appears to be functional.

FORCED AIR UNIT (FAU)

122: - Forced Air Unit (FAU) base, below the furnace, appears to be functional.

CABINET

123: - All accessible furnace panels were opened and inspected.

GAS LINE

124: - Gas valve is functional.

VENTING

125: - Metal double wall chimney vent pipe noted.

126: - Visible portions of the vent pipe appeared functional.

ELECTRICAL CONNECTION

127: - No major system safety or function concerns with the electrical connection at the furnace.

DIFFERENTIAL TEMPERATURES

128: - Furnace responded and achieved a home inspection industry accepted differential temperature split between the air temperature entering the system and temperature of the air coming out (approx. 22°).

Downstairs Heating HVAC**DETAILS**

129: - Furnace is manufactured by Carrier.

130: - Gas forced air furnace present.

131: - Furnace is rated for MAX 115,000 BTU.

132: - Furnace is approximately 17 years old. The average life expectancy of a furnace in Southern California, is 25 years.

133: - Furnace is functional and responds to the thermostat.

LOCATION

134: - Furnace is in the attic.

ENCLOSURE

135: - Furnace enclosure appears to be functional.

FORCED AIR UNIT (FAU)

136: - Forced Air Unit (FAU) base, below the furnace, appears to be functional.

CABINET

137: - All accessible furnace panels were opened and inspected.

GAS LINE

138: - Gas valve is functional.

VENTING

139: - Metal double wall chimney vent pipe noted.

140: - Visible portions of the vent pipe appeared functional.

ELECTRICAL CONNECTION

141: - No major system safety or function concerns with the electrical connection at the furnace.

DIFFERENTIAL TEMPERATURES

142: - Furnace responded and achieved a home inspection industry accepted differential temperature split between the air temperature entering the system and temperature of the air coming out (approx. 22°).

Air Conditioning

Downstairs Air Conditioning HVAC

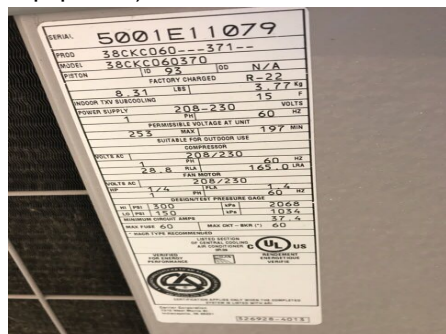
A/C SYSTEM

143: - The air-conditioning consists of multiple split systems. There are compressor units outside and the evaporator coils inside the home.

144: - The air-conditioning consists of a single, plug-in, window unit. This appliance is beyond the scope of the inspection. Ask seller to demonstrate at final walk through.

COMPRESSOR UNIT

145: - Air conditioning compressor unit was manufactured by unknown (logo missing / not displayed anywhere on equipment).



146: - Air conditioning system currently uses R22 refrigerant.

147: - Approximately "5 Tons."

148: - Manufacturer recommends that the circuit breaker in the main electrical service panel be no larger than 60 amps.

149: - Compressor is functional and responded to the thermostat.

150: - Rust at exterior compressor unit. Recommend a fresh coat of paint to inhibit the rusting process.

AGE

151: - A/C compressor unit is approximately 17 years old. The average life expectancy of an compressor unit, in Southern California, is approximately 15 years.

152: - Compressor unit has exceeded its designed life expectancy of 15 years. I make no warranty, guarantee or estimation as to the remaining useful life of this unit. Budget for replacement in the near future.

REFRIGERANT LINES OUTSIDE

153: - No deficiencies observed at the visible portions of the exterior refrigerant lines.

DISCONNECT

154: - The compressor unit, non-fused disconnect is safe and functional. And, the circuit breaker, in the main service panel, for the A/C Compressor is the correct size.

LOCATION

155: - The evaporator coil is connected to the furnace in the attic.

REFRIGERANT LINES INSIDE

156: - No deficiencies observed at the visible portions of the refrigerant lines indoors.

PRIMARY CONDENSATE LINE

157: - There is a primary condensate removal line, a secondary condensate removal line and a drain pan present.

158: - Primary condensate line properly terminates in a bathroom sink drain.

SECONDARY CONDENSATE LINE

159: - Secondary condensate line terminates under the eave, on the side of the house. This is in a readily observable location. When you see this line is dripping, it's telling you to immediately turn off the air conditioner and see why your primary condensation line has failed.

DRIP PAN

160: - Drip pan has a drainage line tied into the secondary condensate line.

AIR SUPPLY

161: - Air supply system appears to be functional.

AIR RETURN

162: - Return air supply system appears to be functional.

THERMOSTAT

163: - Thermostat is located in downstairs hallway.

164: - Thermostat was functional.

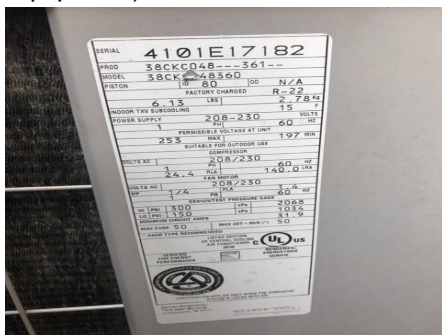
DIFFERENTIAL TEMPERATURES

165: - A/C responded and achieved a home inspection industry accepted differential temperature split between the air temperature entering the system and temperature of the air coming out, of 16 - 22°. This just tells me that the A/C system is functioning. For a more definitive analysis of the efficiency of your air conditioning system, contact an HVAC contractor.

Upstairs Air Conditioning HVAC

COMPRESSOR UNIT

166: - Air conditioning compressor unit was manufactured by unknown (logo missing / not displayed anywhere on equipment).



167: - Air conditioning system currently uses R22 refrigerant.

168: - Approximately "4 Tons."

169: - Manufacturer recommends that the circuit breaker in the main electrical service panel be no larger than 50 amps.

170: - Compressor is functional and responded to the thermostat.

171: - Rust at exterior compressor unit. Recommend a fresh coat of paint to inhibit the rusting process.

AGE

172: - A/C compressor unit is approximately 17 years old. The average life expectancy of an compressor unit, in Southern California, is approximately 15 years.

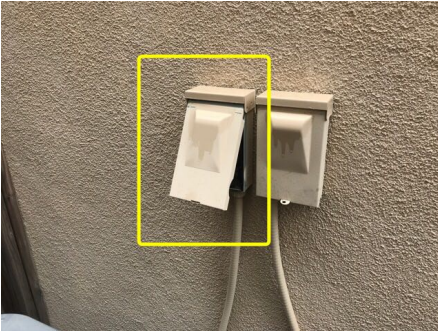
173: - Compressor unit has exceeded its designed life expectancy of 15 years. I make no warranty, guarantee or estimation as to the remaining useful life of this unit. Budget for replacement in the near future.

REFRIGERANT LINES OUTSIDE

174: - No deficiencies observed at the visible portions of the exterior refrigerant lines.

DISCONNECT

175: - Disconnect box damaged. This is a shock hazard. Recommend repair or replacement by an HVAC contractor immediately.



LOCATION

176: - The evaporator coil is connected to the furnace in the attic.

REFRIGERANT LINES INSIDE

177: - No deficiencies observed at the visible portions of the refrigerant lines indoors.

PRIMARY CONDENSATE LINE

178: - There is a primary condensate removal line, a secondary condensate removal line and a drain pan present.

179: - Primary condensate line properly terminates in a bathroom sink drain.

SECONDARY CONDENSATE LINE

180: - Secondary condensate line terminates under the eave, on the side of the house. This is in a readily observable location. When you see this line is dripping, it's telling you to immediately turn off the air conditioner and see why your primary condensation line has failed.

DRIP PAN

181: - Drip pan has a drainage line tied into the secondary condensate line.

AIR SUPPLY

182: - Air supply system appears to be functional.

AIR RETURN

183: - Return air supply system appears to be functional.

THERMOSTAT

184: - Thermostat is located in upstairs hallway.

185: - Thermostat was functional.

DIFFERENTIAL TEMPERATURES

186: - A/C responded and achieved a home inspection industry accepted differential temperature split between the air temperature entering the system and temperature of the air coming out, of 16 - 22°. This just tells me that the A/C system is functioning. For a more definitive analysis of the efficiency of your air conditioning system, contact an HVAC contractor.

Mudroom Air Conditioning HVAC

A/C SYSTEM

187: - The air-conditioning consists of a single, plug-in, window unit. This appliance is beyond the scope of the inspection. Ask seller to demonstrate at final walk through.



COMPRESSOR UNIT

188: - Air conditioning compressor unit was manufactured by Samsung. (Functional)

Roof

A roof system consists of the surface materials, connections, penetrations and drainage (gutters and downspouts). I visually review these components for damage and deterioration and I do not perform any destructive testing. If I find conditions suggesting damage, improper application, or limited remaining service life, these will be noted. I may also offer opinions concerning repair and replacement. Opinion stated herein concerning the roof are based on a limited visual inspection. These do not constitute a warranty that the roof is, or will remain, free of leaks.

Roof

DETAILS

189: - Inspected the roof by walking on the roof. This is a limited review and a roofing contractor should be contacted if a more detailed report is desired.

190: - I estimate this roof to be over 10 years old. However, this is just an estimate. I always recommend that any roof over 10 years old be further evaluated and receive a roof certification by a roofing contractor.

COVERING

191: - The roof covering consists of concrete tiles. 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. I will report on any visible evidence of stains, leaks or obvious repairs.

VALLEYS

192: - Valleys were open and in satisfactory condition.

FLASHING

193: - Flashing appears to be functional and in satisfactory condition.

ROOF VENTS

194: - Roof vents were functional and in satisfactory condition.

SKYLIGHTS

195: - Skylights had proper flashing, a proper 4" curb, and in satisfactory condition, at time of inspection.

DRAINAGE

196: - Structure appears to have functional gutters.

197: - Partial gutters - Full installation recommended to keep water away from structure. Water can weaken the foundation and deteriorate the siding.

DOWNSPOUTS

198: - Downspouts divert roof water away from the house through a drainage system and appeared to be functional and in satisfactory condition.

Chimney

TYPE

199: - No major system safety or function concerns with the exterior of the factory-built chimney noted at time of inspection. A functional spark arrestor and rain cap noted. I was unable to determine condition or presence of liner due to accessibility. The chimney review is limited to visible accessible components only.

Interior

My review of the interior includes inspection of the rooms, walls, ceilings, floors, doors, windows, steps, lights, switches, receptacles, ceiling fans, stairways and common areas. These features are visually examined for proper function, excessive wear and general state of repair. Some of these components may not be visible/accessible because of furnishings and/or storage. In such cases, these items are not inspected. Efficiency testing of any appliances is beyond the scope of this inspection. If concerned, you should seek further review by qualified appliance technician.

Interior Materials

INTERIOR MATERIALS

200: - Ceilings in this home are primarily drywall.

201: - Walls in this home are drywall.

202: - All or part of the home has dual-glazed windows installed. Dual-glazed windows are energy efficient and help reduce street noise. The space between the panes is factory-sealed. If a seal is broken, which is a common condition, air from the environment may enter the formerly sealed space. This condition may cause condensation or fogging on the inside of the glass panels. If this happens, the only remedy is to replace the window. This condensation or fogging is not always visible, and can appear or disappear depending on lighting, temperature and humidity conditions at the time of the inspection. I cannot assure the seal on each and every window, but will report on the presence of visible condensation, fogging and/or moisture staining noted during the inspection.

/

Living Room / Interior

WINDOWS

203: - Window was not inspected due to personal belongings in the way, limiting access to the window.



ROOM

204: - Other than the above deficiency, I observed the ceiling, walls, flooring, doors, windows, outlets, lights and switches were all satisfactory.

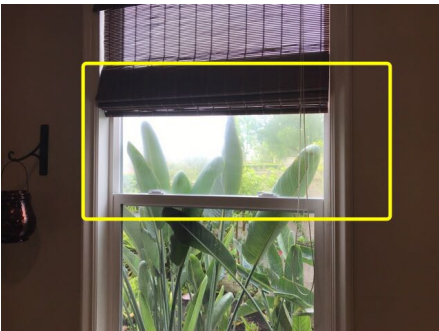
Family Room / Interior

CEILING FANS

205: - I did not operate the ceiling fan. It was still wet from the water from the bathroom leak above. Ask seller to demonstrate at final walk through.

WINDOWS

206: - Window shows sign of loss of seal/condensation. Recommend repair or replace by a window contractor to provide energy savings and prevent hazed window from limiting view out of window.



ROOM

207: - Other than the above deficiency, I observed the ceiling, ceiling fan, walls, flooring, doors, windows, outlets, lights and switches were all satisfactory.


Dining Room / Interior

ROOM

208: - No deficiencies noted in this room. Ceiling, walls, flooring, doors, windows, outlets, lights and switches were all satisfactory.

Laundry Room / Interior

SINK

 **209:** - Slow drain. Recommend clearing.

APPLIANCES

210: - Washer and dryer present. Not inspected.

VENTILATION

211: - Laundry room fan is functional.

GAS LINE

212: - Could not fully inspect the gas valve, is it obscured by the washing machine and dryer.

DRYER VENT

213: - Could not fully inspect the dryer vent, is it obscured by the washing machine and dryer.

LAUNDRY FLOOR

214: - Cannot inspect the entire floor. Flooring blocked by washer and dryer.

LAUNDRY ROOM

215: - Other than the above deficiency, I observed the ceiling, fan, walls, flooring, doors, outlets, lights and switches were all satisfactory.

Downstairs Mudroom / Interior

ROOM

216: - No deficiencies noted in this room. Ceiling, ceiling fan, walls, flooring, doors, windows, outlets, lights and switches were all satisfactory.

Kitchen / Interior

GARBAGE DISPOSAL

217: - Disposal was tested using normal operating controls and appeared to be serviceable.

DISHWASHER

218: - Dishwasher was tested using normal operating controls and appeared to be serviceable.

219: - Proper "air gap" observed at dishwasher drain line. In the event of a sewer backup, this device prevents sewer matter from entering into dishwasher.

MICROWAVE

220: - Microwave oven was tested using normal operating controls and appeared to be serviceable. Leak testing is beyond the scope of this inspection. If concerned, you should seek further review by qualified technician.

REFRIGERATOR / FREEZER

221: - Refrigerator/freezer functional at time of inspection.

COOKTOP

222: - Gas cooktop noted.

223: - All burners operated properly when tested.

COOKTOP GAS LINE

224: - Gas valve appears functional.

BUILT-IN OVEN

225: - The ovens are electric.

226: - All heating elements operated when tested.

COOKTOP EXHAUST

227: - Recirculating hood fan present. Cooktop exhaust was tested using normal operating controls and appeared to be serviceable. Lights and fan were both operational.

ISLAND VENT

228: - Vent pipe for the kitchen island sink is hidden or missing. I cannot confirm or deny the presence of the required sink vent. If you are concerned about this vent, I recommend you get an evaluation of the sink vent by a licensed plumbing contractor. At the time of the inspection, the sink drained without issue.

KITCHEN

229: - No deficiencies noted in this room. Ceiling, window, walls, flooring, doors, outlets, lights and switches were all satisfactory.

Loft / Interior

ROOM

230: - No deficiencies noted in this room. Ceiling, ceiling fan, walls, flooring, doors, windows, outlets, lights and switches were all satisfactory.

Master Bedroom / Interior

BEDROOM

231: - No deficiencies noted in this room. Ceiling, ceiling fan, walls, flooring, doors, windows, closet, egress, smoke detector, outlets, lights and switches were all satisfactory.

Upstairs Back Right Guest Bedroom / Interior

CLOSETS

232: - Closet door is missing lower track guide. Children can get their hands stuck under this door. This is a safety hazard. Recommend installation of a lower track guide by a general contractor immediately.



BEDROOM

233: - Other than the above deficiency, I observed the ceiling, ceiling fan, walls, flooring, doors, windows, closet, egress, smoke detector, outlets, lights and switches were all satisfactory.

Upstairs Front Right Guest Bedroom / Interior

CLOSETS

234: - Closet door is missing lower track guide. Children can get their hands stuck under this door. This is a safety hazard. Recommend installation of a lower track guide by a general contractor immediately.



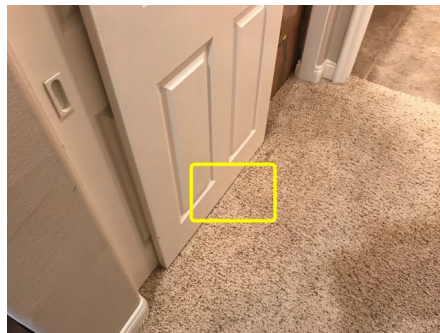
BEDROOM

235: - Other than the above deficiency, I observed the ceiling, ceiling fan, walls, flooring, doors, windows, closet, egress, smoke detector, outlets, lights and switches were all satisfactory.

Front Guest Bedroom / Interior

CLOSETS

236: - Closet door is missing lower track guide. Children can get their hands stuck under this door. This is a safety hazard. Recommend installation of a lower track guide by a general contractor immediately.



BEDROOM

237: - Other than the above deficiency, I observed the ceiling, ceiling fan, walls, flooring, doors, windows, closet, egress, smoke detector, outlets, lights and switches were all satisfactory.

Back Guest Bedroom / Interior

WINDOWS

238: - Window shows sign of loss of seal/condensation. Recommend further evaluation, by a window contractor, of all windows and/or repair or replace the defective windows, to provide energy savings and prevent hazed window from limiting view out of window.



BEDROOM

239: - Other than the above deficiency, I observed the ceiling, walls, flooring, doors, windows, closet, egress, smoke detector, outlets, lights and switches were all satisfactory.

Master Bath / Interior

CABINETS

240: - Cabinet hits drawer. Recommend correction by a general contractor.



SINK

241: - Drain stop does not work properly. Recommend repair or replacement by a plumber.

242: - Slow drain. Recommend clearing.

SHOWER

243: - Shower door does not close completely. Door hits the wall. This could break the glass. This is a safety hazard. Recommend adjusting the hardware immediately.



WHIRLPOOL

244: - Whirlpool was filled to a level above the water jets and operated to check intake and jets.

245: - Whirlpool was filled and drained to check for leaks and/or damage.

246: - Access panel to the whirlpool pump is the proper size and functional.

247: - Wand leaks under the tub while operating. This is a moisture intrusion hazard. Recommend contacting a plumber to repair.



248: - Drain stop is dislodged from the drain. Recommend repair or replacement by a plumbing contractor.

249: - Tub/wand actuator difficult to operate. Recommend repair by a plumber.



LIGHTING

250: - Pendant lighting within 3' of the tub or shower and/or less than 8' above the tub. Do not grab this electrical device while standing in water. This is a shock hazard. Recommend moving or removing the pendant lighting by an electrical contractor immediately.



BATHROOM

251: - Other than the above deficiency, I observed the ceiling, walls, flooring, doors, mirror, cabinets, countertop, sink, toilet, tub, shower, window, fan, outlets, lights and switches were all satisfactory.

[Upstairs Front Right Guest Bath / Interior](#)

BATHTUB

252: - Drain stop is dislodged from the drain. Recommend repair or replacement by a plumbing contractor.

BATHROOM

253: - Other than the above deficiency, I observed the ceiling, walls, flooring, doors, mirror, cabinets, countertop, sink, toilet, tub, shower, fan, outlets, lights and switches were all satisfactory.

[Upstairs Back Right Guest Bath / Interior](#)

BATHROOM

254: - No deficiencies noted in this room. Ceiling, walls, flooring, doors, mirror, cabinets, countertop, sink, toilet, tub, shower, window, fan, outlets, lights and switches were all satisfactory.

[Downstairs Front Right Guest Bath / Interior](#)

MIRRORS

255: - Reflective material on the back side of the mirror is damaged. Recommend repair or replacement by a glass contractor.



BATHROOM

256: - Other than the above deficiency, I observed the ceiling, walls, flooring, doors, mirror, cabinets, countertop, sink, toilet, tub, shower, fan, outlets, lights and switches were all satisfactory.

Downstairs Back Right Guest Bath / Interior

GFCI

257: - Redundant GFCI. When the GFCI trips, another GFCI outlet in the house also trips and you must reset both GFCI's. The second reset is in the kitchen. Although there is nothing wrong with this, you now have to reset both GFCI's in order to restore the power at the first GFCI outlet. If you only want to have to reset one GFCI, have an electrical contractor remove the redundant GFCI.



WIRING

258: - Bathroom circuit also improperly serves the kitchen. The bathroom circuit should be a dedicated circuit just for the bathroom. Recommend repair or replacement by an electrical contractor.

BATHROOM

259: - Other than the above deficiency, I observed the ceiling, walls, flooring, doors, mirror, cabinets, countertop, sink, toilet, tub, shower, fan, outlets, lights and switches were all satisfactory.

Downstairs Powder Bathroom / Interior

BATHROOM

260: - No deficiencies noted in this room. Ceiling, walls, flooring, doors, mirror, cabinets, countertop, sink, toilet, tub, shower, fan, outlets, lights and switches were all satisfactory.

Upstairs Hallway / Interior

HALLWAY

261: - No deficiencies noted in this hallway. Ceiling, smoke detector, CO alarm, walls, flooring, doors, outlets, lights and switches were all satisfactory.

Back Hallway / Interior

CARBON HALLWAY

262: - No visible Carbon Monoxide (CO) alarm in this hallway. This is a safety hazard. The Consumer Product Safety Commission recommends that every residence with fuel-burning (gas) appliances or an attached garage be equipped with a UL Listed CO alarm, on each floor. CO is colorless and odorless and thus impossible to detect without a proper electronic alarm. Recommend you put an alarm near the sleeping rooms on each level in your home.

HALLWAY

263: - Other than the above deficiency, I observed the ceiling, smoke detector, CO alarm, walls, flooring, doors, outlets, lights and switches were all satisfactory.

Front Hallway / Interior

LIGHTING

264: - Light does not work. Recommend replacing the bulb. If this does not solve the problem, have an electrician repair or replace.

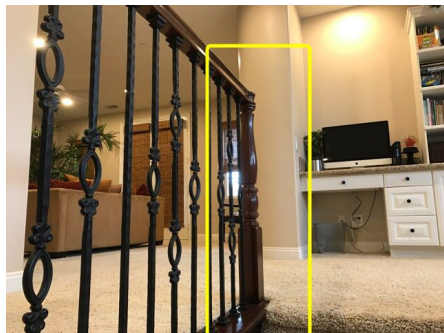
HALLWAY

265: - Other than the above deficiency, I observed the ceiling, smoke detector, CO alarm, walls, flooring, doors, outlets, lights and switches were all satisfactory.

Stairway / Interior

RAILING

266: - Handrail loose. This is a safety hazard. Someone could fall down the stairs should this railing give away. Recommend correction by a general contractor.



STAIRWAY

267: - Other than the above deficiency, I observed the ceiling, walls, stairs, handrail, guardrail, flooring, outlets, lights and switches were all satisfactory.

Fireplace

Backyard Fireplace Interior

TYPE

268: - Masonry Fireplace.

FIREPLACE FIREBOX

269: - Gas logs with flame burner present.

FIREPLACE DAMPER

270: - Manual damper is present and functional.

FIREPLACE HEARTH EXTENSION

271: - Hearth extension extends the proper distance from the fireplace opening.

FIREPLACE SCREEN

272: - Temporary fireplace screen present. Recommend a fireplace screen be present for all fires.

FIREPLACE GAS SUPPLY

273: - Gas valve is functional.

Living Room Fireplace Interior

TYPE

274: - Factory-built fireplace.

FIREPLACE FIREBOX

275: - Gas logs with flame burner present.

FIREPLACE DAMPER

276: - Manual damper is present.

277: - Damper was correctly in a fixed open position, since a gas device was present in the fireplace. Damper clamp is installed. This is an important safety feature that helps ensure that gases will be vented into the atmosphere instead of being trapped in the home - at all times.

FIREPLACE HEARTH EXTENSION

278: - Hearth extension extends the proper distance from the fireplace opening.

FIREPLACE SCREEN

279: - Fireplace screen is present and functional.

FIREPLACE GLASS

280: - Glass doors are present and functional. CAUTION: During operation, glass door can become extremely hot. Warn children that the glass may be hot.

FIREPLACE GAS SUPPLY

281: - Gas valve is functional.

Family Room Fireplace Interior

TYPE

282: - Factory-built fireplace.

FIREPLACE FIREBOX

283: - Gas logs with flame burner present.

FIREPLACE DAMPER

284: - Manual damper is present.

285: - Damper was correctly in a fixed open position, since a gas device was present in the fireplace. Damper clamp is installed. This is an important safety feature that helps ensure that gases will be vented into the atmosphere instead of being trapped in the home - at all times.

FIREPLACE HEARTH EXTENSION

286: - Hearth extension extends the proper distance from the fireplace opening.

FIREPLACE SCREEN

287: - Fireplace screen is present and functional.

FIREPLACE GLASS


288: - Glass doors are present and functional. CAUTION: During operation, glass door can become extremely hot. Warn children that the glass may be hot.

FIREPLACE GAS SUPPLY

289: - Gas valve is functional.


Master Bedroom Fireplace Interior

TYPE


 **290:** - Decorative electric fireplace present. This fireplace is ignited when turning on the switch, on the nearby wall. This appliance is beyond the scope of this inspection. If you have concerns about this fireplace, seek a fireplace specialist. Decorative electric fireplace did not light when the switch was turned on. This is a safety hazard. Recommend you have this appliance repaired by an appliance technician immediately.

Common Area

WINDOWS

 **291:** - Multiple windows show signs of loss of seal/condensation. I recommend further evaluation, by a window contractor, of all windows and/or repair or replace the defective windows, to provide energy savings and prevent hazed window from limiting view out of window.

FLOORING

 **292:** - Many tiles are "hollow sounding" when tapped, indicating poor bond with substrate. This usually results in loose tiles. Recommend further evaluation and/or repair or replacement of all tiles, by a flooring contractor.

**ADDITIONAL HOME ITEMS

293: - Alarm system noted. You should gather the following information: 1. How to activate and disarm the system. 2. Exactly what sections of the home are protected and by what methods. 3. What company (if any) provides service for the system and terms of that service. 4. Whether or not the system operates correctly (an inspection and test can be performed by the alarm company). This system is not part of this home inspection.

294: - Speaker system present, beyond the scope of this inspection. Recommend you seek advice of a specialist in evaluating this system before use and I also recommend that you have the seller provide the instructions or show you how to operate.

295: - Wine chiller noted; beyond the scope of this inspection. Suggest verification of performance prior to closing.

Attic

The attic contains the roof framing and usually serves as a raceway for components of the mechanical systems. There are often air ducts, electrical wiring and appliance vents in the attic. I visually examine the attic components for proper function, excessive or unusual wear, general state of repair, leakage, venting and misguided improvements.

Attic

ATTIC ACCESS

296: - Visually inspected the attic from inside the attic.

ATTIC ACCESSIBILITY

297: - Not all areas of the attic were fully accessible, the attic space was restricted by construction debris, ducting, framing members, insulation, low joists and mechanical units. Comments reflect those accessible areas only. Unable to access 30% of the attic.

ATTIC STRUCTURE

298: - Sheathing, framing and rafters appear to be functional at the time of inspection.

299: - OSB sheathing noted.

ATTIC VENTILATION

300: - Attic ventilation good.

301: - Gable vents noted.

ATTIC INSULATION

302: - Fiberglass batts present.



303: - Insulation averages about 8-10 inches in depth.

EXHAUST VENTS

304: - Visible portions of the exhaust vents are functional.

ATTIC PLUMBING VENTS

305: - Plastic plumbing vent piping present.

306: - No visible deficiencies seen in plumbing vent piping.

ATTIC DUCTING

307: - Visible portions of the air ducting appears functional.



NO DEFICIENCIES

308: - Attic was in satisfactory condition. No major system safety or function concerns with the attic.

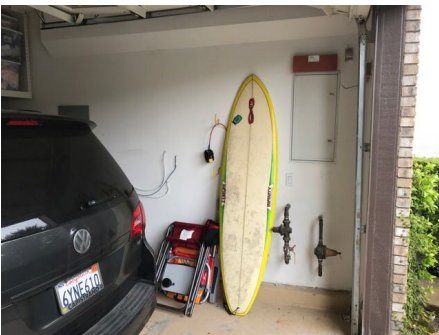
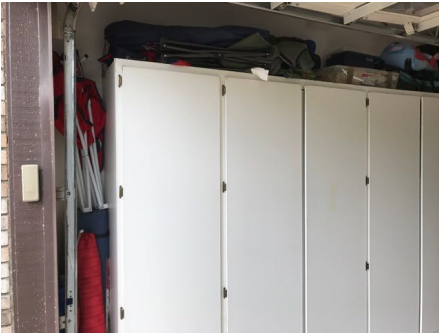
Garage

Garages are visually inspected for general state of repair. Due to the presence of storage and personal property, a review of these areas is limited.

Garage

PERSONAL ITEMS

309: - Limited inspection, garage contained a large volume of personal items. I was unable to see many parts of the garage.



GARAGE DETAILS

310: - There is a car parked in the garage. The inspection of the garage is limited.

CEILINGS

311: - Upper areas in the garage have been converted to storage. Normally, elevated storage racks in the garage can accommodate light items, such as, Christmas trees and Christmas decorations. If you are concerned with how much weight these racks can support, I recommend you contact a structural engineer. Too much weight could cause structural failure and could cause injury/damage to people/items below.

WALLS

312: - Some are not accessible due to stored personal items.

GARAGE FLOORS

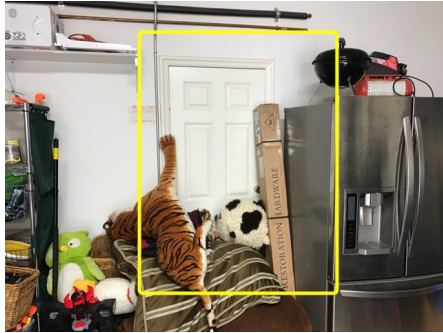
313: - The garage flooring is made of epoxy painted concrete.

MAN DOOR INTERIOR

314: - Doorstop mounted on the door from the house leading to the garage. This is a fire hazard. Recommend that this be removed to protect the residence against garage originated fires.

MAN DOOR EXTERIOR

315: - Door was blocked by personal items. Door not inspected. Ask seller to demonstrate at final walk through.



CABINETS

316: - Most not accessible due to stored personal items

317: - Some interior cabinets appear to be original to the home. Although worn, they appear to be functional.

GARAGE WATER PIPING

318: - An additional water line has been added to the home, in the garage. This is unusual. Recommend you check the disclosures and ask the seller why this was done.



ADDITIONAL GARAGE ITEMS

319: - Sprinkler system controls present, beyond the scope of this inspection. Recommend you seek advice of a specialist in evaluating this system before use and I also recommend that you have the seller provide the instructions for programming or show you how to operate.

320: - Decorative lighting controls present, beyond the scope of this inspection. Recommend you seek advice of a specialist in evaluating this system before use and I also recommend that you have the seller provide the instructions for programming or show you how to operate.

321: - Refrigerator noted; beyond the scope of this inspection. Suggest verification of performance prior to closing.

322: - Central vacuum lines noted; beyond the scope of this inspection. Suggest verification of performance prior to closing. (Canister missing)



NO DEFICIENCIES

323: - Other than the above deficiencies, the rest of the garage was in satisfactory condition.

Garage Door

GARAGE VEHICLE DOOR / OPENER

324: - Roll up garage door is properly balanced and functional. Garage door opener is functional. Due to the high risk of door damage to a poorly adjusted auto reverse feature on the garage door, I do not test this feature. Recommend you follow the manufacturers instructions when you conduct this test. If the opener fails this test, it is a safety hazard. Recommend properly adjusting the pressure required to reverse the door. There should be, at least, one remote for the garage door opener. Ask the seller for the remote at walk-through. There is a garage door passcode device outside the door. Remember to ask the seller for the passcode and have them show you how to change the passcode, prior to the completion of the final walk-through.

Pool

Pools and spas contain plumbing, electrical, heating and mechanical components. Inspection of these elements is limited to an above water visual inspection of the pumps, filters, heaters (where applicable), exposed and accessible lines and fixtures. Inspected items are examined for significant non performance, excessive or unusual wear, leakage and general state of repair. Pool/spa bodies, portable spas, nonvisible waste, return/supply lines, spa jet water force, buried electrical conduit, thermostats, heating elements, solar systems, chemical dispensers, water chemistry, conditioning devices, timers, controllers, sweeps, covers and gas lines are considered beyond the scope of this inspection. Review of these items requires a qualified and licensed specialist and usually intrusive/exhaustive testing. This is a limited basic function inspection with a focus on safety.

Pool

POOL DESCRIPTION

325: - This is a below ground pool with attached spa.

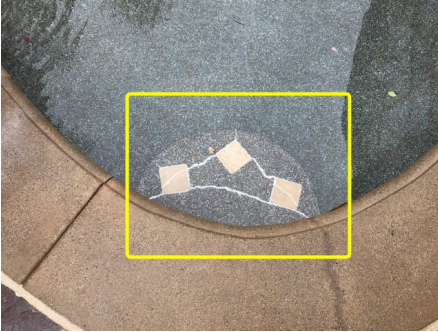
326: - It is unknown what year this pool was built.

327: - Appears to have a concrete shell.

328: - This pool has an aggregate finish.

329: - I observed minor staining on the finish. Stains can be caused by a great number of reasons. #1 being a chemical imbalance. This staining could be an indicator of further damage to the pool or just a unsightly blemish. Recommend further evaluation and / or correction by a pool and spa contractor.

330: - I observed what appears to be cracking in the finish. I cannot see how deep this crack is or if this crack is leaking. Unable to tell if there is additional hidden damage under the finish. I recommend contacting a pool contractor for further evaluation and / or repairs.



POOL WATER DETAILS

331: - Water level was at the recommended fill line. Water line is in the middle of the skimmer window.

332: - Salt Water pool. A salt generator is currently being used to generate chlorine, as a disinfectant in the pool.

333: - Water line is at the same mark on the tiles at both ends of the pool. This normally indicates that the pool shell is level and has not lifted/moved. Less than 1/2" difference between both sides is acceptable in the pool building industry.

POOL ENTRY / EXIT

334: - The pool has a Baja step, in the shallow end. Note: the end of the step is clearly marked for you, to let you know where the deep water starts.

335: - Deep end appears to be more than 5' deep. Ladder or integrated bench required.

336: - Integrated bench present.

POOL TILES

337: - 6" band of tiles around the pool waterline.

POOL DRAINS

338: - Although the pool and spa drains appear to be at least 3' apart, I cannot see, from the side of the pool / spa, if the drain is equipped with recommended anti-entrapment drain covers. The way to tell if your drain covers are anti-entrapment, is to look for "ASME/ANSI A112.19.8" "ASME/APSP-16 2011" or "VGB 2008" displayed on the cover. If this is not on the cover, for safety reasons, I recommend these anti-entrapment drain covers be installed on the drains.

POOL SKIMMER

339: - 1 skimmer present. Current industry standards recommend 1 skimmer for every 800 square foot (sft) of pool surface area. The square foot of pool surface area is less than 800 sft. 1 skimmer is sufficient.

340: - Lintel was functional and in satisfactory condition, at time of inspection.

341: - Weir gate was functional and in satisfactory condition, at time of inspection.

SPA JETS

342: - Spa jets were functional and in satisfactory condition, at time of inspection.

343: - Air vent located at the pool equipment.

344: - Air vent located behind the spa.

345: - There is no blower motor on the end of the air line.

POOL CLEANING SYSTEM

346: - Suction vacuum system present.

347: - Proper spring-loaded cap present on the vacuum port.

POOL COPING

348: - Coping around the pool is cement block.

349: - Coping around the pool is cracked. Unable to tell if there is additional hidden damage behind the wall. This is a moisture intrusion hazard. Recommend repair or replacement by a pool and spa contractor.



350: - Elastomeric compound around the pool is functional and in satisfactory condition. This compound keeps water from getting below the surface.

POOL DECK

351: - Concrete deck around the pool.

352: - Concrete deck improperly slopes toward the house from the pool. This is a moisture intrusion hazard. Recommend a general contractor evaluate whether or not water properly drains away from the area between the house and pool.

POOL BARRIER

353: - Pool barrier definition: Fencing / walls / enclosures and gates addressed in this section are defined as the final barrier to the pool area.

354: - Fencing is 60" high and appears to be in satisfactory and functional condition.

POOL GATES

355: - Gates that access the pool area, are at least 60" high, self-closing, self-latching, outward opening.

POOL ACCESS FROM HOUSE

356: - From inside the house, a child can directly access the pool area from the doors. All of these doors should have an audible alarm. If they are not, each one of these access points should be self closing, self latching.

357: - Alarms are missing on all access points from the house to the pool. This is a safety hazard. Recommend installing these alarms immediately (sounds continuously for 30 seconds, 85 dBA, resets automatically, manual touch pad or switch located no less than 54" from the floor for temporary deactivation for a single opening not to exceed 15 seconds).

POOL LIGHTS

358: - Pool and spa lights were functional and in satisfactory condition, at time of inspection. These lights were also properly protected by GFCI.

POOLSIDE VEGETATION

359: - No major concerns with the vegetation around the pool.

POOL COVER

360: - No pool cover present.

WATER FILL METHOD

361: - Manual style present.

362: - Backflow preventer on the pool fill device was functional and in satisfactory condition.

363: - Pool fill device was functional and in satisfactory condition, at time of inspection.

INFO

364: - Recommend a timer be put on this line. You wouldn't want to leave this line running and forget to shut it off.

PUMP #1

365: - Main filter pump. This is a single speed pump. This is not the best pump for this job. Recommend you replace this pump with a variable speed pump for better energy efficiency.

366: - Pump was tested using normal operating controls and appeared to be serviceable. Efficiency testing is beyond the scope of this inspection. If concerned, you should seek further review by pool and spa contractor.

PUMP #2

367: - This is the waterfall pump. This is a single speed pump. This is the best pump for this job.

368: - Pump was tested using normal operating controls and appeared to be serviceable at time of inspection. Efficiency testing is beyond the scope of this inspection. If concerned, you should seek further review by qualified technician.

PUMP #3

369: - This is the spa pump. This is a single speed pump. This is the best pump for this job.

370: - Pump was tested using normal operating controls and appeared to be serviceable at time of inspection. Efficiency testing is beyond the scope of this inspection. If concerned, you should seek further review by qualified technician.

POOL FILTER

371: - Diatomaceous earth (DE) filter noted. Interior not inspected, beyond the scope of this inspection.

372: - Pool filter appeared to be functional and in satisfactory condition.

BACKWASH SYSTEM

373: - Backwashing is the act of cleaning your filter after it's collected dirt and debris from your pool. It works by sending pool water backwards through your filter and out the waste or drain port. Without a backwash system, you must manually disassemble your filter and clean out the debris inside. Ideally, your filter has a backwash system that sends the dirt to the city sewer. If you have a diatomaceous earth (DE) filter, the one place you can't send the waste is to the landscape / storm drain.

374: - Backwash appears to be properly plumbed to city sewer.



375: - No air gap present. This is a cross contamination hazard. Recommend installing an air gap prior to the P Trap where backwash connects to the city sewer, by a plumbing or pool and spa contractor.



POOL FILTER GAUGE

376: - Recommend you read your gauge after the filter, pump and skimmer baskets have been cleaned, and with system running under normal circumstances. This reading will be "normal operation pressure" for your pool - when everything is clean and running. Record this pressure. As the dirt on your filter increases, the pressure on your gauge increases. Usually an 8-10 psi increase indicates time to clean the filter.

377: - Gauge was functional and in satisfactory condition.

AIR RELIEF VALVE

378: - Air relief valve was functional and in satisfactory condition.

POOL PIPING

379: - Pool piping was functional and in satisfactory condition.

380: - Salt cell and generator present. Not inspected, beyond the scope of this inspection. Recommend you seek advice of a specialist in evaluating this system before use and I also recommend that you have the seller provide the instructions for programming or show you how to operate.

POOL VALVES

381: - No major system safety or function concerns with the valves at the pool equipment.

382: - Multi-port valve at the filter is present. Not tested.

POOL HEATER

383: - Gas pool heater present.

384: - Unable to determine the age of the pool heater. In my opinion, the heater is somewhere in the middle of its designed life expectancy of 10 years. I make no warranty, guarantee or estimation as to the remaining useful life of this unit.

385: - Visible portions of the vent pipe appeared functional.

386: - Proper clearances around the pool heater noted.

387: - Pool heater was tested using normal operating controls and appeared to be serviceable. There were no major system safety or function concerns with the pool heater.

POOL HEATER GAS LINE

388: - No major system safety or function concerns with the gas valve.

POOL CONTROLS

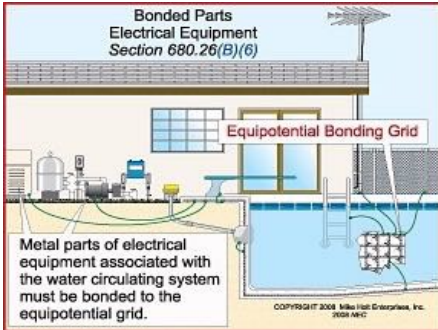
389: - Control panel, at the pool equipment, is made by Jandy.

390: - Pool/spa automation control device at the equipment and in the house. I inspected the controls at the equipment. Ask the seller for a demonstration of the low voltage controls in the house at the final walk-through.

POOL BONDING

391: - Bonding requirement:

- All electrical equipment / metallic items within 5' horizontally and 12' vertically of the pool, all metal parts of the electrical equipment associated with the pool water circulating system, and the pool water are required to be bonded by #8 solid copper wire, to the equipotential grid.



392: - No major system safety or function concerns with pool bonding. All metallic items within 5' of the pool and at the pool equipment, area were properly bonded.

Drowning Prevention

POOL SAFETY SB 442

INFO 393: - California law requires that I include in this report which of the 7 drowning safety prevention features are present and I must also report if less than 2 of the features are missing.

7 drowning prevention safety features are:

- #1- An installed enclosure fence, isolating the house from the pool.
- #2- An installed ASTM approved temporary mesh fencing around the pool.
- #3- An installed, ASTM approved safety pool cover.
- #4- Installed, working, exit alarms on all home doors into the pool area.
- #5- Installed, self-closing, self-latching, home doors to the pool area.
- #6- Installed ASTM approved, pool surface alarm. 1 per pool.
- #7- Other means of protection approved by ASTM

For an in-depth description of each of these drowning prevention safety features, google SB442.

394: - This pool does NOT have at least 2 of the 7 drowning prevention safety features. There are no drowning prevention safety features present. This is a drowning hazard. Recommend correction by a pool and spa and/ or fencing contractor familiar with the recent changes in California law - SB442.

Conclusion

BUYERS INSPECTION

395: - Good luck on the purchase of your new house!

I am proud of my service, and trust that you will be happy with the quality of my report. I 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, I may not have tested every outlet, and opened every window and door, or identified every minor defect. Also, because I am not a specialist or because my inspection is essentially visual, latent defects could exist. Therefore, you should not regard my 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 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 manufacturer's defect. Therefore, you should read such policies very carefully.

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


Thank you,
Bill Bryan, CCI, ACI, CPI
Certified CREIA Inspector
Certified ASHI Inspector
Certified NSPF Pool & Spa Inspector
RSM Inspections


Executive Summary

.This is just a summary of the findings for your convenience, you must read the entire report.

REFERENCE


GENERAL INFORMATION GENERAL INFORMATION


 **s-1:** - This symbol means: "Hazardous condition that should be corrected as soon as possible"

 **s-2:** - This symbol means: "Issue that warrants your attention."

WALKWAY


GROUND

 **s-3:** - Trip hazard on walkway. The cover is broken on the utility box. Recommend repair or replacement by a the utility company.

 **s-4:** - Some minor cracks. Recommend you fill these cracks to prevent water from getting underneath the surface. If these cracks still bother you, I recommend further repair or replacement by a general contractor.


VEGETATION

GROUND

 **s-5:** - Tree limbs within 10' of roof should be trimmed away to provide air and sunlight to roof. This will not only extend the life of your roof but, also deny access to your roof to unwanted critters.


GATES

GROUND

 **s-6:** - Damaged gate observed. Recommend repair or replacement for enhanced security of your property, by a general contractor.


YARD WALLS

GROUND

 **s-7:** - Loose top blocks observed. Blocks could fall off and injure someone. This is a safety concern. Recommend repair or replacement by a general contractor.


TIMER

GROUND

 **s-8:** - Rusted timer box. Further deterioration could cause an electrical failure and create a shock hazard. Recommend repair or replacement by an electrical contractor.


ADDITIONAL OUTDOOR ITEMS

GROUND

 **s-9:** - Water feature present, beyond the scope of this inspection. Recommend you seek advice of a specialist in evaluating this system before use and I also recommend that you have the seller provide the instructions for programming or show you how to operate. I also recommend filling the basin with river rocks to prevent a drowning hazard.


SIDING

EXTERIOR EXTERIOR

 **s-10:** - Satellite dish attached to siding. The structural and functional integrity of the stucco can be compromised when additional structural, mechanical, or utility systems are attached to them with screws, bolts, etc. Recommend having the satellite dish moved and caulking the empty holes to prevent the intrusion of water.


TRIM

EXTERIOR EXTERIOR

 **s-11:** - Peeling paint on the trim observed. A fresh coat of paint will prolong the life of the trim. Suggest scraping and painting all peeling areas.


WINDOW SCREENS


EXTERIOR EXTERIOR


 **s-12:** - Some window screens missing. Check with the seller to determine if they are on the property or replace.

PATIO DOORS

EXTERIOR EXTERIOR


 **s-13:** - Door is difficult to operate, this presents a safety hazard in the event of an emergency/fire. Recommend repair/adjusting of door to allow easy and smooth operation, by a general contractor.

 **s-14:** - Back doors open out. This is a security hazard. Hinge pins can be pulled from the outside.

 **s-15:** - Door is difficult to open and close; door sticks. Mechanism may not be installed true. Recommend repair or replacement by a general contractor.


OUTLETS / RECEPTACLES

EXTERIOR EXTERIOR

 **s-16:** - Receptacle at the bbq grill has no power. This is a safety hazard. Recommend repair or replacement by an electrical contractor.


LIGHTING

EXTERIOR EXTERIOR

 **s-17:** - Light globe missing. This is a safety hazard. Needs replacement.


LIGHTING

FRONT BALCONY EXTERIOR

 **s-18:** - Light does not work on the balcony. This is a safety hazard. Recommend repair or replacement by an electrical contractor.


DOORS

BACK BALCONY EXTERIOR

 **s-19:** - Door sticks; mechanism may not be installed true. Recommend adjustment.


PANEL


MAIN SERVICE PANEL ELECTRICAL


 **s-20:** - Breakers are not labeled correctly. Every breaker needs to be labeled to allow each circuit to be distinguished from all others. Recommend you have all breakers labeled correctly by an electrician.

SUB PANEL

GARAGE SUB PANEL ELECTRICAL


 **s-21:** - Breakers are not labeled correctly. Every breaker needs to be labeled to allow each circuit to be distinguished from all others. Recommend you have all breakers labeled correctly by an electrician.

 **s-22:** - Panel cover screws missing. Panel cover should be secured to the panel. This is a shock hazard. These screws should be approved, flat tipped screws. Screws can be purchased at any home improvement store.

 **s-23:** - Open breaker panel slot at the panel box cover. This is a shock hazard. Recommend you have all breaker slots covered correctly by a licensed electrician.


BREAKERS

GARAGE SUB PANEL ELECTRICAL

 **s-24:** - Multiple brands of circuit breakers in the panel. Circuit breakers made by anyone other than the panel manufacturer should not be used in the panel, unless specified on the panel data sheet. I did not see these breakers listed. This is a fire hazard. Recommend further evaluation and/or replacement by an electrical contractor.


BREAKERS

POOL EQUIPMENT AREA SUB PANEL ELECTRICAL

 **s-25:** - Grill area breaker in the sub panel in the off position. Don't know why this was off. Ask seller and check the disclosures for information about this.


GFCI

GFCI ELECTRICAL

 **s-26:** - Ground Fault Circuit Interrupter (GFCI) is a device that shuts off an electric circuit when it detects that current is flowing along an unintended path, possibly through water or through a person. It is used to reduce the risk of electric shock. It works by measuring the current leaving the hot side of the power source and comparing it to the current returning to the neutral side. If they are not equal, this means that some of the current is flowing along an unintended path, and the GFCI shuts the power off. Although GFCI protection may not have been required at the time the home was built, for safety reasons, I recommend upgrading the electrical system to include GFCI protection at the following receptacle locations: every receptacle in the bathrooms, all receptacles outside, all receptacles in the garages, all receptacles in the crawlspace, all receptacles serving the kitchen countertops, all receptacles in the laundry room, and all receptacles within 6' of any plumbing fixtures.


BASE

WATER HEATER PLUMBING

 **s-27:** - Water heater base shows signs of water damage. Tested dry. Unable to tell if there is additional hidden damage under the base. Recommend repair or replacement by a plumbing contractor.


DRIP PAN

WATER HEATER PLUMBING

 **s-28:** - Water heater is not equipped with a drip pan, which is designed to minimize water damage from a leak. This is a moisture intrusion hazard. Recommend installation of a drip pan by a plumbing contractor.


COLD WATER SHUT-OFF VALVE

WATER HEATER PLUMBING

 **s-29:** - Water shut-off valve connection above the tank is corroded. This is a moisture intrusion hazard. Recommend repair or replacement by a plumbing contractor.


SUPPLY PIPING

WATER HEATER PLUMBING

 **s-30:** - Insulation missing on hot water piping. Recommend you insulate all water pipes to prevent energy loss.

SEWER

WASTE PLUMBING

 **s-31:** - Unknown if sewer is public or septic. Ask seller and check the disclosures for information about this. Due to age of this home, I recommend a waste line inspection. This separate inspection will show the condition of the buried waste line from the home. Items such as tree roots, broken drain pipes, and other obstructions could be revealed.


COMPRESSOR UNIT

DOWNSTAIRS AIR CONDITIONING HVAC

 **s-32:** - Rust at exterior compressor unit. Recommend a fresh coat of paint to inhibit the rusting process.

AGE

DOWNSTAIRS AIR CONDITIONING HVAC

 **s-33:** - Compressor unit has exceeded its designed life expectancy of 15 years. I make no warranty, guarantee or estimation as to the remaining useful life of this unit. Budget for replacement in the near future.


COMPRESSOR UNIT

UPSTAIRS AIR CONDITIONING HVAC

 **s-34:** - Rust at exterior compressor unit. Recommend a fresh coat of paint to inhibit the rusting process.


AGE

UPSTAIRS AIR CONDITIONING HVAC

 **s-35:** - Compressor unit has exceeded its designed life expectancy of 15 years. I make no warranty, guarantee or estimation as to the remaining useful life of this unit. Budget for replacement in the near future.


DISCONNECT

UPSTAIRS AIR CONDITIONING HVAC

 **s-36:** - Disconnect box damaged. This is a shock hazard. Recommend repair or replacement by an HVAC contractor immediately.


CEILING FANS

FAMILY ROOM / INTERIOR

 **s-37:** - I did not operate the ceiling fan. It was still wet from the water from the bathroom leak above. Ask seller to demonstrate at final walk through.


WINDOWS

FAMILY ROOM / INTERIOR

 **s-38:** - Window shows sign of loss of seal/condensation. Recommend repair or replace by a window contractor to provide energy savings and prevent hazed window from limiting view out of window.


SINK

LAUNDRY ROOM / INTERIOR

 **s-39:** - Slow drain. Recommend clearing.


CLOSETS

UPSTAIRS BACK RIGHT GUEST BEDROOM / INTERIOR

 **s-40:** - Closet door is missing lower track guide. Children can get their hands stuck under this door. This is a safety hazard. Recommend installation of a lower track guide by a general contractor immediately.


CLOSETS

UPSTAIRS FRONT RIGHT GUEST BEDROOM / INTERIOR

 **s-41:** - Closet door is missing lower track guide. Children can get their hands stuck under this door. This is a safety hazard. Recommend installation of a lower track guide by a general contractor immediately.


CLOSETS

FRONT GUEST BEDROOM / INTERIOR

 **s-42:** - Closet door is missing lower track guide. Children can get their hands stuck under this door. This is a safety hazard. Recommend installation of a lower track guide by a general contractor immediately.

WINDOWS

BACK GUEST BEDROOM / INTERIOR

 **s-43:** - Window shows sign of loss of seal/condensation. Recommend further evaluation, by a window contractor, of all windows and/or repair or replace the defective windows, to provide energy savings and prevent hazed window from limiting view out of window.


CABINETS


MASTER BATH / INTERIOR

 **s-44:** - Cabinet hits drawer. Recommend correction by a general contractor.

SINK


MASTER BATH / INTERIOR

 **s-45:** - Drain stop does not work properly. Recommend repair or replacement by a plumber.

 **s-46:** - Slow drain. Recommend clearing.


SHOWER


MASTER BATH / INTERIOR

 **s-47:** - Shower door does not close completely. Door hits the wall. This could break the glass. This is a safety hazard. Recommend adjusting the hardware immediately.

WHIRLPOOL


MASTER BATH / INTERIOR

 **s-48:** - Wand leaks under the tub while operating. This is a moisture intrusion hazard. Recommend contacting a plumber to repair.

 **s-49:** - Tub/wand actuator difficult to operate. Recommend repair by a plumber.

LIGHTING

MASTER BATH / INTERIOR

 **s-50:** - Pendant lighting within 3' of the tub or shower and/or less than 8' above the tub. Do not grab this electrical device while standing in water. This is a shock hazard. Recommend moving or removing the pendant lighting by an electrical contractor immediately.


BATHTUB

UPSTAIRS FRONT RIGHT GUEST BATH / INTERIOR

 **s-51:** - Drain stop is dislodged from the drain. Recommend repair or replacement by a plumbing contractor.


MIRRORS

DOWNSTAIRS FRONT RIGHT GUEST BATH / INTERIOR

 **s-52:** - Reflective material on the back side of the mirror is damaged. Recommend repair or replacement by a glass contractor.


GFCI

DOWNSTAIRS BACK RIGHT GUEST BATH / INTERIOR

 **s-53:** - Redundant GFCI. When the GFCI trips, another GFCI outlet in the house also trips and you must reset both GFCI's. The second reset is in the kitchen. Although there is nothing wrong with this, you now have to reset both GFCI's in order to restore the power at the first GFCI outlet. If you only want to have to reset one GFCI, have an electrical contractor remove the redundant GFCI.


WIRING

DOWNSTAIRS BACK RIGHT GUEST BATH / INTERIOR

 **s-54:** - Bathroom circuit also improperly serves the kitchen. The bathroom circuit should be a dedicated circuit just for the bathroom. Recommend repair or replacement by an electrical contractor.


CARBON HALLWAY

BACK HALLWAY / INTERIOR

 **s-55:** - No visible Carbon Monoxide (CO) alarm in this hallway. This is a safety hazard. The Consumer Product Safety Commission recommends that every residence with fuel-burning (gas) appliances or an attached garage be equipped with a UL Listed CO alarm, on each floor. CO is colorless and odorless and thus impossible to detect without a proper electronic alarm. Recommend you put an alarm near the sleeping rooms on each level in your home.


LIGHTING

FRONT HALLWAY / INTERIOR

 **s-56:** - Light does not work. Recommend replacing the bulb. If this does not solve the problem, have an electrician repair or replace.

RAILING

STAIRWAY / INTERIOR

 **s-57:** - Handrail loose. This is a safety hazard. Someone could fall down the stairs should this railing give away. Recommend correction by a general contractor.


FIREPLACE SCREEN

BACKYARD FIREPLACE INTERIOR

 **s-58:** - Temporary fireplace screen present. Recommend a fireplace screen be present for all fires.


TYPE

MASTER BEDROOM FIREPLACE INTERIOR

 **s-59:** - Decorative electric fireplace present. This fireplace is ignited when turning on the switch, on the nearby wall. This appliance is beyond the scope of this inspection. If you have concerns about this fireplace, seek a fireplace specialist. Decorative electric fireplace did not light when the switch was turned on. This is a safety hazard. Recommend you have this appliance repaired by an appliance technician immediately.


WINDOWS

COMMON AREA INTERIOR

 **s-60:** - Multiple windows show signs of loss of seal/condensation. I recommend further evaluation, by a window contractor, of all windows and/or repair or replace the defective windows, to provide energy savings and prevent hazed window from limiting view out of window.


FLOORING

COMMON AREA INTERIOR

 **s-61:** - Many tiles are "hollow sounding" when tapped, indicating poor bond with substrate. This usually results in loose tiles. Recommend further evaluation and/or repair or replacement of all tiles, by a flooring contractor.


CEILINGS

GARAGE GARAGE

 **s-62:** - Upper areas in the garage have been converted to storage. Normally, elevated storage racks in the garage can accommodate light items, such as, Christmas trees and Christmas decorations. If you are concerned with how much weight these racks can support, I recommend you contact a structural engineer. Too much weight could cause structural failure and could cause injury/damage to people/items below.


MAN DOOR INTERIOR

GARAGE GARAGE

 **s-63:** - Doorstop mounted on the door from the house leading to the garage. This is a fire hazard. Recommend that this be removed to protect the residence against garage originated fires.


MAN DOOR EXTERIOR

GARAGE GARAGE

 **s-64:** - Door was blocked by personal items. Door not inspected. Ask seller to demonstrate at final walk through.


GARAGE WATER PIPING

GARAGE GARAGE

 **s-65:** - An additional water line has been added to the home, in the garage. This is unusual. Recommend you check the disclosures and ask the seller why this was done.


ADDITIONAL GARAGE ITEMS

GARAGE GARAGE

 **s-66:** - Central vacuum lines noted; beyond the scope of this inspection. Suggest verification of performance prior to closing. (Canister missing)


POOL DESCRIPTION

POOL POOL

 **s-67:** - I observed what appears to be cracking in the finish. I cannot see how deep this crack is or if this crack is leaking. Unable to tell if there is additional hidden damage under the finish. I recommend contacting a pool contractor for further evaluation and / or repairs.


POOL DRAINS

POOL POOL

 **s-68:** - Although the pool and spa drains appear to be at least 3' apart, I cannot see, from the side of the pool / spa, if the drain is equipped with recommended anti-entrapment drain covers. The way to tell if your drain covers are anti-entrapment, is to look for "ASME/ANSI A112.19.8" "ASME/APSP-16 2011" or "VGB 2008" displayed on the cover. If this is not on the cover, for safety reasons, I recommend these anti-entrapment drain covers be installed on the drains.


POOL COPING

POOL POOL

 **s-69:** - Coping around the pool is cracked. Unable to tell if there is additional hidden damage behind the wall. This is a moisture intrusion hazard. Recommend repair or replacement by a pool and spa contractor.


POOL DECK

POOL POOL

 **s-70:** - Concrete deck improperly slopes toward the house from the pool. This is a moisture intrusion hazard. Recommend a general contractor evaluate whether or not water properly drains away from the area between the house and pool.


POOL ACCESS FROM HOUSE

POOL POOL

 **s-71:** - Alarms are missing on all access points from the house to the pool. This is a safety hazard. Recommend installing these alarms immediately (sounds continuously for 30 seconds, 85 dBA, resets automatically, manual touch pad or switch located no less than 54" from the floor for temporary deactivation for a single opening not to exceed 15 seconds).


WATER FILL METHOD

POOL POOL

 **s-72:** - Recommend a timer be put on this line. You wouldn't want to leave this line running and forget to shut it off.


PUMP #1

POOL POOL

 **s-73:** - Main filter pump. This is a single speed pump. This is not the best pump for this job. Recommend you replace this pump with a variable speed pump for better energy efficiency.


BACKWASH SYSTEM

POOL POOL

 **s-74:** - No air gap present. This is a cross contamination hazard. Recommend installing an air gap prior to the P Trap where backwash connects to the city sewer, by a plumbing or pool and spa contractor.

POOL SAFETY SB 442


DROWNING PREVENTION POOL

 **s-75:** - California law requires that I include in this report which of the 7 drowning safety prevention features are present and I must also report if less than 2 of the features are missing.

7 drowning prevention safety features are:

- #1- An installed enclosure fence, isolating the house from the pool.
- #2- An installed ASTM approved temporary mesh fencing around the pool.
- #3- An installed, ASTM approved safety pool cover.
- #4- Installed, working, exit alarms on all home doors into the pool area.
- #5- Installed, self-closing, self-latching, home doors to the pool area.
- #6- Installed ASTM approved, pool surface alarm. 1 per pool.
- #7- Other means of protection approved by ASTM

For an in-depth description of each of these drowning prevention safety features, google SB442.

 **s-76:** - This pool does NOT have at least 2 of the 7 drowning prevention safety features. There are no drowning prevention safety features present. This is a drowning hazard. Recommend correction by a pool and spa and/ or fencing contractor familiar with the recent changes in California law - SB442.