



(949) 565-5904
rsm inspections.com

Confidential Inspection Report

LOCATED AT: 5 Harvard Ct
RSM, CA 92688

PREPARED EXCLUSIVELY FOR: I. M. Homeowner

INSPECTED ON: Sunday, January 28, 2018



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CERTIFIED CREIA INSPECTOR



Sunday, January 28, 2018
I. M. Homeowner
5 Harvard Ct
RSM, CA 92688

Dear I. M. Homeowner,

I have enclosed the report for the property inspection I conducted for you on Sunday, January 28, 2018 at:

5 Harvard Ct
RSM, 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 evaluation, 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.

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

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: Cloudy.

PROPERTY TYPE

6: This is a single family residence that was built around 1998, is approximately 21 years old and is approximately 1,878 sft.

7: This is a single-story home.

8: This home has an attached, 2-car, garage.

INSPECTION TIME

9: 2:00 to 4:00.

PRESENT FOR THE INSPECTION:

10: Buyers.

11: Buyers Agent.

12: Listing Agent.

13: Seller was present for the first 15 minutes.

OCCUPANCY

14: 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

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

SCOPE OF INSPECTION

16: 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

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

18: There were no hidden switches or compartments.


19: That there were no current leaks.

20: That everything works.

21: That I can turn everything on.

22: That I can go everywhere.

DISCLOSURES

 **23:** Seller's Agent stated that the stove light does not work.

GENERAL OBSERVATIONS

24: 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.

25: 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.

26: 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.

DENIED ACCESS

27: Due to the zero lot line on the side of the house, the entire area in the neighbors yard was not inspected. Recommend you coordinate to check this area during the final walk-through.

Foundation

SLAB-ON-GRADE

28: I could not find any defects or distress in the concrete slab 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). As this is a slab foundation, there is no man made insulation associated with this type of foundation. Due to the walls being sheathed or covered, I could not view or confirm the presence of anchor bolts. Also, I could not see any wood framing to soil contact.

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. 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 on every house. In addition, I recommend downspouts do not terminate over paved areas such as walks or driveways, as they can contribute to fall hazards. Anytime I comment on areas that are beyond the scope of the home inspection, this is rare and done as a courtesy to the buyer.

GRADING

29: House is situated on what appears to be a level pad with a downhill slope at the rear. Such slopes will increase the chances for soil movement. Visual indications of such movement might be noted elsewhere, however, I am not a geo-technical engineer or structural specialist, you may wish to have a site evaluation.

30: 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.

SURFACE GRADE WITHIN 6'

31: 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.

32: Signs of previous pooling water at low spots within 6' of the foundation. This is a moisture intrusion hazard. Recommend correction by a landscape contractor.

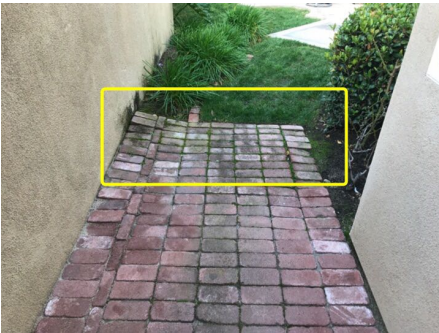


DRAINS

33: Property is served by area drains. The visible drains appear to be in acceptable condition. Water testing of area drains is beyond the scope of this inspection.

WALKWAY

34: Trip hazard on walkway. Someone will trip and injure themselves. Recommend repair or replacement by a general contractor.



DRIVEWAY

35: Driveway was in satisfactory condition.

FENCING

36: Metal fence is showing areas of rust. Fence will prematurely deteriorate. Recommend repair or replacement by a general contractor.



YARD WALLS

37: Water damage observed. This is a moisture intrusion hazard. Recommend repair or replacement by a general contractor.



RETAINING WALLS

38: Damaged retaining walls observed. Fencing will eventually fail. Recommend repair or replacement by a general contractor.



ADDITIONAL OUTDOOR ITEMS

39: 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 should be able to tell you the current watering schedule.

40: Decorative or low-voltage lights and controls present; beyond the scope of this inspection.

41: Abandoned water feature equipment, beyond the scope of this inspection. Ask seller and check the disclosures for information about this.



Exterior

Exterior

SIDING

42: Siding is mostly clad with stucco.

43: Siding damage. Recommend repair or replacement of damaged sections to keep moisture and insects from harming structure, by a general contractor.



44: Siding water damage. Unable to tell if there is additional hidden damage behind the siding. Recommend further evaluation / repair or replacement of all siding to keep moisture and insects from harming structure by a general contractor.



45: Water from the roof is staining the siding. This is due to the lack of a functional gutter system. This is a moisture intrusion hazard. Recommend installing gutters by a roofing contractor.



46: Evidence of repairs observed. Unable to determine the effectiveness of these repairs. Unable to tell if there is additional hidden damage behind the wall. If this repair concerns you, I recommend contacting a general contractor for further evaluation and / or repairs.



TRIM

47: Trim on the siding was in satisfactory condition.

EXTERIOR FAUCET

48: External faucets around the house do not include anti-siphon valves. These valves help prevent dangerous backflow of contaminated water into the potable water system of the house. This is a safety hazard. Recommend correction by a plumbing contractor.

WINDOWS

49: All exterior windows appear to be in satisfactory condition.

WINDOW SCREENS

50: Damaged window screen observed. Functional screens keep insects out. Recommend repair or replacement by a general contractor.



FRONT DOOR

51: Front door was functioning and in operable condition.

PATIO DOORS

52: Patio doors open out. This is a security hazard. Hinge pins can be pulled from the outside. Recommend you contact a general contractor to discuss remedial options that suit your personal acceptability criteria.

PORCH

53: Porch appeared to be in satisfactory condition.

PATIO

54: Trip hazard on patio. Someone will trip and injure themselves. Separated slabs should be flush with the surface. Recommend correction by a general contractor.



Roof

DETAILS

55: I 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.

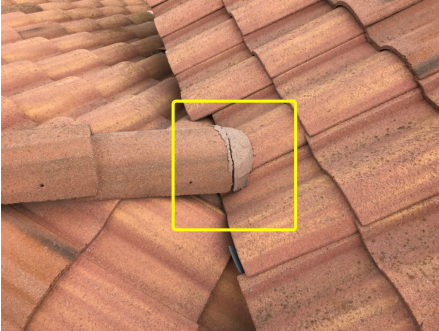
AGE

56: 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/or receive a roof certification by a roofing contractor.

COVERING

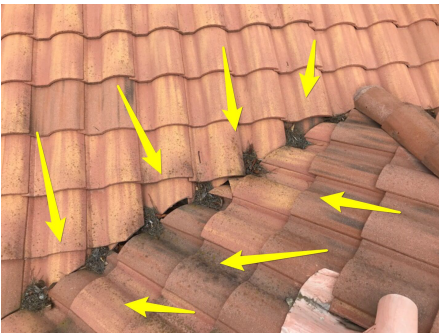
57: The roof covering consists of concrete tiles. While the roof covering is designed to last 40 years or more, the underlayment is life-limiting. This underpayment felt is generally designed to last 20 to 25 years, before deterioration can cause the underlayment to leak. The method of installation can 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.

58: Mud cap deteriorating. This is a moisture intrusion hazard. Recommend repair or replacement by a roofing contractor.



VALLEYS

59: Valleys are closed. There is not enough room in the valleys for debris to clear. Anything that impedes the water from leaving the roof, increases the chances of a leak. Recommend correction by a roofing contractor.



FLASHING

60: Flashing appears to be functional and in satisfactory condition.

ROOF VENTS

61: Roof vents were functional and in satisfactory condition.

DRAINAGE

62: Partial gutters. Full installation recommended to keep water away from structure. Water can weaken the foundation and deteriorate the siding. Recommend correction by a roofing contractor.

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 ACCESS

63: Visually inspected the attic, from inside the attic.

64: Attic access is not insulated. Expect some energy loss through convection. Recommend insulating attic access hatch cover to reduce energy expenses, by an HVAC contractor.

ATTIC ACCESSIBILITY

65: 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

66: Attic is framed with an engineered truss system. Framing is in satisfactory condition.

67: OSB sheathing noted.

ATTIC VENTILATION

68: Attic ventilation is adequate.

69: Gable vents present.

ATTIC INSULATION

70: Fiberglass batts present.

71: Insulation properly averages about 8-10 inches in depth.



EXHAUST VENTS

72: Visible portions of the exhaust vents are functional.

PLUMBING VENTS

73: No visible deficiencies seen in the plastic plumbing vent piping.

DUCTING

74: Evidence of repairs observed. Recommend you ask the seller about this condition and/or check the disclosures. If this repair concerns you, I recommend contacting a roofing contractor for further evaluation and / or repairs.



ATTIC SUMMARY

75: Other than the above deficiencies, the rest of the attic was in satisfactory condition.

Chimney & Fireplace

Chimney

TYPE

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

Fireplace

TYPE

77: Factory-built fireplace present.

FIREBOX

78: Gas logs with flame burner present.

DAMPER


79: Manual damper is present.

80: Damper was correctly in a fixed, fully open position, since gas is present in the fireplace.

HEARTH EXTENSION

81: Hearth extension extends the proper distance from the fireplace opening.

SCREEN

 82: No fireplace screen present. This is a fire hazard. Recommend replacement by a chimney/fireplace specialist. Do not light a fire without a screen.

GLASS

83: Glass doors are present and functional.

GAS SUPPLY

84: Gas valve is functional.

Electrical

Main Service Panel

PANEL

85: Main panel is manufactured by Square D. Main disconnect is at the main electric panel. This switch will turn off all power to the house.



86: Panel cover screw 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.



87: Access to electrical panel is blocked, there should be a 30" wide by 36" deep cleared area in front of the panel (all the way to the ground). Recommend you clear the area in front of the panel for safety purposes.

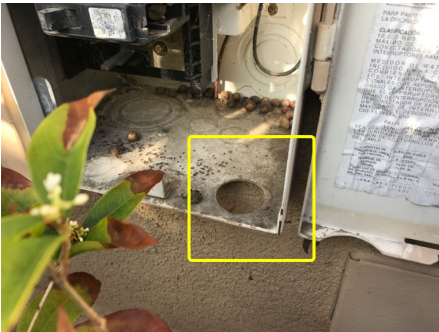


AMPERAGE / VOLTAGE CAPACITY

88: Main Electrical Panel has a maximum Amp capacity of approximately 125 amps/ 240 volts.

PANEL INTERIOR

89: Open knockout in the panel. Open knockouts need to be covered inside the panel box. They should be covered to keep pests out of the panel box and to avoid shock hazard. Recommend you have all knockouts covered correctly by an electrician.



BREAKERS

90: No major system safety or function concerns with the circuit breakers, in the main panel.

PANEL WIRING

91: Panel wiring appears to be safe and functional.

NEUTRAL BAR

92: No major system safety or function concerns noted with the neutral bar.

GROUNDING

93: 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.

Branch Circuits

BRANCH CIRCUITS

94: Branch circuit wiring primarily consists of copper wiring with non-metallic sheathing.

Bonding

BONDING

95: Non-current carrying electrically conductive materials (TV and cable wiring, all metal pipes, such as, cold water supply, hot water supply, and gas piping) that are likely to become energized shall be connected together and to the electrical supply source, in a manner that establishes an effective ground-fault current path. All required bonding is in satisfactory condition.

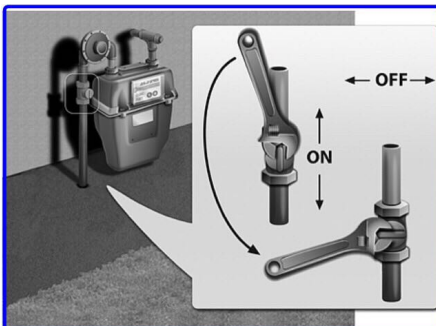
Plumbing

The visible areas of the main water line, shut off valves, water supply / 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. Older fixtures or components should be budgeted for replacement. I do not operate shut-off valves as they are prone to leakage.

Gas

GAS METER

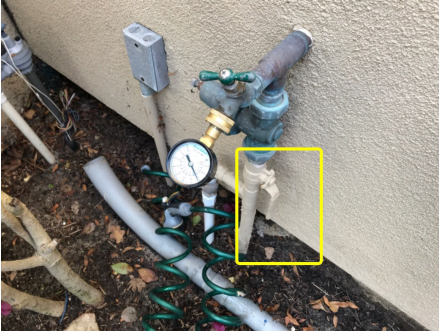
96: Main gas shut-off valve is located at the gas meter. Visible portions of the gas pipes appear to be in acceptable condition and is made of steel.



Water

WATER SHUT OFF

97: House water shut-off valve is located in the front of the house.



WATER PRESSURE

98: Water pressure after the pressure regulator is between 40-80 psi. This is an acceptable amount of pressure.

WATER PIPING

99: Water piping, where visible, is copper.

SHUT-OFF VALVE

100: Water shut-off valve is present and presumed to be functional. Valve is a recommended "Ball" valve.

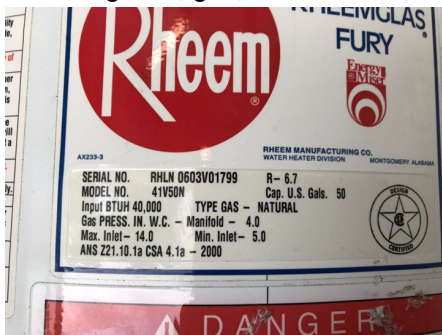
FUNCTIONAL FLOW / OVERALL DRAINAGE

101: The functional flow of water and the overall drainage at this property appears to be adequate.

Gas Water Heater

DETAILS

102: 50 gallon, gas, water heater, manufactured by Rheem.



AGE

103: Water heater is approximately 15 years old. The average life of a water heater is 12 years in Southern California.

104: Water heater has exceeded its designed life expectancy of 12 years. I make no warranty, guarantee or estimation as to the remaining useful life of this unit. Budget for replacement in the near future.

BASE


105: Water heater mounted on a platform that 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.

ENCLOSURE


106: Water heater enclosure appears to be functional.

GAS SUPPLY

107: Gas valve appears to be functional.

 **108:** No sediment trap installed on the gas line, at the water heater. A sediment trap catches debris or sediment that can otherwise clog the gas orifice. Recommend the installation of a proper sediment trap by a plumbing contractor, as per Manufacturers Instructions.

COMBUSTION


 **109:** Rust in the interior of the combustion chamber. This is usually an indicator that the water heater has minimal life left. Budget for replacement in the near future.

VENTING

110: Both metal double wall and single wall chimney vent pipe present.

111: Visible portions of the vent pipe appears functional.

DRIP PAN

 **112:** 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

113: 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

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


COLD WATER SHUT-OFF VALVE

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

SUPPLY PIPING

 **116:** Insulation missing on hot water piping. This is a waste of energy. Recommend correction by a plumbing contractor, to prevent energy loss.

THERMAL EXPANSION DEVICE

 **117:** It appears that there is no expansion tank or other thermal expansion relief device installed on the water distribution system. This is a moisture intrusion hazard. Thermal expansion created by the water heater generates additional pressure on your supply lines. Recommend the installation of an expansion tank or a thermal expansion relief device be installed on your supply line, by a plumber, to mitigate the additional pressure caused by thermal expansion.

STRAPPING

118: Water heater is properly, seismically strapped.

RECIRCULATING PUMP

119: 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.

Drain, Waste And Venting

SEWER

120: Because I can't confirm if sewer is public or septic, I recommend you ask the 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 to the street. Items such as tree roots, broken drain pipes, and other obstructions could be revealed.

PIPING

121: I observed plastic pipe used for the visible portions of the Drain, Waste and Vent pipe (DWV).

HVAC

Air Conditioning

A/C SYSTEM

122: Air-conditioning consists of an electrical, split system. There is a compressor unit outside and the evaporator coil inside the home.

COMPRESSOR UNIT

123: Air conditioning compressor unit was manufactured by Comfortmaker.



124: Air conditioning system currently uses R22 refrigerant. (R22 refrigerant, sometimes known as Freon, is an environmental danger because it contributes to the depletion of the ozone layer. The U.S. government has placed restrictions on R22 and has issued the requirement that R22 refrigerant must be eliminated from use in cooling systems by the year 2020. At this point, R22 will no longer be manufactured and cannot be used as a refrigerant in new air conditioning systems. R22 is being replaced by R-410A, a safer material which is the current, compliant standard refrigerant in air conditioning equipment)

125: Approximately "4 Tons."

126: There is an unordinary amount of vegetation blocking the compressor unit. Blocking the flow of air around the compressor will degrade its efficiency. Recommend pruning around the compressor.



AGE

127: A/C compressor unit is approximately 22 years old. The average life expectancy of an compressor unit, in Southern California, is approximately 15 years.

128: 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. Due to the age, I recommend further evaluation/ service by an HVAC contractor. Budget for replacement in the near future.

REFRIGERANT LINES OUTSIDE

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

DISCONNECT

130: The compressor unit, circuit breaker, disconnect is safe and functional.

LOCATION

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

REFRIGERANT LINES INSIDE

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

PRIMARY CONDENSATE LINE

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

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

SECONDARY CONDENSATE LINE

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

DRIP PAN

136: Drip pan has a drainage line properly tied into the secondary condensate line.

AIR SUPPLY

137: Air supply system appears to be functional.

AIR RETURN

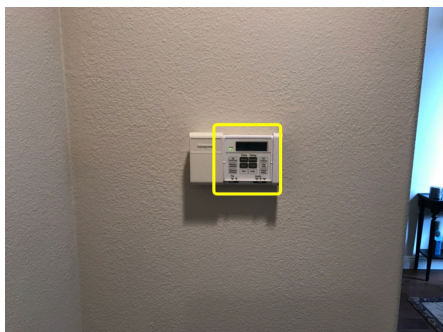
138: Return air supply system appears to be functional.

THERMOSTAT

139: Thermostat is located in the hallway.

140: Thermostat was functional.

141: Thermostat cover missing. The cover protects the thermostat. Recommend replacement by an HVAC contractor.



DIFFERENTIAL TEMPERATURES

142: A/C responded and achieved a differential temperature split (between the air temperature entering the system at the return and temperature of the air coming out of a register) 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.

FILTERS

143: Located in a filter grill in the ceiling.

Heating

DETAILS


144: Furnace is manufactured by Comfortmaker.

145: Gas, forced air, furnace present.

146: Furnace is rated for MAX 75,000 BTU.

AGE

147: Furnace is approximately 26 years old. The average life expectancy of a furnace in Southern California, is 25 years.

 **148:** Furnace has exceeded its designed life expectancy of 25 years. I make no warranty, guarantee or estimation as to the remaining useful life of this unit. Budget for replacement in the very near future. I also recommend further evaluation of the heat exchanger for cracks, as the chances leakage of carbon monoxide from a furnace this old have increased, by an HVAC contractor.

LOCATION

149: Furnace is located in the attic.

ENCLOSURE

150: Furnace enclosure appears to be safe and functional.

COMBUSTION AIR

151: Indoor air source is sufficient for the furnace.

FORCED AIR UNIT (FAU)

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

CABINET


153: All accessible furnace panels were opened and inspected.

ELECTRICAL CONNECTION

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

GAS LINE

155: Gas valve appears to be functional.

 **156:** No sediment trap installed on the gas line, at the furnace. A sediment trap catches debris or sediment that can otherwise clog the gas orifice, leading to a potential hazardous condition. Recommend the installation of a proper sediment trap by a plumber, as per Manufacturers Instructions.

VENTING

157: Metal double wall chimney vent pipe present.

158: Visible portions of the exhaust vent pipe appeared functional.

DIFFERENTIAL TEMPERATURES

159: Furnace responded and achieved a differential temperature split (between the air temperature entering the system at the return and the temperature of the warm air coming out of a register) of 22°. This just tells me that the furnace is functioning. For a more definitive analysis of the efficiency of your furnace, contact an HVAC contractor.

Interior

My review of the interior includes inspection of the rooms walls, ceilings, floors, doors, windows, steps, lights, switches, receptacles, ceiling fans, stairways and the common areas. Some of these components may not be visible/accessible because of furnishings, floor coverings 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. I recommend you purchase new smoke alarms and carbon monoxide detectors - this way you know they are good for 10 years!

Living Room

LIVING ROOM SUMMARY

160: No deficiencies noted in this room. Ceiling, walls, permanently installed cabinets, flooring, doors, windows, outlets, lights and switches were all satisfactory.

Dining Room

DINING ROOM SUMMARY

161: No deficiencies noted in this room. Ceiling, walls, permanently installed cabinets, flooring, doors, windows, outlets, lights and switches were all satisfactory.

Family Room

FAMILY ROOM SUMMARY

162: No deficiencies noted in this room. Ceiling, walls, permanently installed cabinets, flooring, doors, windows, outlets, lights and switches were all satisfactory.

Room

Office Room Interior

ROOM SUMMARY

163: No deficiencies noted in this room. Ceiling, walls, permanently installed cabinets, flooring, doors, windows, outlets, lights and switches were all satisfactory.

Bedroom

Master Bedroom Interior

BEDROOM SUMMARY

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

Guest Bedroom Interior

BEDROOM SUMMARY

165: No deficiencies noted in this room. Ceiling, walls, permanently installed cabinets, flooring, doors, windows, closet, egress, smoke detector, outlets, lights and switches were all satisfactory.

Bathroom

Master Bathroom Interior

TOILET

166: Bite attachment on toilet. Not inspected, beyond the scope of this inspection. Ask seller to demonstrate at final walk through.

SHOWER

167: No cold water. Only hot water comes out of the shower head. Recommend repair or replacement by a plumbing contractor.

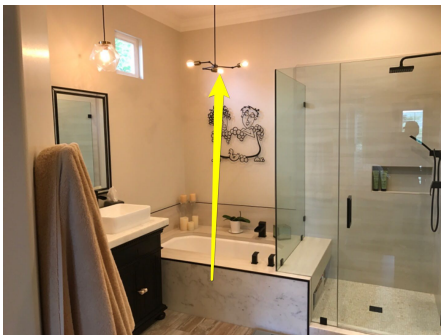
SINK

168: Drain stop is missing. Recommend replacement.

169: FYI - No overflow drain present in sink.

LIGHTING

170: Pendant lighting within 3' of the tub and 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 SUMMARY

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

Guest Bathroom Interior

BATHROOM SUMMARY

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

Laundry Room

APPLIANCES

173: Washer and dryer present. Not inspected, beyond the scope of this inspection. If these appliances convey with the property, I recommend you have the seller demonstrate at the final walk-through.

VENTILATION

174: Laundry room fan is functional.

GAS LINE

175: Gas valve appears functional.

DRYER VENT

176: Dryer vent present and no visible issues were found. Clean this vent once a year. Since I don't know when this vent was last cleaned, I recommend you clean it before you move in.

DRYER OUTLET

177: 15 amp receptacle present.

LAUNDRY FLOOR


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


LAUNDRY ROOM SUMMARY

179: No deficiencies noted in this room. Ceiling, fan, walls, permanently installed cabinets, flooring, doors, outlets, lights and switches were all satisfactory.

Kitchen

BUILT-IN CABINETS

 **180:** Most not accessible due to stored personal items.

 **181:** Cabinets appear to be original to the home. Although worn, they appear to be functional.

GARBAGE DISPOSAL

182: Garbage disposal was tested using normal operating controls and appeared to be functional.

DISHWASHER

183: Dishwasher was tested using normal operating controls and appeared to be functional.

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

MICROWAVE

185: Microwave oven was tested using normal operating controls and appeared to be functional.

COOKTOP

186: Gas cooktop noted.

187: All burners operated properly when tested.

COOKTOP GAS LINE

188: Gas valve appears to be functional.

BUILT-IN OVEN


189: The ovens are electric.

190: All burners operated properly when tested.

COOKTOP EXHAUST

191: Exterior vented cooktop exhaust hood present.

192: Exhaust fan is operable.

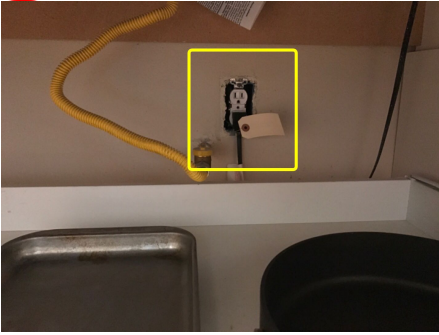
 **193:** Cooktop exhaust hood light does not work. Recommend replacing the bulb. If this does not solve the problem, have an electrician repair or replace.

REFRIGERATOR / FREEZER

194: Refrigerator/freezer appears to be functional.

OUTLETS / RECEPTACLES

195: Missing receptacle cover plate. This is a shock hazard. Recommend installing for safety.



GFCI

196: Some of the receptacles serving the kitchen countertop do not have GFCI protection. This is a shock hazard. Recommend correction by an electrical contractor.



KITCHEN SUMMARY

197: Other than the above deficiency, I observed the ceiling, walls, permanently installed cabinets, flooring, doors, outlets, lights and switches were all satisfactory.

Hallway

Back Hallway Interior

CARBON HALLWAY

198: Carbon monoxide alarm, is in a poor location and does not provide adequate protection. Recommend you move it closer to the bedrooms, as stated in the manufacturer's instructions.

HALLWAY SUMMARY

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

Front Hallway Interior

CARBON HALLWAY

200: Carbon monoxide alarm, is in a poor location and does not provide adequate protection. Recommend you move it lower to sleeping height.

HALLWAY SUMMARY

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

Common Area

CABINET

202: Cabinets appear to be original to the home. Although worn, they appear to be functional.

**ADDITIONAL HOME ITEMS

203: 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.

Parking Structure

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. Due to the storage of flammables and the the high chance of carbon monoxide in the garage, I visually check to make sure there is no way for these gases to inadvertently enter the home (solid separation wall and a separation door between the house and garage).

Structure

PERSONAL ITEMS

204: Limited inspection, garage contained a large volume of personal items. I was unable to see many parts of the garage. Make sure you inspect these locations after the personal items are removed.



GARAGE VENTILATION

205: Garage ventilation is functional.

GARAGE FLOORS

206: The garage flooring is made of painted concrete.

207: No major system safety or function concerns with the garage flooring.

MAN DOOR INTERIOR

208: Garage interior man door appeared functional.

CABINETS

209: Most cabinets not accessible, due to stored personal items

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

GARAGE ATTIC FANS

211: Garage fan noted. No operational test performed. Suggest verification of performance prior to closing



LIGHTING

212: Light is an exposed bulb. Due to the near proximity of combustible material, this is a fire hazard. Recommend having an electrician replace with a proper protected lighting fixture.



ADDITIONAL GARAGE ITEMS

213: 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.

214: Refrigerator present. Typically this is sellers personal property. If this property conveys with the home I recommend verification of performance prior to closing.

GARAGE SUMMARY

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

Garage Door

GARAGE VEHICLE DOOR / OPENER

216: Roll up garage door is properly balanced and functional. Garage door opener is functional. 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.

Conclusion

BUYERS INSPECTION

217: 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

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

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


DISCLOSURES

GENERAL INFORMATION

 **s-23:** Seller's Agent stated that the stove light does not work.


SURFACE GRADE WITHIN 6'

GROUND

 **s-32:** Signs of previous pooling water at low spots within 6' of the foundation. This is a moisture intrusion hazard. Recommend correction by a landscape contractor.


WALKWAY

GROUND

 **s-34:** Trip hazard on walkway. Someone will trip and injure themselves. Recommend repair or replacement by a general contractor.


FENCING

GROUND

 **s-36:** Metal fence is showing areas of rust. Fence will prematurely deteriorate. Recommend repair or replacement by a general contractor.


YARD WALLS

GROUND

 **s-37:** Water damage observed. This is a moisture intrusion hazard. Recommend repair or replacement by a general contractor.


RETAINING WALLS

GROUND

 **s-38:** Damaged retaining walls observed. Fencing will eventually fail. Recommend repair or replacement by a general contractor.


ADDITIONAL OUTDOOR ITEMS


GROUND


 **s-41:** Abandoned water feature equipment, beyond the scope of this inspection. Ask seller and check the disclosures for information about this.


SIDING

EXTERIOR EXTERIOR

 **s-43:** Siding damage. Recommend repair or replacement of damaged sections to keep moisture and insects from harming structure, by a general contractor.


 **s-44:** Siding water damage. Unable to tell if there is additional hidden damage behind the siding. Recommend further evaluation / repair or replacement of all siding to keep moisture and insects from harming structure by a general contractor.

 **s-45:** Water from the roof is staining the siding. This is due to the lack of a functional gutter system. This is a moisture intrusion hazard. Recommend installing gutters by a roofing contractor.

 **s-46:** Evidence of repairs observed. Unable to determine the effectiveness of these repairs. Unable to tell if there is additional hidden damage behind the wall. If this repair concerns you, I recommend contacting a general contractor for further evaluation and / or repairs.


EXTERIOR FAUCET

EXTERIOR EXTERIOR

 **s-48:** External faucets around the house do not include anti-siphon valves. These valves help prevent dangerous backflow of contaminated water into the potable water system of the house. This is a safety hazard. Recommend correction by a plumbing contractor.


WINDOW SCREENS

EXTERIOR EXTERIOR

 **s-50:** Damaged window screen observed. Functional screens keep insects out. Recommend repair or replacement by a general contractor.


PATIO DOORS

EXTERIOR EXTERIOR

 **s-52:** Patio doors open out. This is a security hazard. Hinge pins can be pulled from the outside. Recommend you contact a general contractor to discuss remedial options that suit your personal acceptability criteria.


PATIO

EXTERIOR EXTERIOR

 **s-54:** Trip hazard on patio. Someone will trip and injure themselves. Separated slabs should be flush with the surface. Recommend correction by a general contractor.


COVERING

ROOF

 **s-58:** Mud cap deteriorating. This is a moisture intrusion hazard. Recommend repair or replacement by a roofing contractor.


VALLEYS

ROOF

 **s-59:** Valleys are closed. There is not enough room in the valleys for debris to clear. Anything that impedes the water from leaving the roof, increases the chances of a leak. Recommend correction by a roofing contractor.


DRAINAGE

ROOF

 **s-62:** Partial gutters. Full installation recommended to keep water away from structure. Water can weaken the foundation and deteriorate the siding. Recommend correction by a roofing contractor.


DUCTING

ATTIC

 **s-74:** Evidence of repairs observed. Recommend you ask the seller about this condition and/or check the disclosures. If this repair concerns you, I recommend contacting a roofing contractor for further evaluation and / or repairs.


SCREEN


FIREPLACE CHIMNEY & FIREPLACE

 **s-82:** No fireplace screen present. This is a fire hazard. Recommend replacement by a chimney/fireplace specialist. Do not light a fire without a screen.

PANEL


MAIN SERVICE PANEL ELECTRICAL

 **s-86:** Panel cover screw 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-87:** Access to electrical panel is blocked, there should be a 30" wide by 36" deep cleared area in front of the panel (all the way to the ground). Recommend you clear the area in front of the panel for safety purposes.


PANEL INTERIOR

MAIN SERVICE PANEL ELECTRICAL

 **s-89:** Open knockout in the panel. Open knockouts need to be covered inside the panel box. They should be covered to keep pests out of the panel box and to avoid shock hazard. Recommend you have all knockouts covered correctly by an electrician.


AGE

GAS WATER HEATER PLUMBING

 **s-104:** Water heater has exceeded its designed life expectancy of 12 years. I make no warranty, guarantee or estimation as to the remaining useful life of this unit. Budget for replacement in the near future.


GAS SUPPLY

GAS WATER HEATER PLUMBING

 **s-108:** No sediment trap installed on the gas line, at the water heater. A sediment trap catches debris or sediment that can otherwise clog the gas orifice. Recommend the installation of a proper sediment trap by a plumbing contractor, as per Manufacturers Instructions.


COMBUSTION

GAS WATER HEATER PLUMBING

 **s-109:** Rust in the interior of the combustion chamber. This is usually an indicator that the water heater has minimal life left. Budget for replacement in the near future.


DRIP PAN

GAS WATER HEATER PLUMBING

 **s-112:** 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.


SUPPLY PIPING

GAS WATER HEATER PLUMBING

 **s-116:** Insulation missing on hot water piping. This is a waste of energy. Recommend correction by a plumbing contractor, to prevent energy loss.


THERMAL EXPANSION DEVICE

GAS WATER HEATER PLUMBING

 **s-117:** It appears that there is no expansion tank or other thermal expansion relief device installed on the water distribution system. This is a moisture intrusion hazard. Thermal expansion created by the water heater generates additional pressure on your supply lines. Recommend the installation of an expansion tank or a thermal expansion relief device be installed on your supply line, by a plumber, to mitigate the additional pressure caused by thermal expansion.


SEWER

DRAIN, WASTE AND VENTING PLUMBING

 **s-120:** Because I can't confirm if sewer is public or septic, I recommend you ask the 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 to the street. Items such as tree roots, broken drain pipes, and other obstructions could be revealed.


COMPRESSOR UNIT

AIR CONDITIONING HVAC

 **s-126:** There is an unordinary amount of vegetation blocking the compressor unit. Blocking the flow of air around the compressor will degrade its efficiency. Recommend pruning around the compressor.


AGE

AIR CONDITIONING HVAC

 **s-128:** 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. Due to the age, I recommend further evaluation/ service by an HVAC contractor. Budget for replacement in the near future.


THERMOSTAT

AIR CONDITIONING HVAC

 **s-141:** Thermostat cover missing. The cover protects the thermostat. Recommend replacement by an HVAC contractor.


AGE

HEATING HVAC

 **s-148:** Furnace has exceeded its designed life expectancy of 25 years. I make no warranty, guarantee or estimation as to the remaining useful life of this unit. Budget for replacement in the very near future. I also recommend further evaluation of the heat exchanger for cracks, as the chances leakage of carbon monoxide from a furnace this old have increased, by an HVAC contractor.


GAS LINE

HEATING HVAC

 **s-156:** No sediment trap installed on the gas line, at the furnace. A sediment trap catches debris or sediment that can otherwise clog the gas orifice, leading to a potential hazardous condition. Recommend the installation of a proper sediment trap by a plumber, as per Manufacturers Instructions.

SHOWER

MASTER BATHROOM INTERIOR

 **s-167:** No cold water. Only hot water comes out of the shower head. Recommend repair or replacement by a plumbing contractor.


SINK

MASTER BATHROOM INTERIOR

 **s-168:** Drain stop is missing. Recommend replacement.



LIGHTING

MASTER BATHROOM INTERIOR

 **s-170:** Pendant lighting within 3' of the tub and 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.


BUILT-IN CABINETS

KITCHEN INTERIOR

-  **s-180:** Most not accessible due to stored personal items.
-  **s-181:** Cabinets appear to be original to the home. Although worn, they appear to be functional.


COOKTOP EXHAUST

KITCHEN INTERIOR

-  **s-193:** Cooktop exhaust hood light does not work. Recommend replacing the bulb. If this does not solve the problem, have an electrician repair or replace.


OUTLETS / RECEPTACLES

KITCHEN INTERIOR

-  **s-195:** Missing receptacle cover plate. This is a shock hazard. Recommend installing for safety.


GFCI

KITCHEN INTERIOR

-  **s-196:** Some of the receptacles serving the kitchen countertop do not have GFCI protection. This is a shock hazard. Recommend correction by an electrical contractor.


CARBON HALLWAY

BACK HALLWAY INTERIOR

-  **s-198:** Carbon monoxide alarm, is in a poor location and does not provide adequate protection. Recommend you move it closer to the bedrooms, as stated in the manufacturer's instructions.


CARBON HALLWAY

FRONT HALLWAY INTERIOR

-  **s-200:** Carbon monoxide alarm, is in a poor location and does not provide adequate protection. Recommend you move it lower to sleeping height.


CABINET

COMMON AREA INTERIOR

-  **s-202:** Cabinets appear to be original to the home. Although worn, they appear to be functional.

LIGHTING

STRUCTURE PARKING STRUCTURE

-  **s-212:** Light is an exposed bulb. Due to the near proximity of combustible material, this is a fire hazard. Recommend having an electrician replace with a proper protected lighting fixture.