

ASSET INSPECTION & CONSULTING SERVICES  
619-298-7140 ASSETINSPECTION@GMAIL.COM

# Property Inspection Report

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XXXX Xxxx Street, San Diego 92XXX

**Prepared For: Xxxxxx Xxxxx**  
**X/XX/2015**



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**THIS REPORT HAS BEEN PREPARED EXCLUSIVELY FOR: XXXXX XXXXXXX**

Property Address: XXXX XXXXXX Street, San Diego, CA 92XXX

Date of Inspection: XXXX XX, 2015

Report Number: 15XXXX0319A Xxxx 1881sf 1985 Slab Pool

# ***EXCLUSIVITY, STATEMENT OF PURPOSE, AND SCOPE***

## **EXCLUSIVITY**

**THIS REAL ESTATE PROPERTY CONDITION REPORT IS EXCLUSIVELY FOR THE USE  
AND BENEFIT OF THE CLIENT:**

**Xxxxxx Xxxxx**

**FORWARDING EMAIL: xxxxxxxx@gmail.com**

Asset Inspection & Consulting Services was contracted to conduct a real estate property condition assessment and prepare a Real Estate Property Inspection Report of the **SUBJECT PROPERTY LOCATED AT:**

**XXXX Xxxxxx Street, San Diego, CA 92XXX**

**THE REAL ESTATE PROPERTY CONDITION ASSESSMENT WAS PERFORMED ON:**

**Xxxxx XX, 2015**

This Property Inspection Report is not for the use or benefit of, nor may be relied upon by any other person, or entity, without the advanced written consent of Asset Inspection & Consulting Services. Any questions regarding this report should be directed to Neal Arthur Muckler at Asset Inspection & Consulting Services at (619) 298-7140.

The property inspection and report was performed in a manner consistent with the California Real Estate Inspection Association Standards of Practice, with terms, conditions, and limitations noted in the inspection agreement, utilizing methods and procedures consistent with California building performance standards and maintenance guidelines.

Asset Inspection & Consulting Services certifies that it has no undisclosed interest in the subject property, that Asset Inspection & Consulting Services' relationship with the Client is at arm's-length, and that employment and compensation are not contingent upon the findings for any deficiencies discovered and / or identified.

**THE BUILDING (for the purpose of this report) IS CONSIDERED TO BE FACING: (290-degrees front door)  
- WEST.**

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*EXCLUSIVITY, STATEMENT OF PURPOSE, AND SCOPE - CONTINUED*

**STATEMENT OF PURPOSE**

The purpose of the property inspection is to survey and evaluate, through visual evidence of readily accessible areas, the basic operation of the systems, structures and components of a property to provide the client with information ‘designed to identify material defects in those systems, structures and components’. (CA B&P Code 7195)

The property condition inspection report presents conditions that were observed at the time the property inspection was performed and provides written documentation that ‘describes and identifies the inspected systems, structures, or components of the dwelling, and any material defects identified, and any recommendations regarding the conditions observed or recommendations for evaluation by appropriate persons (CA B&P Code 7195)’.

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*EXCLUSIVITY, STATEMENT OF PURPOSE, AND SCOPE - CONTINUED*

**SCOPE**

A real estate property condition inspection is a noninvasive, physical examination, utilizing visual techniques to identify material defects in the essential components, systems, and structures of the property. During the real estate property condition inspection, Asset Inspection & Consulting Services conducts visual observations of the following facility features: foundations, exteriors, roof coverings, attic areas and roof framing, plumbing, electrical, heating systems, fireplace and chimney, building interiors and life and fire safety systems.

This real estate property condition inspection report describes the Material Defects discovered, why the Condition is Materially Defective, and refers to the appropriate personnel needed to make corrections or provide cost estimates for the work that needs to be performed to correct the condition. If a Component or System is not referenced in this report then it was either not at the property, or appears to be safe to operate, is functioning as intended using normal user controls and within its expected service life.

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# ***LIMITATIONS AND STATEMENT CONCERNING OCCUPANCY***

## **LIMITATIONS**

**LIMITING CONDITIONS:** The observations described in this report are valid on the date of the investigation under the conditions noted in the report. Asset Inspection & Consulting Services’ real estate inspection report cannot wholly eliminate the uncertainty regarding the presence of physical deficiencies and the performance of a subject property’s building systems. Preparation of a real estate inspection report in accordance with the Standards of the California Real Estate Inspection Association is intended to reduce, but cannot eliminate, the uncertainty regarding the potential for component or system failures.

This real estate inspection report was prepared recognizing the inherent subjective nature of Asset Inspection & Consulting Services’ opinions as to such issues as workmanship, quality of original installation, and remaining useful life of any given component of system. It should be understood that Asset Inspection & Consulting Services’ suggested remedies may be determined under time constraints, formed without the aid of computations or other engineering analysis, testing, exploratory probing, the removal of materials, or design. Furthermore, there may be other alternate or more appropriate schemes or methods to remedy the physical deficiency. Asset Inspection & Consulting Services’ opinions are generally formed without detailed knowledge from individuals familiar with specific component or system performance.

The opinions Asset Inspection & Consulting Services expresses in this report were formed utilizing the degree of skill and care ordinarily exercised by any prudent professional Home Inspector in the same community under similar circumstances. Asset Inspection & Consulting Services assumes no responsibility or liability for the accuracy of information contained in this report that has been obtained from the Client or the Client’s representatives, from other interested parties, or from the public domain. Factual information regarding operations, conditions, and test data provided by the Client or their representative has been assumed to be correct and complete.

The conclusions presented represent Asset Inspection & Consulting Services’ professional judgment based on information obtained during the course of this assignment. The conclusions presented are based on the data provided, observations made, and conditions that existed specifically on the date of the assessment. The report is limited to the visual observations made during our inspection. We did not remove sealed surface materials, conduct any destructive or invasive testing, move furnishings or equipment, or undertake any digging or excavation. Accordingly, we cannot comment on nor are we responsible for the condition of systems that we could not see (such as buried structures and utilities) or were not within the scope of our services at the time of inspection. Asset Inspection & Consulting Services’ evaluations, analysis, and opinions are not representations regarding the design integrity, structural soundness (this would require excavation and destructive testing), cosmetic and aesthetic conditions, or actual value of the property.



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**LIMITATIONS AND STATEMENT CONCERNING OCCUPANCY - CONTINUED**

**STATEMENT CONCERNING OCCUPANCY AND ACCESSIBILITY**

**STATEMENT CONCERNING OCCUPANCY CONCERNS ACCESSIBILITY TO THE BUILDING COMPONENTS AND / OR SYSTEMS**

*All building components and systems of existing building structures are not completely accessible due to under-structures, components and systems enclosed within other components and / systems, wall, ceilings and roof coverings, inaccessibility, personal property, and conditions of the building structure.*

**DWELLING AND GARAGE INTERIOR OCCUPIED WITH EXPECTED FURNISHINGS**

***Observation Concerning Occupancy of the Dwelling:***

The property is occupied with the dwelling and garage interiors containing furnishings and personal property consistent with an occupied dwelling.

- \* The interior surfaces and components were visually examined while walking through the interior of the dwelling and the garage. Where interior surfaces and components were open and accessible any conditions discovered are evaluated and if necessary commented on in this report.

***Furnishings Limiting Accessibility:***

With the property occupied large portions of the interior of the dwelling and garage containing furnishings and personal property that obscure interior wall and floor surfaces, electrical components, countertop and cabinet surfaces, closet and cabinet interiors, under sink areas and appliance components, access to some windows (possibly some doors), and other components concealed by furnishings and personal property of the inhabitants.

- \* The interior surfaces and components were visually examined while walking through the interior of the dwelling and the garage. Where interior surfaces and components were open and accessible any conditions discovered are evaluated and if necessary commented on in this report. In respect for the personal property of the inhabitants furnishing are not moved and those areas obscured by the furnishings were not readily accessible for evaluation and are an **UNKNOWN CONDITION AND DEFERRED**.

***Recommendation:*** It is recommended to review all interior surfaces of the dwelling when the furnishings and personal property have been removed paying particular attention to those areas that were previously concealed in order to discover any conditions not mentioned in this report that warrant further explanation and / or evaluation prior to the transfer of ownership of the property.

Concerning any newly discovered conditions it is recommended that the Client contact the Seller (or their representative) requesting full disclosure concerning the history of the discovered condition, any previous remediation, and, if there has been no remediation of the condition, then who is going to take responsibility for correcting the discovered defect to an acceptable condition.

If no Seller disclosure is forthcoming then it recommended that the discovered condition be immediately evaluated by Asset Inspection & Consulting Services or a qualified and experienced professional to determine the extent of the condition discovered.

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**TEXT COLOR AND CONDITIONS DEFINED**

**Text Color Significance**

**TEXT COLOR SIGNIFICANCE** CONCERNS COMMUNICATING TO THE READER THE IMPORTANCE OF A DISCOVERED CONDITION OF A COMPONENT OR SYSTEM OF THE PROPERTY

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**Black Text:** Observations, Descriptions, and Recommendations concerning components and systems discovered at the inspected property.

**Blue Text:** Opinions concerning predictable types of conditions of components and systems discovered at the inspected property that require monitoring, maintenance, and / or repairs consistent with trained personnel or trade personnel could remedy at a lesser cost.

**Red Text:** Opinions concerning types of conditions of components and systems discovered at the inspected property that require specific trades personnel to perform evaluation, cost of remedy and a professional repair.

**COMPONENTS / SYSTEMS CONDITIONS DEFINED**

**COMPONENTS / SYSTEMS NEEDING IMMEDIATE FURTHER EVALUATION**

**COMPONENTS / SYSTEMS NEEDING IMMEDIATE FURTHER EVALUATION** are Components and/or Systems Observed Onsite *at the property needing further evaluation by a Specialist in that specific Component or System to know the full costs involved in remediating the condition.*

- *Specific areas, systems, components, or building equipment are inaccessible and not able to be evaluated. Accessibility should be obtained and the inaccessible areas, systems, components or building equipment should be evaluated by personnel specializing in those components or systems.*
- *A building utility is not connected or operational thus those components or systems reliant on that utility are not evaluated. The utility should be activated and all components or systems dependent on the utility should be evaluated by personnel specializing in those components or systems.*
- *Marginal evidence observed but full extent of damage could be extensive and cannot be definitively known without further evaluation provided by a qualified specialist in the particular Component or System.*
- *Significant cost that cannot be definitively known without a cost-estimate provided by a qualified specialist in the particular Component or System.*

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## **COMPONENTS AND SYSTEMS WITH SAFETY HAZARD – MATERIAL DEFECT CONDITIONS**

**SAFETY HAZARD CONDITIONS** are Components and/or Systems Observed Onsite that in the opinion of Asset Inspection & Consulting Services are patently unsafe and materially defective. The component or system is exhibiting characteristics falling into one or more of the following categories:

- The observed condition of the component or system is patently unsafe with potential hazard to person or material in contact with the component or system.
- Or, the observed condition of the component or system is archaic and the configuration has been historically revealed to be unsafe and no longer accepted as a minimum health and safety building standard configuration.

## **COMPONENTS AND SYSTEMS WITH NOT FUNCTIONING PROPERLY - MATERIAL DEFECT CONDITIONS**

**NOT FUNCTIONING PROPERLY CONDITION** are Components and/or Systems Observed Onsite that in the opinion of Asset Inspection & Consulting Services are not functioning properly and is materially defective. The component or system is exhibiting characteristics falling into one or more of the following categories:

- The observed condition of the component or system is not functioning properly where the component or system contains excessive deferred maintenance causing or will contribute to the component or system to malfunction.
- Or the component or system is in a state of disrepair and cannot be relied upon to function properly.
- Or, where the present condition of the component or system could contribute to or cause the deterioration of other adjoining components or systems.

## **COMPONENTS AND SYSTEMS WITH END OF SERVICE LIFE – MATERIAL DEFECT CONDITIONS**

**END OF SERVICE LIFE CONDITIONS** are Components and/or Systems listed Below Observed Onsite that in the opinion of Asset Inspection & Consulting Services have exceeded its designed service life, is materially defective with potential for substantial replacement costs. The component or system may or may not be operational but cannot be relied on to continue to function even if repaired. The component or system is exhibiting characteristics falling into one or more of the following categories:

- The component or system is obsolete or has exceeded its expected service life and cannot be relied upon to continue performing its original function.
- Or, the component or system has patently failed and no longer operational.

## **COMPONENTS AND SYSTEMS WITH UNKNOWN AND DEFERRED CONDITIONS**

**UNKNOWN AND DEFERRED CONDITIONS** are areas, systems, components, or building equipment that cannot be adequately evaluated by Asset Inspection & Consulting Services during a property inspection and may contain 'material defects'. Unknown conditions fall into one or more of the following categories:

- Specific areas, systems, components or building equipment are inaccessible and not able to be evaluated. Accessibility should be obtained and unknown areas, systems, components or building equipment should be evaluated by personnel specializing in the unknown components or systems.
- A building utility is not connected or operational thus those components or systems reliant on that utility are not evaluated. The utility should be activated and all components or systems dependent on the utility should be evaluated by personnel specializing in those components or systems.

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- *Marginal evidence observed but full extent of damage is hidden within a building component or system and cannot be adequately evaluated without intrusive evaluation that is beyond the limitations of a pre-purchase property inspection. Therefore, further investigation will be needed by a Specialist in that system and / or component.*
- *Or, the component or system is beyond the understanding of Asset Inspection & Consulting Services, or the component or system is proprietary, and cannot be evaluated during a property inspection or requires specialized equipment to further evaluate.*

*All Unknown Conditions that are deferred should be made completely accessible and evaluated prior to removal of contingency pre-purchase time periods, to provide the Client with any and all discovery resolving all Unknown Conditions, or to provide the Client with the cost of remediation for all Unknown Conditions where the extent of involvement could not be determined.*

## **COMPONENTS AND SYSTEMS WITH MAINTENANCE DEFICIENCY CONDITIONS – PROVIDED AS A COURTESY**

**Maintenance Deficiency Conditions** *are Components and/or Systems Observed Onsite which in the opinion of Asset Inspection & Consulting Services may be operational, do not appear to be Materially Defective, but exhibiting characteristics falling into one or more of the following categories:*

- *The component or system is not unsafe, is functioning, and is not at the end of its service life but does require maintenance, servicing, or repair or to prevent further deterioration or to prolong its expected service life. The component or system needs maintenance, servicing, or repair by a Contractor, Service Technician, or Maintenance Personnel knowledgeable as to the procedures needed for the maintenance of that component or system. It is further recommended that the maintenance, servicing, or repairs be performed prior to the change of ownership to the property.*
- *Or, there is evidence of previous repairs, alterations, or workmanship not in compliance with commonly accepted minimum practices and this nonconforming condition will affect the performance and/or the service life of the component or system. Evaluation is recommended prior to the change of ownership to the property by a Contractor, Service Technician, or Maintenance Personnel knowledgeable as to the corrections needed to bring the component or system in compliance with minimum accepted standards. Cost estimates should be obtained for the needed maintenance or repairs to the component or system to maintain the remaining useful service life expectancy. It is further recommended that the maintenance, servicing, or repairs be performed prior to the change of ownership to the property.*

*All discovered Maintenance Deficiency Conditions are provided to the Client (Buyer) as a courtesy in order to facilitate the maintenance being performed on those components / systems thus aiding the component / system to reach its maximum service life.*

## **COMPONENTS AND SYSTEMS WITH ENERGY EFFICIENCY AND CONSERVATION – PROVIDED AS A COURTESY**

**ENERGY EFFICIENCY AND CONSERVATION** *are Components and / or Systems listed below and provided as a courtesy in order to facilitate potential cost-savings and lifestyle comfort that would occur with the implementation of the adding Energy Efficiency and Conservation components to the dwelling.*

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# COMPONENTS AND SYSTEMS EVALUATED

## 1 ~ FOUNDATION, BASEMENT, AND UNDER-FLOOR AREAS COMPONENTS / SYSTEMS

### COMPONENTS / SYSTEMS NEEDING IMMEDIATE FURTHER EVALUATION

**Foundation, Basements, and Under-Floor Areas** Components and/or Systems Observed Onsite that Need Further Evaluation because of the Possible Extent of Remediation Needed to Discover and Resolve the Condition

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#### FOUNDATION PERIMETER WITH STEMWALL

##### *Horizontal Foundation Stemwall Crack with Patch and Cracked Again:*

The south perimeter foundation stemwall was discovered to contain a horizontally crack approximately 6-feet long. The south interior foundation stemwall has been patched from what appears to be a horizontal metal rebar corroded and expanded. The west 6-feet of the horizontal patching has cracked again through the previously patched stemwall material. There is a horizontal crack on the south exterior foundation stemwall that was not previously patched.





The north wing of the kitchenette popout walls has a horizontal crack. This area of the kitchenette popout section of the east perimeter foundation and building wall was not previously patched.



The south foundation stemwall east of the subarea crawlspace entry contains a horizontal crack that was not previously patched or repaired but is now cracked.



\* The reoccurring horizontal cracking indicates that there has been movement under the previous patching consistent with metal horizontal metal support (rebar) continuing to corrode and expand. The horizontal cracking that has not been patched, and cracking through the patching material on the foundation stemwalls will allow moisture in through the cracks and in contact with the stemwall interior metal support is a **NOT FUNCTIONING PROPERLY – MATERIAL DEFECT CONDITION.**

*Recommend Further Evaluation Before Removal of Pre-Purchase Investigative Contingency:* It is recommended that a qualified and experienced Foundation Contractor specializing in foundation repairs should provide a cost estimate for removing all damaged patching material on the foundation stemwall exposing the length of

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the horizontal crack, remove all expanding corroded rebar metal horizontal support, seal all corroding foundation rebar, and refinish the foundation outer surfaces to the same texture as adjoining foundation walls prior to the Client's (Buyer) acceptance and removal of pre-purchase investigative contingency time periods as defined in the property purchase agreement.

## **NOT FUNCTIONING PROPERLY – MATERIAL DEFECT CONDITIONS**

### **Foundation, Basements, and Under-Floor Areas Components and/or Systems Observed Onsite that are Not Functioning as Intended**

#### **FOUNDATION ANCHORING**

##### ***Foundation Bolt Missing Washer and Nut:***

The east subarea crawlspace has a missing foundation washer and bolt-nut on the top of the east foundation stemwall.

\* The missing foundation washer and bolt-nut does provide adequate support for the wall structure the bolt is meant to hold down. The missing foundation washer and bolt-nut are a **NOT FUNCTIONING PROPERLY CONDITION**.

**Recommendation:** It is recommended that Maintenance Personnel install a square foundation washer and a foundation bolt-nut to the foundation bolt.

#### **UNDERFLOOR FRAMING**

##### ***Subarea with Unprotected Opening into Bathtub Drain:***

The subarea space is open into the downstairs hallway bathtub drain components allowing access by vermin.



\* The lack of a protective covering over the opening to restrict access to the interior wall adjacent to the bathtub can allow rodents and other vermin into the interior of the bathroom walls and does not meet minimum building standards and is a **NOT FUNCTIONING PROPERLY CONDITION**.

**Recommendation:** It is recommended that a qualified and experienced Carpentry Contractor install protective material to restrict access of vermin into the wall cavity surrounding the bathtub drain components.

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## **UNKNOWN AND DEFERRED CONDITIONS**

**Foundation, Basements, and Under-Floor Areas** Components and/or Systems Observed Onsite which are Unknown and Cannot be Adequately Evaluated by Asset Inspection & Consulting Services

### **PERIMETER FOUNDATION REPAIRS**

#### *Foundation Stemwall Repairs:*

The south and east portions of the perimeter raised foundation has repairs to the inside surface of the stemwall construction. The reason for the repairs were not self-evident but appear to be related to the horizontal rebar support installed within the monolithic concrete stemwall construction.

\* The work performed on the foundation stemwalls were applied historically and are an **UNKNOWN CONDITION AND DEFERRED**.

**Recommendations:** It is recommended that the Seller be requested to disclose the history, timeline, reports, and Contractor(s) work for all structural modifications made to the foundation stemwalls.

-> If disclosure from the Seller is not forthcoming then it is recommended that the Client (Buyer) contact a qualified and experienced Foundation Contractor to evaluate the initial cause for the foundation repairs and the subsequent repairs.

**Extension Perimeter Foundation with Raised Floor Interior Described:** The perimeter foundation consists of a poured-in-place monolithic concrete footing (found below grade) with horizontal and vertical rebar metal reinforcement and the foundation stemwalls (found above grade) also comprised of poured-in-place monolithic concrete with horizontal and vertical rebar metal reinforcement plus seismic bolting added to the top of the foundation stemwall to attach the first floor wall and floor framing to the foundation stemwall. The interior of the extension primary-floor consists of a raised framed-floor system.

## **ENERGY EFFICIENCY AND CONSERVATION**

**Foundation, Basements, and Under-Floor Areas** Components and / or Systems Listed Below that could Benefit from Energy Efficiency and Conservation Improvements - Provided as a Courtesy

### **ENERGY CONSERVATION AND UNDER-FLOOR AREAS**

#### *Raised Foundation without Plastic Sheathing on Exposed Underfloor Soils or Underfloor Insulation:*

None of the underfloor soils are covered with plastic sheathing and none of the underfloor framing has insulation installed.

\* Empirically, the installation of 6-mill plastic sheeting over all subareas and underfloor area soils creates a simple vapor barrier that limits moisture content exposed to the underfloor wood structure as well as moisture infiltrating the building interior. The plastic sheeting also encapsulates the underfloor soil containing dust and

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other living organisms. The absence of 6-mil plastic sheathing on the underfloor area soils for this dwelling is a **MAINTENANCE DEFICIENCY CONDITION**.

\* Consistent with the era of construction none of the underfloor areas have insulation material installed in the underfloor framing. Dwellings built before modern building standards can be readily upgraded by the addition of underfloor insulation. The added insulation would provide vapor as well as thermal and acoustical barriers that would enhance the living experience in the dwelling interior and would be considered a maintenance upgrade that leads to the direct comfort of the inhabitants above the subarea crawlspaces. The absence of underfloor insulation in the subarea underfloor framing is an **ENERGY CONSERVATION DEFICIENCY CONDITION**.

**Recommendations:** It is recommended that Maintenance Personnel install 6-mil plastic sheathing on all subarea soils to help control moisture intrusion from the subarea soils into the wood subarea framing and the interior of the dwelling. And it is also recommended that a qualified and experienced C-2 Insulation Contractor or a D-65 Weatherization and Energy Conservation Contractor provide a cost-estimate (complete with all available energy efficiency rebates) for installing insulation in the subarea underfloor framing of the building.

**Value of Plastic Sheathing on Exposed Underfloor Soils:** Consistent with the era of construction the underfloor soils are exposed. The exposed soils contain moisture, dust, cooler temperature in the heating seasons, along with an assortment of living entities from bacteria to plants, insects, and small animals.

**Value of Underfloor Insulation Described:** Underfloor insulation installed between the floor-framing joists members provides a mild vapor barrier as well as a thermal barrier between the subarea soils and the interior of the dwelling. It also provides sound dampening when the floor above the subarea is walked upon as well as a sound barrier for noise resonating through the subarea into the interior of the dwelling.

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## **2 ~ EXTERIOR COMPONENTS / SYSTEMS**

### **SAFETY HAZARD – MATERIAL DEFECT CONDITIONS**

**Exterior** Components and/or Systems Observed Onsite that are Unsafe or Potentially Unsafe

#### **ADJACENT WALKWAYS**

##### ***Cracked Rear Walkway with Height Differential and Potentially a Trip Hazard:***

The northeast rear walkway is cracked with a height differential between the two sections of walkway that could be a trip hazard if someone caught a toe or heel in the different heights between the two broken sections of walkway.



\* The broken walkway with height differential that is a possible trip hazard is a **SAFETY HAZARD CONDITION**.

**Recommendation:** It is recommended that a qualified and experienced Concrete Contractor cut out the crack and install an angled transition or grind an angle from the upper section to the lower section of the crack to reduce the potential trip hazard.

#### **EMERGENCY ESCAPE AND RESCUE OPENINGS**

##### ***Replaced Second Floor Bedroom Egress Window Opening Less than 5.7sqft and an Opening Width less than 20-inches:***

The replacement egress (emergency escape and rescue) windows installed in the upstairs northwest bedroom and southwest bedroom open to 4.07 square-feet rather than the minimum opening dimension of 5.7 square-feet allowed for second-floor bedroom egress windows. The replaced windows installed in the upstairs northwest bedroom and southwest bedroom egress windows open to less than the minimum opening width dimension of 20-inches allowed for bedroom egress windows.

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\* The inability to escape through a bedroom window as well as the inability of rescue personnel (with a tank on their back) to be able to enter an egress bedroom window is an **EXTREME HAZARD!!!!** The less than minimum opening dimension of 5.7 square-feet required for second-floor bedroom egress replacement window that opens to less than the minimum opening dimension is an **EXTREME HAZARD**. The replaced bedroom egress window that opens over a second-floor with less than 5.7 square feet opening and less than 20-inch wide opening does not meet minimum safety standards and is a patent **SAFETY HAZARD CONDITION**.

**Recommendation:** It is recommended that an experienced and qualified C-17 Glazing Contractor specializing in replacement windows and cognizant of bedroom emergency egress and rescue minimum requirements for second-floor bedrooms windows provide a cost estimate for replacing the undersized egress window with a window that opens to provide minimum square footage to deliver egress and emergency rescue.

#### ***Bedroom Egress Windows with Unsafe Height:***

The upstairs southwest bedroom and the upstairs northwest bedroom egress and rescue windows exceed the maximum opening height above the interior side floor of 44-inches.



\* The replacement window in the two bedroom is too high for emergency egress and rescue, is a patent **SAFETY HAZARD CONDITION**.

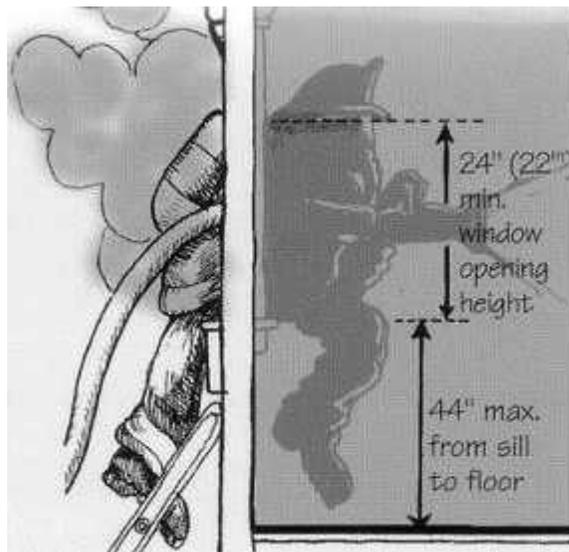
**Recommendation:** It is recommended that an experienced and qualified General Contractor specializing in structural exterior wall re-construction evaluate all bedrooms with egress windows that exceed the maximum height requirements for emergency egress and provide a cost estimate for modifying the exterior wall to install bedroom openings that meet minimum requirements for bedroom emergency egress for a grade-level bedroom egress window.

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### ***Upper Bedroom Egress Window Latch Too High:***

There are two latches installed in the master bedroom, the upstairs southwest bedroom, the upstairs northwest bedroom, and the downstairs bedroom sliding egress (emergency exit and rescue) windows to provide more security and a tighter seal when the window is latched closed.



\* Although the configuration does not pose a problem for typical window applications, it does create a potential safety issue when utilized at an egress window installation (bedrooms). Children, height challenged individuals, someone with a disability, the elderly, and someone in distress in an emergency situation may be unable to open the upper security latch due to the distance above the finished floor and the multiple actions needed to open the escape window. The upper latch on the bedroom sliding egress windows are a **SAFETY HAZARD CONDITION**.

**Recommendation:** It is recommended that an experienced and qualified C-17 Glazing Contractor interconnect the upper and lower latches to be operable from the latch

closest to the floor or that Maintenance Personnel remove the top latch on each bedroom egress window.

## **EXTERIOR STAIRWAY HANDRAILS**

### ***Exterior Stairs without Stairway Handrail:***

The northeast rear yard contains a double stairway with 4 or more risers and is without handrail protection.

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\* Exterior stairway without handrail protection does not meet minimum safety and building standards and presents a potential fall hazard for a user of the stairs out of balance while descending the stairway. The lack of handrail for a stairway with 4 or more risers is a patent **SAFETY HAZARD CONDITION**.

**Recommendation:** It is recommended that a qualified and experienced Finish Carpentry Contractor or Wrought Iron Specialist specializing in the construction of exterior stairway handrails install a handrail with adequate baluster protection for all exterior stairways that exceed 4-risers in height and that are without handrail protection.

**NOT FUNCTIONING PROPERLY – MATERIAL DEFECT CONDITIONS**

**Exterior Components and/or Systems Observed Onsite that are Not Functioning as Intended**

**ATTACHED PATIOS COVERS**

***Flashing Not Installed Above Projecting Wood Ledger Board:***

The northeast rear yard open-design patio cover horizontal ledger board was added to the building by bolting that penetrates through the ledger board and through the exterior cladding of the building. The top edge of the horizontal ledger board was not flashed with continuous Z-shaped metal needed to divert moisture from flowing between the attached ledger board and the wall cladding and onto the top of the bolt fastener that are penetrating into the interior of the exterior wall.



\* The lack of flashing over the top edge of the ledger board does not meet minimum building standards and can eventually allow moisture into the building interior through the bolting penetrating the exterior wall cladding of the building. The lack of adequate flashing of the attached patio cover ledger board is a patent **NOT FUNCTIONING PROPERLY CONDITION**.

**Recommendation:** It is recommended that a qualified and experienced General Contractor specializing in waterproofing exterior wall envelope penetrations examine and install applicable flashing / sealant to stop moisture from flowing behind the attached ledger board and onto the bolting that penetrates the exterior cladding of the building and replace all damaged dimension wood

throughout open designed trellis / patio cover.

**Open Design Patio Cover with Significant Moisture Damage:**

The northeast rear open design patio cover has several areas of significant moisture damage to the wood framing materials.



\* The damaged dimensional wood open design patio cover will continue to deteriorate and is a **NOT FUNCTIONING PROPERLY CONDITION**.

**Recommendation:** It is recommended that a qualified and experienced Carpentry Contractor remove all moisture damage dimensional wood material, prime all exposed original wood material, replace the damaged wood material with new treated wood framing members prime on all sides and cut ends, and then paint to match existing materials.

**END OF SERVICE LIFE – MATERIAL DEFECT CONDITIONS**

**Exterior** Components and/or Systems Listed Below Observed Onsite that are At or Near the End of Their Service Life and Cannot be Relied Upon to Operate as Intended

~~~~~  
**ADJACENT PATIOS AND GRADE-LEVEL DECKING**

***Pool and Spa Deck with Deteriorated Elastomeric Sealant between Coping and Concrete Deck:***

The elastomeric sealant between sections of the the pool and spa vessel perimeter edge coping and the surrounding concrete pool and spa decking has deteriorated sealant and is separating from contact with the pool coping and the concrete decking.

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\* The separating and deteriorated elastomeric sealant between sections of the pool / spa surrounding concrete decking will allow moisture under the concrete decking which can cause the soil to expand eventually pushing the concrete decking upward. The separating and deteriorated elastomeric sealant is a patent **END OF SERVICE LIFE CONDITION**.

**Recommendation:** It is recommended that a qualified and experienced Exterior Coating Specialist Contractor remove and then reapply new elastomeric sealant between the sections of the pool and spa perimeter poured-in-place concrete flatwork decking.

**Pool and Spa Patios Described:** An adjacent patio refers to a poured-in-place concrete flatwork installed adjacent to the pool and spa perimeter.

**UNKNOWN AND DEFERRED CONDITIONS**

**Exterior Components and/or Systems Observed Onsite which are Unknown and Cannot be Adequately Evaluated by Asset Inspection & Consulting Services**

~~~~~

**ADJACENT SLOPE AND SURFACE DRAINAGE**

***Landing Drain Opening Observed but the Interior Condition and Termination are Not Accessible and Unknown:***

There is what appears to be a drain opening at the landing outside the garage west exterior door. The drain opening is missing in cover and no termination could be discovered for any drain piping from the exterior door landing.



\* Empirically, exterior surface drain piping eventually clogs with debris and roots seeking water and do not function as expected. It is beyond the capacity of Asset Inspection & Consulting Services during a Property Inspection to test or verify the continuity or fouling of the subterranean drain piping that is connected to the surface drain openings and the interior condition or proper function of the subterranean drainage system is an **UNKNOWN CONDITION AND DEFERRED**.

**Recommendations:** It is recommended that the Seller be requested to disclose the history of the subterranean drain piping and surface drain

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openings concerning any stoppages, cleanings, or if there are any areas of the property missed by the surface drains, or repairs that have been performed to the subterranean drainage system.

-> If disclosure from the Seller is not forthcoming and the Client (Buyer) has concerns about inadequate drainage through the existing surface drain system then it is recommended that a qualified and experienced C-36 Plumbing Contractor clean the subterranean drain piping to the discharge location and then scope the pipe interior if more thorough examination would be needed.

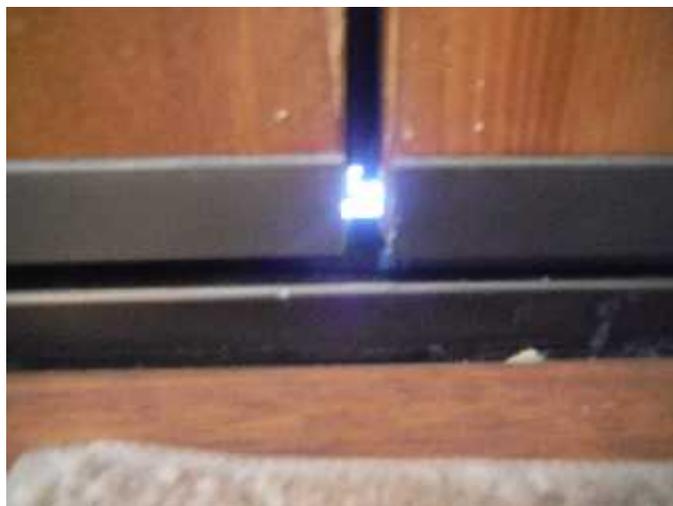
**MAINTENANCE DEFICIENCY CONDITIONS**

**Exterior Components and/or Systems Observed Onsite that do Not Appear to be Materially Defective but Additional Consideration is Advised - Provided as a Courtesy**

**EXTERIOR DOORS**

***Bottom of Door Weather-Stripping Damaged:***

The front entry double doors are missing the bottom weather-stripping between the two doors (astragal weather-stripping).



\* The missing weather-stripping will allow unheated air through the gap between the two doors and is a **MAINTENANCE DEFICIENCY CONDITION**.

**Recommendation:** It is recommended that Maintenance Personnel install weather-stripping between the two doors to control the untreated exterior air from entering the dwelling through the open gap.

**EXTERIOR WINDOW GLAZING, LATCHES AND MECHANISMS**

***'Easy-Framed' EASY-FRAME' Windows Need Periodic Resealing:***

The south exposed 'Easy-Framed' replacement window is starting to separate between the vinyl outer phalange and the stucco wall cladding.



\* The 'Easy-Framed' windows on the exposed exterior walls will need periodic sealant applied to the top and two sides (not the bottom) to control moisture from entering behind the exterior window phalange. is a **MAINTENANCE DEFICIENCY CONDITION**.

**Recommendation:** It is recommended that Maintenance Personnel examine annually the top and sides of the 'Easy-Frame' windows for any separation between the window phalange and the wall siding that would allow moisture to enter between the window and the wall siding, if cracks or separations are found then the existing caulking should be removed and new caulking installed.

~~~~~

## EXTERIOR WALL COVERING

### *Maintenance on Exterior Wall Covering:*

There are annular gaps around plumbing and electrical component penetrations and small cracks through the exterior wall covering that need sealing.



\* The open annular gaps around penetrations and small cracks through the exterior wall covering can allow moisture through the exterior wall covering and are a **MAINTENANCE DEFICIENCY CONDITION**.

**Recommendation:** It is recommended that Maintenance Personnel seal all annular gaps around plumbing and electrical component penetrations and all small cracks in the exterior wall covering and trim.

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# 3 ~ ROOF COVERING COMPONENTS / SYSTEMS

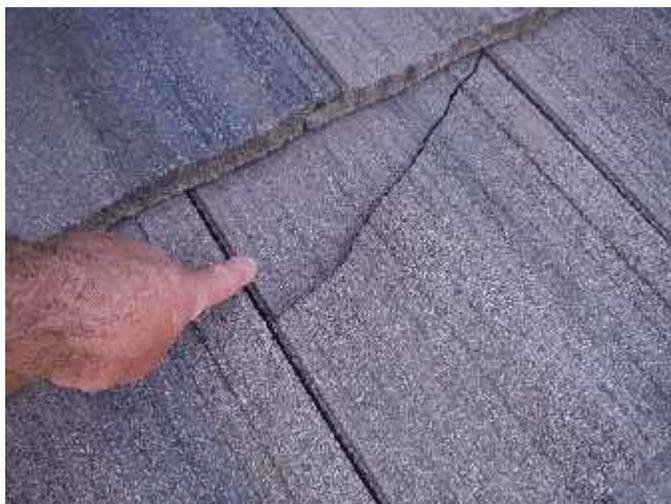
## NOT FUNCTIONING PROPERLY – MATERIAL DEFECT CONDITIONS

Roof Covering Components and/or Systems Observed Onsite that are Not Functioning as Intended

~~~~~  
**PITCHED-SLOPE WATER SHEDDING ROOF CONDITION**

*Multiple Broken Tiles and Multiple Broken Tiles that has been Glued Together and Slipped Tiles:*

There are multiple broken concrete roof tiles on the south roof slope and on the garage roof slope. There are also roof tiles on the north and south slopes that were observed to have been glued together after having been broken completely across the face of the concrete tile. And on the east lower slope there is a roof tile that is displaced and slipping down the roof slope.



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\* Minimum building standards find that roof tiles that are cracked or broken completely across the face of the tile in either direction shall be replaced. The gluing together of a broken (completely across the face of the tile) concrete roof tile is prohibited by building standards. Slipped roof tiles will continue to displace below the row of tiles and eventual expose the paper underlayment. The broken, glued together, and displaced tiles are a patent **NOT FUNCTIONING PROPERLY CONDITION**.

**Recommendation:** It is recommended that a qualified and experienced C-39 Roofing Contractor examine all roof slopes for displaced tiles, broken tiles, glue together tiles, and all penetration flashings to provide a cost estimate for all repairs discovered.

~~~~~  
**ROOF GUTTERS AND DOWNSPOUTS**

**Roof Gutters Need Cleaning:**

The upper and lower slope roof gutters need to be cleared of debris.



\* The height of the upper roof rain gutters precludes someone cleaning them without adequate training and the proper equipment. The debris filled roof rain gutters are a **NOT FUNCTIONING PROPERLY CONDITION**.

**Recommendations:** It is recommended that Maintenance Personnel clear all grade-level discharging roof gutters of all debris.

-> It is recommended that an experienced and qualified C-43 Sheet-Metal Gutter Contractor clear the upper-story roof rain gutters.

## **END OF SERVICE LIFE – MATERIAL DEFECT CONDITIONS**

**Roof Covering** Components and/or Systems Listed Below Observed Onsite that are At or Near the End of Their Service Life and Cannot be Relied Upon to Operate as Intended

### **ROOF PENETRATION FLASHINGS**

#### *Majority of Roof Penetrations Need Resealing:*

A majority of the roof penetration flashings need to be sealed at the junction of where flashing meets the penetration material (vent pipes).



\* An open gap will allow moisture through the separation, below the roof penetration flashing, and into the roof deck assembly. The open separation gaps around the roof penetrations piping and the roof sheet-metal penetration flashings are an **END OF SERVICE LIFE CONDITION**.

**Recommendations:** It is recommended that an experienced and qualified C-39 Roofing Contractor remove any and all deteriorate mastic material, reseal all separated roof penetrations, and then paint the plumbing vent pipe, the roof flashing, and the added sealant with a UV-protective paint to match the existing roof covering.

**Roof Penetration Flashing Described:** The building roof penetration flashings are installed around pipe or vent penetrations where they pass through the roof deck, then through the roof covering, and terminating above the roofline.

-> It is recommended that all roof penetrations be resealed every 3 to 5-years or as separations occur.

### **PITCHED-SLOPE WATER SHEDDING ROOF CONDITION**

#### *Tile Roof Ridge End Mortar Deteriorated:*

The west upper main ridge end has deteriorated mortar exposing the wood ridge piece and openings under the tile roof underlayment.

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\* The deteriorated mortar on the end of the roof ridge is allowing moisture under the tile roof covering and onto wood the tile was meant to protect. The deteriorated ridge end mortar is an **END OF SERVICE LIFE CONDITION**.

**Recommendation:** It is recommended that a qualified and experienced C-39 Roofing Contractor replace the mortar with ridge tiles meant for the configuration or replace the deteriorated mortar with fresh mortar. The ridge end mortar should be examined every 3 to 5 years for any separation between the concrete mortar and the concrete tile roof members.

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## **4 ~ ATTIC AREAS AND ROOF FRAMING COMPONENTS / SYSTEMS**

### **ENERGY EFFICIENCY AND CONSERVATION**

**Attic Areas and Roof Framing** Components and / or Systems Listed Below that could Benefit from Energy Efficiency and Conservation Improvements - Provided as a Courtesy

#### **ENERGY CONSERVATION AND ATTIC SPACES INSULATION**

##### ***Less than the Modern Level of Attic Insulation Material Installed:***

Consistent with the era of construction insulation installed in the attic spaces is less than the modern requirement for insulation depth. There is also no section of insulation adhered to the attic access panel cover and are several areas missing insulation.



\* Installing insulation to meet modern attic space insulation requirements (R30) is an inexpensive upgrade that leads to the direct comfort of the inhabitants below the attic spaces. The lack of adhered attic insulation to the top surface of the attic access panel cover creates a hot or cold spot (dependent on the season) on the ceiling where the access hatch is located. The lack of weather-stripping around the perimeter of the attic hatch opening will allow heat and cold to transfer into the interior of the dwelling reflecting the temperature and pressures in the attic spaces. The missing areas of ceiling insulation will create ceiling areas with temperatures reflecting the temperate in the attic spaces. The missing sections of insulation, with the lack of an adequate seal around the

attic hatch opening with the lack of adhere insulation on the attic hatch cover, and less than R30 insulation in the attic spaces is an **END OF SERVICE LIFE CONDITION**.

***Upgrade Recommendation:*** It is recommended that a qualified and experienced C-2 Insulation Contractor or a D-65 Weatherization and Energy Conservation Contractor provide cost estimates for replacing missing sections of insulation, adding additional blown-in insulation to fill voids in the existing insulation and provide an R-30 level insulation in the complete attic spaces (to take advantage of modern thermal barrier requirements), adhere a section of R30 insulation to the attic side of the attic access panel cover, and a D-65 Weatherization and Energy Conservation Contractor should install weather-stripping around the perimeter of the attic access hatch opening.

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## 5 ~ PLUMBING COMPONENTS / SYSTEMS

### **SAFETY HAZARD – MATERIAL DEFECT CONDITIONS**

#### Plumbing Components and/or Systems Observed Onsite that are Unsafe or Potentially Unsafe

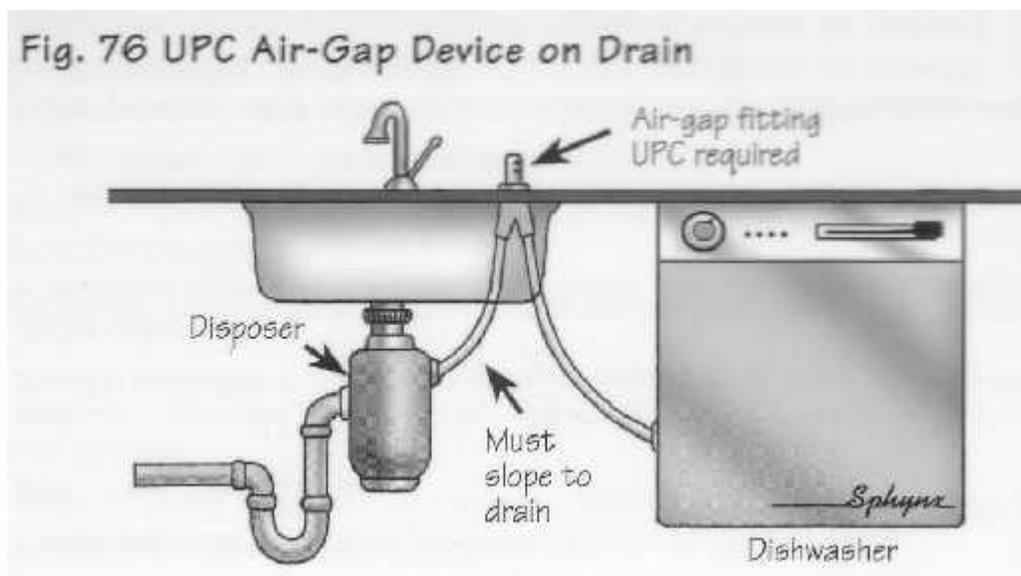
#### ~~~~~ WATER SUPPLY CROSS-CONNECTIONS

##### *Dishwasher Air-Gap Device Protection Not Installed:*

The dishwasher appliance has its discharge waste piping installed directly into the garbage disposal connection without an air-gap separation to prevent soiled sink water from back-siphoning into the dishwasher contaminating dishware and the occupant not even aware that this had occurred.

\* Without an air-gap separation there is the potential for cross-contamination of soiled water coming in contact with dishes in the dishwasher. The lack of air-gap separation between the potable water and the dishwasher waste does not meet minimum safety standards and is a **SAFETY HAZARD CONDITION**.

**Recommendation:** It is recommended that a qualified and experienced C-36 Plumbing Contractor should reinstall an air-gap separation device for the dishwasher drain discharge line as required by California building standards.



**Water Supply Cross-Connections Described:** Where there is a possibility of a potable water outlet to be cross-connected with soiled water there are means to prevent contamination of the potable water. The standard configuration to prevent cross-contamination is what is called an air-gap separation between the outlet of the potable water system and any soiled water. Back-siphon devices and back-flow preventers are other devices used to eliminate the potential for potable water to be contaminated by soiled water.

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***Hose Bibs Faucets without Anti-Siphon Protection:***

Consistent with the era of construction none of the exterior hose bib faucets observed contain an anti-siphon device attached to the opening of the hose bib faucet.



\* Modern safety standards require anti-siphon protection to be installed on all hose bib faucets to prevent cross-contamination of the potable water supply with water from attached hoses, and the lack of exterior hose bib faucet anti-siphon protection for the hose bib faucets does not meet minimum building standards, and is a potential **SAFETY HAZARD CONDITION**.

**Recommendation:** It is recommended that Maintenance Personnel attach hose bib faucet anti-siphon devices on all hose bib faucets before attaching a garden hose.

***Sprinkler Valve without Anti-Siphon Protection:***

The sprinkler water supply control valve located on the northeast rear yard is without protection to prevent irrigated water from back-siphoning into the potable water system of the dwelling either by an airgap separation, back-siphoning device or an anti-siphon valve.

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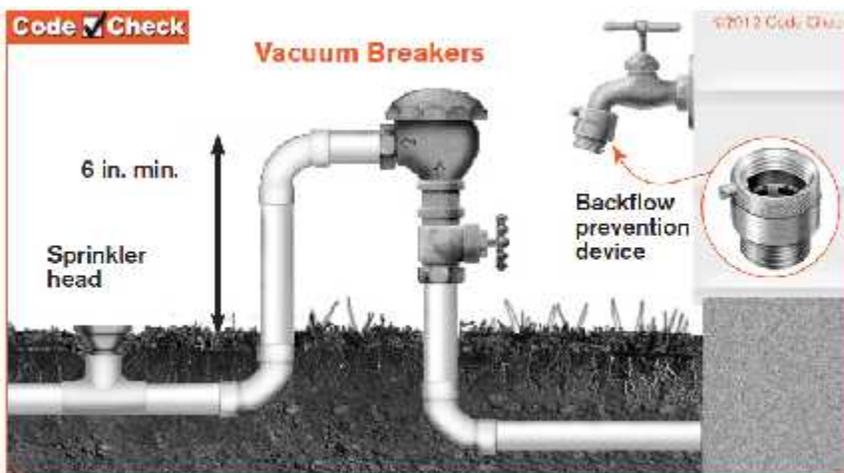
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\* The lack of back-siphoning protection for the sprinkler control valve does not meet minimum safety standards and is a **SAFETY HAZARD CONDITION**.

**Recommendation:** It is recommended that a qualified and experienced C-36 Plumbing Contractor familiar with the required anti-siphon protection for sprinkler control valves should install back-siphoning device for the sprinkler control valve.



## GAS FLEXIBLE CONNECTORS

### *Flexible Gas Connector Passes through the Sidewall of the Furnace Appliance Metal Housing:*

The furnace flexible gas connector has been installed passing through the left sidewall of the furnace appliance. The flexible gas connector is not a modern, safe stainless-steel gas flex connector.



\* During the operation of the furnace the furnace fan will vibrate the furnace and the metal edge of the furnace appliance sidewall could rub against the flexible gas connector which could damage and rupture the gas flex connector. During a seismic event the movement of the furnace could rupture the flexible gas connector spilling gas into the interior of the dwelling. Minimum building standards prohibit a flexible gas connector from passing through the sidewall of an appliance and the existing configuration is a **SAFETY HAZARD CONDITION**.

**Recommendation:** It is recommended that a qualified and experienced C-36 Plumbing Contractor replace the existing gas flex connector for the central furnace with a

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new stainless-steel gas piping connector and install a rigid nipple pipe from the furnace gas valve to the exterior of the furnace casing and there connect the new flexible gas connector from the furnace to the supply gas shutoff valve to keep the gas flex connector out of contact with the metal sidewall housing.

## GAS PIPING SEDIMENT-TRAPS

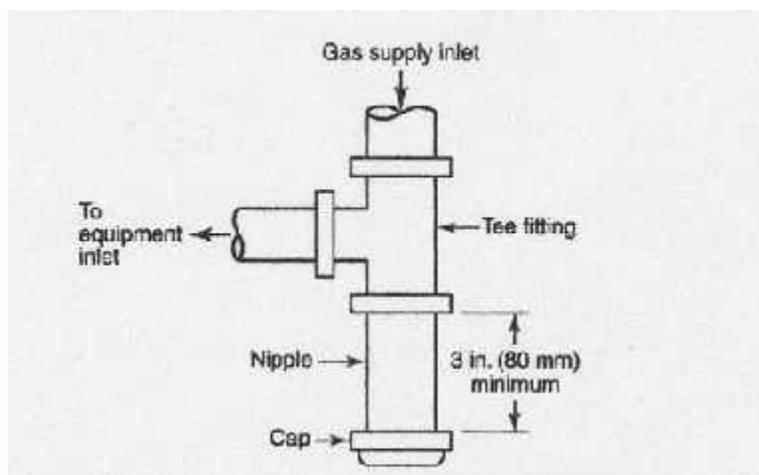
### *Sediment Trap Not Installed Downstream of the Water Heater Gas Shutoff Valve:*

The water heater gas piping does not contain a sediment trap configuration as required by building standards applicable in the year the tank was manufactured.



\* The absence of a sediment trap on the gas piping for the water heater does not meet Manufacturer's installation requirements thus potentially voiding warranty coverage, the building standards applicable when the manufacturing of the appliance occurred, and is a patent **SAFETY HAZARD CONDITION**.

**Recommendation:** It is recommended that a qualified and experienced C-36 Plumbing Contractor familiar with sediment trap configurations should install a sediment trap on the water heater gas piping as close as possible to the appliance gas control valve.



Sediment Trap Configuration

## WATER HEATER EXHAUST VENTILATION

### *Water Heater Single-Wall Flue Piping within 6-Inches of Combustible Material:*

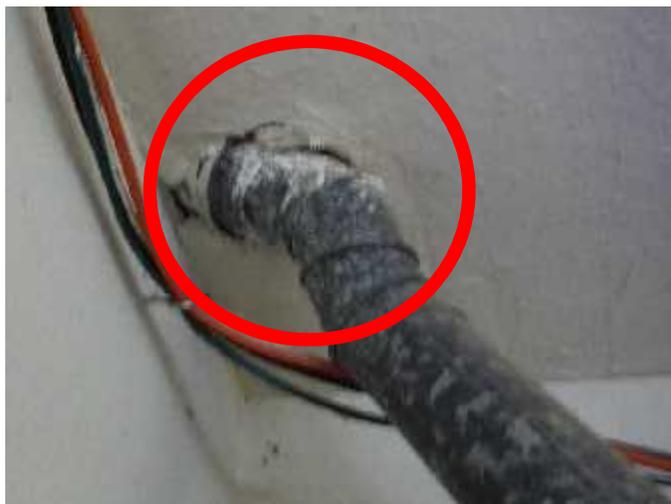
The water heater single-wall metal flue is in contact with combustible material (drywall paper) on the ceiling.

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\* The water heater single-wall metal flue piping in contact with combustible materials (or within 6-inches of combustible materials) does not meet minimum safety building standards, is creating a potential fire hazard, and is a patent **SAFETY HAZARD CONDITION**.

**Recommendation:** It is recommended that a qualified and experienced C-36 Plumbing Contractor familiar with the minimum requirements for the separation of metal flues from combustible material should change the single-walled flues to a Type-B doubled wall flues, install a metal protective thimble between the Type-B vent material and the drywall eliminating any potential fire threat.

### **NOT FUNCTIONING PROPERLY – MATERIAL DEFECT CONDITIONS**

#### **Plumbing Components and/or Systems Observed Onsite that are Not Functioning as Intended**

#### **BUILDING WATER SUPPLY PIPING**

##### ***Abandoned Water Supply Piping Protruding from the Exterior Building Structure:***

There are two copper water supply pipes protruding approximately 18-inches from the northeast exterior wall. The water supply pipes are capped at their ends.



\* The protruding copper piping appears to have been in place for the addition of an exterior shower to rinse off pool water. The excessive protruding pipes are a potential impact hazard for some who does not see the piping when running around the corner of the building. The piping could rupture on impact or hurt someone from impact and is a **NOT FUNCTIONING PROPERLY CONDITION**.

**Recommendation:** It is recommended that an experienced and qualified C-36 Plumbing Contractor provide a cost estimate for completing the exterior shower installation and for shortening the nipples extending from the exterior wall.

#### **SHOWER ENCLOSURES**

##### ***Cracked Tile within Shower Enclosure:***

The master bathroom shower enclosure has a cracked tile on the north wall between the shower valve handles.



\* The purpose of the ceramic tile is to keep water out of the substrate inside the shower enclosure walls. The cracked shower enclosure tile could begin to allow moisture to get under the tile enclosure and is a **NOT FUNCTIONING PROPERLY CONDITION**.

**Recommendation:** It is recommended that a qualified and experienced C-54 Tile Contractor evaluate the cracked tile within the shower enclosure to determine if moisture is migrating through the cracked ceramic tile and provide a cost estimate for replacing the tiles as necessary.

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**WATER HEATER EQUIPMENT AND ENCLOSURE**

***Water Heater Manufacturer Instructions Not Attached to the Tank:***

The water heater manufacturer installation and operation instructions are not attached to the water heater tank as required by building standards and the manufacturer of the water heater.



\* The missing manufacturer installation and operation instructions that are not attached to the water heater tank are a **NOT FUNCTIONING PROPERLY CONDITION**.

**Recommendation:** It is recommended that Maintenance Personnel procure the manufacturer installation and operation instructions and secure them the water heater tank.

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**WATER HEATER WATER PLUMBING CONNECTIONS**

***Water Heater Hot and Cold Water Lines are Not Insulated:***

The water heater hot and cold water pipes and connectors are not insulated within 15-inches of water heater.



\* The lack of insulation on the hot and cold water lines allows heat to dissipate directly from the warmer upper portion of the tank lowering the efficiency of the heated water. The lack of insulation on the water heater water lines, as required by the manufacturer and minimum building standards, is a patent **NOT FUNCTIONING PROPERLY CONDITION**.

**Recommendation:** It is recommended that Maintenance Personnel install tubular insulation around the hot and cold water lines within 15-inches of the water heater tank as required by the manufacturer’s installation instructions and minimum building standards.

**END OF SERVICE LIFE – MATERIAL DEFECT CONDITIONS**

**Plumbing** Components and/or Systems Listed Below Observed Onsite that are At or Near the End of Their Service Life and Cannot be Relied Upon to Operate as Intended

**BATHTUB AND SHOWER – DRAINS AND TRAPS**

**Bathtub Drain Stopper Screw-In Assembly Damaged:**

The downstairs bathroom bathtub drain screw-in drain stopper assembly is damaged and the screw-in down-stopper no longer opens and closes.



\* The damaged bathtub drain screw-in drain stopper assembly can no longer be relied upon to function as intended and is an **END OF SERVICE LIFE CONDITION**.

**Recommendation:** It is recommended that a qualified and experienced C-36 Plumbing Contractor replace the bathtub screw-in down stopper assembly with a push to open / push to close bathtub drain stopper.

**Bathtub Drain--Stopper Described:** The bathtub drain down-stopper is meant to stop water from draining down into the bathtub drain. Bathtub down-stoppers can be lever operated, push-closed and push-opened, or a rubber stopper placed on the bathtub drain opening.

-> All bathtub down-stoppers and drains should be periodically monitored for any signs of debris build-up, odors, or slow draining.

## SHOWER FAUCETS

### *Shower 3-Handled Valves:*

Consistent with the era of construction the master bathroom and the downstairs shower faucet valves are 3-handled valve (hot and cold with shower diverter) configurations.



\* The 3-handled shower faucet valves do not offer single-valve thermal protection like modern single-stem faucets offer and is an **END OF SERVICE LIFE CONDITION**.

**Recommendation:** It is recommended that a qualified and experienced C-36 Plumbing Contractor specializing in the replacement of 3-handled shower faucet valves provide a cost estimate for replacing both 3-handled bathtub / shower faucet valves with modern, thermally-controlled and pressure-balanced, single-stem shower valves, including any repairs to the shower enclosure walls and all proper shower enclosure trim plates.

**Bathtub - Shower Faucet Comment:** Empirically, bathtub and shower faucets with separated hot and cold faucet handles having a service life of 15 to 30-years, single-stem bathtub and shower faucets having a service life ranging between 12 and 18-years both dependent on quality of the faucet and the hardness of the water.

## WATER PRESSURE AND PRESSURE REGULATORS

### *Significant Water Pressure Drop when One Faucet is Turned On and Volume Drop with Multiple Fixtures Turned On:*

The water pipe supply pressure was 51-psig. When one sink fixture was turned on the water pressure dropped from 51-psig to 33-psig. When all water fixtures were on there was a significant reduction in water volume observed at the fixtures.



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\* The water supply volume reduction with multiple faucets on, and the water pressure drop with only one faucet turned on indicates that the pressure regulator is not opening adequately when there is a demand for more volume as the regulator is designed to function. With the water volume drop with multiple fixtures on and the significant water pressure drop in the pressure regulator when one faucet is turned on is the pressure regulator device nearing an **END OF SERVICE LIFE CONDITION**.

**Recommendation:** It is recommended that a qualified and experienced C-36 Plumbing Contractor replace the existing water pressure regular when the existing pressure regulator fails with excessive water pressure or the general use of multiple faucets indicate a substantial reduction in water volume.

**Water Pressure Regulator Described:** The importance of the water pressure regulator is to keep the water pressure below 80-psig to protect the copper water piping solder-joints, any plastic water piping, water heater tanks, sink faucets and water utilizing appliances from excessive water pressure.

## **MAINTENANCE DEFICIENCY CONDITIONS**

**Plumbing** Components and/or Systems Observed Onsite that do Not Appear to be Materially Defective but Additional Consideration is Advised - Provided as a Courtesy

### **BUILDING WATER SUPPLY PIPING**

**Abandoned Polybutylene has NOT been Adequately Removed:**

Abandoned Polybutylene water piping in the subarea crawlspace have been left in-place and not removed.

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\* The abandon water supply piping not cut back to the point where the plastic piping penetrates the floor construction and then removed is an unfinished installation of the re-piping installation and is a **MAINTENANCE DEFICIENCY CONDITION**.

**Recommendation:** It is recommended that Maintenance Personnel cut off all abandoned plastic piping at the point where the piping penetrates the floor framing and then removed from the subarea crawlspace.

## SHOWER ENCLOSURES AND GLAZING

### *Bathtub Rim not Sloped Properly to Drain into Tub Vessel:*

The master bathroom and downstairs hallway bathroom bathtub rims do not slope properly to drain into the bathtub vessel allowing shower water to stand on the bathtub rim where it intersects with the shower enclosure walls.



\* With water sitting on the bathtub rim there is potential for moisture to migrate under the shower enclosure walls and come in contact with the wall materials behind the shower enclosure walls. The improperly sloped bathtub rim does not meet minimum installation requirements for draining all shower spray to the bathtub vessel drain and is a **MAINTENANCE DEFICIENCY CONDITION**.

**Recommendations:** It is recommended that Maintenance Personnel remove all deteriorated grouting material, clear loose debris from the joint between the bathtub rim and the bottom edge of the shower enclosure walls, and then apply new matching grout.

-> It is recommended that Maintenance Personnel maintain the grouting at the bathtub rim to shower enclosure wall connections and wipe any standing water off the bathtub rim after use to control corrosion to the bathtub rim surface and moisture intrusion behind the shower enclosure walls.

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## WATER HEATER EQUIPMENT AND ENCLOSURE

### *Water Heater Drain Pan is Not Piped Away from the Drywall Base Stand:*

The water heater drain pan is not piped away from drywall base stand allowing water draining out of the pan to saturate the lower drywall material.



\* The lack of a drain piping extending down to the garage floor and away from the drywall covered water heater stand is a **MAINTENANCE DEFICIENCY CONDITION**.

**Recommendation:** It is recommended that Maintenance Personnel extend the drain piping to the garage floor with a 90-degree elbow install at the bottom end aimed so that any water would flow away from the water heater drywall stand.

## **ENERGY EFFICIENCY AND CONSERVATION**

**Plumbing** Components and / or Systems Listed Below that could Benefit from Energy Efficiency and Conservation Improvements - Provided as a Courtesy

### ENERGY CONSERVATION AND INSULATING SUBAREA EXPOSED HOT WATER PIPING

#### *No Insulation Installed on the Cold Water Piping located in the Subarea Spaces:*

The water piping observed in the subarea spaces is without insulation surrounding the cold water piping exposing the cold water piping to the cooler temperatures of the subarea spaces.

\* The lack of insulation surrounding the subarea crawlspaces cold water piping will cause water to be chilled will going from the water heater to the plumbing fixtures in use. The lack of insulation on the exposed hot water lines in the subarea spaces is an **END OF SERVICE LIFE - MATERIAL DEFECT CONDITION**.

**Upgrade Recommendation:** It is recommended that a qualified and experienced C-36 Plumbing Contractor install water piping insulation on all subarea exposed cold water piping.

### ENERGY CONSERVATION AND GAS WATER HEATING

#### *Gas Water Heater and Solar Water Heating:*

The gas water heater is not pre-heated by a solar-heated water system before entering the gas water heater.

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\* The lack of solar preheated water entering the gas water heater does not reduce the energy consumed by the gas water heater to heat water coming from the municipal water system temperature to the temperature utilized by the occupant. The lack of solar pre-heated water to the gas water heater is an **END OF SERVICE LIFE – MATERIAL DEFECT CONDITION**.

**Upgrade Recommendation:** It is recommended that a qualified and experienced C-36 Plumbing Contractor specializing in solar water heating systems should provide a cost estimate for installing the complete system with projected payback timeline based on the gas consumption of the gas water heater.

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## **6 ~ ELECTRICAL COMPONENTS / SYSTEMS**

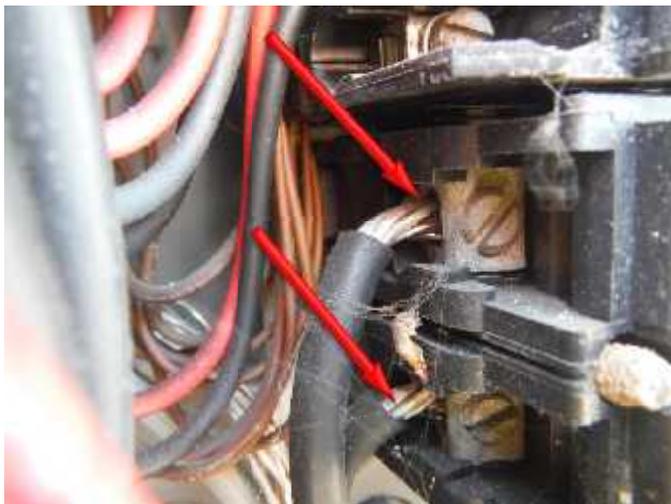
### **SAFETY HAZARD – MATERIAL DEFECT CONDITIONS**

**Electrical Components and/or Systems Observed Onsite that are Unsafe or Potentially Unsafe**

#### **ELECTRICAL PANELS AND COMPONENTS**

##### ***No Antioxidant Paste on all Stranded-Aluminum Connections:***

The main electrical panel contains stranded-Aluminum wiring conductors used for a 240vac appliance circuit. Antioxidant paste was NOT applied to the stranded-Aluminum wiring connections located in the electrical panel interior.



\* The lack of antioxidant paste on strand-aluminum connections does not meet the requirements of the manufacturer or building standards, could allow a separation between the stranded aluminum wiring and the breaker connection that can cause overheating of the connection, and is a patent **SAFETY HAZARD CONDITION**.

**Recommendation:** It is recommended that a qualified and experienced C-10 Electrical Contractor apply anti-oxidant paste to all stranded-Aluminum wiring connections.

##### ***Opening in the Pool Equipment Electrical Panel Bottom Panel Box:***

There is an opening in the pool equipment electrical panel bottom panel installed exposing energized electrical components.

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\* The open knockout in the bottom of the accessible electrical panel box can allow access into the inner electrical panel components which are electrically energized and could be inadvertently accessed by someone interfacing with the electrical panel. The open knockout in the electrical panel exterior box does not meet minimum safety requirements and is a patent **SAFETY HAZARD CONDITION**.

**Recommendation:** It is recommended that a qualified and experienced C-10-Electrical Contractor close the unused opening in the pool equipment electrical panel box equivalent to the original knockout.

## ELECTRICAL PANEL OVER-CURRENT-PROTECTION

### *Circuits in Main Electrical Panel are Not All Labeled for Identification:*

The main electrical panel circuits are not all permanently marked labeling each circuit's use from all other circuits in the panel.



\* The lack of labeling for each circuit's use will inhibit repair and emergency access when shutting off a specific electrical circuit. The lack of labeling for each electrical circuit's use does not meet minimum modern building and safety standards, and is a patent **SAFETY HAZARD CONDITION**.

**Recommendation:** It is recommended that a qualified and experienced C-10-Electrical Contractor evaluate each circuit in the main electrical panel and permanently label each circuit's use from all other circuits in the electrical panel.

### *Pool Equipment Electrical Panels with Circuit Wires Attached to a Single Lug Screw on Circuit Breakers:*

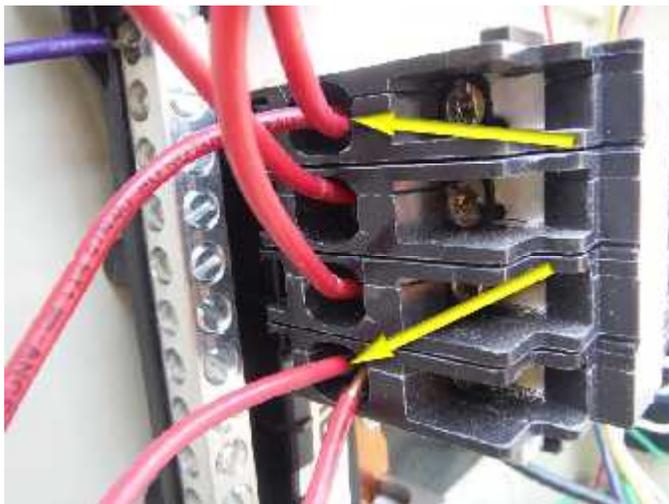
The pool equipment electrical panel has two circuit-breakers with two circuit wires having been combined and attached to a single-lug screw on each circuit-breaker located in the electrical panel.

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circuit breaker.

\* The circuit breakers are not listed for multiple wire connections and are not constructed to evenly clamp down on both wires creating a separation between the improperly added second circuit wire and the breaker connecting clamp where electricity would have to arch over the separation in the wire connection to complete the circuit. The potential arching of electricity in the loose connection from the added circuit wire can overheat the breaker connection and cause fires. The two circuit wires in the single circuit breaker lug screw is a **SAFETY HAZARD CONDITION**.

**Recommendation:** It is recommended that a qualified and experienced C-10-Electrical Contractor provide for a single connection for each circuit wire connected to their

## BRANCH CIRCUIT WIRING AND PROTECTION

### *Exposed Wiring in Garage Interior Not Protected from Damage:*

Nonmetallic Sheathed Cable (Romex) has been installed horizontally in the south garage interior wall and is not protected adequately from damage or access.



\* Accessible exposed horizontal wiring in garages is prohibited by building standards to protection children from being in contact with damaged electrical wiring while pulling or climbing on the exposed wiring. The lack of adequate protection for the Nonmetallic Sheathed Cable (Romex) does not meet minimum building and safety standards and is a **SAFETY HAZARD CONDITION**.

**Recommendations:** It is recommended that a qualified and experienced C-10 Electrical Contractor provide adequate protection for the exposed branch circuit wiring in the garage interior that has been installed in a readily accessible location and not protected adequately from damage.

-> It is recommended that the exposed horizontal wiring in the garage be encased in plastic conduit adequately secured to the interior wall structure.

## BRANCH CIRCUIT WIRING CONNECTIONS

### *Junction-Box Cover Crimping 120 vac Wires to Light Transformer:*

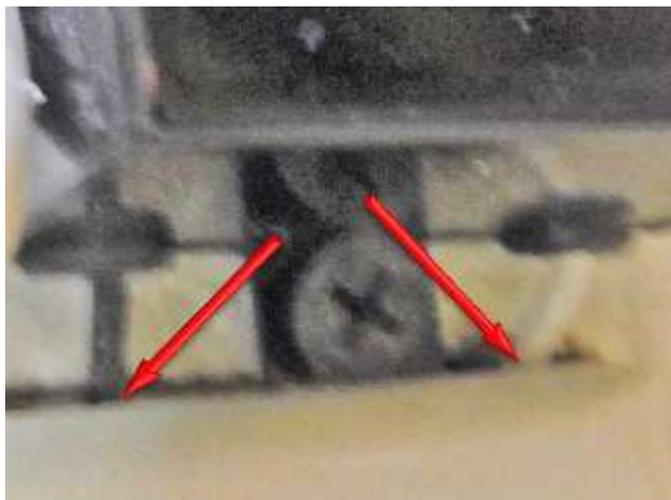
The junction-box cover for the lighting transformer under the kitchen sink is crimping the 120 vac wires where they pass through the edge of the j-box cover and junction-box. The wires are exposed until they pass into the transformer body.

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\* Electrical conductors are required to be enclosed in sheathing or conduit for the protection of the wire insulation. The exposed conductors feeding the lighting transformer should have been run in a cord or conduit protection until into the transformer body, does not meet minimum safety standards and is a **SAFETY HAZARD CONDITION**.

**Recommendation:** It is recommended that a qualified and experienced C-10 Electrical Contractor reconnect the lighting transformer supply wiring through a cord or conduit from junction-box cover.

## BRANCH CIRCUIT WIRING AND PROTECTION

### *Extension Cords Being Used for Permanent Wiring:*

There is an extension cord being used as permanent wiring for the garage door opener. There is another extension cord are being used for permanent wiring of the garage interior lights.



\* The use of extension cords for permanent wiring does not meet minimum building standards because the wiring within the extension cord is smaller than the house wiring which can increase the temperature of the extension wiring with potentially horrific event. The use of extension cords is for intermittent use only and not for permanent wiring. The use of extension cords for permanent wiring is a **SAFETY HAZARD CONDITION**.

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**Recommendation:** It is recommended that a qualified and experienced C-10 Electrical Contractor remove all extension cords being used as permanent wiring and install properly sized and connected circuit wiring for the garage lights and garage door opener.

## 120VAC EXTERIOR RECEPTACLE OUTLETS

### *Exterior Bubbled Cover-Plate Over is Missing on Continuous In-Use Electrical Receptacle Outlet:*

A bubbled exterior cover-plate is missing over a continuous in-use electrical receptacle outlet on the northeast exterior rear yard.



\* The lack of a bubbled exterior cover-plate will allow rainwater into the outlet interior, does not meet minimum building standards, and is a **SAFETY HAZARD CONDITION**.

**Recommendation:** It is recommended that a qualified and experienced C-10 Electrical Contractor install a bubbled exterior cover-plate required for a continuous in-use exterior receptacle outlet.

## GFI RECEPTACLE OUTLET PROTECTION

### *Not All Kitchen Countertop Outlets are GFI Protected:*

Not all kitchen countertop receptacle outlets are Ground Fault Circuit Interrupter (GFCI) protected. The receptacle outlet located to the right of the freestanding cooktop oven range is missing GFCI protection.

\* The lack of GFI protection for all kitchen countertop receptacle outlets does not meet minimum safety and building standards and is a **SAFETY HAZARD CONDITION**.

**Recommendation:** It is recommended that a qualified and experienced C-10 Electrical Contractor install GFCI protection for all kitchen countertop receptacle outlets.

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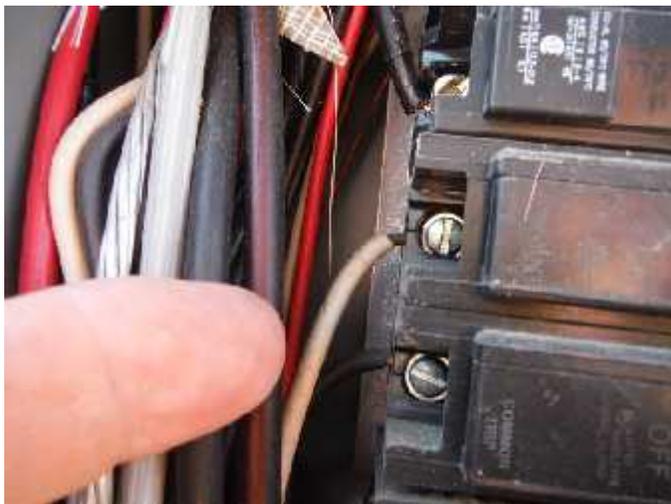
## **NOT FUNCTIONING PROPERLY – MATERIAL DEFECT CONDITIONS**

**Electrical** Components and/or Systems Observed Onsite that are Not Functioning as Intended

### **BRANCH CIRCUIT WIRING AND PROTECTION**

#### ***White Wire Used as a Hot Conductor not Properly Coded as No Longer a Neutral Wire:***

A white wire used as a hot conductor has not been properly color coded as no longer a neutral wire in the main electrical panel.



\* The use of a white wire is prohibited by minimum building standards in order to reduce the risk of someone contacting the white wire assuming it is as still neutral conductor. The white wire being used as a hot conductor and no properly coded as no longer a neutral and is a **NOT FUNCTIONING PROPERLY CONDITION**.

**Recommendation:** It is recommended that a qualified and experienced C-10 Electrical Contractor wrap the white wire with colored electrical tape or permanent marker to change the white color of the neutral wire insulation to another color than white.

## **UNKNOWN AND DEFERRED CONDITIONS**

**Electrical** Components and/or Systems Observed Onsite which are Unknown and Cannot be Adequately Evaluated by Asset Inspection & Consulting Services

### **UTILITY BOXES**

#### ***Utility Boxes Observed but NOT Evaluated:***

There are two northwest front yard Utility boxes.

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\* The front yard Utility boxes are an **UNKNOWN CONDITION AND DEFERRED.**

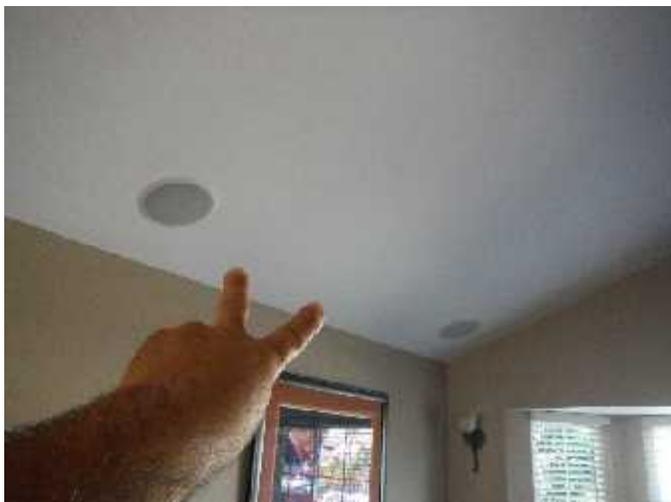
**Recommendations:** It is recommended that the Seller be requested to disclose the ownership, easement and the Utility owner of the two boxes in the front yard.

-> If disclosure from the Seller is not forthcoming then it is recommended that the Buyer (Client) contact several Telecommunication Utilities to determine if the boxes are owned by their company.

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**SPEAKERS FOR A SOUND SYSTEM OBSERVED**

**Speakers for Sound System Observed and Not Examined:**

Speakers for a sound system have been installed in the living room ceiling.



\* The speakers and any sound system were not tested or operated by Asset Inspection & Consulting Services who has no knowledge concerning sound systems. The interior speakers are an **UNKNOWN CONDITION AND DEFERRED.**

**Recommendations:** It is recommended that the Seller be requested to disclose the operation of the music speakers, the location of the sound system connections, provide all manufacturer operation / installation instructions, and disclose manufacturer warranty periods.

-> If disclosure from the Seller is not forthcoming then it is recommended that the Buyer (Client) contact several Music System vendors to evaluate the existing system

and provide the Buyer (Client) with cost-estimates for providing any servicing this system may need.

## **ENERGY EFFICIENCY AND CONSERVATION**

**Electrical** Components and / or Systems Listed Below that could Benefit from Energy Efficiency and Conservation Improvements - Provided as a Courtesy

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### **ENERGY CONSERVATION AND PHOTOVOLTAIC ELECTRICAL PRODUCTION**

***Potential for Photovoltaic Electrical Production:***

South facing roof potentially could produce solar electricity for the dwelling.

\* The potential financial benefit (with cost of inverter replacements and maintenance performed included) may be a very long term but feasible to invest in this property. The south facing roof slope lends itself for having a professional cost estimate for the payback potential of a photovoltaic electrical production system. The lack of photovoltaic electrical supplementation is an **END OF SERVICE LIFE – MATERIAL DEFECT CONDITION**.

***Recommendation:*** It is recommended that a qualified and experienced C-10 Electrical Contractor provide a cost estimate (with inverter replacement and maintenance included) for a photovoltaic electrical producing system to be installed.

-> It is recommended that Maintenance Personnel replace all incandescent light bulbs with energy efficient fluorescent bulbs or LED (Light Emitting Diode) light bulbs matched to the ceiling light fixtures and all fixed light fixtures.

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## **7 ~ HEATING AND COOLING COMPONENTS / SYSTEMS**

### **COMPONENTS / SYSTEMS NEEDING IMMEDIATE FURTHER EVALUATION**

**Heating and Cooling** Components and/or Systems Observed Onsite that Need Further Evaluation because of the Possible Extent of Remediation Needed to Discover and Resolve the Condition

#### **HEATING EQUIPMENT INSTALLATION**

*Furnace is Older and Cannot be Relied Upon to Continue To Function Safely:*

The central forced-air furnace is original, older, has exceeded its expected service life, and even if the furnace was completely serviced and repaired it cannot be relied upon to continue to function safely or operate as intended. The draft diverter was detected with 17 ppm Carbon Monoxide and the burner area was detected with 23 ppm Carbon Monoxide. The furnace interior is very dirty.



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\* Consistent with the year the furnace was built the furnace is very inefficient allowing a large percentage of the Btu consumption to escape out the furnace flue. Consistent with the year the furnace was built the furnace appliance components, heat exchanger, gas valve, and limit safety switch, are all past their service life and cannot be relied upon to function safely. The older central forced-air furnace is an **END OF SERVICE LIFE - MATERIAL DEFECT CONDITION**.

*Recommend Further Evaluation Before Removal of Pre-Purchase Investigative Contingency:* It is recommended that a qualified and experienced C-20 HVAC Contractor should be evaluated the entire forced-air furnace system and provide a cost estimate for servicing and for the replacement of the furnace system with a safe, modern, energy efficient furnace prior to the Client's (Buyer) acceptance and removal of pre-purchase investigative contingency time periods as defined in the property purchase agreement.

## COOLING EQUIPMENT INSTALLATION

*Air-Condition Equipment is Older and Cannot be Relied Upon to Continue To Function as Intended:*

The split-system air-conditioner condensing equipment is located at the north side yard area.



\* The split-system air-conditioner condensing unit and evaporator coil are older, have exceeded the expected service life, and even if serviced and repaired cannot be relied upon to continue to operate as intended. The older split-system air-conditioner equipment is an **END OF SERVICE LIFE - MATERIAL DEFECT CONDITION**.

*Recommend Further Evaluation Before Removal of Pre-Purchase Investigative Contingency:* It is recommended that a qualified and experienced C-20 HVAC Contractor should be evaluated the entire split-system air-conditioning equipment and provide a cost estimate for servicing and for the replacement of the air-conditioning system with a modern, energy efficient air-conditioning system prior to the Client's (Buyer) acceptance and removal of pre-

purchase investigative contingency time periods as defined in the property purchase agreement.

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## **NOT FUNCTIONING PROPERLY – MATERIAL DEFECT CONDITIONS**

### Heating and Cooling Components and/or Systems Observed Onsite that are Not Functioning as Intended

#### COOLING EQUIPMENT INSTALLATION

##### *Exterior Condensing Unit Fuses with Different Over-Fuse Protection Amperage:*

The electrical fuses for the exterior condensing unit are of different amperage.



\* The different amperage fuses for the exterior condensing unit does not meet the minimum manufacturer requirements, could void the manufacturer warrant coverage for the condensing unit equipment, could damage the condensing unit electrical components by not supplying the needed amperage the condensing unit needs to operate properly, and is a patent **NOT FUNCTIONING PROPERLY CONDITION**.

**Recommendation:** It is recommended that a qualified and experienced C-10 Electrical Contractor provide the properly sized fuses for the air-conditioning condensing unit as required by the manufacturer.

#### SECONDARY CONDENSATE DRAINAGE AND WATER SPILLAGE CONTROL

##### *No Secondary Condensate Drainage Installed with a Garage Interior Installed Evaporator Coil:*

No air-conditioning secondary condensate drain piping, emergency shut-off switch, or overflow pan, have been installed for the air-conditioning evaporator coil garage interior.



\* The lack of a secondary condensate drain piping or any moisture activated emergency shutoff switch will allow spilled condensate water to saturate and potentially damage building components under the garage installed air-conditioning evaporator coil. The lack of secondary condensate drain piping or a moisture activated emergency shutoff switch with an closet installed air conditioning evaporator coil does not meet minimum building standards and is a **NOT FUNCTIONING PROPERLY CONDITION**.

**Recommendation:** It is recommended that a qualified and experienced C-20 HVAC Contractor install a secondary condensate drain piping, and / or moisture activated

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emergency shutoff switch for the garage installed air-conditioning evaporator coil.

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**CONDITIONED AIR RETURN SYSTEM**

***Open Framing at Return Air Grill Drawing Air From Wall Framing:***

Consistent with the era of construction there are open holes and gaps through the return-air plenum wall framing that are drawing unfiltered and unconditioned air into the central heating and cooling system and then into the living spaces of the dwelling. The return-air plenum is full of debris.



\* Drawing unfiltered air into the forced-air conditioned air stream adds pollutants directly into the interior of the dwelling and the equipment interior heat-exchanger. The open holes and gaps through the return-air wall framing does not meet minimum building and safety standards and is a **NOT FUNCTIONING PROPERLY CONDITION**.

**Recommendation:** It is recommended that a qualified and experienced C-20 HVAC Contractor remove all debris and then properly seal and insulate the return-air ducting located under the furnace spaces to at least minimum building standards.

**END OF SERVICE LIFE – MATERIAL DEFECT CONDITIONS**

**Heating and Cooling Components and/or Systems Listed Below Observed Onsite that are At or Near the End of Their Service Life and Cannot be Relied Upon to Operate as Intended**

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**CONDITIONED AIR FILTRATION CONDITION**

***Conditioned Air-Filter Condition:***

The air-filtration filter for the forced-air handle is located in the fan compartment which is the bottom furnace compartment.



\* The dirty air-filter will inhibit air flow to the furnace heat-exchanger causing the heat-exchanger metal to overheat air filter is an **END OF SERVICE LIFE CONDITION**.

**Recommendation:** It is recommended that Maintenance Personnel replace the air-filter at change of ownership of the property and that the air filter be changed at least twice a year or more often if there are pets in the dwelling, or there is central cooling, or if the home is continuously being occupied throughout the day.

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- > **Filter Size:** The filter is sized at 20-inches by 25-inches by 14-inches by 1-inch.
- > **Hint:** Mark the installation date on the air filter when installing to be able to acknowledge the frequency of replacement.

## **MAINTENANCE DEFICIENCY CONDITIONS**

**Heating and Cooling** Components and/or Systems Observed Onsite that do Not Appear to be Materially Defective but Additional Consideration is Advised - Provided as a Courtesy

### **COOLING EQUIPMENT INSTALLATION**

#### ***Vegetation Debris in Contact with the Exterior Air-Conditioning Condensing Coil:***

Landscape vegetation debris is in contact with the exterior air-conditioning condensing unit of the dwelling.



\* **Vegetation debris in contact with the air-conditioning condensing unit will not allow the condensing unit to release heat and cool the refrigerant returning to the interior evaporator coil. Vegetation debris in contact with the air-conditioning condensing unit allows moisture to be in contact with and eventually deteriorate the exterior air-conditioning condensing unit and is a **MAINTENANCE DEFICIENCY CONDITION.****

**Recommendation:** It is recommended Maintenance Personnel maintain a minimum 24-inch separation between all vegetation and debris to the exterior air-conditioning condensing unit to provide adequate distance for the releasing of interior heat and the cooling of the air-conditioning cycle and to slow the rate of

deterioration to the exterior unit.

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## **8 ~ FIREPLACE AND CHIMNEYS COMPONENTS / SYSTEMS**

### **COMPONENTS / SYSTEMS NEEDING IMMEDIATE FURTHER EVALUATION**

**Fireplace and Chimney** Components and/or Systems Observed Onsite that Need Further Evaluation because of the Possible Extent of Remediation Needed to Discover and Resolve the Condition

#### **FIREBOX INTERIOR – SMOKE CHAMBER / THROAT AREA**

##### ***Pre-Fab Firebox Throat Area Corroded and Damaged:***

The firebox throat area (visible up from the firebox opening) was found to be excessively corroded and damaged.



\* The extensive damage to the metal firebox throat area is a patent **SAFETY HAZARD – MATERIAL DEFECT CONDITION**.

***Recommend Further Evaluation Before Removal of Pre-Purchase Investigative Contingency:*** It is recommended that a qualified and experienced Prefabricated Fireplace Contractor should examine the extensively corroded and damaged throat area materials to provide a cost estimate for repairs needed, examine the condition of the rear wall of the firebox to provide a cost estimate for repairs needed, confirm adequate clearances to combustible material for the top and sides of the firebox opening, and provide a Level II inspection of the chimney flue interior prior to the Client's (Buyer) acceptance and removal of pre-purchase investigative contingency time periods as defined in the property purchase agreement.

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## **SAFETY HAZARD – MATERIAL DEFECT CONDITIONS**

**Fireplace and Chimney Components and/or Systems Observed Onsite that are Unsafe or Potentially Unsafe**

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### **FIREBOX INTERIOR – GAS PIPING**

*Annular Gap around Gas Line where it Penetrations the Firebox Side Wall Needs to be Sealed:*

The family room firebox sidewall has an annular gap around the gas piping where it penetrations the left sidewall of the firebox that needs to be sealed with a caulking compound listed for fireplace applications.



\* The open gap around the gas piping could allow heat to draft through the annular opening and into the components behind the firebox side refractory plate wall. The annular separation around the gas piping does not meet Manufacturer requirements and is a **SAFETY HAZARD CONDITION**.

**Recommendation:** It is also recommended that a qualified and experienced Fireplace Contractor or Certified Chimney Sweep reseal the deteriorated annular sealant around the gas pipe penetration through the side refractory wall. It is also recommended that a qualified and experienced Certified Chimney Sweep should install ceramic logs gas-burner assembly in the firebox and not burn solid-fuel in this fireplace.

## **NOT FUNCTIONING PROPERLY – MATERIAL DEFECT CONDITIONS**

**Fireplace and Chimney Components and/or Systems Observed Onsite that are Not Functioning as Intended**

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### **CHIMNEY TERMINATION**

*Chimney Termination Cap Not Slope Properly to Drain:*

The chimney termination-cap for the fireplace opening into the family room is not sloped properly to drain water off of the top of the sheet-metal cap.

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\* Water is held around the flue penetration and eventually will corrode the sheet-metal cap allowing moisture into the chimney chase structure to damage the fireplace components. The improperly sloped chimney termination cap is a **NOT FUNCTIONING PROPERLY CONDITION**.

**Recommendation:** It is recommended that a qualified and experienced Fireplace Contractor specializing in prefabricated fireplaces should correct the improperly sloped chimney termination cap.

## FIREBOX INTERIOR – WALLS AND HEARTH FLOOR

### *Firebox Rear Refractory Plate is Excessively Damaged:*

The firebox rear refractory plate wall for the family room fireplace is cracked horizontally.



\* The cracked refractory plates are no longer functioning as initially intended. The cracked refractory plates are a **NOT FUNCTIONING PROPERLY CONDITION**.

**Recommendations:** It is recommended that a qualified and experienced Fireplace Contractor specializing in prefabricated fireplaces examine the firebox protective refractory plate walls and repair all damaged refractory wall plating.

-> It is also recommended that after the firebox protective refractory plating is repaired that a qualified and experienced Fireplace Contractor install a natural gas burning ceramic log assembly and not burn solid fuels.

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## **ENERGY EFFICIENCY AND CONSERVATION**

**Fireplace and Chimney Components and / or Systems Listed Below that could Benefit from Energy Efficiency and Conservation Improvements - Provided as a Courtesy**

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### **ENERGY CONSERVATION AND FIREBOX GAS**

***Firebox Burns Only Solid Fuels:***

The fireplace opening into the family room has a rigid pipe for natural-gas to ignite solid fuel in the firebox.

\* When solid-fuels are burnt there are substantially higher costs for the solid-fuel fire over natural-gas fire. There is also the added cost of servicing the fireplace flue for cleaning and defects that occur from burning solid fuels in prefabricated fireplace assemblies. With a ceramic log assembly installed the fireplace flue will not need cleaning and the impact of the natural-gas fire is much less on the prefabricated fireplace. The existing solid-fuel burning fireplaces gas piping is an **END OF SERVICE LIFE CONDITION**.

**Recommendation:** It is recommended that a qualified and experienced Fireplace Contractor specializing in prefabricated fireplaces should install natural-gas burning firebox interior assembly into the fireplace firebox.

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### **ENERGY CONSERVATION AND FIREBOX OPENING DOORS**

***Firebox Doors are Missing:***

The fireplace opening in the family room interior can utilize natural gas and a ceramic log assembly and not burn solid fuels.

\* When a ceramic log assembly has been installed the fireplace damper is rendered in an open position for safety. The damper can no longer be closed to reduce heat lose up the fireplace flue in the heating season and the firebox opening is missing glass by-fold doors. Firebox doors are required for energy efficiency by modern building standards. The missing firebox doors with a ceramic log assembly installed are an **END OF SERVICE LIFE - MATERIAL DEFECT CONDITION**.

**Recommendation:** It is recommended that a qualified and experienced Fireplace Repair Contractor specializing in prefabricated fireplaces should install glass doors on the firebox opening.

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## **9 ~ BUILDING INTERIOR COMPONENTS / SYSTEMS**

### **SAFETY HAZARD – MATERIAL DEFECT CONDITIONS**

**Building Interior** Components and/or Systems Observed Onsite that are Unsafe or Potentially Unsafe

#### **FIRE-RESISTANT BARRIERS**

##### ***Annular Gap around Piping through the Garage Fire-Separation Ceiling:***

There are open annular gaps around the line-set and electrical wire penetrating through the garage fire-separation ceiling.



\* The annular gaps around the line-set and piping penetrations could allow a garage fire to seek oxygen through the open holes and spread into the dwelling attic structure. The openings through the garage fire-separation ceiling are a **SAFETY HAZARD CONDITION**.

**Recommendation:** It is recommended that Maintenance Personnel adequately seal all open holes and annular gaps in the fire-separation ceiling between garage and the attic interior.

#### **INTERIOR DOORS**

##### ***Sliding Mirrored Closet Door Bumpers are Missing allowing Door to Slam into the Doorjamb:***

The master bedroom sliding mirrored closet door bumpers are missing allowing the sliding mirrored closet doors to slam into the baseboard.

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\* The constant hitting of the interior sliding mirrored closet doors to their running baseboard molding can eventually cause the mirrored glass to shatter. The missing door bumpers are a **SAFETY HAZARD CONDITION**.

**Recommendation:** It is recommended that Maintenance Personnel install bumpers to the sliding closet door edge to strike the running baseboards first before the sliding door frame hits the doorjamb.

## FIRE-RATED DOORS

### *Pet-Door Installed in Fire-Rated Door:*

The integrity of the fire-rated door is negated by the pet door installed through the garage to the interior door. The fire-rated door has one self-closing hinge spring that has been disconnected and no longer self-closes and latches shut.



\* The damaged fire-rated door would provide oxygen to a garage interior fire thus spreading the fire into the interior of the dwelling. The modified fire-rated door is a patent **SAFETY HAZARD CONDITION**. The lack of 2-spring hinges required for self-closing and self-latching the fire-rated door between the attached garage and the dwelling interior does not meet minimum safety standards and is a patent **SAFETY HAZARD CONDITION**.

**Recommendation:** It is recommended that a qualified and experienced C-6 Carpentry Contractor specializing in hanging fire-rated doors should replace the existing doors passing through the fire-resistant barrier separation between the dwelling interior and the attached garage with doors that are fire-rated (solid-core 1 3/8-inch door or a honeycomb-core steel door) that self-closes and self-latches when released from any open position.

**Fire-Rated Door Described:** Fire-resistant barriers are incorporated into buildings to protect inhabitants from the spread of a fire. Any opening through a fire-resistant barrier must be

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configured so that after a fire-rated door has been opened that it will immediately close on its own and latch shut maintaining the fire-resistant barriers from the garage to the dwelling interior.

## INTERIOR STEPS

### *Step Height Exceeds the Maximum Height of 8-Inches:*

The interior bottom step on the stairs down from the front entry level to the family room level exceeds the maximum height of 8-inches (historically the maximum step height) creating a potential trip hazard. The other steps have a riser height less than the current maximum height for a step of 7 ¾-inches.



\* The excessive height of the bottom step does not meet minimum building standards, is a potential trip hazard, and is a **SAFETY HAZARD CONDITION**.

**Recommendation:** It is recommended that a qualified and experienced C-54 Tile Contractor specializing in stair installations should build-up the interior bottom floor to reduce the step height to not exceed the current requirement of 7 ¾-inches.

## INTERIOR HANDRAILS

### *Handrail Ends Do Not Return to Wall or Newel Posts:*

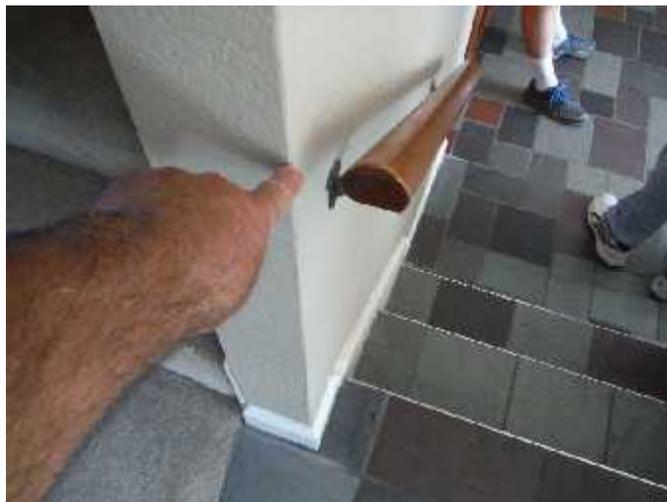
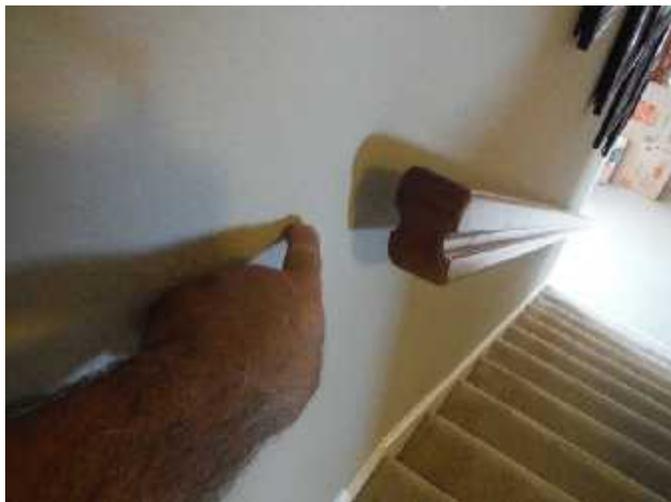
Consistent with the era of construction the handrail ends for the stairway leading to the upstairs bedrooms level and the stairway leading down to the family room level do not return to the wall.

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\* With the handrail end projecting outward a sleeve can get caught in the exposed handrail end - causing a trip hazard. The exposed handrail end does not meet minimum safety standards and are a patent **SAFETY HAZARD CONDITION**.

**Recommendation:** It is recommended that a qualified and experienced Carpentry Contractor specializing in stair construction should repair the exposed handrail ends so that they turn back to the wall or newel post.

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## INTERIOR GLAZING

### **Wall Mirror Panel Broken:**

The downstairs hallway bathroom wall mirror is broken on the lower left edge.



\* The broken glass in the wall mirror cannot be relied upon to continue to hold together and is a patent **SAFETY HAZARD CONDITION**.

**Recommendation:** It is recommended that a qualified and experienced C-17 Glazing Contractor replace the broken bathroom wall mirror.

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## **NOT FUNCTIONING PROPERLY – MATERIAL DEFECT CONDITIONS**

### **Building Interior Components and/or Systems Observed Onsite that are Not Functioning as Intended**

#### **INTERIOR CEILING SURFACES**

##### ***Substandard Ceiling Patch and Re-Texturing to Attic Access Hatch:***

The upstairs hallway attic access hatch had experienced a repair that included patching the ceiling surface around the attic access hatch. The quality of the ceiling patch is amateurish and without minimum workmanlike standards.



\* The improperly installed interior ceiling patch around the attic access hatch is a **NOT FUNCTIONING PROPERLY CONDITION**.

**Recommendation:** It is recommended that a qualified and experienced D-9 Drywall Contractor properly patch and float the ceiling surface to match the texture of the surrounding ceiling texture.

#### **INTERIOR FLOORING**

##### ***Carpeting Buckling and Needs to be Re-Stretched:***

Carpeting is buckling in the upstairs bedroom hallway.



\* The buckling carpeting will continue to buckle until damaged or it becomes a trip hazard. The buckling carpeting is a **NOT FUNCTIONING PROPERLY CONDITION**.

**Recommendation:** It is recommended that a qualified and experienced C-15 Flooring and Floor Covering Contractor examine all interior carpeting and re-stretch all buckling carpeting.

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## INTERIOR DOORS

### *Interior Closet Doors, Shelf and Pole Missing:*

The upstairs southwest bedroom closet doors, closet shelf, and pole are missing so the bedroom has no closet.

- \* The uninstalled interior closet doors, closet shelf, and pole are a **NOT FUNCTIONING PROPERLY CONDITION**.

**Recommendation:** It is recommended that a qualified and experienced C-6 Carpentry Contractor specializing in door hanging provide cost estimate for installing floor to ceiling closet doors, closet shelf, and closet pole if the room is to be used as a bedroom.

## BUILT-IN DISHWASHERS

### *Dishwasher Not Connected to Cabinet:*

The built-in dishwasher appliance is not properly or adequately secured to the cabinet structure needed to prevent the dishwasher from tipping forward when weight is applied to the open dishwasher door.



- \* The built-in dishwasher needing to be secured to the cabinet structure is a **NOT FUNCTIONING PROPERLY CONDITION**.

**Recommendation:** It is recommended that Maintenance Personnel properly attach the dishwasher appliance to the kitchen countertop structure so that the dishwasher appliance is fixed in place.

## BUILT-IN MICROWAVE OVENS

### *Microwave Door Handle Difficult to Open:*

The kitchen microwave oven door is very difficult to open and.

- \* The damaged microwave door cannot be relied upon to continue to function as I tended and is a **NOT FUNCTIONING PROPERLY CONDITION**.

**Recommendation:** It is recommended that a qualified and experienced Appliance Repair Contractor specializing in the manufacturer / brand of this microwave oven should provide a cost estimate for repairing the difficult to open door and the costs associated with replacing the microwave oven.

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## **END OF SERVICE LIFE – MATERIAL DEFECT CONDITIONS**

**Building Interior** Components and/or Systems Listed Below Observed Onsite that are At or Near the End of Their Service Life and Cannot be Relied Upon to Operate as Intended

### **INTERIOR GLAZING**

#### ***Bathroom Mirror Reflective Coating Damaged:***

The reflective mirror backing is damaged in the upstairs hallway bathroom fixed wall mirror.



\* The damaged reflective backing will continue to corrode until replacement is warranted and is an **END OF SERVICE LIFE CONDITION**.

**Recommendation:** It is recommended that Maintenance Personnel replace the damaged mounted mirror when the severity of corrosion becomes unsightly and warrants replacement.

### **BATHROOM MEDICINE CABINETS**

#### ***Medicine Cabinet Mirror Reflective Surface Deteriorated:***

The master bathroom medicine cabinet mirror reflective-backing surface is starting to deteriorate creating black spots on the outer mirrored surface.



\* The deterioration of the bathroom mirrors will continue until the bathroom mirror looks so unsightly that it is time to replace the damage medicine cabinet. The unsightly bathroom medicine cabinet mirror is an **END OF SERVICE LIFE CONDITION**.

**Recommendation:** It is recommended that Maintenance Personnel replace the damaged medicine cabinet and mirror when the mirrors becomes unsightly.

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## **UNKNOWN AND DEFERRED CONDITIONS**

**Building Interior** Components and/or Systems Observed Onsite which are Unknown and Cannot be Adequately Evaluated by Asset Inspection & Consulting Services

### **INTERIOR CEILING SURFACES**

#### ***Ceiling Staining Discovered in Garage Ceiling but Tested Dry:***

Water stains and cracking drywall texture were discovered in the garage ceiling drywall. The moisture staining was tested and tested dry.



\* The lack of confirmation as to the history of the staining in the garage ceiling is an **UNKNOWN CONDITION AND DEFERRED**.

**Recommendation:** It is recommended that the Seller be requested to disclose the history of all roof leak repairs. It is recommended that the Seller be requested to provide documentation concerning insurance claims, dates of repairs performed, and Contractor receipts (with warranty periods) concerning the extent of repair(s), with dates.

### **REFRIGERATOR APPLIANCES**

#### ***Refrigerator Water Filter Needs Changing at Change of Ownership:***

The refrigerator water filter is located in the upper right interior of the refrigerator.



\* When the refrigerator water dispenser water-filter was last replaced is not known and should be changed at the change of ownership of the property. The operation and function of the water dispenser is beyond the understanding of Asset Inspection & Consulting Services to discover defects associated with those components. The refrigerator water-filter and water dispenser are an **UNKNOWN CONDITION AND DEFERRED**.

**Recommendation:** It is recommended that Maintenance Personnel replace all water-filters at change of ownership of the property and that the water-filters be changed with the frequency prescribed by the manufacturer.

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-> **Hint:** Mark the installation date on the water-filter when installing to be able to acknowledge the frequency of replacement.

**MAINTENANCE DEFICIENCY CONDITIONS**

**Building Interior** Components and/or Systems Observed Onsite that do Not Appear to be Materially Defective but Additional Consideration is Advised - Provided as a Courtesy

**INTERIOR DOORS**

*Closet Door Floor-Guide is Missing:*

The upstairs northwest bedroom closet bypass doors are missing the bottom-rail floor-guide.



\* The lack of functioning floor-guide for bedroom bypass closet doors allows the doors to protrude or bind from swinging outward or inward during their operation and is a **MAINTENANCE DEFICIENCY CONDITION**.

**Recommendation:** It is recommended that Maintenance Personnel install closet by-pass floor-guides for all missing or damaged guides.

**INTERIOR WALL SURFACES**

*Gap in Wall around Plumbing Penetrations need Sealing:*

The wall under the master bedroom bathroom left sink and the downstairs wet-bar sink(hot and cold water piping) needs the annular gap around the plumbing penetrations sealed.



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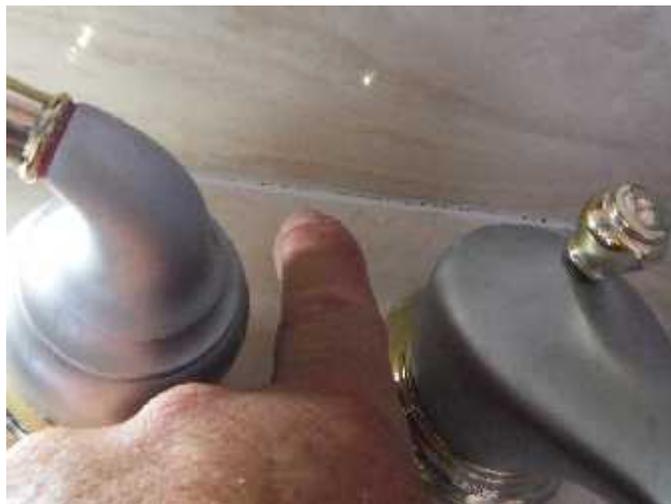
\* The open annular gap around wall penetrations under sinks can provide an opening for insect infestation or transfer of air from the interior of the wall space and the interior of the dwelling. The open annular gap around wall penetrations under sinks is a **MAINTENANCE DEFICIENCY CONDITION**.

**Recommendation:** It is recommended that Maintenance Personnel seal all gaps around the plumbing wall penetrations to control insect infestation and any transfer of air from the interior wall space.

## KITCHEN & BATHROOM COUNTERTOPS

### *Kitchen and Bathroom Countertop Separation Needs Caulking:*

The kitchen countertop, the master bathroom sink countertop, and the upstairs hallway bathroom have separated where the countertop intersects with the countertop backsplash.



\* The open gap can allow moisture behind the countertop surface material into the cabinet / wall substrate which can swell from moisture saturation. The open separation between the bathroom countertop and backsplash material is a **MAINTENANCE DEFICIENCY CONDITION**.

**Recommendation:** It is recommended that Maintenance Personnel remove all loose separated caulking material, clean, and then re-apply caulking to completely seal the separation between the countertop and backsplash surfaces to control moisture intrusion under the countertop materials.

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## ***10 ~ ADDITIONAL CONSIDERATIONS COMPONENTS / SYSTEMS***

### **NOT FUNCTIONING PROPERLY – MATERIAL DEFECT CONDITIONS**

**Additional Considerations** Components and/or Systems Observed Onsite that are Not Functioning as Intended

#### **FENCING CONDITIONS**

##### ***Masonry Block Wall Fencing with Damaged Mortar and Stacked Masonry Blocks:***

The northwest front yard short masonry block wall has completely deteriorated mortar and the masonry blocks are just free stacked on top of each other without any mortar securing the masonry blocks.



\* The masonry short wall was obviously damaged and was not repaired with mortar so the masonry blocks are just stacked upon each other and can easily fall. The substandard repair to the damaged masonry short wall is a **NOT FUNCTIONING PROPERLY CONDITION**.

**Recommendation:** It is recommended that a qualified and experienced C-29 Masonry Contractor properly repair the damaged masonry short wall block fence.

#### **LANDSCAPING AFFECTING THE STRUCTURE**

##### ***Vegetation is In Contact with the Building Siding and Roof Depositing Debris on the Roof Covering:***

Vegetation on the south exterior of the building is in contact with the building fascia trim and roof.

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\* Vegetation extending over the building roof is continuously depositing leaf and branch debris onto this building's roof covering. Vegetation in contact with the building wall siding and trim will constantly convey moisture and contact abrasion to the building materials and is a **NOT FUNCTIONING PROPERLY CONDITION**.

**Recommendation:** It is recommended that a qualified and experienced C-27 Landscaping Contractor evaluate all the vegetation on the property and provide a cost estimate for trimming and removal of all vegetation in contact with the building and those excessively close to the building structure.

**UNKNOWN AND DEFERRED CONDITIONS**

**Additional Considerations** Components and/or Systems Observed Onsite which are Unknown and Cannot be Adequately Evaluated by Asset Inspection & Consulting Services

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**VERMIN INFESTATION - RODENT DROPPINGS – DEAD BODIES**

**Evidence of Vermin Infestation – Rodent Bodies and Droppings Observed:**

There is evidence of vermin infestation on the interior of the dwelling. Rodent droppings, rodent traps, and a dead body of a rodent was discovered in the attic crawlspace area.



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\* The evaluation of rodent infestation is beyond the capacity of Asset Inspection & Consulting Services to evaluate and therefore an **UNKNOWN CONDITION AND DEFERRED**. The infestation by rodents is a **SAFETY HAZARD CONDITION**.

**Recommendations:** It is recommended that the Seller be requested to disclose the history of any rodent infestation and all treatments with dates of action the Contractor receipts for all work performed.

-> It is recommended that the Client (Buyer) contact a qualified and experienced Agricultural Pest Inspector to completely evaluate the dwelling and garage interiors for eliminating all rodent infestation and the sealing of the

exterior to ensure that rodents will not reenter the dwelling interior.

## **ENERGY EFFICIENCY AND CONSERVATION**

**Additional Considerations** Components and / or Systems Listed Below that could Benefit from Energy Efficiency and Conservation Improvements - Provided as a Courtesy

### **ENERGY CONSERVATION AND BATHROOM EXHAUST**

#### ***Bathrooms with Bathtub / Shower without Mechanical Exhaust Ventilation:***

The master bedroom bathroom (shower, sink and toilet) and the upstairs hallway bathroom (shower, sink and toilet) but do not contain the installation of mechanical exhaust ventilation (there are operable windows).

\* The moisture laden air will saturate the wall cladding, bathroom light fixtures, mirrors and bathroom trim components shortening their service life. The lack of adequate mechanical ventilation for the bathroom with a shower does not meet minimum building standards required for the ventilation of moist air from the bathroom interior and is an **ENERGY CONSERVATION DEFICIENCY CONDITION**.

**Recommendation:** It is recommended that a qualified and experienced C-10 Electrical Contractor provide a cost estimate for installing mechanical exhaust ventilation for the bathroom with bathtub / shower and toilet fixtures.

**Considerations Concerning Bathroom Mechanical Exhaust:** Exhaust fan ventilation to expel moist air to the exterior is advised even when an open able window has been installed. There are seasons of the year when it is impractical to open a window to exhaust moisture laden air and a mechanical exhaust fan could expel the moisture with the window closed. Some individuals are disturbed by the sound of a mechanical exhaust fan so there are exhaust fan systems manufactured where the motor is away from the room being exhausted thus reducing considerably the noise that can be heard in the room. Consideration should be made to add an exhaust system before the season temperatures inhibit the opening of the bathroom window to exhaust moisture laden air.

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## *11 ~ SWIMMING POOL AND SPA COMPONENTS / SYSTEMS*

### ***SAFETY HAZARD – MATERIAL DEFECT CONDITIONS***

**Swimming Pool and Spa Components and/or Systems Observed Onsite that are Unsafe or Potentially Unsafe**

#### **POOL / SPA SAFETY BARRIER FENCING, GATES, AND ALARMS**

##### ***Barrier Fencing Less than 60-Inches:***

The east property perimeter safety barrier fencing for the pool with spa yard is less than 60-inch high.



\* The minimum California safety building code requires safety barrier fencing for pools with spas to be a minimum of 60-inch high from grade level (on both sides of the fencing) and completely around the yard with the pool with spa in order to control unsupervised access to the pool or spa waters, which, historically have had horrific consequences. The less than minimum 60-inch high safety barrier fencing is a **SAFETY HAZARD CONDITION**.

**Recommendation:** It is recommended that a qualified and experienced C-13 Fencing Contractor familiar with the City of San Diego pool and spa barrier fencing requirements should re-configure the less than 60-inches high safety barrier perimeter fencing to the correct height for safety.

##### ***Pool Barrier Gate is Not Self-Latching:***

The northwest dimensional wood side yard gate does not completely self-close and self-latch.

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\* City of San Diego minimum health and safety requirements for protective barriers to prevent drowning requires that all gates accessing yards with pools be self-latching to prevent unattended access to a yard containing a pool. The lack of self-latching barrier gates for the pool / spa area does not meet minimum safety standards to prevent child drowning. The improperly not self-latching gate is a patent **SAFETY HAZARD CONDITION**.

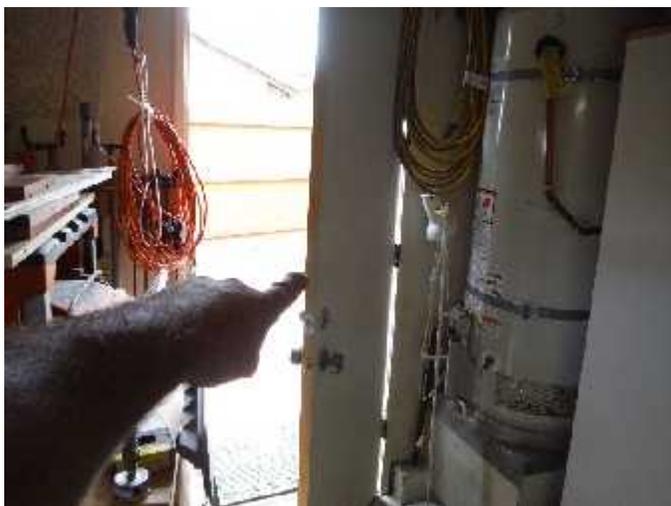
**Recommendation:** It is recommended that a qualified and experienced C-13 Fencing Contractor familiar with the City of San Diego pool barrier fencing requirements should confirm that all gates through the pool barrier fencing open away from the yard with pool, completely

self-close and self-latch, and install gate latch handle a minimum of 60-inches above grade to provide an effective barrier against unsupervised entry into the pool yard.

**POOL / SPA SAFETY BARRIER FENCING, GATES, DOORS, AND ALARMS**

**Doors Opening to a Yard with a Pool / Spa Not Self-Closing and Self-Latching, or Contain Alarms:**

The garage north side door with access to the pool and spa yard area does not contain an operating self-closing and self-latching mechanisms, or alarm. The family room double doors do not contain a self-closing and self-latching device, or an alarm mechanism.



\* Doors accessing yards with pools and spa vessels through the interior must be self-closing and self-latching or contain alarms to prevent unattended access to a yard containing a pool or spa and potential drowning. The lack of an operating self-closing and self-latching mechanisms or alarms for the pool barrier-doors is a patent **SAFETY HAZARD CONDITION**.

**Recommendation:** It is recommended that a qualified and experienced C-6 Carpentry install two sprung hinges adjusted to self-close and self-latch the garage side-door or an alarm mechanism to the doors accessing the yard containing a pool or spa vessel.

**NOT FUNCTIONING PROPERLY – MATERIAL DEFECT CONDITIONS**

**Swimming Pool and Spa Components and/or Systems Observed Onsite that are Not Functioning as Intended**

**POOL / SPA WATER PIPING SYSTEM**

The return piping connected to the top of the circulating pump is leaking.



\* The leaking return piping will continue to leak wasting water until repaired. The leaking return piping is a **NOT FUNCTIONING PROPERLY CONDITION**.

**Recommendation:** It is recommended that a qualified and experienced C-53 Pool Contractor repair the leaking return piping.

**POOL / SPA SOLAR WATER HEATING**

*Pool Solar Panel is Leaking at the Manifold at Two Locations:*

The pool / spa solar water heating system tubing array mounted on the upper south roof slope is leaking at two of the bottom manifold piping couplers.



\* The leaking solar manifold piping will continue to leak until fixed and is a **NOT FUNCTIONING PROPERLY CONDITION**.

**Recommendation:** It is recommended that an experienced and qualified Pool / Spa Solar Water Heating Contractor evaluate the entire existing solar water heating system and provide a cost estimate for repairing the leaking solar panel mounted on the roof slope.

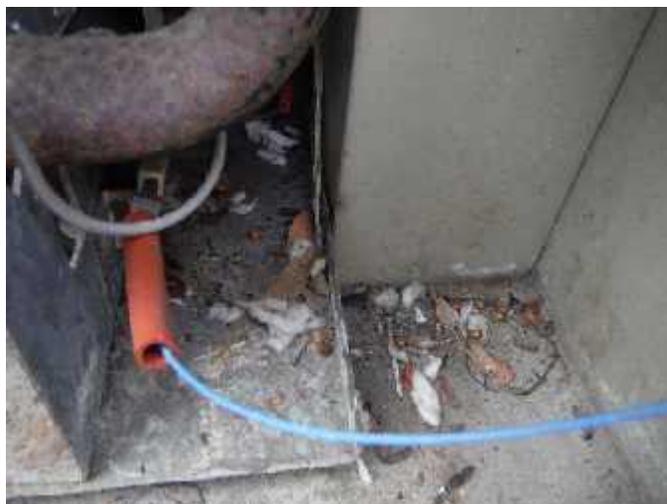
### **UNKNOWN AND DEFERRED CONDITIONS**

**Swimming Pool and Spa Components and/or Systems Observed Onsite which are Unknown and Cannot be Adequately Evaluated by Asset Inspection & Consulting Services**

#### **POOL / SPA GAS FUEL WATER HEATING**

##### ***Pool / Spa Natural Gas Water Heater did Not Respond to a Call for Heating:***

The pool and spa natural-gas fueled water heater did not respond to a call for heat and did not function as intended. There is rodent nesting material in the burn chamber that is flammable



\* The reason for the pool / spa water heater to not function as intended is not self-evident but there is rodent nesting material in the burn chamber of the water heater. The operation of the natural-gas pool / spa water heater is an **UNKNOWN CONDITION AND DEFERRED**.

**Recommendation:** It is recommended that a qualified and experienced D-35 Pool and Spa Maintenance Contractor should completely evaluate and discover the reason why the pool / spa natural-gas heater did not respond to repeated call for heating.

##### ***Pool / Spa Roof-Mounted Solar Water-Heating Panel is Patched***

The pool / spa solar water heating panel has been patched on the lower east panel.

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\* The patched solar pool and spa water panel is an **UNKNOWN CONDITION AND DEFERRED.**

**Recommendations:** The quality or materials making up the solar pool / spa water heating panel patch is beyond the abilities of Asset Inspection & Consulting Services to evaluate. It is recommended that the Seller be requested to disclose the history concerning the patch on the pool / spa solar panel, complete with Contractors receipts, timeline and warranty periods for the work performed

-> If disclosure is not forthcoming then it is recommended to contact the Manufacturer of the water-heater solar equipment and requesting a service-representative evaluate the repair patch to the solar panel.

## POOL / SPA WATER CONDITIONS

### *Salt Water Chlorinators:*

The pool and spa water is being treated with a salt water chlorinator manufactured by Clearwater model number LM3-24



\* The maintenance and service of the salt water chlorinator are an **UNKNOWN CONDITION AND DEFERRED.**

**Recommendation:** It is recommended that the Seller be requested to provide all salt water chlorinator manufacturer installation, maintenance and service instructions. If no manufacturer installation, maintenance and service instructions are forthcoming then it is recommended that a qualified and experienced D-35 Pool and Spa Maintenance Contractor should evaluate the pool / spa salt water chlorinator equipment to provide a cost estimate for the proper care and maintenance of the salt water chlorinator equipment.

### *Service and Maintenance Records for Pool / Spa:*

The maintenance and service records of the water chemistry and all repairs performed for the pool and spa equipment was not discovered.

\* The maintenance and service records for repairs and upkeep of the pool and spa water and equipment are an **UNKNOWN CONDITION AND DEFERRED.**

**Recommendation:** It is recommended that the Seller be requested to provide all maintenance and service records for the pool and spa water and equipment. If no service records or maintenance expenses are forthcoming then it is recommended that a qualified and experienced D-35 Pool and Spa Maintenance Contractor should evaluate the pool and spa water chemistry and equipment to provide a cost estimate for the proper care and maintenance of the pool and spa water chemistry and equipment.

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## **ENERGY EFFICIENCY AND CONSERVATION**

**Swimming Pool and Spa Components and / or Systems Listed Below that could Benefit from Energy Efficiency and Conservation Improvements - Provided as a Courtesy**

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### **ENERGY CONSERVATION AND POOL WATER COVER**

#### *Pool and Spa Winter Season Cover:*

The pool and spa water vessels are without a cover to help maintain pool and spa water chemicals and cleanliness during the winter months.

\* The lack of a cover for the pool and spa vessels and water will allow pool and spa water chemicals to dissipate in the colder seasons. The lack of a pool and spa vessel cover for winter months is an **END OF SERVICE LIFE CONDITION**.

**Recommendation:** It is recommended that a qualified and experienced D-35 Pool Contractor provide a cost estimate for a pool and spa vessel cover that is lockable.

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## ***PROPERTY DESCRIPTION AND SITE INFORMATION***

**PROPERTY DESCRIPTION AND SITE INFORMATION COMPILES A DESCRIPTION OF THE SITE INFORMATION, BUILDING STRUCTURE IDENTIFICATION, UTILITY COMPONENTS DESCRIBED, SHUTOFF LOCATIONS, AND BUILDING COMPONENTS IDENTIFIED**

### **SITE INFORMATION**

**Weather Conditions:** Morning to afternoon with cloudy to blue sky and an ambient temperature range between the mid 60's-degrees Fahrenheit to the mid 70's-degrees Fahrenheit

**Building Ownership Type Being Inspected:** Single-family detached dwelling

**Effective Year Building Constructed:** 1985 \* [Verification is recommended.](#)

\* The year built date for this property is from the Buyer's description and from a Google search of the property address.

**Present during Inspection:** The Buyers, Sellers, and Listing Agents were present at various times throughout the inspection

**Present for Review at End of Inspection:** The Buyers, Sellers, and Listing Agents

**Inspection Start and Finish Times:** Start at 9:00 am and left site at 1:15 pm

**Building Additions, Conversions, or Structural Alterations:** Pool, roof modifications over living room west window, window and door replacement, copper water supply piping changed, foundation repairs

\* **It is recommended that the Seller be requested to leave all permit cards, plan drawings, and Contractor information with the Buyer (Client) at transfer of property.**

\* If disclosure is not forthcoming then it is recommended that the Buyer (Client) implement Permit verification with the Municipality having authority for permit compliance.

### **UTILITY COMPONENTS DESCRIBED**

**Water Utility Meter Location:** West curb area (grey box)

**SDG&E Electrical Service Type and Meter Location:** Underground service with meter located on the northwest exterior of the garage

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**SDG&E Natural Gas Utility Meter Locations:** On the northwest exterior of the garage

\* An emergency gas shutoff wrench attached to the meter piping is advised and they are commercially available from most retail hardware outlets.

## SHUTOFF LOCATIONS

**Building Water Shutoff Valve Location:** On the main water piping located at the southwest interior of the garage

\* Handle turned perpendicular to the water piping is the off position.

**SDG&E Electrical Service Main Shutoff Location:** With the SDG&E meter on the northwest exterior of the garage

\* Main breaker switched to the off position turns off electrical power to the building.

**Gas Utility Shutoff Location:** With the SDG&E gas meter on the northwest exterior of the garage

\* The main gas shutoff is on the utility side of the gas meter above the grade level. To turn the gas off turn the rectangular handle perpendicular to the gas line.

**Water Heater Water Shutoff Valve Location:** On the cold side water pipe on the upper right side of the water heater tank

\* Handle turned perpendicular to the water line is the off position.

**Water Heater Gas Shutoff Valve Location:** Lower left side of water heater tank

\* Handle turned perpendicular to the gas line is the off position.

**Furnace Gas Shutoff Valves are Located:** On the left side of the furnace equipment

\* Handle turned perpendicular to the gas line is the off position.

**Fireplace Gas Shutoff Valve Location:** Not discovered

\* To turn off the gas flowing to the firebox off turn the valve handle clockwise to the right, and to turn on the gas to the firebox turn the valve counter-clockwise to the left.

**Pool Heater Gas Appliance Shutoff Valve Location:** On the left side of the gas pool heater

\* To turn off the gas flowing to the firepit burners turn the valve handle perpendicular to the gas line.

**Sprinkler Water Shutoff Valve Locations:** On the south and east exterior adjacent to the sprinkler valves

\* To turn the water flowing through the irrigation system off turn the valve handle perpendicular to the water line.

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## BUILDING COMPONENTS IDENTIFIED

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### \*\*\*\*\* FOUNDATION \*\*\*\*\*

**Building Foundation System:** Perimeter poured-in-place monolithic concrete (found below grade) foundation footing and foundation stem-walls (found above grade) with raised interior floor (below the front entry, living room, kitchen and kitchenette) and a monolithic concrete slab interior garage entry-level (below the garage level entry, the downstairs bedroom, the downstairs bathroom, and the family room with fireplace)

**Raised Foundation Access Location:** Southeast exterior

**Interior Floor Level:** The garage entry-level slab floor was found to be within six-tenths (6/10) inch of level and the front door entry-level was found to be within nine-tenths (9/10) inch of level

**Garage Foundation Structure:** Perimeter poured-in-place monolithic concrete (found below grade) foundation footing and foundation stemwalls (found above grade) with monolithic concrete slab interior garage-floor

**Underfloor Framing System:** Dimensional-lumber conventionally framed floor system (posts, beams, joists, etc.) with plywood sheathing subfloor

**Underfloor Insulation:** No under-floor insulation is installed for the building consistent with the era of construction

**Underfloor Ventilation:** Underfloor ventilation is provided by openings in the perimeter of the building underfloor cripple-wall framing system

**Building Foundation Cripple-Wall Construction:** Perimeter cripple wall (short walls less than full height used as a support) structures are conventionally constructed of dimensional-lumber where observed in the subfloor area with plywood bracing on the exterior of the dwelling

**Building Foundation Seismic Bolting System:** Perimeter foundation wall contains bolting (observed in the subfloor area crawlspace) of the subfloor framing system to the top of the perimeter foundation wall appears consistent with the year the building was constructed

### \*\*\*\*\* EXTERIOR \*\*\*\*\*

**Property Topography and Site Drainage:** Property moderately slopes from the east towards the west

\* Recommend monitoring surface drainage during and after rain storms.

**Surface Drainage System:** There are surface drains discovered in the rear yard

*Surface Drain Openings Observed Indicating Subterranean Drain Piping:* Underground drains are beyond the capacity of Asset Inspection & Consulting Services to evaluate and failure of underground storm-water drains is common. If there is concern about the condition of undergrounds drains for the gutter system then it is recommended that a qualified and experienced C-36 Plumbing Contractor that performs scope inspections of drain piping evaluate the interior of the gutter underground drain piping.

**Underground Drainage Pipe Termination Opening:** On the northwest driveway area and on the southwest lawn area (popup openings with green covers)

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**Exterior Door Types:** Wood-framed six panel double front doors with a metal-framed double-doors in the family room and wood / garage side-door

**Exterior Screen Door Locations:** Front door and family room door

**Exterior Window Type:** (EZ Fit) Vinyl-framed, dual-pane, fixed, sliding, and single-hung

**Attached Patio Construction:** The east attached patios consist of monolithic poured-in-place concrete flatwork

**Detached Patio Construction:** The pool and spa patios consist of monolithic poured-in-place concrete flatwork

**Attached Patio Roof Covering Construction:** The off the family room rear patio roof covering is an open trellis design with sun screen

**Attached Exterior Step Location and Construction:** Front entry poured-in-place concrete three-steps and a double-step

**Exterior Wall Cladding System:** Conventional framing with dimensional wood and 3-part stucco wall cladding with some masonry brick veneer

**Exterior Window, Door, and Wall Trim Materials:** Three-part stucco with dimensional wood trim, some masonry brick veneer

**Exterior Fascia, Soffit, and Eave Materials:** Dimensional wood rafter-tails, starter board and fascia trim

**Exterior Fire Separation Distance:** Minimum 5-Feet

**Walkway Construction:** Poured-in-place concrete flatwork

**Driveway Construction:** Poured-in-place concrete flatwork

#### \*\*\*\*\* ROOF COVERING \*\*\*\*\*

**Building Roof Slope Design:** Pitched-slope roof design

**Building Pitched-Sloped Roof Covering Materials:** Concrete tiles and standing-seam sheet-metal

**Roof and Surface Drainage System:** Roof gutters on the north, west and south roof slopes

**Roof Perimeter Edge Flashing Material:** Sheet-metal

**Roof to Headwall Flashing Material:** Sheet-metal with counter-flashing

**Roof to Chimney Flashing Material:** Sheet-metal cricket with counter-flashing

**Attached Patio Cover Flashing Material:** None

**Roof Penetration Flashing Material:** Formed-metal jack-flashing with mastic sealant around the penetration

#### \*\*\*\*\* ATTIC AND ROOF / CEILING FRAMING \*\*\*\*\*

**Attic Access Location:** Upstairs bedroom hallway ceiling

*Attic Spaces Accessibility and Limitations:* There was adequate headroom (as produced by the slope of the building roof structure) to physically enter the attic and was generally accessible along the roof ridge formation. The attic accessibility was limited at the low end of the roof slope (near the eaves), by ducting material, and most ceiling framing. The electrical wiring and vent piping are restricted by confined spaces.

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**Building Roof / Ceiling Framing System:** Dimensional wood manufactured truss framing with some conventional framing

**Building Roof Decking Material:** The roof decking is sheathed with plywood

**Attic Ventilation Types:** Eave-vent openings

**Attic Insulation Type:** Fiberglass batt insulation and blown-in fiberglass insulation approximately +/-5 inches thick with an approximate R-value of less than R19

\*\*\*\*\* **PLUMBING** \*\*\*\*\*

**Water Utility Pipe Size:** 1-inch

**Exposed Building Water Supply Piping:** Copper tubing

**Exposed Building Drain, Waste, and Vent Piping Materials:** ABS (Acrylonitrile-Butadiene-Styrene) plastic manufactured by or for Colby

**Discovered Building Drain Cleanout Locations:** East kitchen exterior wall, on the northeast exterior building

**Sink Vessel Materials:** Stainless-steel kitchen and wet-bar sinks, porcelain in the bathrooms

**Bathtub Vessels with Shower Enclosures:** Enamel over sheet-metal bathtub with ceramic-tile shower enclosure

**Shower Only Vessels and Enclosures:** Cultured-stone shower pan with cultured-stone shower enclosure walls

**Toilets Gallon-Per-Flush:** Stamped 1.6 GPF (Gallons-Per-Flush) at the upstairs hallway bathroom, stamped 1.6 GPF at the downstairs bathroom toilet, and stamped 1.6 GPF at the master bathroom toilet

**Laundry Clothes-Washing Connections:** Are located in the 2-car garage interior and consist of hot and cold water connections with a separate 2-inch standpipe drain, with a natural-gas and a 240vac outlet clothes-dryer connections

**Recommendations:** The laundry clothes washing machine faucet, fixtures and connections should be periodically monitored for any signs of excessive corrosion or leaking.

-> Empirically, the service life of black rubber washing machine water hose connectors is no more than 3-years, and the stainless steel mesh covered washing machine water hoses have a service life of no more than 5-years. Stainless steel mesh covered hoses are recommended for all hot and cold clothes washing machine water line connections to reduce the potential for hose breaks.

-> It is recommended that a laundry clothes-washer appliance catch pans be install under the clothes-washing machine and even without a drain to the exterior the pan will contain an appliance water leak from immediately spreading to other areas of the floor and provide a visual alarm (by the catch pan filling with water) indicating that there is a leak that needs immediate attention.

-> It is recommended that the clothes-washing exhaust duct have their interior walls cleaned once over 5-years for duct runs under 10-feet and for dryer duct runs over 10-feet then they should be cleaned every 3-years.

**Exterior Hose Bib Faucet Locations:** The front, south and rear exterior walls contain exterior hose bibs

**Exterior Shower Location:** Was intended to be on the northeast exterior of the building

**Spray-Wand Faucets:** The kitchen and laundry sinks each contain spray-wand faucets

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**Building Gas Supply Piping:** Rigid galvanized

**Water Heater Location, Type, and Year Manufactured:** Garage interior, 50-gallon tank, manufactured in 2011 by or for GE serial number SG50T12AVG00

**Water Heater Combustion Air Source:** The garage interior spaces

**Water Heater Exhaust Vent Materials:** Single-wall sheet-metal to Type B sheet-metal vent material

**Building Water Supply Pressure:** 50-psig and down to 33-psig with one faucet turned on

**Building Water Pressure Regulator Location:** Southwest garage interior adjacent to the main water shutoff

\*\*\*\*\* **ELECTRICAL** \*\*\*\*\*

**Electrical Main Panel Amperage:** 100-amps

**Electrical Power Cables from Meter to Panel Material:** Copper

**Main Electrical Panel Location and Number of Circuits:** Northwest garage exterior (with the SDG&E electrical meter) containing 12-120vac circuits and 3-240vac circuits

**Pool Electrical Branch-Panel Location and Circuits:** By the pool equipment containing 4-120vac circuits and 1-240vac circuits

**Electrical Panel Over-Current-Protection Types:** Circuit breakers for the electrical panels and fuses for the air-conditioner condensing unit

**Electrical Grounding and Bonding Discovered:** The electrical ground-fault current path is through a copper conductor from the main panel interior to a copper water piping at the water heater

**Electrical Circuit Wiring Materials and Types:** Copper wiring and stranded-Aluminum wiring in non-metallic sheathed cable (Romex)

**Switch Types:** Single-pole

**Accessible Electrical Receptacle Outlets:** All 3-prong 120vac general use receptacle outlets with a 3-prong laundry 240vac receptacle outlet

**Discovered Ground-Fault-Circuit-Interrupter (GFCI) Electrical Receptacle Outlet Locations:** GFI receptacle outlets were discovered in the master bathroom countertop, the downstairs bathroom, and the southeast and northeast kitchen sink countertop areas

**Interior Light Fixtures:** Pendent fixtures in the dining area and front entry, wall fixtures, canned-ceiling fixtures, bathroom wall fixtures, and ceiling mounted fixtures

**Exterior Light Fixtures:** Exterior wall-mounted sensor and switch-controlled light fixtures

**Ceiling Mounted Fan Locations:** Stairway ceiling

**Yards with Landscape Lighting Location(s):** East rear yard

**Landscape Lighting Transformer:** East rear yard

\*\*\*\*\* **HEATING AND COOLING** \*\*\*\*\*

**Interior Space Heating, Energy Source and Location(s):** 75,000 Btu input (60,000 output) natural gas forced-air up-flow furnace located in garage interior closet manufactured in 1983 by or for Carrier serial number Z3A73810

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**Interior Space Cooling, Energy Source & Location:** A 4-ton 240vac (volt) electrical split-system air-conditioning with the condensing unit on the north exterior; manufactured in X by or for Carrier serial number T434212

**Interior Space Cooling Temperature Differential Observed:**

Return Air Input Temperature: 77-degrees Fahrenheit

Supply Register Temperature: 56-degrees Fahrenheit (family room bedroom register)

**Interior Space Heating / Cooling Thermostat Location:** On the west interior stairway to upstairs bedrooms wall

**Heater Combustion Air Source(s):** Garage interior space

**Heater Exhaust Vent System(s):** Sheet-metal connector with Type-B sheet-metal exhaust vent

**Central Forced-Air Cooling Primary-Condensate Drainage Connection:** Primary drain piping connects to the laundry area

**Central Forced-Air Cooling Secondary-Condensate Drainage Termination:** None discovered

**Central Forced-Air Heating / Cooling Distribution System(s):** Flexible fiberglass ducting with grey outer plastic cover located in the attic spaces

**Central Air-Filter Location and Size:** In furnace fan compartment and measures 20-inches by 24-inches by 1-inch

\* It is recommended that Maintenance Personnel replace the furnace filter with a disposable filter every 3 to 4-months with continuous activity in the dwelling throughout the day, and every six (6) months with periodic activity in the dwelling throughout the day.

-> **Hint:** Mark the installation date on the air filter when installing to be able to acknowledge the frequency of replacement.

\*\*\*\*\* **FIREPLACES AND CHIMNEYS** \*\*\*\*\*

**Fireplace Opens Into:** Family Room

**Fireplace and Chimney Type:** Prefabricated assembled-on-site

**Fireplace Flue Material:** Metal flue sections

**Fireplace Spark Arrestor Type:** Stamped mesh with raincap

**Firebox Gas Piping:** Rigid gas log lighter

\* Gas valve not discovered and not tested.

**Firebox Walls and Floor:** Prefabricated refractory plates on the sides, back, and floor

**Firebox Opening and Net Opening Size:** Less than 6-square feet and the firebox opening contains spark screens

**Fireplace Damper Assembly:** Damper is a round blade configuration with the handle in the front above the firebox opening

\* To open damper push handle right – to close push left.

**Fireplace Hearth Extension Material:** Masonry brick

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**Fireplace Mantle Material:** Masonry brick

\*\*\*\*\* **INTERIOR** \*\*\*\*\*

**Interior Wall Covering Materials:** Drywall

**Interior Ceiling Covering Materials:** Drywall

**Interior Floor Covering Material:** Carpet, laminate, and hard-tile

**Interior Fire-Barrier Material:** Consists of drywall (sheetrock) sheathing

**Fire-Separation Interior Door Type:** Fire-rated door with nomenclature plate and two-spring hinge closer

**Garage Floor Material:** Monolithic poured in-place concrete flatwork

**Moisture Staining:** The living room west window wall

**Interior Door Types:** Flush-panel and mirrored closet doors

**Interior Mounted Glazing:** Bathroom wall-mounted mirrors

**Interior Stairway Location:** Main stairs from front entry level to the upstairs bedroom area and a short stairway from the entry level down to the family room level

**Interior Guard Railing Location:** Kitchenette wrought-iron with wood guard railing

**Interior Countertop Materials:** Kitchen countertop stone, the master bathroom, upstairs bathroom and the downstairs bathroom have cultured-stone

**Freestanding Kitchen Cooktop Oven Range:** Natural-gas heated cooktop and oven manufactured in 2010 by or for General Electric serial number DT213997P

**Kitchen Ovens Temperature Cooking-Range:** The oven's bake temperature was set at 400-degrees Fahrenheit. A perfect oven would have a cooking range somewhat between 425-degrees on the high side and 375-degrees on the low side.

*Oven temperature ranged at:*

Upper limit is: 423-degrees Fahrenheit

Lower limit is: 401-degrees Fahrenheit

**Dishwasher Described:** Manufactured in 2010 by or for General Electric serial number AT747242B

**Garbage Disposal Described:** 1-horsepower motor and manufactured by or for InSinkErator

**Microwave Described:** Manufactured in 2009 by or for General Electric serial number ZS900652K

**Refrigerator Described:** Manufactured in 2009 by or for General Electric serial number ZS302377

\* An ice-maker water line is connected through a faucet valve located in the wall behind the refrigerator.

**Refrigerator Ice-Maker Water Filter Location:** Located on the upper right of the refrigerator interior

-> Replacement of the ice-maker water filter is recommended at change of ownership.

-> **Hint:** Mark the date of installation on the filter when installing to be able to acknowledge the frequency of replacement.

**Stacked Clothes-Washer Appliance:** Manufactured in 2007 by or for Electrolux serial number XC73311167

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**Stacked Clothes-Dryer Appliances:** Natural-gas heated, manufactured in 2007 by or for Electrolux serial number XD74013630

**Smoke Alarm Locations and Power Source:** Smoke alarms are coupled with the carbon monoxide and appear to be battery powered only, and are installed on the top of the main stairs ceiling and on the downstairs hallway to the garage ceiling

**Recommendations:** It is recommended that all Smoke Alarms be tested at the change of ownership of the property by pushing the test button.

-> It is recommended that all Smoke Alarms batteries should be replaced at the change of ownership of the property and then replaced annually at that date forward.

-> **Hint:** Mark the date of installation on the battery when installing to be able to acknowledge the frequency of replacement.

**Carbon Monoxide Alarm Locations and Power Source:** Carbon monoxide alarms are coupled to the smoke alarms and appear to be battery powered only, and are installed on the top of the main stairs ceiling and on the downstairs hallway to the garage ceiling

**Carbon Monoxide Alarm Recommendation:** It is recommended to install carbon monoxide alarms in addition to where required and within all bedrooms for enhanced safety.

-> **Hint:** Mark the installation date on the Carbon Monoxide battery when installing to be able to acknowledge the frequency of replacement.

**Other Life Saving Equipment Comment:** Statistics have shown that simple life saving equipment if utilized can save lives and property.

**Recommendation Concerning Fire Extinguishers:** It is recommended to install and maintain mounted fire extinguishers (type ABC) in the kitchen, the upstairs areas, and the garage interior.

**Recommendation Concerning a Second-Floor Emergency Escape Device:** A second-floor emergency escape device is recommended with ready access and knowledge of how to operate the device should be known by all inhabitants of the dwelling.

**Recommendation Concerning a Family Emergency Contingency Plan:** And an emergency contingency plan should be formally written and reviewed by all inhabitants of the dwelling, and should contain; agreed upon contact numbers, rendezvous locations, escape routes, and a listing of valuables that should be removed if evacuation is necessary.

**Garage Vehicle Door Type and Materials:** Metal-framed sectional roll-up door with metal door panels manufactured by or for Stanley

**Metal Sectional Roll-Up Garage Vehicle Doors:** The empirically, the service life for a metal sectional roll-up garage vehicle door is between 8 and 15 years depending on the type of materials used in the frame and the door surface, frequency of maintenance, and the quality of the garage vehicle door construction.

**Garage Vehicle Door Automatic Openers:** ½-horsepower motor manufactured by or for Genie

#### \*\*\*\*\* ADDITIONAL CONSIDERATIONS \*\*\*\*\*

**Kitchen Exhaust Ventilation:** Kitchen exhaust fan is part of the microwave appliance with a filter and light

**Bathroom Room Exhaust Ventilation:** Downstairs bathroom ceiling

**Laundry Clothes-Dryer Exhaust Vent Termination:** South exterior wall

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**Perimeter Fencing:** Dimensional wood fencing on the side and chain-link on the rear east rear yard

**Gate Location and Construction:** Wood double-gate on northwest side yard fence and a chain-link gate on the north east rear yard

**Landscaping:** Consists mainly of shrubbery under 15-feet in height

**Sprinkler Water-Control Valve Location:** Northeast yard (X3), east rear yard (X3), and the southeast side yard (X3)

*Carbon Monoxide Alarm Recommendation:* It is recommended to install carbon monoxide alarms in addition to where required and within all bedrooms for enhanced safety.

-> *Hint:* Mark the installation date on the Carbon Monoxide battery when installing to be able to acknowledge the frequency of replacement.

**Sprinkler Timer-Control Location:** Garage interior and the east rear yard (X2)

*Sprinkler Timer-Controls Limitations:* Sprinkler-timers are set by the Seller and are not operated in order to not disturb the existing timer settings.

-> *Recommendation:* It is recommended that the Seller be requested to disclose the timer settings, all sprinkler valve locations, and the operation of the sprinkler timer-controls.

### \*\*\*\*\* SWIMMING POOLS & SPAS \*\*\*\*\*

**Swimming Pool and Spa Vessel Construction:** Below ground swimming pool and spa vessels constructed with Gunite (concrete) and steel, pebble rock pool vessel surface and ceramic tile spa vessel surface

**Swimming Pool and Spa Coping Construction:** Grouted stone rough-cut

**Barriers to Isolate Swimming Pool Vessel from Access:** Perimeter wood and chain-link fencing for rear pool and spa yard

**Swimming Pool and Spa Suction Entrapment Protection:** Each with two suction drains separated greater than 3-feet apart

**Swimming Pool and Spa Water Pumps:** 2-stage pool and spa circulation pump and one-stage water feature pump

**Swimming Pool Diving Boards and Water Slides:** None

**Swimming Pool and Spa Water Filtration:** Cartridge filter

**Pool Water Chemistry:** Water temperature: 70-degrees Fahrenheit, TH = 500, TC = .5, FC = .5, pH = 7.4, TA = 100, CA = 100

**Water Features Described:** Water feature from behind and into the pool vessel

**Pool and Spa Water Heat Source:** Natural-gas heater 400,000 Btu input to 280,000 Btu output, and solar panels on roof

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## ENERGY EFFICIENCY AND CONSERVATION: INFORMATION

### Exterior

**Exterior Lighting:** We recommend installing the mercury vapor or other energy efficient lighting where flood lights are used and replacing incandescent porch light bulbs with screw in Compact Fluorescent Lights (CFL). CFLs last up to 13-times longer than incandescent light bulbs and use one-fourth the energy to produce the same amount of light. There are direct screw-in replacements for existing incandescent bulbs. Most CFL manufacturers have recommendations on their packaging for what wattage for the CFL light should replace the current incandescent bowl.

**Weather-Stripping:** It is recommended to install and maintaining weather-stripping at exterior doors and windows. Weather-stripping is essentially using sealants, foams, tapes, and gaskets to seal cracks at exterior doors and doorjamb, windows, ceilings, walls, and the floor to wall space. The benefits of weather-stripping a dwelling include reduced energy costs for heating and cooling, a quieter and more comfortable dwelling without drafts and fewer air pollutants coming in from the outside.

**Roof Covering:** When replacing or recovering your roof you can reduce cooling costs by using an “Energy Star” labeled product or CRRC-listed product which reflects solar heat.

### Water Heater

**Insulate Water Lines:** Insulate the hot and cold water lines going to and coming out of your water heater for at least the first 5 feet. Insulate the hot and cold water lines in attic spaces and seal around the water piping where it passes through the top plate of the wall they are going down. This easy-to-do project saves energy by reducing heat loss that occurs by conduction and thermal siphoning, as well as, controlling heat gain on the cold side in the summer.

**High Efficiency Water Heaters:** When replacing your gas water heater, it is recommended to look for the most efficient model possible. Your gas heater uses a lot of energy even if you don’t use a lot of hot water. Water heaters have standby loss, which is minimized with heat traps and insulation in newer more efficient gas water heaters. Newer condensing water heaters also have better heat exchangers and no pilot light. Look for a water heater that has an Energy Factor (EF) of 0.6 or higher. Depending on your usage, the incremental cost of purchasing a more efficient water heater vs. a standard water heater is usually more than paid for by the savings in energy that the energy efficient water heater will deliver over its lifetime.

### Heating, Ventilation and Air Conditioning

**Basic HVAC Diagnostic Tune-Up:** A properly charged air conditioning unit will reduce the power consumption and ensure that your air conditioning unit is running at its most efficient and help prolong the life of your equipment. The refrigerant charge should be checked and adjusted if required. The air conditioner condensing coil should also be cleaned as needed. This will save energy and money as well as make your dwelling more comfortable.

**HVAC:** Tune-ups are a very quick and cost effective way to save energy.

**Sealed Ducting:** Over 90% of existing homes have forced-air ducting that is excessively leaking. Reducing the amount of conditioned-air that leaks from your ducting will increase the overall efficiency of your central air system and make your dwelling more comfortable. Leaking ducting increases the energy use of a typical forced-air system by approximately one third. Reducing forced-air ducting leakage is accomplished by having a qualified and experienced C-20 HVAC Contractor seal the ducting and ducting connections in your central-air system. This is a very cost-effective measure for reducing heating (and cooling - if present) energy consumption by 20 to 30%.

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## Interior

**Lighting:** When retaining existing hardwired fixtures, you can replace incandescent light bulbs with screw-in Compact Fluorescent Lights (CFL) to virtually all incandescent lights and lamps. Compact Fluorescent Light bulbs last up to 13 times longer than incandescent light bulbs and use one-fourth the energy to produce the same amount of light. They also have the added benefit of producing less heat to add to the summer heat load on the interior of the dwelling. Most CFL manufacturers have recommendations on their packaging for what wattage should replace in existing incandescent bulb.

## Kitchen

**Built-In Lighting:** Install hardwired Compact Fluorescent Light (CFL) fixtures and bulbs in the kitchen. Compact Fluorescent Light bulbs last up to 13 times longer than incandescent light bulbs and use one forth the energy to produce the same amount of light. There are several alternatives for these fixtures, which allow stylish decorative designs and different combinations of direct and indirect lighting. A C-10 Electrical Contractor should be used to replace these light fixtures because of the required knowledge of electrical wiring.

**Kitchen Appliances:** Major Home Appliances have gone through an efficiency revolution in the last 20 to 30-years. Efficiency improvements over that period have averaged 200 to 300%. The cost of operating a new refrigerator or freezer is half or a third the cost of keeping an old appliance that may be nearing the end of its Service Life. For more information, ask your appliance dealer about “Energy Star” compliant models or go to the Department of Energy’s web site at [www.energy.star.gov/products](http://www.energy.star.gov/products) for more information.

## Laundry

**Laundry Appliances:** Horizontal axis washing machines, and clothes dryers with moisture detecting sensors that control dryer times reduce energy consumption. For more information, cast your appliance dealer about “Energy Star” compliant models or go to the Department of Energy’s Energy Star web site at [www.energystar.gov/products](http://www.energystar.gov/products) for more information.

## ENERGY EFFICIENCY AND CONSERVATION: CONTACTS

### Resources for Lowering Your Energy Costs

#### Utility Bill, Rebates and Other Assistants

**Online consumer and Business Conservation Rebate Database:**

[www.consumerenergycenter.org](http://www.consumerenergycenter.org)

**California Department of Consumer Affairs:** [www.dca.ca.gov/energy-challenge.htm](http://www.dca.ca.gov/energy-challenge.htm).

**California Energy Commission:** 1-800-772-3300 or [www.consumerenergycenter.org](http://www.consumerenergycenter.org) for information on utility bill assistance programs.

**California Public Utilities Commission Consumer Affairs Branch:** 1-800-649-7570 or [www.cpuc.ca.gov](http://www.cpuc.ca.gov) for information on baseline and other optional rates and bass assistance programs.

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## Resources For Lowering Your Energy Costs

Online Consumer & Business Conservation Rebate Database: [www.consumerenergycenter.org](http://www.consumerenergycenter.org)

California Department of Consumer Affairs: [www.dca.ca.gov/enenergy-challenge.htm](http://www.dca.ca.gov/enenergy-challenge.htm)

## Utility Bill, Rebates, and Other Assistance

California Energy Commission, 1-800-722-3300 or online at [www.consumerenergycenter.org](http://www.consumerenergycenter.org) for information on utility bill assistance programs.

The Community Energy Center database is a great search site for nearly any public and private conservation or efficiency rebate and/or reduction program in California and gives specific details and contact information - go to the following website at [www.consumerenergycenter.org/rebate/index.php](http://www.consumerenergycenter.org/rebate/index.php).

California Public Utilities Commission Consumer Affairs Branch, 1-800-649-7570 or online at; [www.cpuc.ca.gov](http://www.cpuc.ca.gov), for assistance with making payment arrangements, information on baseline and other optional rates, and information on bill assistance programs.

## Local utility companies (partial list)

-PGE @ 1-800-743-5000 Edison @ 1-800-655-4555

-San Diego Gas and Electric @ 1-800-411-7343

-Southern California Gas @ 1-800-427-2200

## Help For Low Income Residents

**California Dept of Community Services and Development:** 1-800-433-4327 or [www.csd.ca.gov/lihelp.htm](http://www.csd.ca.gov/lihelp.htm) for Low Income Home Energy Assistance Program.

California Energy Alternatives Rates (CARE): call your local utility company for information and applications.

## Help for Low-Income Residents

California Department of Community Services & Development at 1-800-433-4327 or online at [www.csd.ca.gov/lihap.htm](http://www.csd.ca.gov/lihap.htm), for information on the Low Income Home Energy Assistance Program (LIHEAP)

CARE or the California Energy Alternative Rates discount program provides a 15% supplemental discount off utility bills for low-income consumers. The program is administered by the California Public Utilities Commission, but consumers must submit an application through one of four local utilities. Master Applications are attached as part of this kit.

-PGE @ 1-800-743-5000

-Edison @ 1-800-655-4555

-San Diego Gas and Electric @ 1-800-411-7343

-Southern California Gas @ 1-800-427-2200

## Seniors and Special Needs

**Medical Baseline Emergencies:** People of all ages and income levels on life support or with certain medical conditions where a loss of electricity would be a threat to their lives should contact their electrical company to apply for the Medical Baseline program or call Flex Your Power at 1-866-968-7797 for a referral. The program provides a variety of benefits, including a larger allotment of low-cost baseline electricity and advance notification of rotating power outages. A flier, Consumer Tips for Energy Emergency, with information for seniors and people with special medical conditions, who

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are especially vulnerable to heat, electricity outages and higher electric bills, is available at [www.dca.ca.gov/energy/emergency\\_tips.pdf](http://www.dca.ca.gov/energy/emergency_tips.pdf).

### **Seniors and Special Needs**

Medical Baseline Emergencies: Utility companies must make special provisions for people of all ages and income levels on life-support equipment or with certain medical conditions. If a loss of electricity could be a threat to their lives, they should, contact their electric utility to apply for the Medical Baseline program - for the number of their local utility, have them call Flex Your Power for a referral @ 1-866-968-7797. The program provides a variety of benefits, including a larger allotment of low-cost baseline electricity and advance notification of rotating outages.

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## *INSPECTOR'S QUALIFICATIONS*

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**Qualifications:** Asset Inspection & Consulting Services has performed over three thousand Residential and Commercial Property Condition Assessment Inspections in San Diego County since 1989. Neal Arthur Muckler is the sole owner and chief inspector for Asset Inspection & Consulting Services. Neal Arthur Muckler is a full member of the California Real Estate Inspection Association and has served on the CREIA Board of Directors and as Chairperson for the Education and Conference Committees, and Financial Officer. Neal Arthur Muckler currently serves as the Education Chairperson for the California Real Estate Inspection Association. In 2003 Neal Arthur Muckler was awarded Inspector of the Year by the California Real Estate Inspection Association and in 2012 the Jerry McCarthy Inspector Fellow Award. In 2013 Neal Arthur Muckler was awarded California Real Estate Inspection Association's highest honor with the John Daley Fellowship. Asset Inspection & Consulting Services carries Errors and Omissions insurance and liability insurance. Neal Arthur Muckler carries an active California General Contractor license # B-657062 and has advanced education in: Municipal Pools, Commercial Electrical Systems, Fireplace Systems, Commercial Roofing, Advanced Consulting & Professional Witness, and ASTM E2018.

This concludes the Property Condition Assessment Report.

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