

# Inspection Report

provided by:



Inspector: Eduardo Balsells

CLARO HOME INSPECTIONS LLC

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NACHI13081209

A Member in Good Standing of the  
International Association of Certified Home Inspectors

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## Property Address:

Los Angeles, CA 90044



## Report Information

### Information. Name, Phone Number and Email

Client's Information	Name: xxxxxxxxxxxxxxxx
Telephone Number	Number: xxxxxxxxxxxxxxxx
E-mail	E-mail: xxxxxxxxxxxxxxxx
Buyer's Agent Information	Name: xxxxxxxxxxxxxxxx
Buyer's Agent Tel Number	Number: xxxxxxxxxxxxxxxx
Buyer's Agent E-mail	E-mail: xxxxxxxxxxxxxxxx
Seller's Agent Information	Name: xxxxxxxxxxxxxxxx
Seller's Agent Tel Number	Number: xxxxxxxxxxxxxxxx
Seller's Agent E-mail	E-mail: xxxxxxxxxxxxxxxx

### Property Information

Approximate Year Built	1939
Approximate Square Footage	1095 ft. <sup>2</sup>
Number of Bedrooms	Three bedrooms
Number of Baths	Single bathroom
Garage Description	Two-car detached garage.
Lot Description	The home sits on a level lot. The driveway slopes to street level.
Building Type	Single-family, single-story home.
Special Notes	The home was occupied on the day of inspection. Thus making it difficult to visually inspect all of the areas and services for defects and deficiencies. Furniture and personal items are not disturbed during this visual inspection.

### Inspection Information

Inspection Date	10/10/2015
Inspection Time	10:00 AM
Weather Conditions	Clear and dry.

Outside Temperature

Mid to Hi 90s

Re-Inspection

Re-inspection fee. 3 systems or less 1/2 of the Inspection fee.  
Over 3 systems full fee.

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# Disclaimer

## Home Inspection Services

### WITHIN THE SCOPE OF THE INSPECTION

- The scope of this inspection and report is limited to a visual inspection of the systems and components as listed below, in order to identify those, if any, which may need replacement or repair.
- **We are not code enforcement officers. The purpose of the home inspection is not to determine building code violations. These violations can only be determined by a city building official. Please consult your local building department to satisfy any code violation and or building permit concerns prior to the close of escrow.**

#### Exterior:

Landscaping, Property Walls and Fencing, Gutters, Downspouts, Sidewalks and Driveways, Roof, Exterior Chimney Components, Flashing, and Valleys, (for evidence of water penetration) Siding, Fascia, Soffit, Walls, Windows, Doors, Foundation, Attached Porches/ Decks/ Balconies/ Patios/ Garages.

#### Interior:

Plumbing System: Water Supply/Drains/Vents/Water Heaters/Fixtures, and Locating of Shut Off Valves; Electrical System: Service Drop, Service Panel, GFCI Plugs, Switches, Receptacles, Installed Fixtures, and Smoke Detectors; Heating/Cooling System: Permanent Systems, Operating Controls/Filters/Ducts, Insulation, Vapor Barrier, and Ventilation; Bathrooms/Kitchen/Other Rooms:

Doors/Windows/Walls/Floors (as to general condition), Cabinets, Counter tops, and Installed Fixtures;

Structure: Ceilings/Walls/Floors, Stairs/Basements/Attic/Crawl Spaces (if readily accessible)(as to evidence of water damage and general condition.)

- The scope of the inspection is limited to the description and the general condition of the above systems.

### OUTSIDE THE SCOPE OF THE INSPECTION

- Any area which is not exposed to view or is inaccessible because of soil, walls, floors, carpets, ceilings, furnishings, lack of access or crawl spaces or any solar systems whether it the electrical or water heating. The inspector is not required to report on systems that could not be tested due to lack of connected utilities such as water gas and electric.
- The inspection does not include any destructive testing or dismantling. Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection. This is not a home warranty, guarantee, insurance policy, or substitute for real estate disclosures which may be required by law. Whether or not they are concealed, the following are outside the scope of the inspection;
  - Building code or zoning ordinance violations - Thermostatic or time clock controls or Low Voltage wiring systems - Geological stability or soils conditions - Water softener or water purifier systems or solar heating systems - Structural stability or engineering analysis - Saunas, steam baths, or fixtures and equipment - Building value appraisal or cost estimates - Leaking pools or spa bodies or sprinkler systems and underground piping - Radio-controlled devices, automatic gates, elevators, lifts, and dumbwaiters - Furnace heat exchanger, freestanding appliances, security alarms or personal property - Specific components noted as being excluded on the individual system inspection form - Adequacy or efficiency of any system or component - Prediction of life expectancy of any item.

**The Inspector is a home inspection generalist and is not acting as an engineer or expert contractor**

**in any craft or trade. If the Inspector recommends consulting other specialized experts, Clients do so at Client's expense and prior to the close of escrow.**

### **CONFIDENTIAL REPORT**

• The written report to be prepared by the Inspector shall be considered the final and exclusive findings of the Inspector/Inspection Company regarding the home inspection at the Inspection Address. The inspection report to be prepared for the Client is solely and exclusively for the Client's own information **and may not be relied upon by any other person.** Client agrees to maintain the confidentiality of the inspection report and agrees not to disclose any part of it to any other person with the exception of the seller and/or the real estate agents directly involved in this transaction. Client(s) or the inspector may distribute copies of the inspection report to the seller and real estate agents directly involved in this transaction, but neither the seller nor the real estate agent are intended beneficiaries of this Agreement or the inspection report. Client agrees to indemnify, defend, and hold the Inspector/inspection Company harmless from any third party claims arising out of the Client's or Inspectors distribution of the inspection report.

### **DISPUTES**

• Client understands and agrees that the Inspector/Inspection Company is not an insurer. There are no warranties express or implied., that the price paid for the subject inspection and report is based solely on the service provided. Client also agrees that any claim of failure in the accuracy of the report shall be reported to the Inspector/Inspection Company within five business days of discovery and that failure to notify the inspector within that time period shall constitute a waiver of any and all claims. The Inspector/Inspection Company shall have five business days to respond to the claim. The Inspector/Inspection Company shall not be held responsible for additional findings uncovered by third-party individuals such as engineers and specialty contractors as they are considered specialist in a given field and may have additional knowledge or insight to produce additional findings.

If the Inspector/Inspection Company fails to satisfy the claim.

- **Liability shall be limited to a refund of the price paid for the Inspection.**
- **Minus direct expenses for gas, travel time and any prepaid mold testing.**

### **Definition of Conditions**

**SAT = Appears Satisfactory:** The item appeared to be serviceable and in/or working and/or functional condition with no major discrepancies noted at the time.

**Rep = Repair or Replacement:** The item was at/or near the end of its useful lifespan. A certified professional should be contacted for further evaluation, repair or cost of replacement.

**Sty = Safety Issue:** The item is considered a safety hazard and can cause harm to people or property. These items should be repaired as soon as possible.

**Mtc = Maintenance Needed:** Maintenance items may be considered satisfactory but suffering from deferred maintenance.

**NI = Not Inspected:** The item was not inspected during the inspection.

**Invoice**

**Home Inspection Services  
Inspection Invoice**

**Payment:**

**Services Fee of: \$325**

**Amount Paid: \$325**

**Amount Due: \$0**

**Scope Of Work:**

1. Provide a complete visual inspection of the home.
2. Inspection to be performed to industry standards.
3. Photo document the homes condition.
4. Produce a home inspection report outlining the homes condition, defects and deficiencies
5. Provide up to 30 min of consultation time at no extra charge if needed.
6. Use FLIR infrared to scan the home for defects where applicable.
7. HD Sewer Line Inspection additional charge applies.
8. Mold analysis with lab results additional charges applies.

**Inspection Service Provided By**

**Inspector Eduardo Balsells InterNachi #13081209**

**A Certified Professional Inspector in good standing with the International Association of Certified Home Inspectors.**

**REPORT SUMMARY PAGE**

This is only a summary of the inspection report and is not a complete list of discrepancies.

Section	Condition#	Comment
Utilities	1	Water service was provided to the home via public utility. Water

		<p>service was established for the inspection. <b>Water pressure was high on the day of inspection.</b> Client should consult with a licensed plumber for further evaluation and resolution. A minor amount of moisture was observed at the meter dial and pipe, origins are unknown, further evaluation recommended.</p>
Utilities	2	<p>Natural gas service was provided to the home via public utility. Gas was on at time of inspection. There were no gas leaks detected on the day of inspection.</p> <p>A meter wrench could not be located in the vicinity of the gas meter, it is recommended in areas subject to seismic activity. A proper wrench should be chained to the meter to provide a convenient means to shutoff the gas valve in case of emergencies. Consult your local gas authority.</p> <p>The meter was equipped with an automatic seismic shutoff valve. We recommend client consult the local gas authority provider for requirements.</p>
Grounds	9	<p>Drainage at the front of the home was poor. Consult with a landscape contractor for further evaluation and resolution.</p>
Grounds	10	<p>Satisfactory drainage was noted at west side yard. Reverse drainage was noted at the east side yard. Client should consult with a landscape contractor for further evaluation and resolution.</p>
Grounds	13	<p>The visible and accessible portions of the block walls appeared to be in serviceable condition at the time of the inspection, However settling, step cracks and missing blocks were noted. Monitor cracks and make repairs as needed.</p>
Grounds	14	<p>Means of testing the electric driveway gate were not provided, not inspected for functionality. Electrical conduit subject to damage, not installed according to manufacturer's guidelines.</p>
Exterior	18	<p>The garage pedestrian door was tested and found to be in functional condition. However door show signs of significant weathering. General maintenance recommended.</p>
Exterior	19	<p>The stucco was in satisfactory condition. Common cracks were found in the exterior walls. Recommend sealing to reduce the possibility of water penetration. It should be noted that the building stucco siding terminated below or at finished grade of the perimeter walls and foundation (no weep screed). This condition is no longer considered acceptable by modern construction standards and practices. Condition is conducive to moisture migration to the wood framing supporting members. Subject to moisture damage. It is suggested that a positive finish grade slope away from the buildings perimeter be maintained to prevent future moisture damage.</p>
Exterior	22	<p>Back-flow preventers should be installed at all hose bibs to prevent back-flow contamination to the homes drinking water.</p>

		Maintenance, such as tightening of the packing nut, or replacements may be needed to prevent leaks while hoses are in use.
Roofing	24	<p>A number of the Spanish clay tiles were damaged, shifted, not secured. It is suggested that a "Licensed Roofing Contractor" be contacted for further evaluation and cost of repair.</p> <p>Asphalt rolled roof system covering shows normal wear for its age and appeared to be in serviceable condition at the time of the inspection. There were no apparent signs of leaks on the day of inspection.</p> <p>It is recommended debris be removed to prevent future moisture damage.</p>
Roofing	28	<p>Additional rain gutters and kickout flashings recommended at the front of the home.</p> <p>Downspouts should be extended 30 inches away from the homes foundation where practical.</p>
Roofing	29	<p>The exposed roof penetrations and flashings appeared to be in serviceable condition at the time of inspection. There were no apparent signs of water infiltration. Roof penetrations should be resealed every 3 to 5 years as part of a regular home maintenance plan.</p>
Heating - Air	35	<p>The filter was dirty and will need to be replaced. Filters should be replaced every 3 to 6 months as part of regular home maintenance.</p>
Plumbing	42	<p>The hot water heater for the home is 30 Gallon Based on national water heater capacity: The hot water heater may be undersized for the number of bedrooms within the home. Undersized water heaters cannot keep up with occupant demand. This creates an inconvenience.</p>
Plumbing	43	<p>The hot water heater is functioning beyond manufacturers life expectancy. Client should consider the cost of upgrades. Consult with a licensed plumber for cost of replacement.</p> <p>Hot water heater temperature was measure at 133°. A desirable temperature between 110° and 120° it's recommended for safety.</p>
Plumbing	44	<p>Draft hood was loosely installed/misaligned. Single wall type flue pipe must have three screws per joint to prevent misalignment during seismic activity.</p>
Plumbing	45	<p>Hot water heater supply lines were in functional condition. The water heater cold water shutoff valve appeared in functional condition. (minor rust and corrosion)</p> <p>Insulation is recommended at supply lines. This will help prevent condensation calcium and corrosion.</p>

Plumbing	46	Hot water heater seismic straps were not installed according to manufacturers guidelines. The hot water heater moves about freely. Client should consult with a plumbing contractor for proper blocking and/or bracing.
Plumbing	48	There were no apparent gas leaks at gas appliance connections. A drip leg (sediment trap) at the gas line connection was missing, it is recommended client consult their local utility provider/license plumber for local installation requirements. Pipe bonding between water supply line and gas line was not vincible. Ideally, current standards require a simple jumper wire across.
Electrical	51	Copper nonmetallic sheathed cable also referred to as Romex was utilized throughout the home for branch circuits were visible. Some cloth covered wire insulation was present. Although installation and usage of this wiring was typical at the time of installation, today's construction no longer uses this out dated wire insulation. Client is advised to consult with a licensed electrician for further information. The use of sheet metal screws at junction box observed, recommend replace with approved materials.
Electrical	53	Exterior receptacle outlets that were tested were found to be functional. All exterior light fixtures should be properly sealed to the structure. Consult a license electrician to install wiring in appropriate junction box for exterior use, missing junction box, not approved for exterior romex.
Garage	54	The garage was in average condition. Personal items and storage obstructed a complete visual assessment of the garage area. Damaged and broken windows observed.
Garage	55	The garage slab was in functional condition. A resilient tile floor was installed above the slab, flooring was in poor condition in some areas, recommend repair.
Garage	56	While the walls appeared in average condition, general patch and paint is needed in some areas.
Garage	59	Garage door opener and safety sensors were tested and found to be functional. All garage door safety sensor should be installed within 6" of the slab for safety. Safety sensors installed above this height pose additional risk for pets and personal items for potential injury or damage.
Garage	60	Garage receptacle outlets were found to be functional. However, it

		is a modern requirement that all garage receptacles be GFCI protected for occupants safety. Open neutral condition.
Garage	61	Lighting that was tested was found to be functional. Missing junction box cover. It is suggested that a "Licensed Electrical Contractor" be contacted for further evaluation and repair.
Laundry	65	The dryer vent should be inspected and cleaned as needed or every 6 months as a part of good home and safety maintenance plan. Recommend seal and caulk around exterior hood cover. Gas has been provided for dryer connection. There were no apparent signs of gas leaks from this appliance.
Laundry	67	Laundry electrical outlets that were tested were found to be functional on the day of inspection. A 20 amp rated receptacle is recommended for all laundry areas. A light(s) bulb(s) were out or inoperative at laundry . Dismantling and testing of all light fixtures is not performed as part of this inspection. Recommend all lights be operable prior to close.
Interiors	68	Flooring was found to be in satisfactory condition. Harwood floors are showing signs of sratches from common traffic patterns. It is recommended client consult with a flooring contractor for evaluation and costs of repair/maintenance.
Interiors	71	Lights and switches that were tested were found to be functional with appropriate cover plates properly installed. Single receptacle at east wall , not functional. It is suggested that a "Licensed Electrical Contractor" be contacted for further evaluation and repair.
Interiors	72	Flooring was found to be in satisfactory condition. Harwood floors are showing signs of sratches from common traffic patterns. It is recommended client consult with a flooring contractor for evaluation and costs of repair/maintenance.
Bedrooms A	78	Carpeting show signs of significant wear and tear. Client should consider the costs of carpet replacement. Client should consult a licensed carpet contractor for cost of replacement.
Bedrooms A	80	Door and windows that were tested were found to be functional. Entry door was too low, did not open freely. Consult a license contractor for trimming.
Bedrooms A	82	While the smoke detector was present and functional, the smoke detector is outdated/detach. It is recommended that all smoke detectors more than seven years old be upgraded for occupants safety.

Bedrooms A	86	Lights and switches that were tested were found to be functional with appropriate cover plates properly installed. Replace missing receptacle covers, Exposed live wiring at closet, safety hazard. It is suggested that a "Licensed Electrical Contractor" be contacted for further evaluation and repair.
Bedrooms A	88	Carpeting show signs of significant wear and tear. Client should consider the costs of carpet replacement. Client should consult a licensed carpet contractor for cost of replacement.
Bathrooms	92	Sink was operational showing signs of average daily use. Faucet was functional. Hot and cold running water was present. Drain assemblies were functional with no signs of active leaks. Stoppers were not present or functional. Stoppers prevent accidental intrusion of foreign objects into the plumbing system. Replacement recommended. Cracked tiles were observed, consult a tile setter for repair.
Bathrooms	94	Tub was found to be in satisfactory condition. General caulking is recommended throughout. Shower shows signs of deferred maintenance, grouting and sealing recommended. Evidence of suspected mold like substance was observed at shower walls. A mold inspection or testing was not performed as part of this general home inspection. Client is advised to consult a qualified mold testing company prior to closing.
Bathrooms	97	Door and windows appeared to be in serviceable condition at the time of the inspection. Door and windows show signs of average daily use. Minor patch paint and repair at door needed.
Kitchen	105	The kitchen cabinets appeared to be in serviceable condition at the time of inspection. Doors and drawers function normally. Cabinet screws are recommended for the upper cabinets. This will help prevent accidental pullout during loading.
Kitchen	108	The gas range was tested by way of normal operating controls. It was found to be functional. Gas has been provided for stove/range connection. There were no apparent signs of gas leaks from this appliance. Gas range was missing an anti-tip bracket safety device. It is recommended client consult with an appliance technician for

		installation of anti-tip safety device.
Foundation - Crawl Space	118	The foundation walls were found to be in serviceable condition. There were no abnormal cracks or settling noted. for the age of the home. Small hairline cracks caused by curing of the concrete and seismic activity were observed. Recommend drainage be addressed. Significant signs of efflorescence and minor concrete deterioration was observed at the foundation walls. This is likely a result of poor drainage and/or moisture migrating in and out of the foundation walls. Condition may also be caused by plumbing leaks.
Foundation - Crawl Space	119	Access panel cover shows was in average condition. It is recommended that solid wood access panel cover be replaced with and appropriate snug form fitting screen access cover.
Foundation - Crawl Space	123	Evidence of water penetration/possible previous leaks at the foundation observed in the crawl space area. Additional ventilation and / or a vapor barrier should be considered. The conditions observed are conducive to wood rot, mold, rust and corrosion to pipes and wires. Recommend further evaluation by a general contractor. A mold inspection or testing was not performed as part of this general home inspection.
Foundation - Crawl Space	124	Hot water supply pipes were not insulated. By current standards, hot water supply pipes should be insulated to help prevent condensation of metal pipes on cool nights and drip.
Foundation - Crawl Space	125	Open junction boxes/nonterminated wiring were noted in the crawlspace. Consult with a licensed electrician for full review and repair.
Foundation - Crawl Space	126	No insulation was observed in the crawl space. Although this may have been typical at the time of construction, clients should consider insulation to increase energy efficiency. Abandoned asbestos type furnace transite pipe observed, consult a qualified professional for removal.

Sat = Satisfactory  
NI = Not Inspected

Sty = Safety

Rep = Repair/Replace

Mtc = Maintenance

## 1 Utilities

### Water

#### 1) Water Utility

Water service was provided to the home via public utility. Water service was established for the inspection. **Water pressure was high on the day of inspection.** Client should consult with a licensed plumber for further evaluation and resolution. A minor amount of moisture was observed at the meter dial and pipe, origins are unknown, further evaluation recommended.



### Gas

#### 2) Gas Utility

Natural gas service was provided to the home via public utility. Gas was on at time of inspection. There were no gas leaks detected on the day of inspection.

A meter wrench could not be located in the vicinity of the gas meter, it is recommended in areas subject to seismic activity. A proper wrench should be chained to the meter to provide a convenient means to shutoff the gas valve in case of emergencies. Consult your local gas authority.

The meter was equipped with an automatic seismic shutoff valve. We recommend client consult the local gas authority provider for requirements.

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## Electric

### 3) Electric Utility

Electrical service was provided to the home by the electrical public utility, via overhead service conductors. Voltage was tested and well within guidelines.



## Communication

### 4) Communication Utility

TV and telephone communication services have been provided to the home. Client should contact private service providers for service activation.

## Sewer

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**5) Sewer Connection**

Sewer is provided to the home via public utility. Drains were tested for connection and drain quality. No slow drains were identified on the day of the inspection. Client declined a sewer line inspection. Client understands this limits our liability for sewer defects.

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## 2 Grounds

### Driveways - Sidewalks - Walkways

Driveway Material

The driveway material is concrete.

6) Driveway Conditions

Sat

The driveway appeared to be in serviceable condition at the time of the inspection. Common cracks were observed in the driveway. Recommend maintenance as needed. Areas covered by parked car, could not be inspected.



Sidewalk Material

Concrete

7) Sidewalk Conditions

Sat

The visible areas of the sidewalk appeared to be in serviceable condition at the time of the inspection. Minor hairline cracks were observed that are part of normal curing and settling of the concrete itself. [Hand rails recommended for safety.](#)

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**Grading General**

Grading Slope

The grade around the home was flat or nearly flat.

8) Grading Conditions

Sat

Overall grade of the property is flat or nearly flat. A 5% grade away from the homes foundation is considered ideal.



**Yard Drainage**

9) Front Yard

Mtc

Drainage at the front of the home was poor. Consult with a landscape contractor for further evaluation and resolution.

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10) Side Yards

Mtc

Satisfactory drainage was noted at west side yard. Reverse drainage was noted at the east side yard. Client should consult with a landscape contractor for further evaluation and resolution.



11) Backyard

Sat

The drainage for the backyard appeared to be in satisfactory at the time of the inspection. Minor water pooling can be expected during rains at the rear patio slab.

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**Trees and shrubs**

12) Condition

Sat

There are currently no trees or shrubs threatening the home structure.

**Property Wall & Fencing**

Materials

Cinder block and mortar construction.

13) Property Wall & Fencing Conditions

Mtc

The visible and accessible portions of the block walls appeared to be in serviceable condition at the time of the inspection, **However settling, step cracks and missing blocks were noted. Monitor cracks and make repairs as needed.**



14) Gates

Rep

Means of testing the electric driveway gate were not provided, not inspected for functionality. Electrical conduit subject to damage, not installed according to manufacturer's guidelines.

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### Special Notes

#### Grounds Notes

This inspection is not intended to address or include any geological conditions or site stability information. We do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this can only be confirmed by a geological evaluation of the soil. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls.

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### 3 Exterior

#### Front - Back Entrance

##### 15) Front Entrance Conditions

Sat

The main entry door was tested and found to be in functional condition. Door show signs of average daily use. The door had minor cosmetic blemishes. There were no signs of water infiltration at the time of the inspection.



##### 16) Porch Conditions

Sat

The visible and accessible areas of the porch appeared to be in serviceable condition at the time of the inspection.

##### 17) Side Entrance Conditions

Sat

The side door was tested and found to be in functional condition. Door show signs of average daily use. The door had minor cosmetic blemishes. There were no signs of water infiltration at the time of the inspection.

##### 18) Garage Pedestrian Door

Mtc

The garage pedestrian door was tested and found to be in functional condition. However door show signs of significant weathering. General maintenance recommended.

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**Exterior Walls**

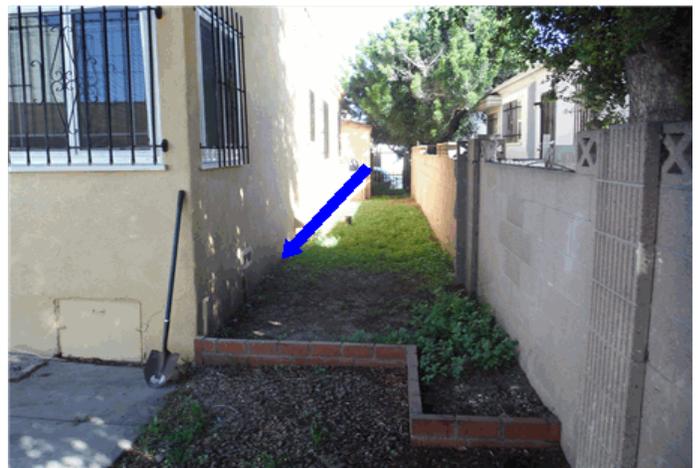
Structure Type Standard wood frame construction.

Exterior Wall Covering The visible and accessible areas of the exterior material are stucco.

19) Exterior Wall Conditions

Mtc

The stucco was in satisfactory condition. Common cracks were found in the exterior walls. Recommend sealing to reduce the possibility of water penetration. It should be noted that the building stucco siding terminated below or at finished grade of the perimeter walls and foundation (no weep screed). This condition is no longer considered acceptable by modern construction standards and practices. Condition is conducive to moisture migration to the wood framing supporting members. Subject to moisture damage. It is suggested that a positive finish grade slope away from the buildings perimeter be maintained to prevent future moisture damage.

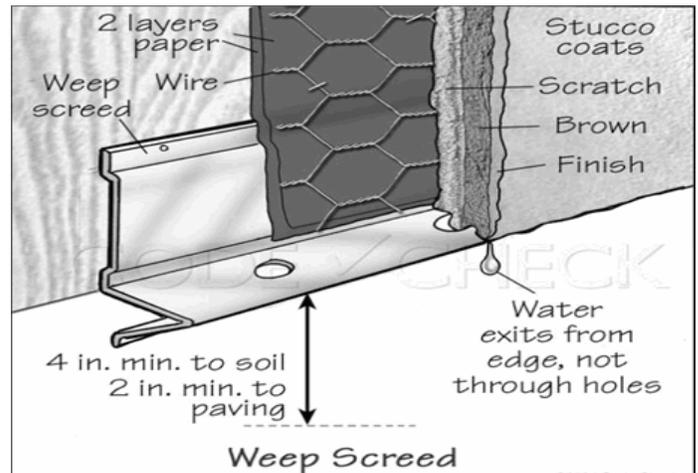


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**Wood Trim**

20) Eaves, Soffits and Fascia

Sat

The exterior trim appeared to be in serviceable condition at the time of the inspection. General maintenance such as caulking, light prep and paint might be needed in some areas as part of a regular home maintenance plan.

**Exterior Windows - Sliding Doors**

Window Type

Vinyl thermal pane windows.

21) Window Conditions

Sat

Windows that were tested were found to be in functional condition. Windows show signs of average normal wear and tear. Replace damaged or missing window screens as needed.



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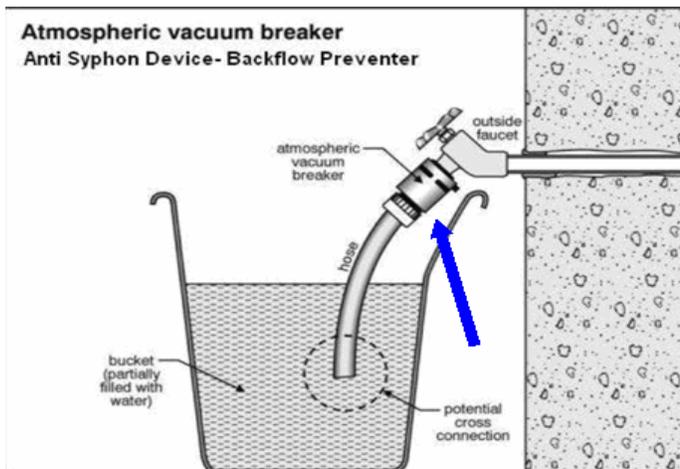
Mtc = Maintenance

## Hose Bibs

### 22) Hose Bibs Conditions

Mtc

Back-flow preventers should be installed at all hose bibs to prevent back-flow contamination to the home's drinking water. Maintenance, such as tightening of the packing nut, or replacements may be needed to prevent leaks while hoses are in use.



## Slab Foundation

Slab Type

Steel reinforced concrete.

### 23) Slab Condition

Sat

The slab foundation components were evaluated from the exterior and interior of the home. There were no excessive signs of settling or cracks noted on the day of inspection.

## Special Notes

### Exterior Notes

While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. During the course of the inspection, the inspector does not enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the inspector or other persons. Inspector may not be able to evaluate all surfaces of the home due to vegetation plantings and other obstructions. It is not the intent of the inspector to damage any of these items during the visual assessment of the home. The home inspector cannot diagnose the presence of lead in wood trim surfaces. Lead testing can only be performed by a certified company equipped to do so. The home inspection is a visual process only to

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**NI** = Not Inspected

determine the general overall condition and habitability of the structure. Out door lighting low voltage landscape lighting and irrigation are not part of this inspection as they are considered secondary systems.

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## 4 Roofing

### Roof Covering

**Method of Inspection** The roof was inspected from the roof at arms length. The roof was inspected by walking the safe and accessible areas.

**Roof Style** The main roof was constructed with a flat/Gable style design.

**Roof Covering Material** Spanish Clay Tiles.The primary roofing material is rolled roofing.

**Number of Layers** Single layer of roof shingles appear to be present. Today's standards allow a maximum of two layers of shingles.

**24) Roof Covering Condition**

Rep

A number of the Spanish clay tiles were damaged, shifted, not secured. It is suggested that a "Licensed Roofing Contractor" be contacted for further evaluation and cost of repair.

Asphalt rolled roof system covering shows normal wear for its age and appeared to be in serviceable condition at the time of the inspection. There were no apparent signs of leaks on the day of inspection.

It is recommended debris be removed to prevent future moisture damage.



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25) Underlayment

Sat

A 15 pound underlayment was used for the roof system. 15 pound felt has a life expectancy of 20 years from date of installation.

26) General Roof Deck Condition

Sat

Approximately 5% of the roof deck was visible from the attic areas. There was no damage to roof deck in any of the visible areas.

Client should note that garage attic was not accessible for inspection.



27) Ventilation

Sat

The roof was properly ventilated for the type and style of roof system installed.

28) Rain Gutters and Downspouts Condition

Mtc

Additional rain gutters and kickout flashings recommended at the front of the home.

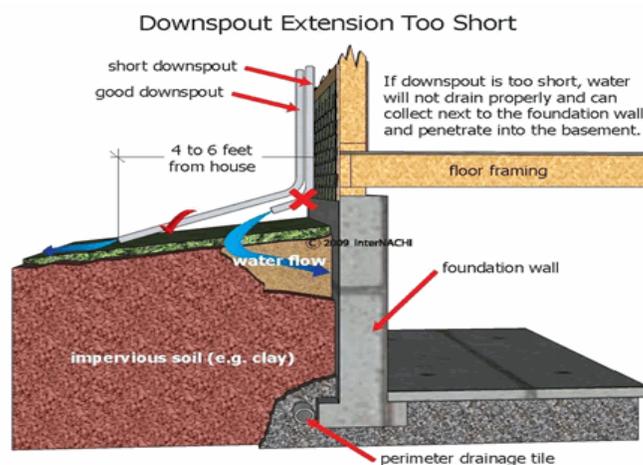
Downspouts should be extended 30 inches away from the homes foundation where practical.

Sat = Satisfactory  
 NI = Not Inspected

Sty = Safety

Rep = Repair/Replace

Mtc = Maintenance



29) Penetrations-Flashings Condition

Mtc

The exposed roof penetrations and flashings appeared to be in serviceable condition at the time of inspection. There were no apparent signs of water infiltration. Roof penetrations should be resealed every 3 to 5 years as part of a regular home maintenance plan.



Sat = Satisfactory  
NI = Not Inspected

Sty = Safety

Rep = Repair/Replace

Mtc = Maintenance



### Special Notes

#### Roofing Notes

Although not required to, we generally attempt to evaluate various roof types by walking on their surfaces. If we are unable or unwilling to do this for safety reason or possible physical damage to the roofing system, we will indicate the method used to evaluate them. Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance. We can only offer an opinion of the general quality and condition of the roofing material at the time of inspection.

The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The waterproof membrane beneath roofing materials is generally concealed and cannot be examined without removing the roof material. Although roof condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings or on framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company. We do not inspect attached accessories including but not limited to solar systems, antennae,

**Sat** = Satisfactory

**Sty** = Safety

**Rep** = Repair/Replace

**Mtc** = Maintenance

**NI** = Not Inspected

and lightning arrestors.

Sat = Satisfactory  
NI = Not Inspected

Sty = Safety

Rep = Repair/Replace

Mtc = Maintenance

## 5 Heating - Air

### Heating

#### Gas Furnace Location

The gas furnace is located on the first floor in the utility closet of the home.

#### Distribution Type

The visible areas of the heat distribution system is forced air ductwork with registers.

#### 30) Distribution Conditions

Sat

Insulated flexible ducting was utilized for distribution of heating and air were visible.



#### 31) Unit Conditions

Sat

The gas furnace was briefly tested by way of thermostat control and was found to be functional on the day of inspection. Furnace output temperature was found to be satisfactory. Furnace output temperature was measured at 102°. This is not an indication of future operation or condition.

Sat = Satisfactory  
NI = Not Inspected

Sty = Safety

Rep = Repair/Replace

Mtc = Maintenance



32) Thermostat Condition

Sat

The thermostat was tested and found to be functional on the day of inspection. Evaluating the calibration of the thermostat is outside the scope of the general home inspection.



33) Heater Exhaust Stack Vent

Sat

The visible and accessible portion of the venting flue appeared to be in serviceable condition at the time of the inspection.

Sat = Satisfactory  
NI = Not Inspected

Sty = Safety

Rep = Repair/Replace

Mtc = Maintenance



34) Shutoff Gas Valve, Line and Drip Leg

Sat

There were no apparent signs of gas leaks from this appliance.



Filter Type

Paper filter medium.

35) Filter condition

Mtc

The filter was dirty and will need to be replaced. Filters should be replaced every 3 to 6 months as part of regular home maintenance.

Sat = Satisfactory  
NI = Not Inspected

Sty = Safety

Rep = Repair/Replace

Mtc = Maintenance



**Air Condition - Cooling**

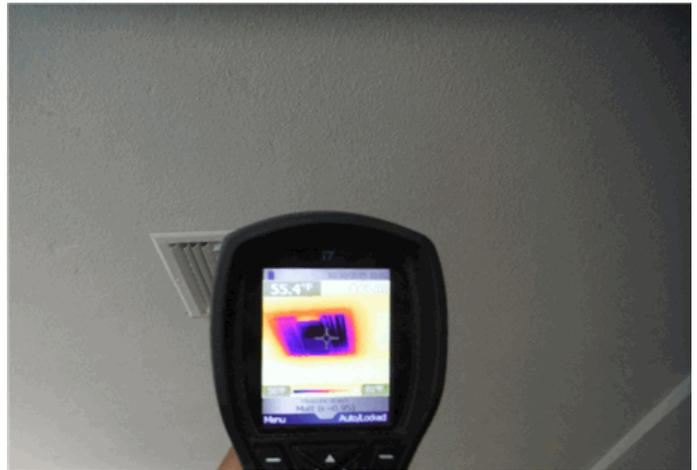
Type of Cooling System

Refrigerant, split system.

36) AC Condenser

Sat

A/C condenser responded normally to testing. Air-conditioning output temperatures were satisfactory. Cooling output temperature was measured at 55.4°.



37) AC Evaporator

Sat

The evaporator exterior area appeared to be in serviceable condition. There were no apparent signs of leaks or excessive moisture on the day of inspection.

Sat = Satisfactory  
NI = Not Inspected

Sty = Safety

Rep = Repair/Replace

Mtc = Maintenance



### 38) Drip Pan & Condensation Lines

Sat

Drip pan and condensation lines appeared to be in serviceable condition. There were no signs of rust or corrosion in the drip pan on the day of the inspection.

## Special Notes

### HVAC Notes

**The inspector can only readily open access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, or inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit or external components. This is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout the structure cannot be determined by a visual inspection. However these items can help with overall efficiency and should be evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding refrigerant charge or line integrity.**

**We perform a conscientious evaluation of the system, but we are not HVAC contractors. Please note that even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations we make for service or further evaluation be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form or warranty or guarantee. Normal service and**

**Sat** = Satisfactory      **Sty** = Safety      **Rep** = Repair/Replace      **Mtc** = Maintenance  
**NI** = Not Inspected

**maintenance is recommended on a yearly basis. Determining the presence of asbestos materials commonly used in heating systems can ONLY be performed by laboratory testing and is beyond the scope of this inspection.**

Sat = Satisfactory  
 NI = Not Inspected

Sty = Safety

Rep = Repair/Replace

Mtc = Maintenance

## 6 Plumbing

### Water Main Line

Main Shutoff Location

The main water shutoff valve is located at the front of the home.

Main Line Material

Copper was observed exiting the soil line. Materials used underground are unknown.

39) Main Shutoff Valve Condition

Sat

The main shutoff valve was tested and found to be functional on the day of inspection. **Water pressure was high on the day of inspection.** Client should consult with a licensed plumber for further evaluation and resolution.



Water Pressure Regulator

Water pressure regulators are recommended for all residential homes. This will help prevent over pressurizing the system and connected appliances such as dishwashers and washing machines.

### Plumbing System

Plumbing Type

Copper plumbing pipe.

40) Plumbing System Condition

Sat

Copper plumbing pipe was utilized throughout the home where visible. Water pressure and flow rate was satisfactory. There were no apparent leaks present in the plumbing system. Concealed defects and deficiencies are excluded from this inspection.

Sat = Satisfactory  
 NI = Not Inspected

Sty = Safety

Rep = Repair/Replace

Mtc = Maintenance



**Drain - Waste Lines**

**Drain Line Material**

ABS, made from a thermoplastic resin called Acrylonitrile-Butadiene-Styrene (ABS for short), visible portions of the waste lines are cast iron.

**41) Drain Line Conditions**

Sat

All drains that could be tested were inspected for connection and drain quality. Drains were free-flowing. Toilet paper is not utilized during testing of the drain lines. Client declined a sewer line inspection. This limits our liability regarding any drain line conditions below the home and under soil.



**Water Heater(s)**

**Water Heater Type**

Gas-fired, storage tank.

**Water Heater Location**

Water heater is located at exterior water heater cabinet.

Sat = Satisfactory  
NI = Not Inspected

Sty = Safety

Rep = Repair/Replace

Mtc = Maintenance

Drip Pan

Water heater should be raised from the floor area to prevent future rust and corrosion damage.

42) Water Heater Capacity

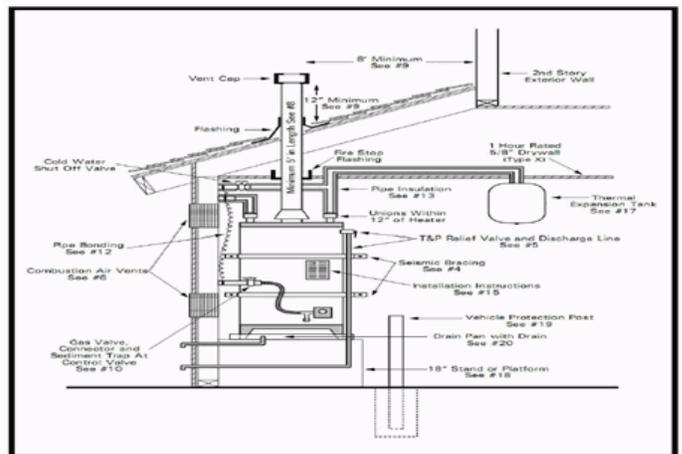
Mtc

The hot water heater for the home is 30 Gallon Based on national water heater capacity: The hot water heater may be undersized for the number of bedrooms within the home. Undersized water heaters cannot keep up with occupant demand. This creates an inconvenience.

Recommended Water Heater Tank Size

NUMBER OF BEDROOMS	TANK SIZE
1	20 GALLONS
2	30 GALLONS
3	42 GALLONS
4	52 GALLONS
5	60 GALLONS

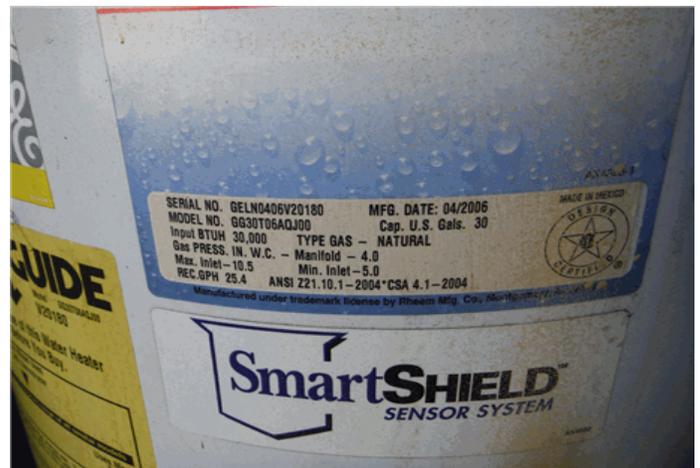
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43) Water Heater Condition

Rep

The hot water heater is functioning beyond manufacturers life expectancy. Client should consider the cost of upgrades. Consult with a licensed plumber for cost of replacement. Hot water heater temperature was measure at 133°. A desirable temperature between 110° and 120° it's recommended for safety.



Sat = Satisfactory  
NI = Not Inspected

Sty = Safety

Rep = Repair/Replace

Mtc = Maintenance

44) Water Heater Vent Pipe

Rep

Draft hood was loosely installed/misaligned. Single wall type flue pipe must have three screws per joint to prevent misalignment during seismic activity.



45) Water Heater Supply Lines and Shutoff Valve

Mtc

Hot water heater supply lines were in functional condition. The water heater cold water shutoff valve appeared in functional condition. (minor rust and corrosion) Insulation is recommended at supply lines. This will help prevent condensation calcium and corrosion.



46) Water Heater Seismic Straps

Rep

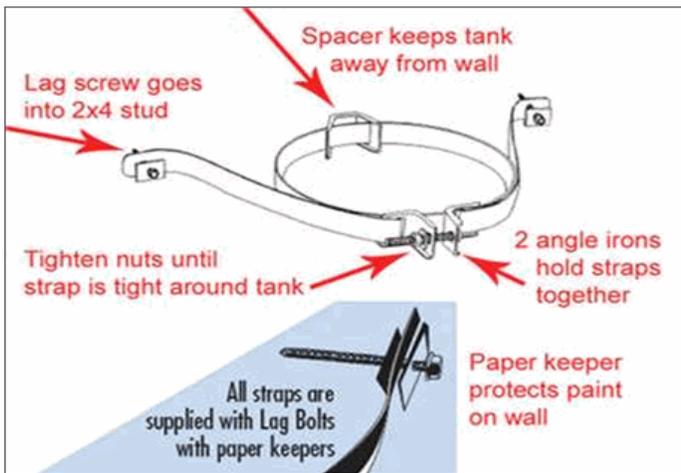
Hot water heater seismic straps were not installed according to manufacturers guidelines. The hot water heater moves about freely. Client should consult with a plumbing contractor for proper blocking and/or bracing.

Sat = Satisfactory  
 NI = Not Inspected

Sty = Safety

Rep = Repair/Replace

Mtc = Maintenance



47) Temperature and Pressure Relief Valve

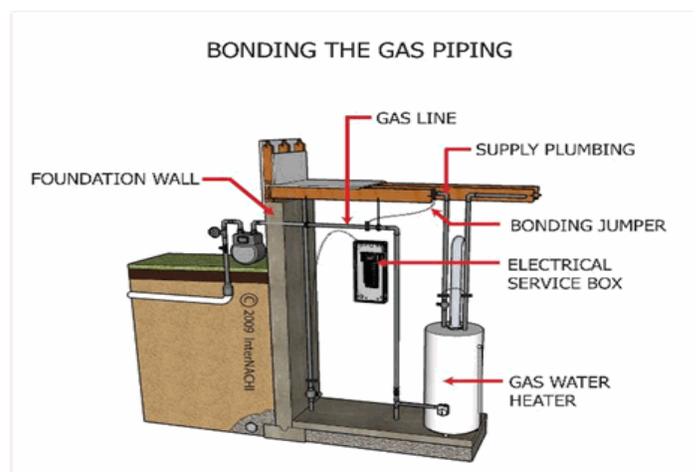
Sat

Temperature and pressure relief valve was in satisfactory condition. Discharge line was installed and routed to the exterior of the home.

48) Shutoff Gas Valve, Line and Drip Leg

Rep

There were no apparent gas leaks at gas appliance connections. A drip leg (sediment trap) at the gas line connection was missing, it is recommended client consult their local utility provider/license plumber for local installation requirements. Pipe bonding between water supply line and gas line was not vincible. Ideally, current standards require a simple jumper wire across.



Special Notes

Plumbing Notes

**Sat** = Satisfactory      **Sty** = Safety      **Rep** = Repair/Replace      **Mtc** = Maintenance  
**NI** = Not Inspected

The home inspector in no way can determine the condition of plumbing pipes that are concealed in walls cavities and below grade. The home inspector will do his best to describe what type systems are visibly present . The home inspector will not determine the percentage of copper versus galvanized in a home that has been re-piped. If the home inspector diagnose the system as no apparent leaks on the day of inspection. This does not mean that there are not leaks present. It only means that there were no leaks visibly apparent the day of the inspection. Destructive evaluation of the plumbing system is not allowed during a basic home inspection.

Modern plumbing system will utilize PEX tubing. This tubing functions under certain water pressure and temperatures that help to prevent leaks. It is important to maintain proper water pressure levels along with hot water heater temperatures. Client should seek the assistance of a licensed plumber if higher hot water temperature is desired in the home.

The plumbing inspection is not a guarantee or warranty against future leaks, clogs or predictions of the future performance of the plumbing systems. It is merely a snapshot of the functionality of the primary plumbing system on the day of inspection.

Sat = Satisfactory  
NI = Not Inspected

Sty = Safety

Rep = Repair/Replace

Mtc = Maintenance

## 7 Electrical

### Service Drop - Weatherhead

**Electrical Service Type**

The electrical service is overhead via public utility.

**49) Electrical Service Conditions**

Sat

Power is fed to the structure via overhead service utility. This is a common method for providing power to modern residential homes. The main service entry appeared to be in serviceable condition at the time of inspection. The main service drop wires from the pole to the house were in contact with tree limbs. Local utility company should be contacted for trimming.



### Main Electrical Panel

**Main Disconnect Location**

The main service disconnect switch is located at the main electrical panel.

**Electric Panel Manufacturer**

The main electrical panel was manufactured by Square D Corporation.

**Panel Amperage Rating**

The main electrical panel is rated for 125/250 volts 100 Amps

**Circuit Protection Type**

Magnetic trip circuit breaker.

**AFCI Circuit Breakers**

**None.** AFCI circuit breakers help to prevent electrical fires caused by arc fault conditions at bedroom receptacles. Conventional circuit breakers only respond to overloads and short circuits; so they do not protect against arcing conditions that produce erratic, and often reduced current. AFCI circuit breakers are a modern requirement for new construction and upgrades, for all bedroom and similar receptacle circuits. Consult a License Electrician for local requirements.

Sat = Satisfactory  
NI = Not Inspected

Sty = Safety

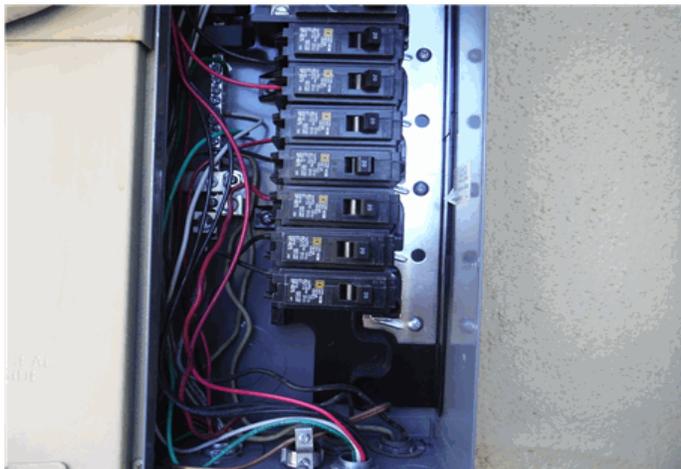
Rep = Repair/Replace

Mtc = Maintenance

#### 50) Electrical Panel Conditions

Sat

The main panel appeared to be in serviceable condition, there was no evidence of overheating, corrosion or damage at the time of the inspection.



#### 51) Wiring Methods

Rep

Copper nonmetallic sheathed cable also referred to as Romex was utilized throughout the home for branch circuits were visible.

Some cloth covered wire insulation was present. Although installation and usage of this wiring was typical at the time of installation, today's construction no longer uses this out dated wire insulation. Client is advised to consult with a licensed electrician for further information.

The use of sheet metal screws at junction box observed, recommend replace with approved materials.

Sat = Satisfactory  
 NI = Not Inspected

Sty = Safety

Rep = Repair/Replace

Mtc = Maintenance



52) Cold Water Ground

Sat

The ground clamp to the cold water line was secured in place. There were no signs of rust or corrosion.



53) Exterior Lighting and Receptacles

Rep

Exterior receptacle outlets that were tested were found to be functional.  
 All exterior light fixtures should be properly sealed to the structure.  
 Consult a license electrician to install wiring in appropriate junction box for exterior use, missing junction box, not approved for exterior romex.

Sat = Satisfactory  
 NI = Not Inspected

Sty = Safety

Rep = Repair/Replace

Mtc = Maintenance



### Special Notes

#### Electrical Notes

While we are not licensed electricians and in accordance with the standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed electrical contractor. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because a licensed electrical contractor could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrician. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Smoke Alarms should be installed within 15 feet of all bedroom

**Sat** = Satisfactory      **Sty** = Safety      **Rep** = Repair/Replace      **Mtc** = Maintenance  
**NI** = Not Inspected

doors, and tested regularly.

Inoperative light fixtures often lack bulbs or have dead bulbs installed. The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment.

Sat = Satisfactory  
NI = Not Inspected

Sty = Safety

Rep = Repair/Replace

Mtc = Maintenance

## 8 Garage

### Walls - Ceilings - Floors

Garage Type

The garage is detached from the house.

54) Garage General Condition

Rep

The garage was in average condition. Personal items and storage obstructed a complete visual assessment of the garage area.

Damaged and broken windows observed.



55) Slab

Mtc

The garage slab was in functional condition. A resilient tile floor was installed above the slab, flooring was in poor condition in some areas, recommend repair.



Sat = Satisfactory  
NI = Not Inspected

Sty = Safety

Rep = Repair/Replace

Mtc = Maintenance

56) Wall Conditions

Mtc

While the walls appeared in average condition, general patch and paint is needed in some areas.



57) Ceiling Conditions

Sat

The ceilings were in functional condition for a garage location.



58) Garage Vehicle Door

Sat

The garage vehicle door was tested and found to be functional on the day of inspection. Sectional roll-up doors have a unique set of safety concerns. Pinch points and operable cables can cause severe injury. The door should not be operated while individuals or objects are in close proximity to moving components.

Sat = Satisfactory  
NI = Not Inspected

Sty = Safety

Rep = Repair/Replace

Mtc = Maintenance



59) Opener and Safety Sensors

Mtc

Garage door opener and safety sensors were tested and found to be functional.

All garage door safety sensor should be installed within 6" of the slab for safety. Safety sensors installed above this height pose additional risk for pets and personal items for potential injury or damage.



60) Electrical Conditions

Sty

Garage receptacle outlets were found to be functional.

However, it is a modern requirement that all garage receptacles be GFCI protected for occupants safety. Open neutral condition.

Sat = Satisfactory  
NI = Not Inspected

Sty = Safety

Rep = Repair/Replace

Mtc = Maintenance



61) Lighting

Rep

Lighting that was tested was found to be functional.  
Missing junction box cover. It is suggested that a "Licensed Electrical Contractor" be contacted for further evaluation and repair.



Special Notes

Garage Notes

***First and foremost garage door safety is the responsibility of the operator.*** The garage door should not be operated when children and pets are within close proximity to moving parts! Tilt up garage doors pose a additional safety hazards and should be considered for immediate upgrade.

Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable liquids such as gasoline and kerosene should only be stored in

**Sat** = Satisfactory      **Sty** = Safety      **Rep** = Repair/Replace      **Mtc** = Maintenance  
**NI** = Not Inspected

appropriate containers. Garage door opening heights are not standard for all homes, so you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles. It is not uncommon for moisture to penetrate garages, particularly with slabs on-grade construction, and this may be apparent in the form of efflorescence, calcium or salt crystal formations on the concrete. Post tension slabs should not be cut or cored as this will create a structural defect and may even cause personal injury or death. All cracks in the garage slab small or large should be monitored for growth and movement. Contact an engineer if changes appear.

You may want to have any living space above the garage should there be any, evaluated further by a structural engineer, as it may be seismically vulnerable. A structural engineer may recommend additional bracing around the garage door opening to prevent failure during seismic activity. Only a licensed structural engineer can evaluate the home for structural integrity.

Sat = Satisfactory  
 NI = Not Inspected

Sty = Safety

Rep = Repair/Replace

Mtc = Maintenance

## 9 Laundry

### Laundry Room

**Location** Located on the main level of the home.

**Floor Drain** Floor drains and drip pans are recommended for all second-floor laundry areas.

**62) Moisture** Sat There were no visible signs of moisture on the day of inspection.



**63) Floors Walls and Ceilings**

Sat The general condition of the visible and accessible floors, walls and ceiling appeared serviceable at the time of the inspection.  
 The general condition of the visible and accessible portions of the doors and windows appeared serviceable at the time of the inspection.

**64) Laundry Connections**

Sat The hose connections are located in the wall. There were no apparent signs of leaks at time of inspection. Washers and dryers are not tested during the home inspection. Stainless steel braided hoses for washing machines are recommended to prevent future leaks.

Sat = Satisfactory  
NI = Not Inspected

Sty = Safety

Rep = Repair/Replace

Mtc = Maintenance



If you do, it's time to change them out for braided metal water lines:



### 65) Dryer Vent

Mtc

The dryer vent should be inspected and cleaned as needed or every 6 months as a part of good home and safety maintenance plan. [Recommend seal and caulk around exterior hood cover.](#)

Gas has been provided for dryer connection. There were no apparent signs of gas leaks from this appliance.

Sat = Satisfactory  
NI = Not Inspected

Sty = Safety

Rep = Repair/Replace

Mtc = Maintenance



66) Laundry Sink

**Sat** None.

67) Electrical

**Mtc** Laundry electrical outlets that were tested were found to be functional on the day of inspection. A 20 amp rated receptacle is recommended for all laundry areas. [A light\(s\) bulb\(s\) were out or inoperative at laundry .](#) Dismantling and testing of all light fixtures is not performed as part of this inspection. Recommend all lights be operable prior to close.



**Laundry Special Notes**

**Laundry Notes**

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves

**Sat** = Satisfactory      **Sty** = Safety      **Rep** = Repair/Replace      **Mtc** = Maintenance  
**NI** = Not Inspected

servicing washing machines are not operated. Water supply valves may be subject to leaking if turned. 20 amp rated outlets are recommended for continuous use laundry equipment outlets. GFCI protected receptacles outlets are needed for all in wet location counter outlets.

Sat = Satisfactory  
NI = Not Inspected

Sty = Safety

Rep = Repair/Replace

Mtc = Maintenance

## 10 Interiors

### Living Room

68) Floors Condition

Mtc

Flooring was found to be in satisfactory condition. Harwood floors are showing signs of scratches from common traffic patterns. It is recommended client consult with a flooring contractor for evaluation and costs of repair/maintenance.



69) Walls and Ceiling Conditions

Sat

Walls and ceilings were in satisfactory condition throughout.

70) Door and Windows Conditions

Sat

Door and windows that were tested were found to be functional. Door and windows show signs of average daily use.

Sat = Satisfactory  
NI = Not Inspected

Sty = Safety

Rep = Repair/Replace

Mtc = Maintenance

71) Lights and Switches,  
Receptacle Outlets

Mtc

Lights and switches that were tested were found to be functional with appropriate cover plates properly installed. Single receptacle at east wall , not functional. It is suggested that a "Licensed Electrical Contractor" be contacted for further evaluation and repair.

## Dining Areas

72) Floors Conditions

Mtc

Flooring was found to be in satisfactory condition. Harwood floors are showing signs of scratches from common traffic patterns. It is recommended client consult with a flooring contractor for evaluation and costs of repair/maintenance.

73) Walls and Ceilings  
Conditions

Sat

Walls and ceilings were in satisfactory condition throughout.

74) Door and Windows  
Conditions

Sat

Door and windows that were tested were found to be functional. Door and windows show signs of average everyday wear.

75) Lights and Switches,  
Receptacle Outlets

Sat

Lights and switches that were tested were found to be functional with appropriate cover plates properly installed. All receptacles more than 10 years old should be updated to modern tamper-resistant receptacles for occupant safety.

## Special Notes

### Interior Special Notes

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information and

**Sat** = Satisfactory      **Sty** = Safety      **Rep** = Repair/Replace      **Mtc** = Maintenance  
**NI** = Not Inspected

disclosures. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the close of escrow.

Sat = Satisfactory  
NI = Not Inspected

Sty = Safety

Rep = Repair/Replace

Mtc = Maintenance

## 11 Bedrooms A

### Carbon Monoxide & Smoke Detectors

76) Main-Level Outside Sleeping Quarters

Sat

Carbon monoxide/smoke detectors outside sleeping quarters were tested and found to be functional on the day of the inspection. Smoke and carbon monoxide detectors should be replaced every 10 years. Re-test detectors every month for safety.



### Bedroom #1

77) Interior Smoke Detector

Sat

Smoke detector was present and functional. Smoke detectors should be replaced every 10 years. Re-test detectors every month for safety.



Sat = Satisfactory  
NI = Not Inspected

Sty = Safety

Rep = Repair/Replace

Mtc = Maintenance



78) Floors Condition

Mtc

Carpeting show signs of significant wear and tear. Client should consider the costs of carpet replacement. Client should consult a licensed carpet contractor for cost of replacement.

79) Walls and Ceiling Conditions

Sat

Walls and ceilings were in satisfactory condition throughout.

80) Door and Windows Conditions

Mtc

Door and windows that were tested were found to be functional.  
Entry door was too low, did not open freely. Consult a license contractor for trimming.

81) Lights and Switches, Receptacle Outlets

Sat

Lights and switches that were tested were found to be functional with appropriate cover plates properly installed. All receptacles more than 10 years old should be updated to modern tamper-resistant receptacles for occupant safety.

**Bedroom #2**

82) Interior Smoke Detector

Sty

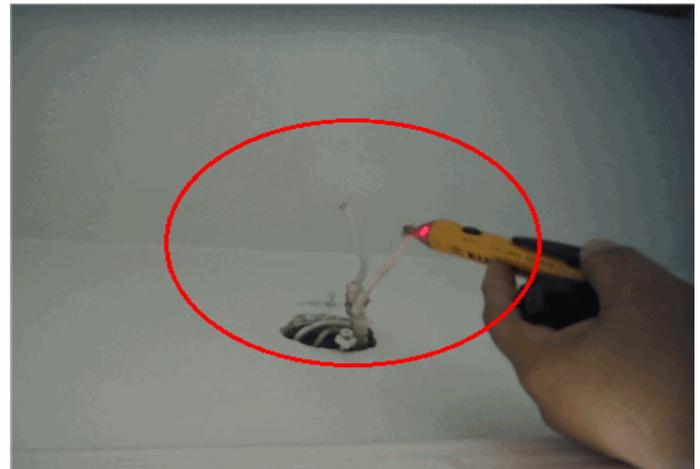
While the smoke detector was present and functional, the smoke detector is outdated/detach. It is recommended that all smoke detectors more than seven years old be upgraded for occupants safety.

Sat = Satisfactory  
 NI = Not Inspected

Sty = Safety

Rep = Repair/Replace

Mtc = Maintenance



83) Floors Condition

Sat

Carpeting show signs of significant wear and tear. Client should consider the costs of carpet replacement. Client should consult a licensed carpet contractor for cost of replacement.

84) Walls and Ceilings Condition

Sat

Walls and ceilings were in satisfactory condition throughout.

85) Doors and Windows Condition

Sat

Door and windows that were tested were found to be functional. Door and windows show signs of average everyday wear.

86) Lights and Switches, Receptacle Outlets

Rep

Lights and switches that were tested were found to be functional with appropriate cover plates properly installed. Replace missing receptacle covers, Exposed live wiring at closet, safety hazard. It is suggested that a "Licensed Electrical Contractor" be contacted for further evaluation and repair.

Sat = Satisfactory  
NI = Not Inspected

Sty = Safety

Rep = Repair/Replace

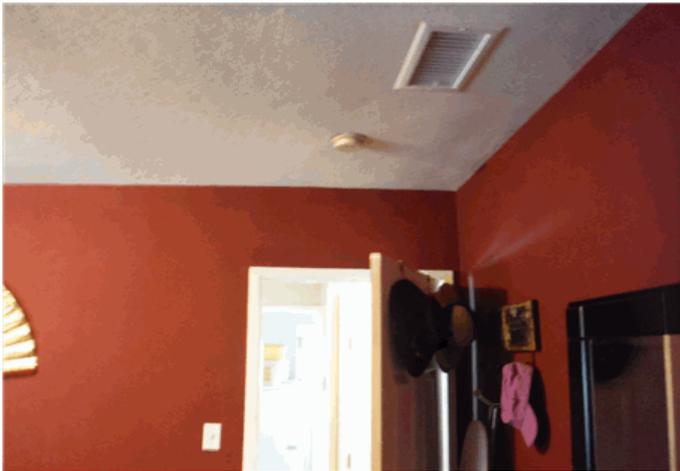
Mtc = Maintenance

**Bedroom #3**

87) Interior Smoke Detector

Sat

Smoke detector was present and functional. Smoke detectors should be replaced every 10 years. Re-test detectors every month for safety.



88) Floors Conditions

Mtc

Carpeting show signs of significant wear and tear. Client should consider the costs of carpet replacement. Client should consult a licensed carpet contractor for cost of replacement.

89) Walls and Ceilings Conditions

Sat

Walls and ceilings were in satisfactory condition throughout.

Sat = Satisfactory  
NI = Not Inspected

Sty = Safety

Rep = Repair/Replace

Mtc = Maintenance

90) Door and Windows  
Conditions

Sat

Door and windows that were tested were found to be functional. Door and windows show signs of average everyday wear.

Closet door was too low, did not open freely. Consult a license contractor for trimming.

91) Lights and Switches,  
Receptacle Outlets

Sat

Lights and switches that were tested were found to be functional with appropriate cover plates properly installed.

All receptacles more than 10 years old should be updated to modern tamper-resistant receptacles for occupant safety.

Sat = Satisfactory  
NI = Not Inspected

Sty = Safety

Rep = Repair/Replace

Mtc = Maintenance

## 12 Bathrooms

### Bath #1 General

#### 92) Sink and Plumbing

Mtc

Sink was operational showing signs of average daily use. Faucet was functional. Hot and cold running water was present. Drain assemblies were functional with no signs of active leaks. Stoppers were not present or functional. Stoppers prevent accidental intrusion of foreign objects into the plumbing system. Replacement recommended. Cracked tiles were observed, consult a tile setter for repair.



**Sat = Satisfactory**  
**NI = Not Inspected**

**Sty = Safety**

**Rep = Repair/Replace**

**Mtc = Maintenance**

93) Toilet

**Sat**

Toilet was tested and found to be functional on the day of the inspection.

94) Tub and Showers

**Rep**

Tub was found to be in satisfactory condition. General caulking is recommended throughout.

Shower shows signs of deferred maintenance, grouting and sealing recommended.

Evidence of suspected mold like substance was observed at shower walls. A mold inspection or testing was not performed as part of this general home inspection. Client is advised to consult a qualified mold testing company prior to closing.

95) Floors Walls Ceilings

**Sat**

The floors were in satisfactory condition.  
The walls were in satisfactory condition with no signs of damage.  
Ceilings were in satisfactory condition with no signs of water stains or damage.

96) GFCI Outlets & Lighting

**Sat**

GFCI receptacle was present and functional.  
Lights and switches that were tested were found to be functional with appropriate cover plates properly installed.



97) Door and Windows  
Conditions

**Mtc**

Door and windows appeared to be in serviceable condition at the time of the inspection. Door and windows show signs of average daily use.

Minor patch paint and repair at door needed.

Sat = Satisfactory  
NI = Not Inspected

Sty = Safety

Rep = Repair/Replace

Mtc = Maintenance



Sat = Satisfactory  
NI = Not Inspected

Sty = Safety

Rep = Repair/Replace

Mtc = Maintenance

## 13 Kitchen

### Floors Walls and Ceilings

98) Floor Conditions

Sat

The tile floor was in satisfactory condition overall.



99) Walls Condition

Sat

The general condition of the walls appeared to be in serviceable at the time of the inspection.

100) Ceiling Conditions

Sat

Ceilings were in satisfactory condition throughout. There were no apparent signs of water stains or damage.

101) Door and Windows Conditions

Sat

Door and windows that were tested were found to be functional. Door and windows show signs of average daily use.

### Electrical Conditions

102) GFCI Receptacle Outlets Condition

Sat

GFCI receptacles that were tested were found to be functional.

Sat = Satisfactory  
 NI = Not Inspected

Sty = Safety

Rep = Repair/Replace

Mtc = Maintenance



103) Lights and Switches

Sat

Lights and switches that were tested were found to be functional with appropriate cover plates properly installed.

Kitchen Sink - Counter tops - Cabinets

104) Sink Plumbing Conditions

Sat

The kitchen sink was in satisfactory condition. Faucet was functional. Hot and cold running water was present. Drain assemblies were satisfactory with no signs of active leaks.



105) Cabinet Conditions

Mtc

The kitchen cabinets appeared to be in serviceable condition at the time of inspection. Doors and drawers function normally.

Cabinet screws are recommended for the upper cabinets. This will help prevent accidental pullout during loading.

Sat = Satisfactory  
NI = Not Inspected

Sty = Safety

Rep = Repair/Replace

Mtc = Maintenance



106) Garbage Disposal Condition

Sat

The disposal unit made unusual noise at the time of the inspection. Repairs are recommended.



107) Counter Conditions

Sat

The visible portions of the kitchen counters appeared to be in serviceable condition at the time of the inspection.

### Appliances

108) Stove - Range Condition

Rep

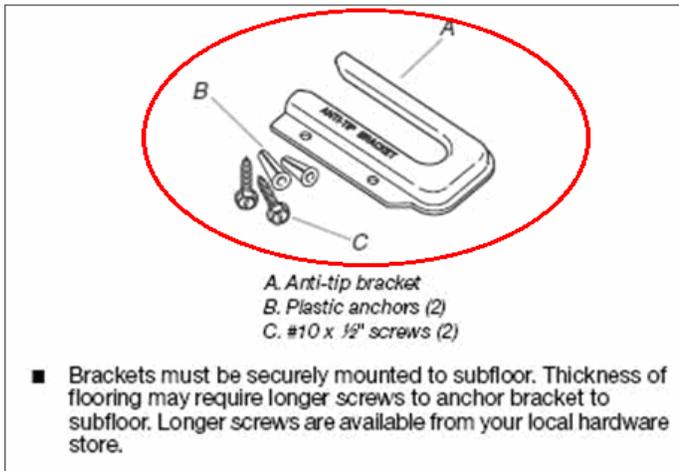
The gas range was tested by way of normal operating controls. It was found to be functional. Gas has been provided for stove/range connection. There were no apparent signs of gas leaks from this appliance. Gas range was missing an anti-tip bracket safety device. It is recommended client consult with an appliance technician for installation of anti-tip safety device.

Sat = Satisfactory  
 NI = Not Inspected

Sty = Safety

Rep = Repair/Replace

Mtc = Maintenance



109) Vent Hood Conditions

Sat

The vent hood was tested and found to be in satisfactory condition. Client should consider installation of exterior exhaust flue.

110) Dishwasher Conditions

NI

None.

111) Other Appliance

Sat

The refrigerator was in operational condition at the time of the inspection.

Sat = Satisfactory  
NI = Not Inspected

Sty = Safety

Rep = Repair/Replace

Mtc = Maintenance

### 14 Attic

#### Attic General

##### Attic Entrance

The attic access hatch is of sufficient size for appropriate access into the attic area.

##### 112) Structure Type

Sat

The roof rafters were in satisfactory condition with no significant signs of damage to the wood frame members. Roof supports and midspan bracing were in satisfactory condition.



##### 113) Attic Insulation

Sat

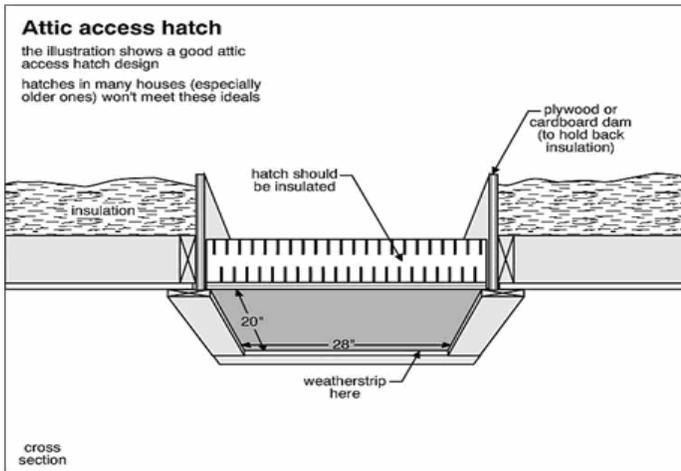
Loose fill insulation was utilized throughout the attic area. It was satisfactory.

Sat = Satisfactory  
 NI = Not Inspected

Sty = Safety

Rep = Repair/Replace

Mtc = Maintenance



114) Electrical

Sat

The visible electrical runs (none) located in the attic area appeared in serviceable condition. Attic insulation is not disturb during this evaluation.

115) Moisture

Sat

Old water stains were noted in the attic area. There was no moisture on the day of inspection. This is a limited assessment as test equipment is not carried into the attic for inspector safety.

116) Bathroom Ventilators

Sat

There were no visible bathroom ventilators exhausting into the attic area.

117) Rodents

Sat

There were no apparent signs of active rodent activity observed in the attic area.

Sat = Satisfactory  
NI = Not Inspected

Sty = Safety

Rep = Repair/Replace

Mtc = Maintenance

## 15 Foundation - Crawl Space

### Foundation

Foundation Type                      Raised concrete foundation.

Foundation Material                Concrete steel reinforced foundation walls.

118) Foundation Conditions

Mtc

The foundation walls were found to be in serviceable condition. There were no abnormal cracks or settling noted for the age of the home. Small hairline cracks caused by curing of the concrete and seismic activity were observed. Recommend drainage be addressed. Significant signs of efflorescence and minor concrete deterioration was observed at the foundation walls. This is likely a result of poor drainage and/or moisture migrating in and out of the foundation walls. Condition may also be caused by plumbing leaks.



### Flooring Structure

119) Access Panel and Vents

Mtc

Access panel cover shows was in average condition. It is recommended that solid wood access panel cover be replaced with and appropriate snug form fitting screen access cover.

Sat = Satisfactory  
NI = Not Inspected

Sty = Safety

Rep = Repair/Replace

Mtc = Maintenance



**Bolting**

The home is bolted to the foundation.

**120) Sub Floor Deck Conditions**

**Sat**

Sub floor rot and decay observed in areas of bathroom, previous repairs also observed. It is suggested that a "Licensed General Contractor" be contacted for further evaluation and repair.  
Construction debris observed, consult a qualified professional for removal.

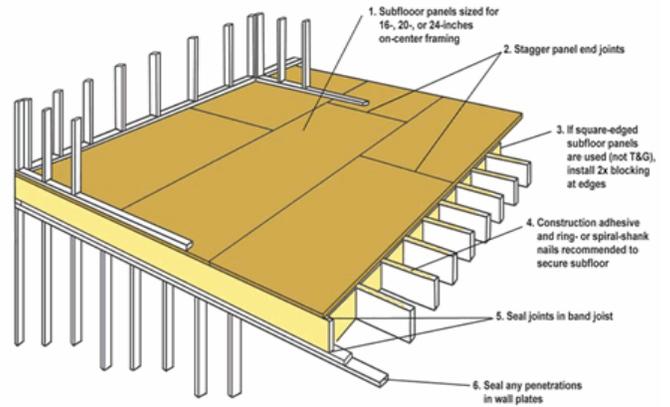


Sat = Satisfactory  
NI = Not Inspected

Sty = Safety

Rep = Repair/Replace

Mtc = Maintenance



121) Post and Pier Condition

Sat

Post and pier alignment was found be in serviceable condition for the age of the home.

Post and Pier seismic bracing is recommended for all raised foundations built prior to 1960. Seismic bracing will provide additional support during seismic activity. Client to consult a foundation expert for resolution.

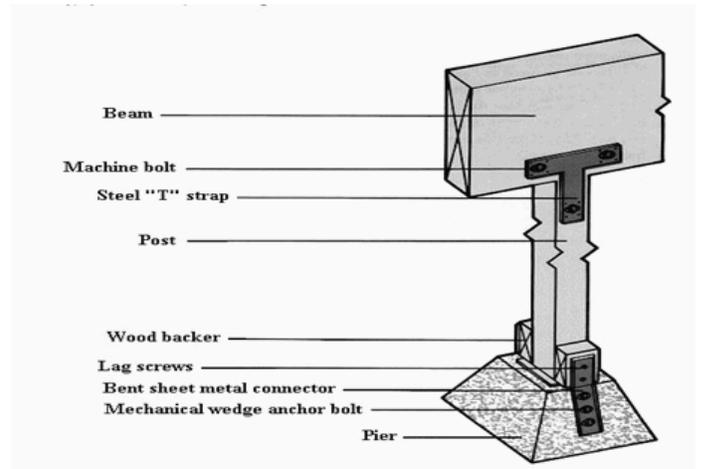


Sat = Satisfactory  
 NI = Not Inspected

Sty = Safety

Rep = Repair/Replace

Mtc = Maintenance



122) Floor Joists Girders and Beams

**Sat** Floor joists and girders were in functional condition. There were no significant signs of abnormal sagging.

WDO

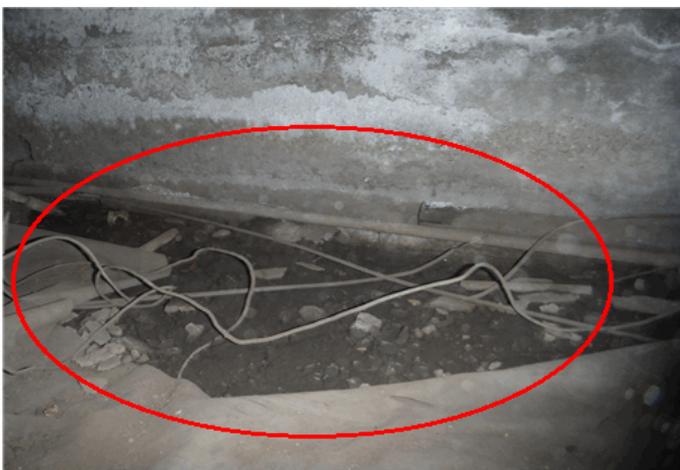
Consult your termite report regarding wood destroying insects and organisms.

Cellulose Material

Remove all cellulose debris from the crawlspace. Cellulose debris is paper or wood based material that is laying directly on top of soil in your sub-floor area crawl space.

123) Moisture

**Rep** Evidence of water penetration/possible previous leaks at the foundation observed in the crawl space area. Additional ventilation and / or a vapor barrier should be considered. The conditions observed are conducive to wood rot, mold, rust and corrosion to pipes and wires. Recommend further evaluation by a general contractor. A mold inspection or testing was not performed as part of this general home inspection.



Sat = Satisfactory  
NI = Not Inspected

Sty = Safety

Rep = Repair/Replace

Mtc = Maintenance

124) Plumbing Conditions

Rep

Hot water supply pipes were not insulated. By current standards, hot water supply pipes should be insulated to help prevent condensation of metal pipes on cool nights and drip.



125) Electrical Conditions

Rep

Open junction boxes/nonterminated wiring were noted in the crawlspace. Consult with a licensed electrician for full review and repair.

126) Insulation

Rep

No insulation was observed in the crawl space. Although this may have been typical at the time of construction, clients should consider insulation to increase energy efficiency. Abandoned asbestos type furnace transite pipe observed, consult a qualified professional for removal.



Special Notes

## **Raised Foundation Notes**

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

**All exterior grades should allow for surface and roof water to flow away from the foundation.**

**All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. We also routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.**