

# RSM Inspections

## Property Inspection Report



123 Smith Street, Coto de Caza, CA 92679  
Inspection prepared for: I.M. Homebuyer  
Real Estate Agent: I.M. Seller - Top Sales Group

Date of Inspection: 3/1/2015 Time: 2:00 PM  
Age of Home: 1991 /approx 24 years Size: approx 3,200 sft  
Weather: 80° / Sunny

Inspector: Bill Bryan  
Certified CREIA Inspector & Certified NSPF Pool & Spa Inspector  
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[rsm inspections.com](http://rsm inspections.com)

## Report Summary

The summary below consists of potentially significant findings. These findings are systems or components that have material defects which can be a **safety hazard**, that are **not functioning properly**, or **appear to be at the ends of their service lives**. The summary is not a complete listing of all the findings in the report, and reflects my opinion. Please review all of the pages of the report as the summary alone does not explain all the issues. All repairs should be done by a licensed contractor. I recommend obtaining a copy of all receipts, warranties and permits for work completed.

## Grounds

Page 8 Item: 5	Fence Condition	<ul style="list-style-type: none"> <li>• Wood deterioration observed. Suggest repairs/replacement as needed.</li> <li>• *Refer to termite report for any possible presence of dry rot or wood destroying organisms.</li> </ul>
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Possible dry rot

## Exterior Areas

Page 10 Item: 9	Receptacle Condition	<ul style="list-style-type: none"> <li>• Outdoor receptacles appear to have no power. Recommend correction by a licensed electrician.</li> </ul>
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No power to receptacle on porch



No power to receptacle on patio



No power to receptacle behind pool equipment

## Living Room Fireplace

Page 15 Item: 2	Damper Condition	<ul style="list-style-type: none"> <li>• Damper not in a fixed open position where a gas fire is present. No damper clamp installed. This is an important safety feature that helps ensure that gases will be vented into the atmosphere instead of being trapped in the fireplace. An approved damper clamp should be installed for safety. A "Fireplace Damper Stop Clamp" can be purchased at a place like Amazon for around \$6.</li> </ul>
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Damper Clamp missing.

## Family Room Fireplace

Page 15 Item: 2	Damper Condition	<ul style="list-style-type: none"><li>• Damper not in a fixed open position where a gas fire is present. No damper clamp installed. This is an important safety feature that helps ensure that gases will be vented into the atmosphere instead of being trapped in the fireplace. An approved damper clamp should be installed for safety. A "Fireplace Damper Stop Clamp" can be purchased at a place like Amazon for around \$6.</li></ul>
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Damper Clamp missing.

## Plumbing

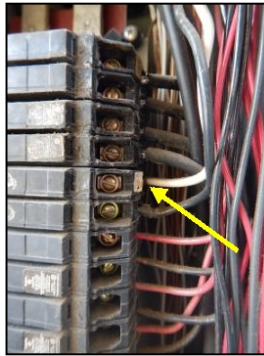
Page 18 Item: 6	Water Pressure Condition	<ul style="list-style-type: none"><li>• Water pressure from the street is approximately 95 psi. This pressure is too high. Fittings and hoses could fail at this high of a setting. Recommend a Licensed Plumbing Contractor further evaluate for correction.</li></ul>
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Water pressure is 95 psi

## Electrical

Page 20 Item: 6	Wiring Condition	<ul style="list-style-type: none"><li>• White wires used as "hot" wires should be marked with black tape. Recommend contacting a licensed electrician to repair the issues.</li></ul>
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White wire not marked as "hot"

Page 21 Item: 10 GFCI Conditions

- GFCI protection is missing at on all receptacles on the kitchen counter, laundry, bathrooms, outside receptacles and receptacles the garage. Recommend protection be corrected by a licensed electrician.



GFCI receptacle not working properly under grill



Faulty GFCI receptacle on kitchen countertop

## Air Conditioning

Page 23 Item: 8 Disconnect Condition

- Circuit breaker, in the main service panel, for the A/C Compressor is 50 Amps. This is not acceptable, according to the manufacturer.



Improper 50 amp fuse for A/C

## Interior Areas

Page 25 Item: 3 Smoke Detector Condition

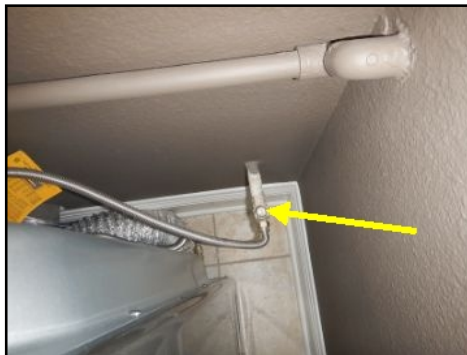
- No visible smoke detectors in the bedrooms. Recommend installing one in each bedroom, one on each floor (near the bedrooms) to bring up to modern safety standards



Page 25 Item: 4	Carbon Monoxide Alarm Condition	<ul style="list-style-type: none"><li>• No visible CO alarm in the home. 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. CO is colorless and odorless and thus impossible to detect without a proper electronic detector. At a minimum, put an alarm near the sleeping rooms on each level in your home. For the most trouble-free operation, I recommend the plug-in type -- not the battery-operated type -- with a digital readout that tells you the peak CO concentration whenever you push the peak level button</li></ul>
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## Laundry

Page 29 Item: 12	Gas line Condition	<ul style="list-style-type: none"><li>• Old style gas valve. Could not turn valve by hand. Recommend having a new gas valve installed by a licensed plumber.</li></ul>
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Improper gas valve in laundry room

## Bathroom

Page 31 Item: 5	Receptacle Condition	<ul style="list-style-type: none"><li>• Receptacles in the bathrooms has no power. May be faulty GFCI. Recommend correction by a licensed electrician.</li></ul>
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No power to all receptacles in the bathrooms

## Garage

Page 32 Item: 2	Ceiling Condition	<ul style="list-style-type: none"><li>• Hole in the ceiling is a breach in the fire protection. Recommend patching the hole with 5/8 drywall.</li></ul>
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Hole in ceiling

Page 33 Item: 8

Man Door Interior  
Condition

- Door stop mounted on the door from the house leading to the garage. This is a fire hazard. It is strongly recommended that this be removed to protect the residence against garage originated fires.



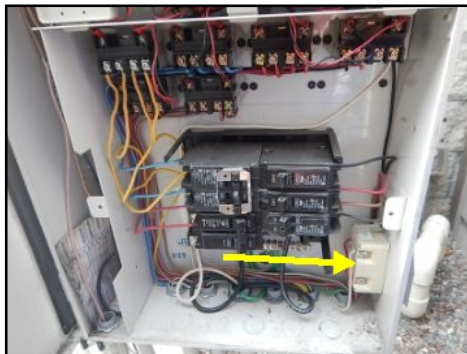
Door stop mounted on the door from the house leading to the garage. This is a fire hazard. It is strongly recommended that this be removed to protect the residence against garage originated fires.

Pool

Page 38 Item: 22

Electrical Condition

- All receptacles in the pool area do not work. Recommend correction by a licensed electrician.



Faulty GFCI receptacle in Pool Sub Panel

Page 38 Item: 28

Pool Light  
condition

- Pool lights appear to be wired through the GFCI receptacle on the Pool Control Panel. This is the correct way to wire the lights. Unfortunately, the GFCI receptacle appears to be faulty. Therefore I was unable to turn on the lights in the pool or spa. Recommend correction by a licensed electrician.

### Inspection Details

I appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call me after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, I am still available to you for any questions you may have, throughout the entire closing process. Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; the inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets or carbon monoxide detectors may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that I feel may need further investigation or repair.

For your safety and liability purposes, I recommend that licensed contractors evaluate and repair any critical concerns and defects. **Note that this report is a snapshot in time. I recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.**

#### 1. Home Type

Single Family • Mediterranean Style • Two story • Built-in Garage

#### 2. Attendance

Client • Buyers Agent • Sellers Agent

#### 3. Occupancy

Occupied - Furnished / Heavy volume of personal and household items observed • Access to some items such as: electrical outlets/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.

#### 4. Utilities

Utilities were on at the time of inspection

## 5. Scope of Inspection

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. 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.

Thank you, Bill Bryan, Owner, RSM Inspections

## 6. General Observation

All or part of this home has 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 our inspection. Stains in ceilings or on walls, which indicate possible roof leaks or other water intrusion, can be covered by a fresh coat of paint. Only the owners or occupants of a property should have knowledge of any visible clues to such defects which might have been covered. 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 • The 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.

### Grounds

#### 1. Driveway and Walkway Condition

Driveway is made of stamped concrete. • Driveway and walks are made of concrete. • No major system safety or function concerns with the driveway or walkway noted at time of inspection



## 2. Grading Condition

No major grading concerns noted at time of inspection • Lot grading has a significant impact on the building, simply because of the direct and indirect damage that moisture can have on the foundation. It is very important, therefore, that surface runoff water be adequately diverted away from the home. Lot grading should slope away and fall a minimum of 6" for the first 10' around the perimeter of the building.

## 3. Drainage Condition

Drainage on this property appears to be adequate. No signs of previous pooling water and drains are in place where the water seems to be directed • Property is served by area drains that appear to be in acceptable condition. Water testing of area drains is beyond the scope of this inspection, and because it is impossible for us 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 roofer service • Exterior drainage is generally away from foundation

## 4. Vegetation Condition

No major safety or functional concerns noted at time of inspection

## 5. Fence Condition

Wood fence • Block wall on the sides.

- Wood deterioration observed. Suggest repairs/replacement as needed.
- \*Refer to termite report for any possible presence of dry rot or wood destroying organisms.



Possible dry rot

## 6. Gate Condition

Wood • Wrought iron • No major system safety or function concerns noted at time of inspection.

## 7. Porch Conditions

No major system safety or function concerns noted at time of inspection

## 8. Patio Condition

No major system safety or function concerns noted at time of inspection

## 9. Patio and Porch Roof Condition

Wood pergola-type patio covering • No major system safety or function concerns noted at time of inspection (see termite inspection report for concerns of wood destroying organisms or dry rot).

## 10. Grill Condition

Built-in natural gas barbecue located in the yard. Full evaluation of this unit and its accessories is beyond my scope. I do inspect the gas line for safety purposes.

- Gas valve appears functional.



FYI - Gas shut-off valve under outdoor grill

#### 11. Structures Conditions

Out buildings and sheds are beyond the scope of this inspection.

#### 12. Outdoor Lighting Conditions

Decorative or low-voltage lights are beyond the scope of the inspection.

#### 13. Storage Condition

Storage shed in the backyard.

#### 14. Exterior Faucet Condition

External faucet in the garage appeared to be functional. Anti-siphon device is attached.

#### 15. Accessory Condition

Intercom 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 for programming or show you how to operate. • Speaker system present in the ceiling and walls, 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.

### Exterior Areas

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 or stored items can not be judged and are not part of this inspection, taking into account typical wear for properties of this age and type (excluding cosmetic considerations). Moisture intrusion through cracks or openings in the exterior siding, trim, windows and doors is a source of moisture damage and deterioration. I recommend sealing all cracks and openings in and between the exterior siding and trim materials, especially around doors and windows. Routine maintenance and painting may extend the service life and minimize deterioration of the exterior surfaces.

My visual inspection of major systems is limited to the normal operating functions of items listed. Independent evaluations including the adequacy/inadequacy of water flow (such as gallons per minute), buried/concealed piping or water quality, electrical amperage/voltage adequacies and the testing of photoelectric cell operated fixtures are not within the scope of this report. If such detailed information is required, I suggest contacting appropriate specialists. Areas concealed from view by any means are excluded from this report/inspection. Any electrical repairs, modifications, corrections, installations or periodic inspection and maintenance of systems or aluminum wiring should be provided by a licensed and qualified electrician per California law.

#### 1. Screen Condition

All outdoor screens were in satisfactory condition at time of inspection

## 2. Siding Condition

### Painted wood siding

• Wood or wood-like materials present. These materials are subject to moisture damage and weathering to a greater extent than other siding materials, as well as infestation by wood-destroying pests and organisms. Notwithstanding anything noted in this report, recommend further evaluation by licensed pest control professional, repair or replacement as needed, and regular homeowner monitoring and maintenance thereafter



Numerous paint "blisters"

## 3. Window Condition

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. • Some windows appear to be original aluminum framed, single-paned windows.

## 4. Patio Door Condition

Sliding patio door was functional during the inspection

## 5. Screen Door Condition

Sliding door screen is functional

## 6. Eave Condition

Eaves were in satisfactory condition at time of inspection • Soffits appeared to be in serviceable condition at the time of the inspection.

## 7. Facia Condition

Fascia covering the ends of rafter or truss tails appeared to be in generally serviceable condition at the time of the inspection.

## 8. Paint Conditions

Paint was in satisfactory condition at time of inspection.

## 9. Receptacle Condition

(See GFCI Conditions in the electrical section)

• Outdoor receptacles appear to have no power. Recommend correction by a licensed electrician.



No power to receptacle on porch



No power to receptacle on patio



No power to receptacle behind pool equipment

## 10. Lighting Condition

Lights were operated and appeared functional.

## Irrigation

### 1. Irrigation Sprinkler Condition

Sprinkler system noted; client is advised to seek advice of a specialist in evaluating this system before use. • Home is equipped with an underground sprinkler landscape irrigation system.

## Structure

Structures are not uniform, and typically meet the standards of the year in which they were built. I describe and identify the various types of foundations, floor, wall, ceiling, and roof structures, in accordance with state and industry standards. If it is a slab foundation, I examine the stem walls that extend beyond the footings. If it is a raised foundation, I either enter the crawlspace to inspect its structural components, or indicate in what manner it was evaluated. Similarly, I identify the structure of walls and the roof framing. However, I am a generalist - not a specialist. Therefore, in the absence of any major defects, I may not recommend that you consult with a geo- technical engineer, but this should not deter you from seeking the opinion of any such expert.

### 1. Structure Condition

Wall structure is conventionally framed with wooden studs • Ceiling structure is conventionally framed with standard joists • Roof structure is conventionally framed with rafters, purlins, collar-ties, and other wood members.

## Foundation

### 1. Slab-On-Grade Condition

Floor structure consists of a poured slab that could include reinforcing steel • I could only see a very small sample of the foundation slab (underneath the Forced Air Unit, when I removed the air filter). There were no apparent cracks • Concrete slab not visible due to floor coverings.

### 2. Foundation Perimeter Condition

No deficiencies were observed at the visible portions of the structural components of the home.

### 3. Anchor Bolt Condition

Anchor bolts were not visible, obscured by drywall.

## Roof

My roof inspection is to report on the type and condition of roofing materials, missing and/or damaged material, and attachments (excluding antennas, solar systems, etc.) where visible. This does not constitute a warranty, guarantee, roof certification or life expectancy evaluation of any kind. Roofs are not water tested for leaks. Condition of the roofing underlayment material is not verified/inspected.

For further evaluation and a roofing certification I recommend you consult a qualified licensed roofing contractor, a number of lenders may require a roofing certification. Building's that have tile or wood shingle/shake materials and are going to be tented for termites should be reinspected for possible damage caused by the extermination process before the close of escrow.

### 1. Roof

Inspected from ladder, using field glasses from the ground, and from accessible points from the interior of the house. Not mounted due to height and pitch making mounting of roof dangerous. • Some areas of roof are obscured from view. • I estimate this roof to be approximately 24 years old. However, this is just an estimate • Note that experts recommend that any roof over 10 years old receive a roof certification by a licensed roofing specialist • 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 • Roof appears to be in acceptable condition, but this is not a guarantee against leaks. For a guarantee, you would need to have a roofing company perform a water test and issue a roof certification.

### 2. Covering Condition

Concrete tiles.

- A broken tile.



Cracked tile

### 3. Flashing Condition

No major system safety or function concerns noted at time of inspection.

### 4. Valley Condition

No major system safety or function concerns noted at time of inspection.

### 5. Vent Condition

No major system safety or function concerns noted at time of inspection.

### 6. Gutter Condition

No major system safety or function concerns noted at time of inspection.

- Clean gutters: Significant amounts of debris evident.





Gutter on shed needs cleaning

#### 7. Downspout Condition

No major system safety or function concerns noted at time of inspection.

#### 8. Skylight Conditions

From the roof, skylights did not display any signs of active or past leaks.

### Attic

#### 1. Access Condition

Attic access in upstairs hallway. • Attic access in master bedroom closet.  
• Attic access is not insulated. Expect some energy loss through convection. Recommend insulating attic access hatch cover with fiberglass insulation to reduce energy expenses.

#### 2. Structure Condition

No major system safety or function concerns noted at time of inspection • Visible portions of the framing are in acceptable condition, and would conform to the standards of the year in which they were constructed • Attic area has been converted to additional storage space.

#### 3. Ventilation Condition

Attic appears to be properly and adequately vented • Fixed, roof-field exhaust vent noted.

#### 4. Insulation Condition

Unfinished fiberglass batts present  
Insulation averages about 10-12 inches in depth.  
• Insulation is sparse in some areas and non existent in others.

#### 5. Exhaust Vent Condition

Visible portions of the exhaust ducts are functional.

#### 6. Attic Plumbing Condition

No visible deficiencies seen in plumbing vent piping • ABS (Acrylonitrile-Butadiene-Styrene)( black in color) - plumbing vent piping

#### 7. Attic Duct Conditions

Visible portions of the air ducts appear functional.

#### 8. Wiring Condition

Visible portions of the wiring appears functional.

## 9. Additional Item in the Attic Condition

Personal Items • Security system loudspeaker. • Antennae.



Antennae in attic (above master closet)

## Living Room Chimney

### 1. Chimney Conditions

Factory-built Chimney • Rain Cap noted • Spark Arrestor noted • Unable to determine condition or presence of liner due to accessibility • Chimney review is limited to visible accessible components only. If further review is desired, I suggest review by a qualified professional prior to close • The National Fire Protection Association ([www.nfpa.org](http://www.nfpa.org)) advises that each chimney receive a Level II inspection each time a residence is sold. Inspection levels are explained at [http://www.csia.org/homeowner-resources/chimney\\_inspections.aspx](http://www.csia.org/homeowner-resources/chimney_inspections.aspx). It is also advised that this inspection be conducted by a chimney sweep certified by the Chimney Safety Institute of America ([www.csia.org](http://www.csia.org)) • No major system safety or function concerns noted at time of inspection.

## Family Room Chimney

### 1. Chimney Conditions

Factory-built Chimney • Rain cap noted • Spark Arrestor noted • Unable to determine condition or presence of liner due to accessibility • Chimney review is limited to visible accessible components only. If further review is desired, I suggest review by a qualified professional prior to close • The National Fire Protection Association ([www.nfpa.org](http://www.nfpa.org)) advises that each chimney receive a Level II inspection each time a residence is sold. Inspection levels are explained at [http://www.csia.org/homeowner-resources/chimney\\_inspections.aspx](http://www.csia.org/homeowner-resources/chimney_inspections.aspx). It is also advised that this inspection be conducted by a chimney sweep certified by the Chimney Safety Institute of America ([www.csia.org](http://www.csia.org)) • No major system safety or function concerns noted at time of inspection.

## Living Room Fireplace

### 1. Fireplace Condition

Gas Insert Fireplace. • Lighting the fireplace is beyond the scope of this inspection. The gas valve operated without any deficiencies.

Contents: Gas Logs

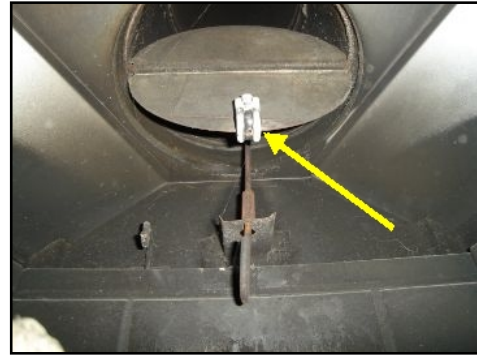
### 2. Damper Condition

Manual dampers is present and functional

• Damper not in a fixed open position where a gas fire is present. No damper clamp installed. This is an important safety feature that helps ensure that gases will be vented into the atmosphere instead of being trapped in the fireplace. An approved damper clamp should be installed for safety. A "Fireplace Damper Stop Clamp" can be purchased at a place like Amazon for around \$6.



Damper Clamp missing.



FYI - This is what a Damper Clamp looks like

### 3. Hearth Extension Condition

Hearth extension extends the proper distance from the fireplace opening

### 4. Screen Condition

Fireplace screen is present and functional.

### 5. Glass Condition

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

### 6. Mantle Condition

Mantle is made of wood has no significant defects.

### 7. Gas Condition

There is a gas ignitor for this fireplace • Gas valve requires a 10" gas key.  
• Gas valve key is missing. Key is relatively inexpensive and can be found at any home improvement store.

## Family Room Fireplace

### 1. Fireplace Condition

Gas Insert Fireplace. • Lighting the fireplace is beyond the scope of this inspection. The gas valve operated without any deficiencies.

Contents: Gas Logs

### 2. Damper Condition

Manual dampers is present and functional

• Damper not in a fixed open position where a gas fire is present. No damper clamp installed. This is an important safety feature that helps ensure that gases will be vented into the atmosphere instead of being trapped in the fireplace. An approved damper clamp should be installed for safety. A "Fireplace Damper Stop Clamp" can be purchased at a place like Amazon for around \$6.



Damper Clamp missing.

### 3. Hearth Extension Condition

Hearth extension extends the proper distance from the fireplace opening

### 4. Screen Condition

Fireplace screen is present and functional.

### 5. Glass Condition

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

### 6. Mantle Condition

Mantle is made of wood has no significant defects.

### 7. Gas Condition

There is a gas ignitor for this fireplace • Gas key was present

## Plumbing

The visible areas of the main water line, shutoff 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 shutoff valves as they may be prone to leakage, if they have not been frequently operated.

### 1. Gas Meter Condition

Gas meter is located on the side outside wall • Visible portions of the gas pipes appear to be in acceptable condition.

### 2. Gas Shut off Valve Condition

Main gas shut-off valve is located on the gas meter.



FYI - Main Gas Shut off Valve

### 3. Seismic Shutoff Condition

No seismic shut-off valve installed on the main gas line. In the event of an earthquake, the seismic shut-off valve will automatically shut-off the gas. Recommend one be installed by a Licensed Plumber.

### 4. Water Meter Condition

Water Meter is located at the curb.



FYI - Water Meter Location

### 5. Water Shut Off Condition

Main water shut-off valve is located at the water meter. This valve will shut off all water to the property (home and irrigation). There is also a home water shut-off valve at the exterior water faucet (at the garage man door). This valve will turn off water to the home, but leave the irrigation water on.



FYI - Main Water Shut-off Valve



FYI - House Water Shut-off Valve

### 6. Water Pressure Condition

• Water pressure from the street is approximately 95 psi. This pressure is too high. Fittings and hoses could fail at this high of a setting. Recommend a Licensed Plumbing Contractor further evaluate for correction.





Water pressure is 95 psi

#### 7. Pressure Regulator Condition

Pressure regulator is present. • Unknown if pressure regulator is functional.

#### 8. Water Piping Conditions

Piping throughout the home is Copper • Water supply piping appears to have no major system safety or function concerns noted at time of inspection • Visible portions of the potable water pipes running through unheated spaces appear to be adequately insulated.

#### 9. Drain, Waste & Vent Conditions

I observed ABS pipe used for DWV. • Drain, waste and vent lines are not fully visible for inspection due to finished walls/ceiling preventing full view of plumbing. • DWV piping appears functional.

#### 10. Sewer

Unable to determine the material used in the sewer line. • Due to age of this home, I recommend a sewer line inspection. This separate inspection will show the condition of the buried sewer line from the home to the city main. Items such as tree roots, broken drain pipes, and other obstructions will be revealed.

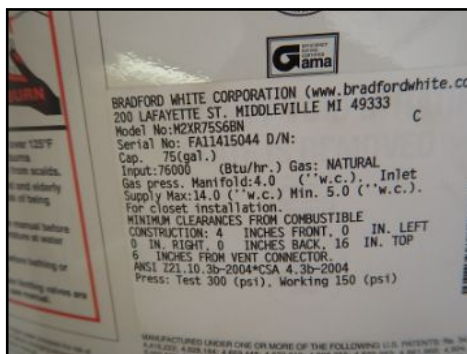
#### 11. Water Softener System

Water softener system installed in the home is beyond the scope of this inspection. You should find out from the seller whether the system is rented from a commercial company or if it is owned by the seller. If rented, find out which company provides the service and what fees are required. If owned, request that the seller provide information on operation and maintenance.

### Water Heater

#### 1. Water Heater Condition

Manufacturer: Bradford White • Model #M2XR75S6BN • Water heater is approximately 6 years old  
• Gas • 75 gallons



FYI - Water Heater Data Plate

## 2. Water Heater Base Condition

Water heater base appears to be safe and functional. • Water heater mounted on a required raised platform which puts the burner at least 18" above the garage floor, is protected from inadvertent vehicle damage by the a required Bollard post, and has the 30" x 30" minimum required working space in front of the water heater.

## 3. Gas line Condition

Gas valve appears functional.

- No sediment trap installed on the gas line at the water heater. This manufacturer required device catches debris or sediment that can otherwise clog the gas orifice, leading to a potential hazardous condition. Lack of a sediment trap can void a warranty. Recommend the installation of a proper sediment trap as required by a Licensed Plumber.

## 4. Combustion Condition

No major system safety or function concerns noted at time of inspection.

## 5. Venting Condition

Metal single wall chimney vent pipe noted

- Improper use of tape at the vent pipe connection. Tape (of any kind) should not be used at any connection. Recommend licensed plumbing contractor repair as needed.

## 6. TPRV Condition

Temperature Pressure Release (TPR) valve -- 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 lead to it leaking.

## 7. Discharge Tube Condition

Copper • No major system safety or function concerns noted at time of inspection.

- Unable to determine where discharge tube discharges. Recommend having plumber evaluate when installing a new water heater.

## 8. Cold Water Shut-off Valve Condition

Cold water Shut-off valve on the water heater is present • Valve is a recommended "Ball" valve.

## 9. Supply Piping Conditions

Copper. • No deficiencies observed at the visible portions of the supply piping.

## 10. Expansion Tank Condition

It appears that there is no expansion tank on the water distribution system. Since this water supply system is a closed system, thermal expansion created by the water heater generates additional pressure on your supply lines. I always recommend the installation of an expansion tank on your supply line, by a licensed plumbing contractor, to mitigate the additional pressure.

## 11. Drain Valve Condition

Drain valve on the water heater is in place and presumed to be functional. However, I do not open or test these valves.

## 12. Drip Pan Condition

Water heater is equipped with a drip pan, which is designed to minimize water damage from a leak.

## 13. Drip Pan Overflow Line Condition

PVC • 3/4" • No major system safety or function concerns noted at time of inspection.

#### 14. Strapping Conditions

Water heater is properly seismically strapped. • Water heaters that are 75 gallons and larger may require three straps for proper seismic protection. However, there are some straps that are rated to properly secure a water heater larger than 75 gallons. We do not have the installation specifications for the straps installed on this unit, which may be among those approved for such, but cannot be confirmed.

### Electrical

#### 1. Cable feeds

Underground service lateral noted.

#### 2. Main Electrical Panel Condition

Main Electrical Panel is located on the side wall • Main Disconnect is in the Main Electric Panel • Main Electrical Panel manufactured by GE.



FYI - Main Panel Location



FYI - Main Electrical Disconnect Switch

#### 3. Pool Sub Panel Condition

Pool Sub Panel is located in the pool control box, by the pool equipment in the backyard. • ----- • Pool Sub Panel manufactured by Jandy. • No major system safety or function concerns noted at time of inspection at pool sub panel box.

#### 4. Amp Capacity Condition

Main Electrical Panel has an unknown maximum Amp capacity. There are 23 breakers, 0 breakers in the off position and 9 available spaces for additional breakers. • Pool Sub Electrical Panel has a maximum Amp capacity of approximately 50 amps/ 240 volts. There are 6 breakers, 0 breakers in the off position and 1 available space for an additional breaker.

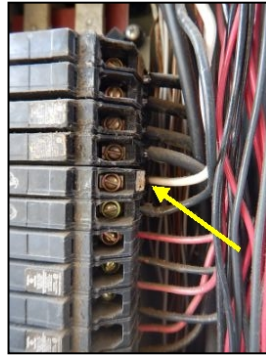
#### 5. Breakers Condition

Breakers manufactured by General Electric. • All of the circuit breakers appeared serviceable in the main panel and the sub panel.

#### 6. Wiring Condition

A combination of the following wiring is noted in the Main Electrical Panel: • Copper non-metallic sheathed cable noted. • Aluminum non-metallic sheathed cable noted. • Single strand aluminum wiring noted.

• White wires used as "hot" wires should be marked with black tape. Recommend contacting a licensed electrician to repair the issues.



White wire not marked as "hot"

#### 7. Neutral Bar Conditions

No major system safety or function concerns noted at time of inspection.

#### 8. Grounding System Condition

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) or the metal rebar in the slab (called a "Ufer") or to a copper grounding rod. The connections for grounding were not visible and I could not verify. Recommend that you have a licensed electrician verify that the electrical system is, in fact, grounded. • The required 4 AWG Al grounding wire exits through the bottom of the main electrical Panel. Unable to verify where it goes. • Unable to verify if the main water line is metal, under the ground. • Sub panel appears to be grounded to the main panel.

#### 9. AFCI Condition

Arc-Fault Circuit Interrupter (AFCI) protection protects electrical circuits in sleeping, family, dining, living, sun, and recreation rooms, and parlors, libraries, dens, hallways, closets, and similar rooms and areas. This type of protection is designed to detect electrical arcing, which is a potential fire hazard • No AFCI protection present.

• Although AFCI protection may not have been required at the time the home was built, for safety reasons, consider upgrading the electrical system to include AFCI protection at the following locations: sleeping, family, dining, living, sun, and recreation rooms, and parlors, libraries, dens, hallways, closets, and similar rooms and areas.

#### 10. GFCI Conditions

A 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. When the problem is corrected, the GFCI can manually be reset by pushing the reset button. There is also a test button that can be used to verify that the GFCI works. It is recommended to test GFCIs at least once a month. • Although GFCI protection may not have been required at the time the home was built, for safety reasons, consider upgrading the electrical system to include GFCI protection at the following locations: Bathrooms, Outside, Garages, Crawlspace (at or below grade), Unfinished basements, Kitchens, Laundry rooms, Within 6 feet of all plumbing fixtures, Boathouses.

• GFCI protection is missing at on all receptacles on the kitchen counter, laundry, bathrooms, outside receptacles and receptacles the garage. Recommend protection be corrected by a licensed electrician.



GFCI receptacle not working properly under grill



Faulty GFCI receptacle on kitchen countertop

## Air Conditioning

### 1. A/C Condition

Manufacturer: Goodman • Model #GSC140601AE • Listed as a 14 Seasonal Energy Efficiency Ratio (SEER) • Approx " 5 Ton" • A/C unit is approximately 6 years old • An annual HVAC service contract is recommended.

• Air conditioning system has what appears to be a Sanuvox Ultraviolet Lamp System is designed to bask the evaporator coil with UVC Germicidal Energy, preventing and destroying mold, biological odors and other microbial contaminants. This is 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.



FYI - A/C Data Plate



Sanuvox UV device on A/C

### 2. A/C Base Condition

Forced Air Unit (FAU) base appears to be functional.

### 3. Condensate Line Conditions

PVC • Primary condensate line has a proper p trap.

### 4. Secondary Condensate Line Condition

PVC • Secondary condensate line has an automatic shut-off device in place. If the A/C stops running, it's telling you to immediately see why your primary condensation line has failed.

### 5. Fresh Air Vent Conditions

Metal single wall fresh air vent pipe noted. • Manual damper on the fresh air vent. The damper is in the open position. Recommend you keep this damper closed.



#### 6. Refrigerant Line Condition

- Although not required at the time this A/C was installed, the insulation for your low pressure (large) refrigerant line should be wrapped with UV resistant tape.
- Refrigerant caps should be tamper-proof. Inquisitive children have been known to release dangerous refrigerant gasses at the condenser unit. This is a safety hazard. These "refrigerant cap locks" are inexpensive and can be purchased on-line from a store like Amazon.

#### 7. A/C Compressor Condition

Functional and responds to the thermostat, at the time of inspection.

#### 8. Disconnect Condition

FYI - Manufacturer recommends MAX FUSE 40 amps • A proper 40 amp fused disconnect box is located at the compressor unit. This is acceptable, according to the manufacturer. The disconnect box lets the HVAC Contractor temporarily disconnect the power to the Compressor Unit, while he works on it. This box is correctly within sight of the Compressor Unit

- **Circuit breaker, in the main service panel, for the A/C Compressor is 50 Amps. This is not acceptable, according to the manufacturer.**



Improper 50 amp fuse for A/C

#### 9. Air Supply Condition

Air supply system appears to be functional.

#### 10. Air Return Condition

Return air supply system appears to be functional.

#### 11. Thermostat Condition

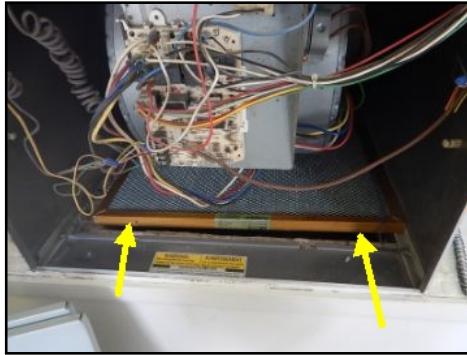
Functional at the time of inspection • Analog, non-programmable type. Non-programmable thermostats have no energy saving capabilities as do digital setback-type thermostats. Recommend an upgrade to a modern, digital programmable thermostat. This could yield a saving of up to \$180 per year in energy costs. • Thermostats are not checked for calibration or timed functions.

#### 12. Differential Temperatures

A/C responded and achieved an industry accepted differential temperature split between the air temperature entering the system and temperature of the air coming out, of 18 to 22°.

#### 13. Filters

Located inside furnace cabinet (22 1/4x22 1/4x1)



FYI - Filter Location

### Heating

#### 1. Furnace Condition

Manufacturer: Carrier

- Model #58PAV111-20 • Gas forced air • This furnace is approximately 9 years old.

#### 2. Furnace Base Condition

Furnace base appears to be safe and functional. • Furnace mounted on a required raised platform which puts the burner at least 18" above the garage floor, is protected from inadvertent vehicle damage by the a required bollard post, and has the 30" x 30" minimum required working space in front of the furnace.

#### 3. Gas line Condition

Gas valve appears functional.

- No sediment trap installed on the gas line at the furnace. This manufacturer required device catches debris or sediment that can otherwise clog the gas orifice, leading to a potential hazardous condition. Lack of a sediment trap can void a warranty. Recommend the installation of a proper sediment trap as required by a Licensed plumbing contractor.

#### 4. Electrical Disconnect Condition

- No Furnace Electrical Disconnect Switch present for the furnace. The current furnace electrical disconnect is simply an appliance plug into a receptacle. New requirements are to have a switched disconnect which permits removing power without removing the plug, however, while an upgrade is suggested, it is not a requirement.

#### 5. Venting Condition

Metal single wall chimney vent pipe noted

- Improper use of tape at the vent pipe connection. Tape (of any kind) should not be used at any connection. Recommend licensed HVAC contractor repair as needed.

#### 6. Differential Temperatures

Furnace responded and achieved an industry accepted differential temperature split between the air temperature entering the system and temperature of the air coming out - approx. 22°.

### Interior Areas

My interior review is to determine functionality of accessible doors, windows and electrical outlets, visible water stains and other related conditions. Minor items, such as torn screens, cracked window panes and loose hardware can occur at any time. New paint and flooring can remove or conceal evidence of any past conditions that may have been present prior to the work being done. I recommend inquiring about any past conditions that may no longer be visible.

My visual inspection of major systems is limited to the normal operating functions of items listed.

Independent evaluations including the adequacy/inadequacy of water flow (such as gallons per minute), buried/concealed piping or water quality, electrical amperage/voltage adequacies and the testing of photoelectric cell operated fixtures are not within the scope of this report. If such detailed information is required, I suggest contacting appropriate specialists. Areas concealed from view by any means are excluded from this report/inspection. Any electrical repairs, modifications, corrections, installations or periodic inspection and maintenance of systems or aluminum wiring should be provided by a licensed and qualified electrician per California law.

#### 1. Ceiling Condition

Drywall ceilings noted. • No major system safety or function concerns with the ceiling.

#### 2. Ceiling Fan Condition

Ceiling fans operated normally when tested, at time of inspection.

#### 3. Smoke Detector Condition

There should be a smoke detector in each bedroom, in each sleeping area and in the hallway on each floor (near the bedrooms) • Testing of smoke detectors is beyond the scope of this inspection. Smoke detectors last 6-10 years. Recommend replacing all smoke detectors every time you purchase a house, every 10 years, or as recommended by the manufacturer. Do not rely on the alarm test button. The button tests the alarm sounding mechanism, not the sensor that detects the smoke. If you don't replace the smoke detectors, recommend you, at least, replace all smoke detector batteries. This way you know each battery is new.

• No visible smoke detectors in the bedrooms. Recommend installing one in each bedroom, one on each floor (near the bedrooms) to bring up to modern safety standards

#### 4. Carbon Monoxide Alarm Condition

Carbon monoxide (CO) alarms are required outside each sleeping area, on each floor (near the sleeping area)

• No visible CO alarm in the home. 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. CO is colorless and odorless and thus impossible to detect without a proper electronic detector. At a minimum, put an alarm near the sleeping rooms on each level in your home. For the most trouble-free operation, I recommend the plug-in type -- not the battery-operated type -- with a digital readout that tells you the peak CO concentration whenever you push the peak level button

#### 5. Wall Condition

Drywall walls noted • No major system safety or function concerns with the walls.

#### 6. Receptacle Condition

Majority of receptacles were tested and found to be wired correctly and functional

#### 7. Switches Condition

Majority of the switches were tested and found to be functional.

#### 8. Lighting Condition

Lights were operated and appeared functional.

#### 9. Window Condition

All windows operated during the inspection. • Numerous windows have tinted film installed

#### 10. Door Condition

Doors appeared functional and in satisfactory condition, at time of inspection.

#### 11. Floor Condition

Carpet is noted. • Ceramic tile is noted. • Pergo flooring is noted. • No major system safety or function concerns with the floors.

#### 12. Cabinet Condition

Some interior cabinets appear to be original to the home. Although worn, they appear to be functional, at time of inspection. • Most not accessible due to stored personal items.

#### 13. Closet Condition

Closets are in serviceable condition • Limited inspection, closets contained personal items.

#### 14. Doorbell Condition

Doorbell did not operate when tested.

#### 15. Stair Condition

No major system safety or function concerns noted at time of inspection.

#### 16. Whole house fan Condition

Whole house fan located in the ceiling, in the upstairs hallway. • When running the whole house fan, ensure you have ground floor windows and doors, on the cool side of the house, open. This will pull the cool air throughout the house. • Whole house fan appeared to operate normally when tested.

• Whole house fan is noisy.

#### 17. Alarm System

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.

#### 18. Central Vacuum Condition

Central Vacuum is located in the garage. At the time of the inspection, it appeared to be functioning and in serviceable condition.

#### 19. Skylight Condition

Skylight in the master bath. • No major system safety or function concerns with the skylight.

#### 20. Accessory Condition

• Intercom 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 for programming or show you how to operate.

• Stereo 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 for programming or show you how to operate.

• Speaker system present in the ceiling and walls, 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.

#### Kitchen

Inspection of kitchen components is limited to built-in gas or electric appliances and plumbing systems, if power is supplied. These items are tested under normal operating conditions. Extensive

evaluations, such as calibration/operation of timers, clocks, heat settings, thermostat accuracy, self cleaning and temperature probes on cooking appliances are not within the scope of this report. –Due to the inaccessibility of the dishwasher components, I can do no more than operate under normal operating procedures, cleaning and drying adequacy not verified. Dishwashers can fail at any time due to their complexity. My review is to determine if the system is free of leaks and excessive corrosion.

–Shutoff valves and angle stops under kitchen sinks are not turned or tested during the inspection due to the possibility of leaking. I suggest all shutoff valves or angle stops be turned regularly to ensure free movement in case of emergency.

#### 1. Ceiling Condition

Drywall ceilings noted. • No major system safety or function concerns with the ceiling.

#### 2. Wall Condition

Drywall walls noted • No major system safety or function concerns with the walls.

#### 3. Receptacle Condition

Majority of receptacles were tested and found to be wired correctly and functional • (See GFCI Conditions in the electrical section)

#### 4. Switches Condition

Majority of the switches were tested and found to be functional.

#### 5. Window Condition

All windows operated during the inspection.

#### 6. Lighting Condition

Lights in the kitchen were tested and are functional.

#### 7. Door Condition

Doors appeared functional and in satisfactory condition, at time of inspection.

#### 8. Floor Condition

No major system safety or function concerns with the floors.

#### 9. Cabinet Condition

Kitchen cabinets appear to be original to the home. Although worn, they appear to be functional, at time of inspection. • Most not accessible due to stored personal items.

#### 10. Cooktop Condition

Gas cooktop noted • All burners operated properly when tested. • Cooktop was tested and appeared serviceable at time of inspection. Inspection does not include calibration as this is not a technically exhaustive inspection. No warranties or guarantees of this or any other appliance can be offered.

#### 11. Counter Condition

Countertops appeared functional and in satisfactory condition, at time of inspection.

#### 12. Pantry Condition

Pantry is in serviceable condition. • Limited inspection conducted, pantry contained personal items.



**13. Cooktop Exhaust Condition**

Exterior Vented • Removable filter clean and serviceable • Light functional.

- Exhaust fan is inoperable.

**14. Oven Condition**

Oven: Convection • All heating elements operated properly when tested.

**15. Refrigerator / Freezer Condition**

Functional at time of inspection.

**16. Microwave Condition**

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

**17. Sink Condition**

Observed as functional and in good visual condition.

**18. Dishwasher Condition**

Operated - functional at time of inspection. • Required "Air gap" present.

**19. Disposal Condition**

Manufacturer: Insinkerator

- Main sink - Operated - functional at time of inspection. • Required disposal cable stress clamp connector is present. This part holds the cable in place. Without it, someone may accidentally pull the cable out of the bottom of the disposal.

**20. Spray Wand**

- Spray wand operated and was functional.

### Laundry

**1. Ceiling Condition**

Drywall ceilings noted. • No major system safety or function concerns with the ceiling.

**2. Exhaust Fan Condition**

Exhaust fan operated and no issues were found.

**3. Wall Condition**

Drywall walls noted. • No major system safety or function concerns with the walls.

**4. Receptacle Condition**

Majority of receptacles were tested and found to be wired correctly and functional. • (See GFCI Conditions in the electrical section)

**5. Switches Condition**

Majority of the switches were tested and found to be functional.

**6. Lighting Condition**

Lights in the laundry room were tested and are functional.

### 7. Window Condition

All windows operated during the inspection.

### 8. Door Condition

Door appeared functional and in satisfactory condition, at time of inspection.

### 9. Floor Condition

No major system safety or function concerns with the floors. • Not all flooring could be observed with the washer and dryer present.

### 10. Dryer Vent Condition

Dryer vent present and no visible issues were found.

### 11. Dryer Outlet Condition

Old, 240 volt, 3-prong outlet. Recommend an upgrade to a 4-prong outlet.  
• Not tested.

### 12. Gas line Condition

• Old style gas valve. Could not turn valve by hand. Recommend having a new gas valve installed by a licensed plumber.



Improper gas valve in laundry room

### 13. Counter Condition

Countertops appeared functional and in satisfactory condition, at time of inspection.

### 14. Cabinet Condition

Laundry cabinets appear to be original to the home. Although worn, they appear to be functional, at time of inspection.

### 15. Sink Condition

• Faucet loose.



Laundry sink faucet loose

### Bedrooms

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors, windows, lights, closets, switches, receptacles and smoke detectors will also be inspected for damage and normal operation.

#### 1. Locations

This house has 6 bedrooms: • Master Bedroom • Downstairs Bedroom #1 • Downstairs Bedroom #2 (office) • Upstairs Bedroom • Jack & Jill Bedrooms

#### 2. Ceiling Condition

Drywall ceilings noted • No major system safety or function concerns with the ceiling.

#### 3. Ceiling Fan Condition

Ceiling fans operated normally when tested, at time of inspection.

#### 4. Wall Condition

Drywall walls noted • No major system safety or function concerns with the walls.

#### 5. Door Condition

Doors appeared functional and in satisfactory condition, at time of inspection.

#### 6. Window Condition

All windows operated during the inspection.

#### 7. Receptacle Condition

Majority of receptacles were tested and found to be wired correctly and functional

#### 8. Switches Condition

Switches were tested and found to be functional.

#### 9. Lighting Condition

Lights in the bedrooms were tested and are functional.

#### 10. Egress Condition

Each of the 6 bedrooms had an acceptable required egress opening to the exterior of the building.

#### 11. Floor Condition

Carpet is noted. • No major system safety or function concerns with the floors.

#### 12. Closet Condition

Closets are in serviceable condition • Limited inspection, closets contained personal items.

• Closet light is missing fixture globe in master bedroom closet. This can be a potential fire hazard if clothing comes in contact with an exposed light bulb.

### Bathroom

My inspection of bathrooms is to report on visible water damage and the operation of fixtures. Dry rot, toilet rings, inaccessible plumbing and shower pans are not within the scope of this inspection. Shower pans, surrounds, enclosures and doors are not water tested for water tightness, visual observation only. Supply valve(s) for sinks and toilets are not turned. The devices will frequently leak after being moved if they have not been used or regularly maintained. Tub and sink overflows are not filled and tested as part of our inspection.

### 1. Locations

There are 3 bathrooms: • Master Bathroom • Downstairs Guest Bathroom • Jack & Jill Bathroom

### 2. Ceiling Condition

Drywall ceilings noted • No major system safety or function concerns with the ceiling.

### 3. Exhaust Fan Condition

All bath fans were operated and no issues were found.

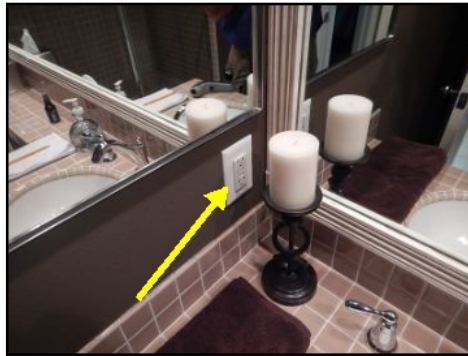
### 4. Wall Condition

Drywall walls noted • No major system safety or function concerns with the walls.

### 5. Receptacle Condition

(See GFCI Conditions in the electrical section)

• Receptacles in the bathrooms has no power. May be faulty GFCI. Recommend correction by a licensed electrician.



No power to all receptacles in the bathrooms

### 6. Switches Condition

Majority of the switches were tested and found to be functional.

### 7. Lighting Condition

Lights in the bathrooms were tested and are functional - except 1 in the Master bath.  
• Light does not work. Possible burned out bulb. Ask seller to demonstrate operation.

### 8. Window Condition

All windows operated during the inspection.

### 9. Floor Condition

Ceramic tile is noted • No major system safety or function concerns with the floors.

### 10. Mirrors Condition

Mirrors have no deficiencies noted • Medicine cabinet mirror has no deficiencies noted.

### 11. Counter Condition

Countertops appeared functional and in satisfactory condition, at time of inspection

### 12. Sink Condition

Observed as functional and in good visual condition.

### 13. Cabinet Condition

Bathroom cabinets appear to be original to the home. Although worn, they appear to be functional, at time of inspection. • Most not accessible due to stored personal items.

### 14. Shower Condition

Showers appear to have no major system safety or function concerns noted at time of inspection.

### 15. Tub Condition

Tubs appear to have no major system safety or function concerns noted at time of inspection.

### 16. Toilet Condition

• Toilet loose and may need re-anchoring in the Master bath.

## Garage

### 1. Roof Condition

Roofing is the same as main structure.

### 2. Ceiling Condition

Limited review due to finished ceilings.

• Hole in the ceiling is a breach in the fire protection. Recommend patching the hole with 5/8 drywall.



Hole in ceiling

### 3. Wall Condition

Some areas not accessible due to stored personal items • No major system safety or function concerns with the walls.

### 4. Receptacle Condition

Majority of receptacles were tested and found to be wired correctly and functional • (See GFCI Conditions in the electrical section)

### 5. Switch Condition

Majority of the switches were tested and found to be functional

### 6. Lighting Condition

Lights in the garage were tested and are functional

### 7. Man Door Exterior Condition

Appeared functional at time of inspection.



### 8. Man Door Interior Condition

Door between the garage and house is a fire-rated door. This door has a self-closing device, sufficient weatherstripping, and no doggie door present. Appeared satisfactory and functional at time of inspection.

• Door stop mounted on the door from the house leading to the garage. This is a fire hazard. It is strongly recommended that this be removed to protect the residence against garage originated fires.



Door stop mounted on the door from the house leading to the garage. This is a fire hazard. It is strongly recommended that this be removed to protect the residence against garage originated fires.

### 9. Garage Door Condition

Three - single 7', steel panel, sectional roll-up doors. • Roll-up door noted • Appeared functional at time of inspection.

### 10. Garage Door Opener Condition

Screw drive opener noted • Light on the opener is functional. • Garage door opener is functional, the photo-electric eye and the automatic reverse worked at the time of the inspection • There should be, at least, one remote for each garage door opener. Ask the seller for these remotes at walkthrough.

### 11. Ventilation Condition

Garage appears to be properly and adequately vented • Vent screens noted as functional.

### 12. Cabinet Conditions

Garage cabinets appear to be original to the home. Although worn, they appear to be functional, at time of inspection.

### 13. Floor Condition

Epoxy coated concrete floors • Floors appeared satisfactory and functional, at time of inspection

### 14. Central Vacuum Condition

Central Vacuum is located in the garage. At the time of the inspection, it appeared to be functioning and in serviceable condition.

### 15. Accessory Condition

Intercom 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 for programming or show you how to operate. • Water Filtration Device present in the garage, 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 find out if this is owned by the seller or if there is a monthly service contract.

## Pool

### 1. Finish Condition

Below ground • Appears to be Concrete Shell • The finish appears to be aggregate.

### 2. Water Condition

Clear • Full • At the recommended fill line. The water line is in the middle of the skimmer window. • Chlorine pool. Note: Keep the floating chlorinators away from the sides of the pool. These devices have a high ph and will damage the plaster. • Water line is at the same mark at both ends of the pool. This normally indicates that the pool shell is level and has not lifted/moved. <1/2" difference between both sides is acceptable in the pool building industry.

### 3. Stairs and Ladder Condition

Shallow end is more than 24" deep. Stairs required. • Integrated stairs present. • Deep end is more than 6' deep. Ladder or integrated bench required. • Integrated bench present in the deep end. • Required handholds observed in the deep end. A weak swimmer could grasp a handhold from any edge in the pool. • No major system safety or function concerns observed at time of inspection.

### 4. Tile Condition

There are no tiles around the pool.

### 5. Drain Condition

Pool is equipped with 2 drains - 1 at the bottom of the pool and 1 on the side. • Pool drains are at least 3' apart. • Pool drain has an anti-entrapment compliant drain cover. • Spa is equipped with 2 drains - 1 at the bottom of the spa and 1 on the side. • Spa drains are at least 3' apart and have anti-entrapment compliant drain covers.

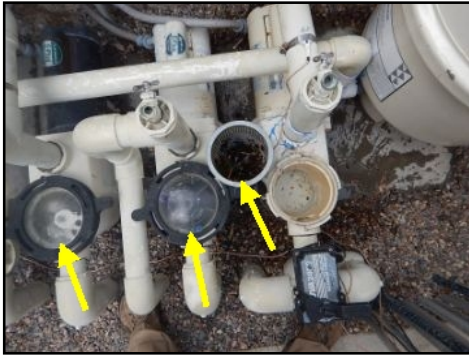
### 6. Pump Type

Pump #1 - Main Pool Pump. Pentair, 2 HP. Single speed. This pump is not an energy compliant variable speed pump. Recommend replacing the current pump with a variable speed pump by a Licensed Pool Contractor. This pump should pay for itself within the first year of operation. • Pump #2 - Spa Jet Pump or booster pump, Pentair, 1.5 HP. Single speed. This is a good pump for the operation. • Pump #3 - Waterfall/Slide Pump, Century Centurion, 2 HP. Single speed. This is a good pump for the operation. • All trap baskets functional at the time of the inspection. • No major system safety or function concerns observed at time of inspection.

### 7. Pump Condition

• Straight pipe that feeds the pump is less than 4x the diameter of pipe. The pipe is a 2" pipe - minimum length should be 8". Manufacturers recommend straight leading pipe to the pump on the suction side. Not to have a leading straight run of pipe into the pump causes cavitation, noise, and impeller wear. Recommend extending the straight pipe by a licensed pool contractor.

- Trap baskets needs cleaning.
- Recommend lubricating all orings once a year.



Pump Skimmer baskets dirty



O-rings deteriorating

## 8. Skimmer Condition

- 1 Skimmer. 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.
- Skimmer basket servicable.
  - Weir gate appears functional at skimmer opening.
  - Lintel over skimmer opening appears functional.
  - Float/diverter valve assembly under the skimmer basket is missing. This device draws water from the drain and the skimmer at the same time. If the water level drops below the skimmer line, this device closes and draws water from the the drain only. You should never let your water level drop below the skimmer. Recommend installing a new valve.
  - Missing required o-ring at the bottom of the skimmer.



Float/Diverter valve and oring missing in skimmer FYI - This is what a float/diverter valve looks like

## 9. Spa Jet Condition

Jets observed and appear to be functional.

## 10. Vacuum Condition

In floor, pop-up blower vacuum system present.

- No major system safety or function concerns observed at time of inspection.

## 11. Filter Condition

Diatomaceous earth filter noted.

- Manufactured by Pentair.
- No major system safety or function concerns observed at time of inspection.

## 12. Pipe Condition

- Small leak at the check valve on the spa booster pump line.



Small leak at check valve in Spa booster pipe

### 13. Valve Conditions

Valves appear to be functional. • Push-pull valve at the filter is present. • Valve actuators for the water supply and water return operated and were functional.

### 14. Gauge Condition

Gauge present on filter housing. Gauge appears to be functional. • During operation, the filter pressure was 28 psi. • Gauge is attached to an air relief valve. Air relief valve appears to be functional. • Recommend you read your gauge after the filter has been cleaned, pump and skimmer baskets 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.



FYI - water pressure on the filter pump was 28 psi

### 15. Pool Heater Condition

Gas • Proper clearances noted. • Proper venting noted. • Operated and appeared functional at time of inspection. • SAFETY ITEM - You should never heat the water any hotter than 104° F.



FYI - Pool Heater Data Plate

## 16. Gas Condition

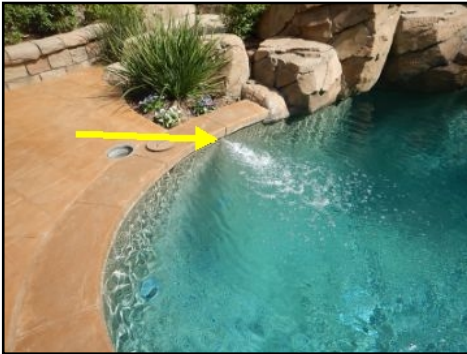
Gas valve appears functional.

- No sediment trap installed on the gas line at the heater. This manufacturer required device catches debris or sediment that can otherwise clog the gas orifice, leading to a potential hazardous condition. Lack of a sediment trap can void a warranty. Recommend the installation of a proper sediment trap as required by a Licensed Pool Contractor.

## 17. Water Fill Conditions

Manual style present. • Backflow preventer/anti-siphon device is present at the spigot. • Pool Fill Device appeared functional during testing.

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



FYI - water fill location



FYI - What a timed water fill device looks like



FYI - What a timed water fill device looks like

## 18. Backwash Condition

Backwash to city sewer. Required air gap present. Required P Trap present. This is the accepted method to dispose of pool waste.



FYI - Backwash to sewer (correct piping)

## 19. Salt System Condition

This pool appears to have had a salt system at one time.

## 20. Control Condition

Controls at the pool equipment are made by Jandy. • All controls on the control panel appears to function properly. • Automation control device in the house. Inspection of these controls are beyond the scope of this inspection. Ask the seller for a demonstration at the final walkthrough.

## 21. Timer Condition

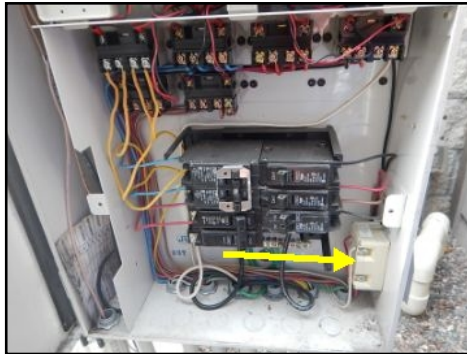
Timer integrated in in-house automation.



## 22. Electrical Condition

\*\* For the Pool Sub Panel inspection - see the electrical portion of this inspection report. • No electrical receptacles located within 6' of pool. • A required electrical receptacle is located within 20' of pool. • All Junction Boxes are at least 8" above the pool high water line.

• All receptacles in the pool area do not work. Recommend correction by a licensed electrician.



Faulty GFCI receptacle in Pool Sub Panel

## 23. Bonding Condition

All metallic items within 5' of the pool are required to be bonded by #8 solid copper wire. • All devices correctly bonded. • #8 solid copper wire required for bonding.

## 24. Deck Condition

Concrete deck around pool. • Control joints in the concrete decking are no more than the recommended 8' apart. • Deck was equipped to support a temporary pool safety fence or a pool cover. Holes have been filled. Safety fence is in the shed. • Deck appears in satisfactory and functional condition.

## 25. Coping Condition

There is stamped concrete coping surrounding the pool. • Coping and elastomeric compound between the deck and coping appears to be in satisfactory and functional condition.

## 26. Gate & Fence/Wall Condition

Fencing/walls and gates addressed in this section are defined as the final barrier to the pool area. • Fencing appears to be in satisfactory and functional condition. • Gates that access the pool area, are the correct height, self-closing, self-latching, and outward opening.

• Gate did not have an alarm. Should children open the gate without your knowledge, an alarm would let you know someone has entered the pool area. Recommend installing a gate alarm.

## 27. Doors & Windows Conditions

From inside the house, a child can directly access the pool area from windows and doors. All of these openings should be self closing, self latching, and lockable. Each one of these access points should have an audible alarm.

## 28. Pool Light condition

• Pool lights appear to be wired through the GFCI receptacle on the Pool Control Panel. This is the correct way to wire the lights. Unfortunately, the GFCI receptacle appears to be faulty. Therefore I was unable to turn on the lights in the pool or spa. Recommend correction by a licensed electrician.

## 29. Diving Board / Slide Conditions

Slide present.

• Cement slides has what appears to be minor shrinkage cracks. Monitor these cracks.



Minor shrinkage cracks on pool slide

30. Vegetation Conditions

No major system safety or function concerns observed at time of inspection.

31. Pool Cover Condition

No pool cover present.

32. Accessory Condition

Abandoned Oxidation Reduction Potential (ORP) device in the pool equipment area. This device was used to approximate the disinfectant level in automatic chemical feed systems. Recommend you ask the seller about this device.



Abandoned "ORP" device

Conclusion

## 1. Conclusion

Good luck on the purchase of your new house!

Because we never know who will be occupying or visiting a property, whether it be children or the elderly, we ask you to consider following these general safety recommendations: install and maintain all smoke detectors and carbon monoxide alarms; identifying all escape and rescue ports; rehearse an emergency evacuation of the home; upgrade older electrical systems by at least adding arc-fault outlets; never service any electrical equipment without first disconnecting its power source; safety-film all non-tempered glass; regulate the temperature of water heaters to prevent scalding; make sure that goods that contain caustic or poisonous compounds, such as bleach, drain cleaners, and nail polish removers be stored where small children cannot reach them.

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, and depend upon my company for any consultation that you may need.

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, CPI  
Certified CREIA Inspector  
Certified NSPF Pool & Spa Inspector  
RSM Inspections