

# Americas Hometenders

## "Premium Quality Property Inspections and Reports"

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## CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

### Town Home

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### INSPECTION ADDRESS

1567 Catamaran Way, Laguna Niguel, CA

### INSPECTION DATE

12/15/2009 2:00 pm to 6:00 pm

### REPRESENTED BY:

Realtor Name

Realtor Company



**This report is the exclusive property of the Inspection Company and the client whose name appears herewith, and its use by any unauthorized persons is prohibited.**



### Fascia and Trim

1.3 - → The termite inspector is recommended to further investigate damage to the fascia board, wood trim at the eaves and walls of the structure. Recommend repairs be made to any damaged wood and that any paint peel or bare wood left by wood repairs when any termite work is done be properly painted.

### Decks

1.4 - → The wood deck shade cover is properly anchored to the roof fascia board but the fascia board at the deck shade cover is not anchored to the rafter tails and is recommended to have the appropriate rafter tails Simpson bracket anchored to the fascia board to prevent possible displacement during winds or seismic activity.

### Lights

1.5 - → The exterior deck light fixture did not turn on with the switches, if they are not on timers or photo cell switches and working they are recommended to have the bulbs replaced or repairs made.

### Outlets

1.6 - ✓ Exterior electrical outlets are not all GFCI protected and are recommended to be upgraded, even though GFCI protected outlets may not have been required when the structure was built.

### Doors

1.7 - → The exterior doors need typical maintenance-type service, recommend checking\adjusting the weather stripping, lubricating the hardware, sealing the thresholds, and bottom corners of the frames to prevent possible moisture intrusion and damage.

## Site Comments

### Condominium Comments

1.8 - → Because this is a report on a condominium, Coop, PUD or town home inspection, we do not necessarily evaluate or report on the roof, the foundation, grading and drainage, or components beyond the unit, the maintenance of which are normally the responsibility of the home owners' association, however, this should be verified, refer to the seller and the CC&Rs for further information. The inspector does not report on the financial condition of the HOA. Recommend verifying what maintenance responsibilities the HOA has on this home, this can be done by talking to the HOA representatives and by investigating the CC&Rs. Maintenance responsibilities can vary between complexes. Recommend checking with the HOA on whether or not there are any unusual conditions or problems that the complex maybe having.

### Trees and Vegetation

1.9 - → Vegetation is encroaching on the structure, and should be kept a minimum of twelve inches away for the general welfare of the walls, roof and foundation.

1.10 - → There are tree limbs overgrowing or against the walls the structure that are recommended be trimmed and monitored, to insure that they do not impact or damage the roof/walls or their components.

### Hillside no unusual movement rec geo tech

1.11 - → The condominium property is located on a hillside or stair stepped location with no evidence of unusual movement from soils or drainage, other than some cracks in visible concrete, stucco and drywall that is seen in most structures. However, due to the location on the hillside it is encouraged that you investigate with the HOA to determine if any unusual movement conditions have been noted in the association properties and to insure soils engineering or a geo tech engineer has evaluated the property for proper drainage and potential soils movement.

### Hillside vegetation

1.12 - → Evidence of erosion on portions of the hillside below the property, recommend further evaluation by appropriate specialists for improving the drainage and the hillside vegetation to protect against erosion. Refer to the CC&Rs and the HOA.

## Grading and Drainage

### Bio-organic Growth-Mildew-Mold

1.13 - ✓ A bio-organic growth\mold inspection is recommended on the building due to evidence found of moisture stains, musty odors in the home from damp soils under the home and buyers sensitivity to molds. There have been or are some areas where moisture intrusion or leaks have occurred in the building. Only a qualified mold inspector with proper laboratory testing of samples from the structure can verify what types of bio-organic growths maybe in the building or inaccessible areas of the building.

There are many types of bio-organic organisms in and outside the structures and normally only a few of these can be problematic or hazardous. Conditions for growth of these organisms is nearly always associated with present or past moisture conditions.

## Irrigation

### Hose Bibs

1.14 - ↪ The hose bibs that we tested are functional, but do not all include anti-siphon valves. These valves are relatively inexpensive, are required by current standards. (a small screw on device that costs around five dollars that prevents water from backing up from hoses to interior building's water supply) However, we may not have located and tested every hose bib on the property.

## Structural

### Raised Foundation or Basement

#### Crawlspace

2.1 - ↪ The soils within the crawlspace are moist, which appear to have resulted from over-irrigation, hillside moisture conditions, inadequate ventilation or poor drainage around the foundation. This can contribute to differential settling, and facilitate musty odors and possibly the growth of a variety of molds and fungi that can produce unhealthy conditions. The sprinklers should be adjusted to water less around the foundation flower\grass beds with proper drainage provided around the foundation and the crawlspace should be carefully monitored.

2.2 - ↪ Wood or cellulose debris has been left under the structure and is recommended to be removed. Refer to the termite inspector for further evaluation and corrections.

2.3 - ✓ Some of the pier posts did not have damage to the concrete base pads due to the high moisture content in the soil, due to the compartmental design of the areas under the home and the hillside moisture condition, there is inadequate ventilation in the crawlspace under the home, recommend further evaluation by a qualified foundation specialist for corrections and upgrades.

#### Ventilation

2.4 - ↪ The crawlspace is not adequately ventilated and is now recommended to have at least one square foot of vent area provided for every one hundred and fifty square feet of crawlspace. This is to help prevent damaging moisture\humidity build up and musty odors in the crawlspace area. Recommend corrections by a qualified contractor.

#### Poured Concrete Basement or Stem Walls

2.5 - ↪ There is a rusted iron rebar break through at the foundation that is recommended to be further evaluated by a foundation specialist for possible repairs. (right side exterior area)

## Roof

### Composition Shingle

#### Age and General Evaluation of a Two-layer Roof

3.1 - ↪ The composition shingle roof appears to be approximately five to ten years old on a roof system that will normally last around 20 to 30 years with good maintenance, but this is just an estimate and you should request the installation permit from the HOA or obtain them from the City, which will reveal its exact age and any warranty guarantee that might be applicable. No apparent damage or current leaking was found at time of the inspection, however, dry stains were found in the living room ceiling and garage that maybe from the roof. Recommend further investigation to verify leaking and any moisture damage is properly corrected.

#### Trees or Vegetation on Roof

3.2 - ↪ There are tree branches over hanging or against the roof that should be pruned back or removed to prevent damage to the roof and eaves. Recommend further investigation to insure any damage is corrected when branches or vegetation has been removed.

## Attic

### Evidence of Rodents in attic

- 3.3 - √ Evidence of rodent droppings in the attic, however, the activity does not appear to be current, recommend further investigation by an appropriate specialist to insure that openings leading to the attic are properly sealed and that any rodent activity has been properly terminated. Recommend any rodent debris be properly cleaned up.

## Chimney-Fireplace

### Living Room Chimney

#### Chimney Flue

- 4.1 - √ There is soot build up in the fireplace flue and it is recommended to be cleaned.

#### Ornamental Gas Logs

- 4.2 - √ The gas log burner gas unit is not adjusted properly and is producing high amounts of carbon due to air fuel mixture improperly adjusted. Recommend corrections and cleaning of carbon on logs and in flue to prevent a possible flue fire.

## Plumbing

### Potable Water Pipes

#### Water Main Location

- 5.1 - √ The main water supply piping has a gate valve that is recommended to be upgraded to a ball quarter turn valve, older gate valves tend to leak or malfunction and are not tested. Recommend keeping a water meter key for emergency turn off of entire water supply to the home until the gate valve is replaced.

### Gas

#### Gas Main Shut-Off Location

- 5.2 - √ Recommend the gas shut off valve have a wrench located at the shut off valve or a seismic auto shut off valve installed in case of emergency. Some insurance companies are now requiring that an automatic gas shut off gas valve be installed before they will insure you, this should be verified with your insurance company. They cost around \$350 to install. Some City construction jurisdictions require the auto shut off valves when a property is sold, verify with your City or insurance company on requirements before close of escrow. If the wrench only is used, it is recommended that the Gas Company's gas meter valve be verified as easily operated.

### Water Heaters

#### Seismic Straps

- 5.3 - √ The water heater has the seismic straps in place but is not properly blocked to the wall to prevent seismic slam during earthquake activity. This is typically a manufacturer's installation instruction requirement and is always recommended by this inspector to prevent possible damage to the water or gas lines during seismic activity. This usually is described in the seismic strap kit by the manufacturer along with wrapping the straps around the water heater to prevent side to side motion, and is usually blocking with wood at each strap location between wall and water heater with one inch of non combustible material between the wood and the water heater if it is not a zero clearance model. Verification of zero clearance models is marked on the water heater.

#### Pressure Release Valve and Discharge Pipe

- 5.4 - √ Water heater TPR valve down spout pipe has been improperly installed with a section corrugated flex pipe that is not approved for this use and can create a restriction if the valve releases under steam and pressure, recommend further installation of approved smooth wall pipe such as approved 3/4" copper with positive gravity draining on the down spout pipe extended to a safe exterior location pointed



downward and 6" to 24" above grade.

### **Recirculating pump**

5.5 - ✓ Stress relief clamp on the electric cord of the re circulation pump was missing and is recommended to be installed as required by the National Electric Code.

## **Electrical**

### **Sub Panels**

#### **Wiring**

6.1 - ✓ GFCI electrical protection is recommended for wet area electric outlets. These are recommended to be installed in garage electric outlets, (other than refrigerator\freezer or washer\dryer outlets), on all exterior electric outlets, patios or decks, bathroom electric outlets and kitchen counter top\island outlets close to the water(not on refrigerator\freezer outlets). These have not been installed in older home's and should be installed as an upgrade for electrical safety.

6.2 - ↪ Some light bulbs were not working, recommend that the bulbs be changed or repairs made.

#### **Circuit Breakers**

6.3 - ↪ There is a circuit breaker in the electric sub panel that has been replaced with one that is not original type equipment and may not fit the panel properly, the breaker appears to be working, however, this is not a recommended practice and you may want this to be further investigated by an electrical specialist.

#### **Grounding**

6.4 - ↪ The white wire or neutral buss bar in the sub electric panel is improperly bonded to the panel's box with a flat wire ground and is recommended to be further investigated by an electrical specialist and the ground\bond wire detached from the neutral buss bar.

## **Heat-A/C**

### **Heat and AC - System 1**

#### **Split-System General Evaluation**

8.1 - ↪ The split heating\cooling system responded to heating\cooling but the furnace\hvac is beyond its useful design life of 20 years, in this area due to the mild climate and lack of use, more than 20 years service life is not unusual. The system was heating and cooling, however, due to the age of the system the heat exchanger\ furnace components\ AC components are recommended to further evaluated and serviced by a heating\cooling specialist, verified as serviceable before close of escrow to verify the furnace heat exchanger and components of the heating\cooling system are function properly and safely. If found safe and functioning properly the system will need to be more closely monitored, serviced bi-annually, and have its filters changed every two to three months depending on use. It would also be wise to keep a home protection policy current and budget for a more efficient replacement system.

#### **Vent Pipe**

8.2 - ↪ The furnace gas vent pipe penetrates the ceiling drywall without the apparent benefit of a transition housing, double wall, B-vent pipe is required to have 1" clearance to combustible material, drywall is with paper coating is considered a combustible. Sometimes the metal transition housing is covered by drywall compound and not visible, recommend verifying or clearing a one inch space around the vent pipe. Installing a metal cap ring or transitional housing is recommended.

#### **Gas Valve and Connector**

8.3 - ↪ You should be aware that the gas feed line that passes through the furnace sidewall is flexible, and is required by current codes or manufacturer's requirements to be rigid until it passes beyond the furnace, and then flexible to the point where it connects to the gas valve. This can possibly cause vibration or seismic damage to the thin walled flex gas line. This condition is recommended to be corrected by an HVAC contractor or gas appliance specialist.

### Condensate Discharge Pipe

8.4 - → We were unable to determine the point at which the AC evaporator condensate pipe discharges, which should be traced and insure that it is discharging to a proper area.

### Condensing Coil

8.5 - → The air conditioning\heating system is cooling, however, it is rusted and the sprinkler next to it appears to be spraying the unit, it is recommended to be serviced to keep the system in peak condition to insure no damage, the sprinklers and drainage directed away from the unit, the AC condenser cleaned, refrigerant level checked and the evaporator verified as having the condensation draining properly and with good air flow through the system. This is especially important when the system is over five years old and will keep the system functioning properly when needed during the warmer times of the year. This is normal maintenance recommended at least every two years with the filters changed every couple of months depending on use of the system.

### Filter systems

8.6 - → Filter for the hvac-furnace system is dirty and is recommended to be cleaned or replaced.

### Older AC refrigerant type

8.7 - → Note: Any air conditioning systems older than 2006 may have an older type of refrigerant that has been considered detrimental to the earth's atmosphere, which is recommended to be upgraded when the system is recharged if possible. Older heating\cooling systems require more electrical energy or gas fuel to operate and are recommended to be considered for upgrading. Insulation or air leakage on ducting\joints and systems are recommended to be upgraded for better efficiency. Recommend having an energy efficiency system check for possible upgrades and corrections by a heating\cooling specialist. Refer to 13 Seer and Title 24 requirements from the U. S. Department of Energy and the California Energy Commission for energy efficiency and environmental requirements.

### Closet

8.8 - ✓ A hole in the bottom of the closet and return air is recommended to be properly sealed.

## Living

### Entry

#### Front Door

9.1 - → The front door latching assembly's pin bolt is not catching on the striker plate and latching, recommend adjusting\repairing.

9.2 - → Door stops on some of the doors in the home are missing or damaged and are recommended to be installed to prevent possible wall damage behind the doors.

### Living

#### Walls and Ceiling

9.3 - → There is a dry moisture stain on the ceiling that should be explained or explored further. However, it tested dry with a moisture meter test, recommend insuring any leaking has been corrected and that any moisture damage is repaired.

### Library

#### Doors

9.4 - → The pin bolt for the double doors is not adjusted properly.

## Kitchen

### Kitchen

#### Cabinets

10.1 - → The kitchen cabinets will need typical service to work well, such as replacing or adjusting drawer glides, pull latches, hinges, and catches. (at least two drawer guides are damaged)

### **Garbage Disposal**

10.2 - → The garbage disposal splash guard is damaged and is recommended to be replaced.

### **Exhaust Fan or Downdraft**

10.3 - → Light not turning on at the vent fan-range hood, recommend bulb replacement or repairs.

10.4 - ✓ The kitchen exhaust fan is functional, however, the duct improperly vents through the firewall into the garage, recommend the vent to the garage be removed, the firewall drywall repaired and the vent extended through the top of the cabinets to the exterior of the home near the entrance area.

### **Dishwasher**

10.5 - → The dishwasher is functional but discharges some water through the anti-siphon valve\air gap at top of sink, which indicates a partial obstruction in the discharge hose. Removing and cleaning or replacement of the hose where it attaches to the garbage disposal from the air gap usually corrects this problem. Recommend service\repairs.

### **Lights**

10.6 - → A ceiling light in the kitchen does not respond, and should have bulb replaced or repairs made.

### **Outlets**

10.7 - ✓ All of the countertop outlets in the kitchen are recommended be upgraded to have ground fault protection, which is mandated by current standards, even though they may not have been required when the home was built.

## **Hallway**

### **Hallway**

#### **Smoke detector**

11.1 - → Carbon monoxide detectors and fire extinguishers are recommended to be installed even though the local housing authority jurisdiction may not require them.

#### **Smoke Detectors**

11.2 - → When the smoke detectors\alarms are ten years or older, they are recommended to be replaced, smoke detectors\alarms ten years or older are recommended to be replaced due the possibility of malfunctioning\aging of the radio active chip that senses smoke. They may test properly with the test button, however, may not activate the alarm when smoke is present and are recommended to be smoke tested. If the detector\alarm is a hard wired electric type with battery backup, it should be replaced with a hard wired type of detector that meets the local Fire Marshal's requirements. (upstairs hall hardwired smoke detector is around 25 years old)

## **Bedrooms**

### **Master Bedroom**

#### **Smoke Detectors**

13.1 - ✓ Smoke detector\alarm was missing should be properly installed before close of escrow, even though they may not have been required when the structure were built.

### **Bedroom 2**

#### **Closets**

13.2 - → The bedroom closet sliding doors needs service to easily operate.

#### **Smoke Detectors**

13.3 - ✓ There is no smoke detector\alarm in the bedroom, recommend one be installed, this should be verified before the close of escrow.

## **Bathrooms**



## **Powder Room**

### **Outlets**

14.1 - √ The electric outlet is recommended to be upgraded to have GFCI protection, even though the home may not have required them when it was built. Inspector does not trip test for GFCIs when home is occupied.

## **Master Bathroom**

### **Outlets**

14.2 - √ The electric outlet is recommended to be upgraded to have GFCI protection, even though the home may not have required them when it was built.

### **Doors**

14.3 - → The bathroom door is missing at the toilet room, has been removed, recommend correction.

### **Stall Shower**

14.4 - → The shower door is binding on the frame or is not closing properly and is recommended to be adjusted or repaired.

## **In Bedroom Bathroom 1**

### **Single-Glazed Windows**

14.5 - → The window adjacent to and within sixty-inches of the standing surface of the tub does not appear to have tempered safety glass, safety glass should be verified or installed, which is recommended for safety reasons.

### **Toilet**

14.6 - → The toilet is loose-sliding on the floor and should have the wax seal replaced and be properly secured to the floor.

### **Outlets**

14.7 - √ The electric outlet is recommended to be upgraded to have GFCI protection, even though the home may not have required them when it was built.

### **Tub-Shower**

14.8 - → The epoxy painted tub has paint peel at the bottom of the tub that is recommended to be corrected that will probably require the tub to be re epoxy painted.

## **Laundry**

### **Laundry**

#### **Laundry components**

15.1 - → Recommend the dryer be properly vented to the exterior of the building with recommended exterior back draft cap installed. (long corrugated flex pipe to the exterior is recommended to be changed to a smooth wall vent pipe to keep from clogging vent pipe to a minimum)

#### **Valves and Connectors**

15.2 - → There is a leak on the cold-water shut-off valve at the washer connections that you want to have repaired before installing the washing machine.

## **Garage**

### **Garage**

#### **Walls and Ceiling**

16.1 - → There are dry moisture stains/damage on the garage ceiling. Recommend further investigation and repairs to correct any leaking or moisture damage.

### **Firewall**

16.2 - √ The voids in the garage firewall must be repaired, in order to maintain the necessary firewall separation between the garage and the living quarters.

### **Automatic Opener**

16.3 - √ The garage door opener is functional, auto reversed with the beam, but it does not auto-reverse easily with the down pressure sensing device and is recommended to be adjusted.

### **Lights**

16.4 - √ The garage lights have been improperly electrically wired with exposed romex wiring and are recommended for corrections by an electrical specialist.

### **Outlets**

16.5 - √ Ground fault protected electric outlets (GFCI) are recommended to be installed as an upgrade.

### **Seismic Support Beams Not Verified**

16.6 - √ Support beam in the garage has been notched for a past garage door operator installation, recommend further evaluation by an appropriate specialist such as a structure engineer or a qualified framing contractor to insure the integrity of the beam and structure have not been compromised.

## GENERAL INFORMATION

**Inspection Address:** 1567 Catamaran Way, Laguna Niguel, CA  
**Inspection Date:** 12/15/2009 Time: 2:00 pm to 6:00 pm

**Weather:** Partly Cloudy - Temperature at time of inspection: 60-70 Degrees

**Inspected by:** Walt Scartaccini\Ryan Scartaccini\Seth Scartaccini

**Client Information:** Town Home

**Buyer's Agent:** Realtor Name  
Realtor Company

**Structure Type:** Wood Frame  
**Foundation Type:** Raised Foundation  
**Furnished:** No  
**Structure Occupied:** No  
**Number of Stories:** Two

**Structure Style:** Condominium

**Estimated Year Built:** 1984  
**Unofficial Sq.Ft.:** 1900

**People on Site At Time of Inspection:** Buyer(s)  
Buyer's Agent

### General Property Conditions

#### PLEASE NOTE:

**The service recommendations that we make in this report should be completed well before the close of escrow by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.**

Report File: TownHomeExample

## SCOPE OF WORK

You have contracted for us to perform a general inspection in accordance with industry standards. It is distinct from a specialist inspection, which can be costly, take several days to complete, involve the use of specialized instruments, the dismantling of equipment, video-scanning, destructive/intrusive testing and laboratory analysis. Our inspection is not a code compliance inspection, although national, state and local codes will be taken into consideration, if a code compliance inspection is required, it is recommended you contact the City construction authority. By contrast, the general inspection is completed on site, at a fraction of the cost and within a few hours by a generalist inspector and not a specialist systems technician such as a licensed electrician or plumber. Consequently, the general inspection and its report will not be as comprehensive as that generated by specialists and is not intended to be. Our purpose is to identify defects or adverse conditions that could result in injury or lead to costs that would significantly affect your evaluation of the property or alert you to the need for a specialist's evaluation. We will evaluate conditions, systems, or components in accordance to the California Real Estate Inspection Association's standards of practice, a copy furnished with the buyer's copy of the report. Which does not mean the systems or the components are necessarily perfect, given the age of the property, but that they are functional or not functional and met the standards at a given point in time. When indicating or recommending items for repair or upgrade, we do not determine whether the buyer or the seller is required to correct that item, we do not know the deal or negotiate the deal for the property. Our job is to disclose the conditions of the property. Similarly, we take into consideration when the property was built and allow for predictable deterioration that would occur through time, such as cracks that appear in concrete and stucco or drywall around doors/windows, scuffed walls or wood work, worn or squeaky floors, and stiff or difficult to operate windows. Therefore, we tend to ignore the insignificant defects, and do not annotate them, and particularly those that would be apparent to a normally prudent person, or to someone without any construction experience, however, some minor defects could be included in the report. We are not authorized, or have the expertise, to comment on termite, asbestos, lead base paint, dry rot, fungus damage, mildew/mold or engineering, but may alert you to evidence seen and recommend further evaluation by a specialist if conditions are found. Regardless, you should schedule any such specialized inspections, such as termite, mold, engineering with the appropriate specialists before the close of escrow. We encourage candid and forthright communication between all parties, because we believe that is the only way to avoid stressful disputes and costly litigation. Remember, we only summarize the report on site and it is essential that you read all of the report, and that any recommendations that we make for service or evaluation by specialists should be completed and documented well before the close of escrow, because additional defects could be re revealed by a specialist, or some upgrades recommended, which could effect your evaluation of the property, and our service does not include any form of warranty or guarantee. NOTE: ANY OBSERVATIONS IN THE REPORT AS TO LEFT OR RIGHT ARE AS VIEWED FROM THE FRONT OF THE BUILDING TO THE BACK OF THE BUILDING. FOR YOUR INFORMATION THE MAIN REPORT PARAGRAPH OR ITEM NUMBERS DO NOT MATCH UP WITH THE REPORT SUMMARY ITEM NUMBERS, ALTHOUGH THE ITEMS OF CONCERN IN THE SUMMARY REPORT ARE DIRECTLY TAKEN FROM THE MAIN REPORT AND ARE IDENTICAL, THEY ARE STAND ALONE REPORTS WITH DIFFERENT LINE NUMBERING.

Narrative Color Legend: – Normal Text    ✓ Red text- safety issue or critical issue  
m Not used.    q Headings.

## Exterior

We evaluate the following exterior features: driveways, walkways, fences, gates, handrails, guardrails, yard walls, carports, patio covers, decks, building walls, fascia and trim, balconies, doors, windows, lights, and outlets. However, we do not evaluate any detached structures, such as storage sheds and stables, and we do not water test or evaluate subterranean drainage systems or any mechanical or remotely controlled components, such as driveway gates. Also, we do not typically evaluate landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, sprinkler systems and decorative or low-voltage lighting. We will comment on how the sprinkler systems are effecting the property and make recommendations for improvements. Similarly, we do not usually comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces, especially disjointed cracks that one side is raised on can imply the presence of expansive soils that can result in continuous movement, that can be caused by tree root movement or soil conditions, but this could only be confirmed by a geological evaluation of the soil. Our observations are limited to visible items at the time of the inspection, we do not move storage, cut shrubs\trees and are not allowed to take apart any components of the structure.

### Wall Covering

#### Type of Material

##### *Informational Conditions*

- The exterior house walls are clad with a combination of stucco and siding.

#### Wall Covering Observations

##### *Informational Conditions*

- The exterior wall cladding did not appear to have any unusual damage or deterioration, refer to the termite inspector for further evaluation.
- There are stress fractures in the stucco on the walls, around the windows and doors that result from movement, and are quite common from seismic activity or settling. Some of the stucco hairline cracks are caused from drying too quickly during construction and were not fogged\sealed by the builder. Most people do not realize that structures move, but they do and sometimes more or less continuously from heat\cooling\ moisture expansion and by seismic movement. Therefore, stress fractures can reappear after they have been repaired, and particularly if they have not been repaired correctly. Recommend the cracks and stucco blemishes be corrected when the building's exterior is painted.
- Rust was noted on the stucco weep screed flashing on some of the lower walls around the structure, recommend insuring soil is at least 2" below this flashing with adequate drainage away from the foundation and that the sprinkler system or roof run off is not spraying the walls or flashing.
- Recommend any holes or cracks in the exterior envelope of the structure be properly repaired\ sealed to prevent possible moisture or pest intrusion. This includes sealing any cracks or holes that might allow moisture entry into walls around light fixtures, pipes that penetrate walls or eaves with cracks around the wood framing that might allow pest or moisture intrusion.

##### *Components and Conditions Needing Service*

- Siding and wood trim have some deterioration, paint peel and joints that are not sealed and could allow for moisture penetration, recommend further evaluation by the termite inspector and servicing of any area that allows for possible moisture intrusion that could cause damage.

Siding has some paint peel and joints that are not sealed could allow for some moisture penetration - *Continued*



## Exterior Features

### General Comments and Description

#### *Informational Conditions*

- It is important to maintain a property, including sealing walkways, driveways, decks, and other hard surfaces, and it is particularly important to keep the structure's walls sealed with holes and cracks properly patched and sealed, which provide the only barrier against deterioration. Unsealed cracks around, plumbing/electrical wall penetrations, windows, doors, and thresholds can permit moisture intrusion that may penetrate the vapor barrier beneath the wall cladding, which is the principle cause of the deterioration of any surface. Unfortunately, the evidence of such intrusion may only be obvious when it is raining or with intrusive testing. We have discovered leaking windows and doors while it was raining that may not have been apparent otherwise.

### Driveways

#### *Informational Conditions*

- There are predictable cracks in the driveway that would not necessarily need to be serviced. However, you may want to seal them to help prevent additional moisture penetration and possible additional cracking.

#### *Components and Conditions Needing Service*

- There are offsets in the driveway that could prove to be trip-hazards, and particularly for children or the elderly, which are recommended to be corrected.

### Walkways

#### *Informational Conditions*

- The walkways did not appear to have any unusual cracking or displacement.

### Fascia and Trim

#### *Components and Conditions Needing Service*

- The termite inspector is recommended to further investigate damage to the fascia board, wood trim at the eaves and walls of the structure. Recommend repairs be made to any damaged wood and that any paint peel or bare wood left by wood repairs when any termite work is done be properly painted.

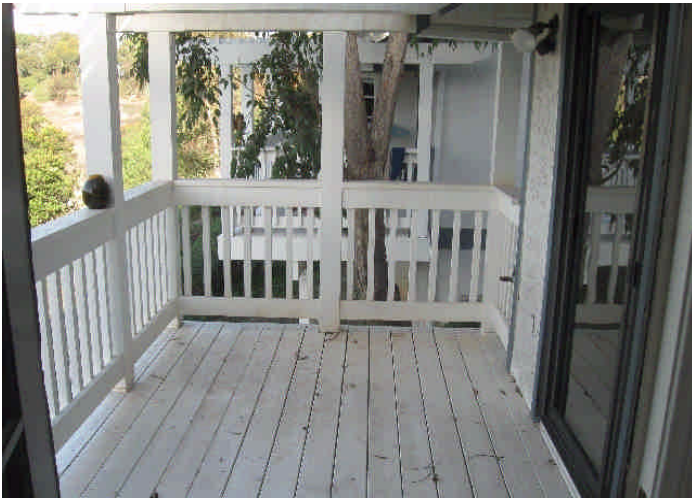
### Decks

#### *Informational Conditions*

- The wood deck does not appear to have any apparent damage, and should be maintained and periodically sealed. Refer to the termite inspector for further investigation.



The wood deck is in acceptable condition - *Continued*



- Deck and stair railings current construction requirements are for 42 inches in height which is a recommended upgrade in structures built before 2008, however, a requirement in structures 2008 and after.  
*Components and Conditions Needing Service*
- The wood deck shade cover is properly anchored to the roof fascia board but the fascia board at the deck shade cover is not anchored to the rafter tails and is recommended to have the appropriate rafter tails Simpson bracket anchored to the fascia board to prevent possible displacement during winds or seismic activity.



## **Lights**

### *Informational Conditions*

- We do not evaluate low-voltage or decorative lights, such as Malibu lights, which you may wish to have the sellers demonstrate.  
*Components and Conditions Needing Service*
- The exterior deck light fixture did not turn on with the switches, if they are not on timers or photo cell switches and working they are recommended to have the bulbs replaced or repairs made.

## Outlets

### *Informational Conditions*

- The exterior electrical outlets that are in permanent use are recommended to have the full cap plastic dome weather covers installed as an upgrade.

### *Components and Conditions Needing Service*

- ✓ Exterior electrical outlets are not all GFCI protected and are recommended to be upgraded, even though GFCI protected outlets may not have been required when the structure was built.

## Doors

### *Informational Conditions*

- Recommend exterior doors locks be re keyed for security before moving in. Recommend all exterior doors have normal maintenance done to verify that the weather seals are sealing properly and that the thresholds are keeping moisture from entering the doors.

### *Components and Conditions Needing Service*

- The exterior doors need typical maintenance-type service, recommend checking/adjusting the weather stripping, lubricating the hardware, sealing the thresholds, and bottom corners of the frames to prevent possible moisture intrusion and damage.

## Windows

### *Informational Conditions*

- Windows require maintenance to keep them sealed to prevent moisture intrusion and operational if an operating window. Fixed metal or wood windows require regular inspection to insure the exterior frames are not losing their exterior stop seal caused by weathering. Wood frames require regular paint and caulking. Metal framed windows usually have a vinyl gasket or caulk seal that should be monitored. Operating windows have bottom tracks that many have weep holes that are required to drain out any exterior moisture that gets into them and should be cleaned periodically. Window glass in or windows within 24" to the side of doors and 48" on commercial buildings are now required to have safety glass labeled at a corner with acid etched logo indicating safety glass and if not in place are recommended to be investigated for upgrading. This goes for windows at staircases, in bathrooms next to tub and showers or windows that extend closer than 18" off the floor that can possibly be walked through like a patio door or window next to a patio door. Upstairs windows or windows that are close to furniture that a small child might fall through and be injured in the fall should be protected. However, when there are bedrooms with only one egress door for fire escape are required to have an operating window large enough to crawl out of or a fireman crawl in, usually a minimum of 20" wide and 24" in height and inside floor to window opening not higher than 44" to the bottom sill opening with a minimum square footage opening of 5.7 square feet or 5.0 square feet at ground grade. The egress window in a bedroom cannot be blocked with iron grates that do not operate from the inside. Windows are potential moisture intrusion locations and should be regularly inspected and many times cannot be thoroughly inspected on the inside of the structure by the inspector due to furniture or storage and are recommended to be further investigated for stains, damage and operation when the structure is vacant.
- The single pane aluminum type windows appear to be the same age as the building, and will not necessarily function smoothly. Recommend servicing windows, cleaning tracks, lubricating tracks and any vertical lift systems, making sure the locks are functioning properly and sealing the bottom corners to prevent moisture intrusion. We did test every unobstructed window in every bedroom to ensure that they facilitate an easily opened emergency exit. See individual room notes on windows.
- When the upstairs operating windows are close to the floor level or furniture is close to the windows, although the windows maybe over 18" off the walking surface and meet construction requirements they can be a child fall out safety issue when open and you may want to consider extra protection for small children that may push on the screens. Remember when installing this extra protection, if in a bedroom, fire egress is required to be maintained.
- When window and patio door blinds are in place with cord adjustments on them, they are recommended to be monitored for small child safety entanglement. Recommend keeping cords up away from small children on hooks next to the blinds.

## Screens

### *Informational Conditions*

- The window screens are in place with no unusual damage noted. (see individual room notes)

## Balconies

### *Informational Conditions*

- The balconies are in acceptable condition with no unusual damage. The railings have the currently required 4" spacing.

## Site Comments

### Condominium Comments

#### *Components and Conditions Needing Service*

- Because this is a report on a condominium, Coop, PUD or town home inspection, we do not necessarily evaluate or report on the roof, the foundation, grading and drainage, or components beyond the unit, the maintenance of which are normally the responsibility of the home owners' association, however, this should be verified, refer to the seller and the CC&Rs for further information. The inspector does not report on the financial condition of the HOA. Recommend verifying what maintenance responsibilities the HOA has on this home, this can be done by talking to the HOA representatives and by investigating the CC&Rs. Maintenance responsibilities can vary between complexes. Recommend checking with the HOA on whether or not there are any unusual conditions or problems that the complex maybe having.

### Trees and Vegetation

#### *Components and Conditions Needing Service*

- Vegetation is encroaching on the structure, and should be kept a minimum of twelve inches away for the general welfare of the walls, roof and foundation.
- There are tree limbs overgrowing or against the walls the structure that are recommended be trimmed and monitored, to insure that they do not impact or damage the roof/walls or their components.



### Occupied home

#### *Informational Conditions*

- Home was vacant at time of the inspection.

### Additions or Alterations to Property

#### *Informational Conditions*

- There appears to be additions or alterations made to the property, the inspector does not check on the permits for alterations or additions and recommends that these be verified. Much of the construction or changes are not visible for a non intrusive type inspection and it is important verify these were permitted have certificates of occupancy and checked at various stages of development and possible engineer requirements. When there are additions or alterations made to the property that were not permitted, the inspector does not endorse any work done without a permit and recommends further verification of any non permitted work be made by qualified licensed specialists before close of escrow.

### **Hillside no unusual movement rec geo tech**

#### *Components and Conditions Needing Service*

- The condominium property is located on a hillside or stair stepped location with no evidence of unusual movement from soils or drainage, other than some cracks in visible concrete, stucco and drywall that is seen in most structures. However, due to the location on the hillside it is encouraged that you investigate with the HOA to determine if any unusual movement conditions have been noted in the association properties and to insure soils engineering or a geo tech engineer has evaluated the property for proper drainage and potential soils movement.

### **Hillside vegetation**

#### *Components and Conditions Needing Service*

- Evidence of erosion on portions of the hillside below the property, recommend further evaluation by appropriate specialists for improving the drainage and the hillside vegetation to protect against erosion. Refer to the CC&Rs and the HOA.



### **Rodents & Other Pests**

#### *Informational Conditions*

- Rodents and other pests are part of the natural habitat and often invade structures. Rats and mice have collapsible rib cages that are mostly cartilage and can squeeze through the tiniest of crevices. And it is not uncommon for them to enter structure's crawlspaces, attics, closets and even the space inside walls, where they can breed and multiply at a very rapid rate. This is also true of ants, spiders, roaches and other insect pests. Therefore, it would be prudent to have an exterminator evaluate the structures to ensure that they are free of pests and periodically monitor those areas that are not readily accessible.

## **Grading and Drainage**

### **General Comments and Description**

#### *Informational Conditions*

- The ideal property will have soils and hardscape that slope away from the structure and the interior floors will be several inches higher than the exterior grade. The structures are recommended have roof gutters and downspouts that discharge into area drains with catch basins that carry water away to hard surfaces and proper drainage away from the structure and property. If a property does not meet this ideal, or if any portion of the interior floor is below the exterior grade, or there are planters installed against the structures, there is a potential for moisture damage even though there may not be any evidence of moisture intrusion. Recommend any structure with planters or elevations of floor below or even with grade to be further investigated for possible corrections and upgrades.



## Moisture Dampness-Moisture Conditions

### *Informational Conditions*

- Moisture is a perennial problem, with which you should be aware. It involves a host of interrelated factors, and can be unpredictable, intermittent, or constant. When moisture intrusion is not self evident, it can be inferred by musty odors, peeling paint or plaster, efflorescence, or salt crystal formations, rust on metal components, and wood rot. However, condensation and humidity can produce similar conditions if the temperature in an area is not maintained above the dew point. Regardless, when there has been water spills, roof leaks or if the interior floors are close to the same elevation or lower than the exterior grade we could not rule out the potential for moisture intrusion and would not endorse any such areas. Nevertheless, if such conditions do exist or are made to exist because of past or present conditions, even if there is no evidence of current problem conditions, you could schedule a specialist such as a qualified mold inspector to laboratory test for conditions that might not be evident.

## Hillside

### *Informational Conditions*

- Hillsides are recommended to verified as having the proper vegetation and sprinkler systems for prevention of erosion and fire safety concerns. Recommend verifying with the fire department on requirements with this area for maintaining the hillsides\vegetation for fire safety and fire protection.

## Drainage Mode

### *Informational Conditions*

- Flower or grass beds next to the foundation in some areas around the structure, no evidence of moisture intrusion into the structure was found at these areas at time of inspection, however, these areas should be monitored to prevent sprinklers spraying walls and the soil levels kept a minimum of 2" recommended 6" below inside slab floor, below the inside floor\slab with good drainage away from the foundation to the street so ponding\standing water will not occur and cause possible moisture intrusion or differential settling along the foundation.
- Drainage is facilitated by hard surfaces sloped toward the street and in ground drains that carry the run off water to the hillside. Recommend yearly verifying that the drains are clear of debris and silt to prevent possible clogging, this can be easily verified by turning a garden hose on at the drains and checking at the curb to verify water is draining to the street. When drains clog they can be sometimes be cleared with a garden hose and in some cases the plumber with a drain snake is needed.
- There is a partial gutter system on the structure that drains into the in ground drain system or drain close to the in ground drains that carry the run off water away from the structure and foundation to a drainage location below the property. Refer to the HOA and the CC&Rs.

## Area Drains

### *Informational Conditions*

- The property is served by in ground drains that appear to be in acceptable condition. However, because it is impossible to see inside them without snake camera testing, you should verify with the seller that the drains are functional, or they should be flushed through to the street. Surface water carries minerals and silt that is deposited inside the pipes and hardens in the summer months to the consistency of wet concrete, which can impede drainage and require the pipes to be cleared by a roter service.

## Interior-Exterior Elevations

### *Informational Conditions*

- There is an adequate difference in elevation between the exterior grade and the interior floors with hardscape sloped away from the structure that should ensure that moisture intrusion would not threaten the interior space, but of course we cannot guarantee that.

## Bio-organic Growth-Mildew-Mold

### *Components and Conditions Needing Service*

- A bio-organic growth\mold inspection is recommended on the building due to evidence found of moisture stains, musty odors in the home from damp soils under the home and buyers sensitivity to molds. There have been or are some areas where moisture intrusion or leaks have occurred in the building. Only a qualified mold inspector with proper laboratory testing of samples from the structure can verify what types of bio-organic growths maybe in the building or inaccessible areas of the building. There are many types of bio-organic organisms in and outside the structures and normally only a few of these can be problematic or hazardous. Conditions for growth of these organisms is nearly always associated with present or past

moisture conditions.

## Irrigation

### General Comments and Description

#### *Informational Conditions*

- There are a wide variety of irrigation components, of which most of the system is buried, our inspection does not include the sprinkler system, and we do not test each component, nor search below vegetation for any concealed hose bibs, actuators, risers, or heads. We do not test sprinkler actuators or evaluate its coverage, and due to the variety and complexity of many automatic control panels we do not test them. The sprinkler valves are under pressure, we look for any evidence of damage or leakage. We recommend that you have the sellers demonstrate an automatic sprinkler system before the close of escrow and indicate any seasonal changes that they may make to the program. We recommend that any sprinklers be adjusted to not spray the structures, sidewalks, fences and driveway. Anti siphon valves should be in place at each sprinkler valve actuator to prevent back flow of water into the structures drinking water supply. Back flow prevention systems that keep structure's water supply from backing up into the utility\City water supply are recommended and some Cities are now requiring them on newer construction or remodels. This is not part of our inspection, however, we recommend you further investigate your City's requirements.
- Sprinkler system appears to be a HOA maintained item, refer to the HOA and the CC&Rs.

### Hose Bibs

#### *Informational Conditions*

- The hose bibs are functional, but we may not have located and tested every one on the property.

#### *Components and Conditions Needing Service*

- The hose bibs that we tested are functional, but do not all include anti-siphon valves. These valves are relatively inexpensive, are required by current standards. (a small screw on device that costs around five dollars that prevents water from backing up from hoses to interior building's water supply) However, we may not have located and tested every hose bib on the property.

## Structural

Foundations are not uniform, and conform to the structural standard of the year in which they were built. We identify foundation types and look for any evidence of structural deficiencies. However, cracks or deteriorated surfaces in foundations are quite common. In fact, it would be rare to find a raised foundation wall that was not cracked or deteriorated in some way, or a slab foundation that did not include some cracks concealed beneath the carpeting and padding. Fortunately, most of these cracks are related to the curing process or to common settling, including some wide ones called cold-joint separations that typically contour the footings, but others can be more structurally significant and reveal the presence of expansive soils that can predicate more or less continual movement. We are keenly aware of cracks, and will alert you to their presence if they are clearly visible, most of these will be hidden from view by flooring, wall coverings or furniture. Any such cracks or separations found possibly when the floor cover or other items are removed are recommended to be evaluated and properly sealed or repaired. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

## Structural Elements

### Wall Structure

#### *Informational Conditions*

- The walls are conventionally framed with wooden studs, however, most of the framing is enclosed except for in the attic and not visible.



## Floor Structure

### *Informational Conditions*

The floor structure consists of posts piers girders and joists sheathed with plywood or diagonal boards.

## Raised Foundation or Basement

### **General Comments**

#### *Informational Conditions*

- This structure has a raised foundation. Such foundations permit access, and provide a convenient area for the distribution of water pipes, drain pipes, vent pipes, electrical conduits, and ducts. However, although raised foundations are far from uniform, most include concrete footings and walls that extend above the ground with anchor bolts that hold the structure onto the foundation, but the size and spacing of the bolts vary. In the absence of major defects, most structural engineers agree that the one critical issue with raised foundations is that they should be bolted to the walls of the structure. Our inspection of these foundations conforms to industry standards, which is that of a generalist and not a specialist, and we do not use any specialized instruments to establish that the structure is level. We typically enter all accessible areas, to confirm that foundations are bolted and to look for any evidence of structural deformation or damage, but we may not comment on minor deficiencies, such as on commonplace settling cracks in the stem walls and slight deviations from plumb and level in the intermediate floor framing, which would have little structural significance. Interestingly, there is no absolute standard for evaluating cracks, but those that are less than ¼" and which do not exhibit any vertical or horizontal displacement are generally not regarded as being structurally relevant. Nevertheless, all others should be evaluated by a specialist. However, in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

### **Description of Foundation Type**

#### *Informational Conditions*

- Raised concrete foundation with bolts from walls to foundation typical of the time the structure was built were noted under the structure.



### **Method of Evaluation**

#### *Informational Conditions*

- We evaluated the raised foundation by accessing and evaluating the components within and on the exterior of the crawspace, not all areas were accessed under the structure.

### **Cripple Walls**

#### *Informational Conditions*

- The residence is constructed on a raised and bolted foundation with shear-paneled cripple walls. Plywood exterior shear bracing was noted on the cripple walls/tall walls under the home.

The residence is constructed on a raised and bolted foundation with shear-paneled cripple walls - *Continued*



### **Crawlspace**

#### *Informational Conditions*

- There is efflorescence on the stem wall in the raised foundation, which confirms that moisture has penetrated the area and activated minerals that form a white powdery formation of salt crystals. This is a condition that should be monitored with evaluation and verification for proper drainage around the exterior of the foundation. This moisture transfer through the concrete and soil is one that could produce musty odors in the home.



- The pier posts under the structure were not strap anchored to the beams which was acceptable at the time the building was built and are recommended to be upgraded to have metal t-straps screw anchored across floor stringer beams to the vertical pier posts.

#### *Components and Conditions Needing Service*

- The soils within the crawlspace are moist, which appear to have resulted from over-irrigation, hillside moisture conditions, inadequate ventilation or poor drainage around the foundation. This can contribute to differential settling, and facilitate musty odors and possibly the growth of a variety of molds and fungi that can produce unhealthy conditions. The sprinklers should be adjusted to water less around the foundation flower/grass beds with proper drainage provided around the foundation and the crawlspace should be carefully monitored.

There are moist soils in the foundation crawlspace that appear to be a result of over-irrigation - *Continued*



- Wood or cellulose debris has been left under the structure and is recommended to be removed. Refer to the termite inspector for further evaluation and corrections.



- ✓ Some of the pier posts did not have damage to the concrete base pads due to the high moisture content in the soil, due to the compartmental design of the areas under the home and the hillside moisture condition, there is inadequate ventilation in the crawlspace under the home, recommend further evaluation by a qualified foundation specialist for corrections and upgrades.

Some of the pier posts did not have the proper concrete base pads and were touching the soil in places - *Continued*



### **Floor Insulation**

#### *Informational Conditions*

- There is no floor insulation, which may not have been required when this residence was constructed. Recommend upgrading.

### **Ventilation**

#### *Informational Conditions*

- The foundation crawlspace is compartmentalized, or divided into sections by concrete girders and plywood walls that restrict cross ventilation. This does not appear to have had any adverse affects on the framing, which should be confirmed by the termite report, but the area should be monitored to ensure that no condensation forms. However, if you do notice a musty odor, or if the finish floors appear to ripple, crack, or otherwise move, the foundation may have to be mechanically ventilated.

#### *Components and Conditions Needing Service*

- The crawlspace is not adequately ventilated and is now recommended to have at least one square foot of vent area provided for every one hundred and fifty square feet of crawlspace. This is to help prevent damaging moisture\humidity build up and musty odors in the crawlspace area. Recommend corrections by a qualified contractor.



### **Poured Concrete Basement or Stem Walls**

#### *Informational Conditions*

- There are typical settling cracks in the poured concrete foundation walls that would not necessarily need the attention of a specialist's evaluation, however, the foundation should be monitored and any improper drainage or water settling around the exterior of the foundation corrected.

#### *Components and Conditions Needing Service*

- There is a rusted iron rebar break through at the foundation that is recommended to be further evaluated by a foundation specialist for possible repairs. (right side exterior area)



### **Plumbing under the house**

#### *Informational Conditions*

- There was no apparent leaking from the visible water supply or drain plumbing under the structure at the time of the inspection.



## Roof

There are many different roof types, which we evaluate by walking on their surfaces unless they are concrete\clay\composite tiles or metal roofs due to possible damage of these roof. If we are unable or unwilling to do this for any reason, we will indicate the method that was used to evaluate them. Every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or other prevalent weather conditions, and its maintenance. Regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material, and this is equally true of almost all roofs. In fact, the material on the majority of pitched roofs is not designed to be waterproof only water-resistant. However, what remains true of all roofs is that, whereas their condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings, or on the framing within attics, will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only the installer can credibly guarantee that a roof will not leak, and they do. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company. Our inspection does not include a warranty on the roof.

### Composition Shingle

#### General Comments and Description

##### *Informational Conditions*

- There are a wide variety of composition shingle roofs, which are comprised of asphalt or fiberglass materials impregnated with mineral granules that are designed to deflect the deteriorating ultra-violet rays of the sun. The most common of these roofs are warranted by manufacturers to last from twenty to twenty-five years, and are typically guaranteed against leaks by the installer for one to five years. The actual life of the roof will vary, depending on a number of interrelated factors besides the quality of the material and the method of installation. However, the first indication of significant wear occurs when the granules begin to separate and leave pockmarks or dark spots. This is referred to as primary decomposition, which means that the roof is in decline, and therefore susceptible to leakage. This typically begins with the hip and ridge shingles and to the field shingles on the south facing side. This does not mean that the roof is ready to be replaced, but that it should be serviced or monitored. Regular maintenance will certainly extend the life of any roof, and will usually avert most leaks that only become evident after they have caused other damage. Our inspection is a non intrusive inspection and does not include a warranty against leaking on the roof, if a warranty is needed it is recommended that a roofer be contacted for a roof certification and warranty.

#### Method of Evaluation

##### *Informational Conditions*

- We were unable to safely access the roof, and evaluated it either from within the attic or from several vantage points with binoculars and/or a ladder.
- The roof appears to be a condominium or town home HOA maintained roof system, refer to the CC&Rs.

#### Age and General Evaluation of a Two-layer Roof

##### *Components and Conditions Needing Service*

- The composition shingle roof appears to be approximately five to ten years old on a roof system that will normally last around 20 to 30 years with good maintenance, but this is just an estimate and you should request the installation permit from the HOA or obtain them from the City, which will reveal its exact age and any warranty guarantee that might be applicable. No apparent damage or current leaking was found at time of the inspection, however, dry stains were found in the living room ceiling and garage that maybe from the roof. Recommend further investigation to verify leaking and any moisture damage is properly corrected.



The composition shingle roof is layered and appears to be approximately five to ten years old - *Continued*



### **Skylights**

#### *Informational Conditions*

- The composition shingle roof includes one or more skylights, which are notoriously problematic and a common point of leaks. There are different methods of installing them and, although opinions will vary, some methods are better than others. Therefore, it will be important to keep the area around them clean and to monitor them for evidence of leaks.

The composition shingle roof includes skylights - *Continued*



**Gutters and Drainage**

*Informational Conditions*

- There are partial gutters that are recommended to be upgraded to full gutters with in ground drains or verified drainage to protect the structure and the foundation and assist in carrying roof run off water to the appropriate drainage area and away from the foundation.

**Trees or Vegetation on Roof**

*Components and Conditions Needing Service*

- There are tree branches over hanging or against the roof that should be pruned back or removed to prevent damage to the roof and eaves. Recommend further investigation to insure any damage is corrected when branches or vegetation has been removed.



## Attic

### General Comments and Description

#### *Informational Conditions*

- In accordance with industry standards, we will not enter attics areas that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point or open areas in the attic. In evaluating the type and amount of insulation on the attic floor, we use generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not move or disturb any portion of the insulation, which may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components. Not all areas of the attic have been accessed.

### Access

#### *Informational Conditions*

- There is clear access to enter and evaluate the attic.
- The attic can be accessed through a hatch in the master bedroom closet.

### Framing

#### *Informational Conditions*

- The roof framing consists of a factory- built truss system, comprised of components called chords, webs, and struts that are connected by wood or metal gussets nailed or glued in place. Each component of the truss is designed for a specific purpose, and cannot be removed or modified without compromising the integrity of the entire strut. The lowest component, which is called the chord and to which the ceiling is attached, can move by thermal expansion and contraction and cause creaking sounds, which are more pronounced in the mornings and evenings along with temperature changes. Such movement has no structural significance, but can result in small cracks or divots in the drywall or plaster. No unusual movement or damage was found on the visible portions of the truss system at time of the inspection.



### Ventilation

#### *Informational Conditions*

- Ventilation within the attic is provided by a combination of eave, dormer, turbine, or gable vents, and should be adequate.



Ventilation within the attic appears to be adequate - *Continued*



### **Electrical**

#### *Informational Conditions*

- Note: When the attic insulation is closer to the recessed light components than is commonly recommended. Some recessed lights are designed to cool by convection, and insulation is typically recommended to be a minimum of three inches away. The inspector does not remove insulation and verify whether the recessed lighting is rated to be covered or not, when recessed lights are in place they are recommend to be further investigated.
- Note: When ceiling fans are installed, especially where they have been added and possibly where a light had been, it is recommended they be further investigated to insure there is adequate anchoring and proper electrical wiring was installed.

### **Plumbing Vents**

#### *Informational Conditions*

- The visible plumbing vents found had no apparent damage at time of the inspection.

### **Batt Insulation**

#### *Functional Components and Conditions*

- The attic floor is well insulated with approximately nine-inches of fiberglass, batt insulation.



**Heating-Cooling ducts in attic**

*Informational Conditions*

- The visible heating-cooling ducts in the attic did not appear to have any damage at time of the inspection.



**Evidence of Rodents in attic**

*Components and Conditions Needing Service*

- ✓ Evidence of rodent droppings in the attic, however, the activity does not appear to be current, recommend further investigation by an appropriate specialist to insure that openings leading to the attic are properly sealed and that any rodent activity has been properly terminated. Recommend any rodent debris be properly cleaned up.



**Condo attic not firewall-secured**

*Informational Conditions*

- The condominium-town home attic has firewall-security protection between units.

The condominium-town home attic has firewall-security protection between units - *Continued*



## Chimney-Fireplace

There are a wide variety of chimneys, which represent an even wider variety of the interrelated components that comprise them. However, there are three basic types, single-walled metal, masonry, and pre-fabricated metal ones that are commonly referred to as factory-built ones. Single-walled metal ones should not be confused with factory-built metal ones, and are rarely found in residential use, but masonry and factory-built ones are a commonplace. Our inspection of them is that of a generalist and not a specialist. However, significant areas of chimney flues cannot be adequately viewed during a field inspection, as has been documented by the Chimney Safety Institute of America, which reported in 1992: "The inner reaches of a flue are relatively inaccessible, and it should not be expected that the distant oblique view from the top or bottom is adequate to fully document damage even with a strong light." Therefore, because our inspection of chimneys is limited to those areas that can be viewed without dismantling any portion of them, and does not include the use of specialized equipment, we will not guarantee their integrity or drafting ability and recommend that they be video-scanned before the close of escrow.

### Living Room Chimney

#### General Prefabricated Chimney Comments

##### *Informational Conditions*

- There are a wide variety of pre-fabricated chimneys, which are constructed on site with approved components. We perform a competent inspection of them, but we are not specialists, and our inspection of them is limited to those areas that can be viewed without dismantling any portion of them, and we cannot guarantee that any particular component is the one stipulated for use by the manufacturer.

#### Chimney Stack or Walls

##### *Informational Conditions*

- The chimney exterior walls, roof top area was not accessed due to the height/configuration of the roof system and is believed to be a HOA maintained area, however, no evidence of leaking was found around the living room ceiling at the fireplace. Refer to the CC&Rs and HOA for more information.

#### Chimney Flue

##### *Components and Conditions Needing Service*

- There is soot build up in the fireplace flue and it is recommended to be cleaned.

#### Fireplace

##### *Informational Conditions*



- The fireplace did not appear to have any unusual displacement or damage, clearance to combustibles appeared adequate on visible portions of the fireplace, the hearth was in place.



### **Damper**

#### *Informational Conditions*

- The damper is opening and closing.
- Damper safety stop was in place on the damper for the fireplace that will properly keep the damper open when burning gas only.

### **Ornamental Gas Logs**

#### *Informational Conditions*

- The gas log fire place was turned on to check the gas.

#### *Components and Conditions Needing Service*

- The gas log burner gas unit is not adjusted properly and is producing high amounts of carbon due to air fuel mixture improperly adjusted. Recommend corrections and cleaning of carbon on logs and in flue to prevent a possible flue fire.

### **Glass Doors**

#### *Informational Conditions*

- Recommend adding glass doors on fireplace.
- Screens are in place on the fireplace with no evidence of unusual damage.

### **Hearth**

#### *Informational Conditions*

- The hearth was in place and did not have any unusual damage.

## **Plumbing**

Plumbing systems have common components, but they are not uniform. In addition to fixtures, these components include gas pipes, potable water pipes, drain and vent pipes, shut-off valves, which we do not test if they are not in daily use, pressure regulators, pressure relief valves, and water-heating devices. Normally the best and most dependable water pipes are copper, because they are not subject to the degree build-up of minerals that bond within galvanized pipes, and gradually restrict their inner diameter and reduce water volume. Water softeners can remove most of these minerals, but not once they are bonded within the pipes, for which the usual remedy is a re-pipe. The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. In fact, whenever the street pressure exceeds eighty pounds per square inch a regulator is recommended, which typically comes factory preset between forty-five and sixty-five pounds per square inch. However, regardless of the pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which

the regulator fails and high pressure begins to stress the washers and diaphragms within the various components. Individual shut off valves are installed at sinks, toilets, water heater water supply and other appliances, the older type gate type valves may seize or leak when operated after a few years of service and are not tested by the inspector, these are recommended to be replaced with a newer ball type valve, this is especially true of the main water supply shut off valve. Water filter or softeners are not part of this inspection and will only be checked for evidence of leaking, recommend getting service information from the seller. A back flow preventer is recommended to be installed if not already in place on the water supply system to prevent back flow of water into the City's water supply if the City's system loses water pressure, typically these are not installed on older properties. Most of the piping systems are not visible, are under ground in walls or locations not readily accessible. The inspector does not test water or gas meters or does pressure\time tests on water and gas systems which are not part of this inspection. On older properties it is encouraged that further pressure\time testing be done on gas systems and water systems. Recommend older properties have the sewer drains video scanned for root and crush damage that might not show up with full functional flow testing where the inspector will run all the water fixtures.

Waste and drainpipes pipes are equally varied, and range from modern acrylonitrile butadiene styrene (ABS) ones to older ones made of cast-iron, galvanized steel, clay, or a cardboard-like material that is coated with tar. The condition of these pipes is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to this type of damage, although isolated batches of them have been alleged to be defective. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains. Nonetheless, blockages will occur in the life of any system, but blockages in drainpipes, and particularly in main drainpipes, which we recommend having video-scanned. This could also confirm that the house is connected to the public sewer system, which is important because all private systems (septic tanks) must be evaluated by specialists before the close of escrow. The drain clean outs are difficult to locate in many of the older properties due to build up of grass or vegetation and are many times covered over, sometimes older properties do not have these clean outs installed in an exterior location. Recommend establishing the location for these or be prepared to have a toilet removed for drain clog servicing if a clog occurs. The inspector does not fill sinks or tubs(if applicable) and test for over flow function, if a tub or sink does not have an over flow, they are recommended to be installed to prevent a possible over flow spill.

## **Potable Water Pipes**

### **Type of Material**

#### *Informational Conditions*

- The visible water supply piped areas of the building are served by copper potable water pipes.

### **Water Main Location**

#### *Informational Conditions*

- The main water shut-off valve is located at the front of the building.
- Water pressure is within normal operating range between 40 and 80 psi.

#### *Components and Conditions Needing Service*

- The main water supply piping has a gate valve that is recommended to be upgraded to a ball quarter turn valve, older gate valves tend to leak or malfunction and are not tested. Recommend keeping a water meter key for emergency turn off of entire water supply to the home until the gate valve is replaced.

The main water supply piping has a gate valve that is recommended to be upgraded to a ball valve - *Continued*



### **Copper Water Pipes**

#### *Informational Conditions*

- The potable water pipes did not appear to have any evidence of leaking around or in the building. Water meter testing is not part of this inspection.

## **Waste and Drainage System**

### **General Comments and Description**

#### *Informational Conditions*

- We attempt to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a video-scan of the main line would confirm its actual condition. However, you can be sure that blockages will occur, usually relative in severity to the age of the system, and will range from minor ones in the branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main line. The minor ones are easily cleared, either by chemical means or by removing and cleaning the traps. We recommend that you ask the sellers if they have ever experienced any drainage problems, or you may wish to have the main waste line video-scanned before the close of escrow, especially if the building is older.

### **Type of Material**

#### *Informational Conditions*

- The building is served by ABS drain waste and vent pipes.

### **Drain Pipes Waste Pipes and Vent Pipes**

#### *Informational Conditions*

- Based on industry recommended water tests, the main drainpipes were draining and not clogging. All were draining when water from fixtures was turned on in each bathroom\kitchen and tested at the time of the inspection. However, only a video-scan of the main drainpipe would confirm its actual condition.
- Over flow drains in the sinks and tubs are not fill tested to verify whether they are functional or not. Recommend these be tested to verify whether they will function when the tub or sink is filled to over flowing.

## Gas

### Gas Main Shut-Off Location

#### *Components and Conditions Needing Service*

- Recommend the gas shut off valve have a wrench located at the shut off valve or a seismic auto shut off valve installed in case of emergency. Some insurance companies are now requiring that an automatic gas shut off gas valve be installed before they will insure you, this should be verified with your insurance company. They cost around \$350 to install. Some City construction jurisdictions require the auto shut off valves when a property is sold, verify with your City or insurance company on requirements before close of escrow. If the wrench only is used, it is recommended that the Gas Company's gas meter valve be verified as easily operated.



## Water Heaters

### General Gas Water Heater Comments

#### *Informational Conditions*

- Water heaters can be expected to last at least as long as their warranty, or from five to fifteen years. However, few of them last longer than fifteen or twenty years and many eventually leak. So it is always wise to have them installed over a drain pan, and preferably one plumbed to the exterior. The water temperature should be set at a minimum of 110 degrees Fahrenheit to kill microbes and a maximum of 140 degrees to prevent scalding. Also, water heaters can be dangerous if they are not seismically secured and equipped with either a pressure/temperature relief valve and discharge pipe plumbed preferably to a safe exterior location to prevent possible moisture damage, or an alternate to the TPR valve, a Watts 210 gas shut-off valve. Water heaters are required by California State Law to be properly seismically strapped since 1996 by a State approved method and approved strap kit properly installed, this includes the manufacturer's requirements on most approved kits to be properly blocked to the wall with straps wrapped around the water heater to prevent side to side movement and possible damage to gas, electric or water lines. The water heater is recommended to be drain faucet flushed with a hose to a safe exterior location at least once a year to eliminate any sediment build up in the bottom of the water heater, remember this is hot water.

### Age Capacity and Location

#### *Informational Conditions*

- The water heater was producing hot water at the time of the inspection.
- Hot water is provided by an approximately 9 year old, 40 gallon gas water heater that is located in an upstairs hall closet.

### Seismic Straps

#### *Components and Conditions Needing Service*



- ∨ The water heater has the seismic straps in place but is not properly blocked to the wall to prevent seismic slam during earthquake activity. This is typically a manufacturer's installation instruction requirement and is always recommended by this inspector to prevent possible damage to the water or gas lines during seismic activity. This usually is described in the seismic strap kit by the manufacturer along with wrapping the straps around the water heater to prevent side to side motion, and is usually blocking with wood at each strap location between wall and water heater with one inch of non combustibile material between the wood and the water heater if it is not a zero clearance model. Verification of zero clearance models is marked on the water heater.



**Vent Pipe and Cap**  
*Informational Conditions*

- The gas vent pipe was in place and did not appear to be back venting or too close to combustibles and it was properly secured with screws at joints.



**Pressure Release Valve and Discharge Pipe**  
*Informational Conditions*

- The water heater is equipped with a mandated pressure-temperature relief valve.
- Components and Conditions Needing Service*
- ∨ Water heater TPR valve down spout pipe has been improperly installed with a section corrugated flex pipe that is not approved for this use and can create a restriction if the valve releases under steam and pressure,



recommend further installation of approved smooth wall pipe such as approved 3/4" copper with positive gravity draining on the down spout pipe extended to a safe exterior location pointed downward and 6" to 24" above grade.



### Recirculating pump

#### Informational Conditions

- The re circulation pump on the water heater has the cord not plugged in, this maybe because it is not working or simply is not being used, recommend further investigation with the sellers or a plumbing specialist. (inspector plugged unit in and it responded and was circulating hot water, however, was again unplugged since the home was vacant.

#### Components and Conditions Needing Service

- ✓ Stress relief clamp on the electric cord of the re circulation pump was missing and is recommended to be installed as required by the National Electric Code.



### Drip Pan and Overflow Pipe

#### Informational Conditions

- The water heater is equipped with a drip pan and an overflow pipe, which is designed to prevent water damage from a leak. Nonetheless, the water heater should be periodically monitored for any signs of a leak and water pan\drain tested to insure it is carrying the water to a safe location without leaking.

### **Combustion Vent Ports**

#### *Functional Components and Conditions*

- The water heater does have appropriate combustion-air vents.

### **Water Shut-Off Valve and Connectors**

#### *Informational Conditions*

- The shut-off valve and water connectors on the gas water heaters do not appear to be leaking and have no apparent damage other than some minor corrosion. The valve is not tested due to the potential for leaking at the valve.

### **Gas Shut-Off Valve and Connector**

#### *Informational Conditions*

- The gas control valve and its connector at the water heater is in place and do not appear have any unusual damage.
- The gas pipe to the water heater is installed without the benefit of a sediment trap before it enters the water heater burner valve, which is a manufacturer's specification as detailed in most water heater installation manuals, this keeps moisture or debris in the natural gas system from reaching the gas burner valve, a loop in the flex gas line will help perform the same function, however, what is recommended by the manufacturer is a sediment trap that is typically a 1\2" steel pipe installed downward with a steel t-fitting immediately before the gas valve to catch debris and moisture in the gas line, recommend upgrade installation to keep debris from possibly clogging the gas valve.

## **Electrical**

There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. Regardless, we are not specialists and in compliance with industry standards we only test a representative number of switches and outlets, and we do not perform load-calculations to determine if the supply meets the demand. However, we regard every electrical deficiency and recommended upgrade as a potential safety-hazard that should be serviced immediately, and that the entire system be evaluated and certified as safe by a specialist. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed within the inspection period, or before the close of escrow, because a specialist could reveal additional deficiencies or recommend some upgrades for which we disclaim any responsibility.

### **Main Panel**

#### **General Comments**

##### *Informational Conditions*

- Common national safety standards require electrical panels to be weatherproof, readily accessible, and have a minimum of thirty inches of clear space in front of them for service. Also, they should have a main disconnect, and each circuit within the panel should be clearly labeled. Industry standards require us to test a representative number of accessible switches, receptacles, and light fixtures in the and around the structure.

#### **Type of Wiring**

##### *Informational Conditions*

- The residence is wired with a three-wire non-metallic cable commonly known as Romex.

#### **Size and Location**

##### *Informational Conditions*

- The main electrical panel is located in an exterior closet and has a 125 main breaker with 240\120 volts.

The main electrical panel is located in an exterior closet - *Continued*



### **Service Entrance Mast Weatherhead and Cleat**

#### *Informational Conditions*

- The main conductor lines are underground, or part of a lateral service entrance. This is characteristic of modern electrical services but, inasmuch as the service lines are underground and cannot be seen, they are not evaluated as part of our service.

### **Main Panel**

#### *Informational Conditions*

- The main panel and its components have no visible damage. No damaged breakers or wires were found at the time of the inspection.

## **Sub Panels**

### **General Comments**

#### *Informational Conditions*

- Sub-panels are commonly located inside the building, but they are not recommended to be located inside closets, where they would not be accessible due to storage, typically they should have 36" clearance in front of the panel and 30" to the sides. When they are located outside, they are required to be weatherproof, unobstructed, and easily accessible, and their circuits should be clearly labeled.

### **Size and Location**

#### *Informational Conditions*

- The sub panel is located inside the garage.

### **Exterior Cover Panel**

#### *Informational Conditions*

- The exterior cover of the electrical sub panel is in acceptable condition.

### **Interior Cover Panel**

#### *Informational Conditions*

- The interior cover of the electrical sub panel did not have any unusual damage.

The interior cover of the electrical sub panel is in acceptable condition - *Continued*



### Wiring

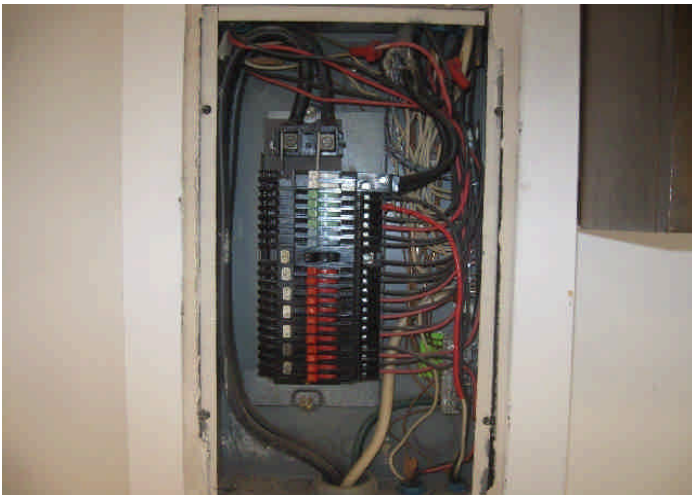
#### Components and Conditions Needing Service

- ✓ GFCI electrical protection is recommended for wet area electric outlets. These are recommended to be installed in garage electric outlets, (other than refrigerator/freezer or washer/dryer outlets), on all exterior electric outlets, patios or decks, bathroom electric outlets and kitchen counter top/island outlets close to the water(not on refrigerator/freezer outlets). These have not been installed in older home's and should be installed as an upgrade for electrical safety.
- Some light bulbs were not working, recommend that the bulbs be changed or repairs made.

### Circuit Breakers

#### Informational Conditions

- The circuit breakers within the sub panel have no visible deficiencies and appears to be installed with specifications that are acceptable to the period the building was built in.



#### Components and Conditions Needing Service

- There is a circuit breaker in the electric sub panel that has been replaced with one that is not original type equipment and may not fit the panel properly, the breaker appears to be working, however, this is not a recommended practice and you may want this to be further investigated by an electrical specialist.

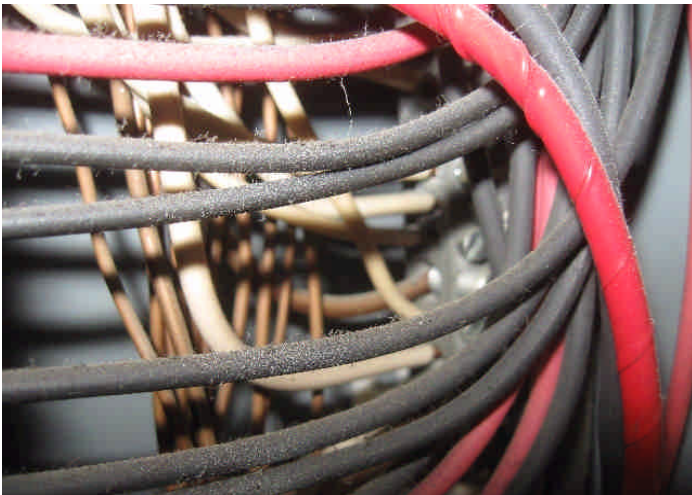
There is a circuit breaker in the electric sub panel that has been replaced with one that is not original - *Continued*



### **Grounding**

#### *Components and Conditions Needing Service*

- The white wire or neutral buss bar in the sub electric panel is improperly bonded to the panel's box with a flat wire ground and is recommended to be further investigated by an electrical specialist and the ground\bond wire detached from the neutral buss bar.



## **Heat-A/C**

The components of most heating and air-conditioning systems have a design-life ranging from twenty to thirty years, dependant on the climate zone, but can fail prematurely with poor maintenance. We test and evaluate heating and air-conditioning systems in accordance with industry standards, which means that we do not attempt to dismantle any portion of them, or evaluate the following concealed components: the heat exchanger, or firebox, electronic air-cleaners, humidifiers, and in-line duct motors or dampers. You should also be aware that we do not evaluate or endorse any unvented heating devices that utilize fossil fuels, the presence of which sometimes confirms the inadequacy of the primary heating system. However, these and every other fuel burning appliances that are not vented are potentially hazardous. They can include open



flames or heated elements, which are capable of igniting any of the myriad flammable materials found in the average home. Also, even the most modern of these appliances can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. The heating\cooling ducting systems are verified for air flow, however, are not tested for volume or efficiency, volume of air flow will vary for a variety of reasons including distance from the air handler. Air condition systems are checked for temperature differential close to the air handler with an infrared laser thermometer for a normal reading of around 14 to 16 degrees below room or return air temperature which will possibly be somewhat lower as registers are further away from the air handler system. We perform a conscientious evaluation of heating and air-conditioning systems, but we are not licensed specialists. Therefore, it is imperative that any recommendation that we may make for service or a second opinion be scheduled within the inspection period, or before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee. Heating\cooling systems in homes built in 1978 or before can possibly contain asbestos materials that are known to cause health problems, we do not test for asbestos and only laboratory testing can verify these materials, recommend that a qualified specialist further evaluate and advise you on a home in this age period.

## **Heat and AC - System 1**

### **Type of Fuel**

#### *Informational Conditions*

- The building is served by a gas-fueled heating system.

### **Split-System Age and Location**

#### *Informational Conditions*

- The central heat and air-conditioning are provided by a split-system, consisting of an approximately 25 year-old furnace with an evaporator coil that is located upstairs hall closet and an approximately 25, year-old condensing coil that is located at on the hillside next to the home.

### **Split-System General Evaluation**

#### *Components and Conditions Needing Service*

- The split heating\cooling system responded to heating\cooling but the furnace\hvac is beyond its useful design life of 20 years, in this area due to the mild climate and lack of use, more than 20 years service life is not unusual. The system was heating and cooling, however, due to the age of the system the heat exchanger\ furnace components\ AC components are recommended to further evaluated and serviced by a heating\cooling specialist, verified as serviceable before close of escrow to verify the furnace heat exchanger and components of the heating\cooling system are function properly and safely. If found safe and functioning properly the system will need to be more closely monitored, serviced bi-annually, and have its filters changed every two to three months depending on use. It would also be wise to keep a home protection policy current and budget for a more efficient replacement system.

### **Furnace**

#### *Informational Conditions*

- The furnace turned on and off on demand at the time of the inspection and was producing heat at the registers.

The furnace was producing heat - *Continued*



### **Vent Pipe**

#### *Components and Conditions Needing Service*

- The furnace gas vent pipe penetrates the ceiling drywall without the apparent benefit of a transition housing, double wall, B-vent pipe is required to have 1" clearance to combustible material, drywall is with paper coating is considered a combustible. Sometimes the metal transition housing is covered by drywall compound and not visible, recommend verifying or clearing a one inch space around the vent pipe. Installing a metal cap ring or transitional housing is recommended.



### **Gas Valve and Connector**

#### *Components and Conditions Needing Service*

- You should be aware that the gas feed line that passes through the furnace sidewall is flexible, and is required by current codes or manufacturer's requirements to be rigid until it passes beyond the furnace, and then flexible to the point where it connects to the gas valve. This can possibly cause vibration or seismic damage to the thin walled flex gas line. This condition is recommended to be corrected by an HVAC contractor or gas appliance specialist.

The gas feed line that passes through the furnace sidewall is flexible and should be rigid - *Continued*



**Combustion-Air Vents**

*Informational Conditions*

- The combustion-air vents for the gas furnace are in place.

**Evaporator Coil**

*Informational Conditions*

- The AC evaporator coil is producing cool air when turned on. Temperature differential was in an acceptable range of around 14 to 16 degrees.

**Condensate Discharge Pipe**

*Components and Conditions Needing Service*

- We were unable to determine the point at which the AC evaporator condensate pipe discharges, which should be traced and insure that it is discharging to a proper area.

**Condensing Coil**

*Components and Conditions Needing Service*

- The air conditioning/heating system is cooling, however, it is rusted and the sprinkler next to it appears to be spraying the unit, it is recommended to be serviced to keep the system in peak condition to insure no damage, the sprinklers and drainage directed away from the unit, the AC condenser cleaned, refrigerant level checked and the evaporator verified as having the condensation draining properly and with good air flow through the system. This is especially important when the system is over five years old and will keep the system functioning properly when needed during the warmer times of the year. This is normal maintenance recommended at least every two years with the filters changed every couple of months depending on use of the system.

The air conditioning system is recommended to be serviced to keep the system in peak condition - *Continued*



### **Refrigerant Lines**

#### *Informational Conditions*

- The refrigerant lines did not have any apparent damage.

### **Service Disconnect at the Coil**

#### *Informational Conditions*

- The electrical disconnect at the condensing coil did not appear to have any damage and was near the unit.

### **Registers**

#### *Informational Conditions*

- Ducting for the heating-cooling system are producing air at each register-some more than others, depending on how far away the air handler is from the location of the register. Not all ducting in walls and attic are visible to determine if there any loose or restricted ducts. Volume measurements of air flow are not part of this inspection.

### **Flexible Ducts**

#### *Informational Conditions*

- The visible supply ducts are a modern, flexible type, comprised of a dark-gray, foil or black, plastic, outer sleeve and a clear inner liner that encapsulates fiberglass insulation, and did not have any visible damage.

### **Filter systems**

#### *Components and Conditions Needing Service*

- Filter for the hvac-furnace system is dirty and is recommended to be cleaned or replaced.

### **Older AC refrigerant type**

#### *Components and Conditions Needing Service*

- Note: Any air conditioning systems older than 2006 may have an older type of refrigerant that has been considered detrimental to the earth's atmosphere, which is recommended to be upgraded when the system is recharged if possible. Older heating\cooling systems require more electrical energy or gas fuel to operate and are recommended to be considered for upgrading. Insulation or air leakage on ducting\joints and systems are recommended to be upgraded for better efficiency. Recommend having an energy efficiency system check for possible upgrades and corrections by a heating\cooling specialist. Refer to 13 Seer and Title 24 requirements from the U. S. Department of Energy and the California Energy Commission for energy efficiency and environmental requirements.

### **Closet**

#### *Components and Conditions Needing Service*

- ✓ A hole in the bottom of the closet and return air is recommended to be properly sealed.

A hole in the bottom of the closet and return air is recommended to be properly sealed - *Continued*



## Living

Our inspection of the structures inside space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. However, we do not evaluate window treatments, or move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear after repairs are made. Such cracks can become the subject of disputes, and are best evaluated by a specialist for repairs. Similarly, there are a number of environmental pollutants that we have already discussed, the identification of which is beyond the scope of our service. However, there are a host of lesser contaminants, such as odors that are typically caused by moisture penetrating concealed slabs. And inasmuch as the sensitivity to such odors is not uniform, we recommend that you make this determination for yourself, and particularly if domestic pets have occupied the premises, and then schedule whatever remedial service that may be deemed necessary before the close of escrow.

## Entry

### Front Door

#### *Informational Conditions*

- The front door did not appear to have any unusual damage and had a locking/latching system on the door. No evidence of moisture intrusion was found around the inside of the door system around the walls or floor. Recommend normal maintenance, insuring the weather stripping is sealing properly and sealing the bottom threshold to prevent possible moisture intrusion.
- The door bell was working.

#### *Components and Conditions Needing Service*

- The front door latching assembly's pin bolt is not catching on the striker plate and latching, recommend adjusting/repairing.
- Door stops on some of the doors in the home are missing or damaged and are recommended to be installed to prevent possible wall damage behind the doors.

### Walls and Ceiling

#### *Informational Conditions*



- The walls and ceiling are in acceptable condition, no stains or moisture intrusion noted around the inside of the door.

### **Lights**

#### *Functional Components and Conditions*

- The lights are functional.

## **Living**

### **Doors**

#### *Informational Conditions*

- The exterior French door has safety glass and is functional, recommend normal maintenance, insuring that the weather stripping is adjusted properly and the threshold is sealed to prevent any moisture intrusion.

### **Floor**

#### *Informational Conditions*

- The floor is carpeted and has no significant defects.

### **Walls and Ceiling**

#### *Components and Conditions Needing Service*

- There is a dry moisture stain on the ceiling that should be explained or explored further. However, it tested dry with a moisture meter test, recommend insuring any leaking has been corrected and that any moisture damage is repaired.

### **Single-Glazed Windows**

#### *Informational Conditions*

- The windows were operating normally with no apparent evidence of leaking found. Recommend normal maintenance, cleaning the tracks, sealing bottom corners, lubricating operators, servicing the locks to operate easily.

### **Outlets**

#### *Functional Components and Conditions*

- The sample of electric outlets that were tested are functional.

## **Dining**

### **Floor**

#### *Informational Conditions*

- The floor is carpeted and has no significant defects.

### **Walls and Ceiling**

#### *Informational Conditions*

- The walls and ceiling did not appear to have any unusual cracks, moisture stains or damage, hairline cracks less than 1/8" are typical and are usually the result of seismic activity or some movement in the structure, not considered structurally threatening and when found are recommended to be sealed and patched.

### **Lights**

#### *Informational Conditions*

- The lights are functional.

### **Outlets**

#### *Functional Components and Conditions*

- The sample of electric outlets that were tested are functional.

## Library

### A Probable Renovation or Addition

#### Informational Conditions

- The library-office room is located downstairs back of the home and has a patio door to the back deck area.

#### Doors

##### Informational Conditions

- The exterior patio door\screen was working and did not have any apparent damage or leaking, the glass was tempered safety glass, recommend normal maintenance, cleaning tracks, sealing bottom corners and lubricating the rollers on screen and door. No evidence of moisture intrusion found on the inside walls or floor at time of the inspection.

##### Components and Conditions Needing Service

- The pin bolt for the double doors is not adjusted properly.

#### Floor

##### Informational Conditions

- The floor in the library\office is carpeted, and has no significant defects.

#### Walls and Ceiling

##### Informational Conditions

- The walls and ceiling did not appear to have any unusual cracks, moisture stains or damage, hairline cracks less than 1\8" are typical and are usually the result of seismic activity or some movement in the structure, not considered structurally threatening and when found are recommended to be sealed and patched.

#### Outlets

##### Functional Components and Conditions

- The outlets in the library that were tested are functional.

## Kitchen

Our evaluation of the common space, which includes the kitchen, hallway, stairs, laundry, and parking structures, is similar to that of the space inside the structure, and includes the visually accessible areas of walls, floors, cabinets and closets, without removing storage or furniture and the testing of a representative number of windows and doors, switches and outlets. We pay particular attention to safety standards, such as those involving electricity and the integrity of firewalls, but we do not test portable appliances, washer\dryers, refrigerators, built in vacuum systems, water filter systems\instant hot water units, including the supply and waste components of washing machines.

## Kitchen

### General Kitchen Comments

#### Informational Conditions

- We test kitchen appliances for their functionality, and cannot evaluate them for their performance nor for the variety of their settings or cycles. However, if they are older than ten years, they may well exhibit decreased efficiency. Regardless, we do not inspect the following items: refrigerators, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills, or rotisseries, timers, clocks, thermostats, the self-cleaning capacity of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and powered by extension cords or ungrounded conduits that may not be acceptable installation.

#### Floor

##### Informational Conditions

- The floor in the kitchen is tiled and has no significant defects.

#### Walls and Ceiling

##### Informational Conditions

- The walls and ceiling did not appear to have any unusual cracks, stains or damage, hairline cracks less than 1\8" are typical and are usually the result of seismic activity or some movement in the structure and when

found are recommended to be sealed and patched.

### **Single-Glazed Windows**

#### *Informational Conditions*

- The window in the kitchen is functional with no unusual damage noted, recommend normal maintenance.

### **Cabinets**

#### *Informational Conditions*

- The kitchen cabinets have typical, cosmetic damage, or that which is commensurate with their age.
- Ceiling and upper wall hung cabinets are recommended to be further investigated as a matter of course for proper anchoring and support in kitchens and the rest of the building to include any garage or storage cabinets, especially since we are located in an area known to have seismic activity, this is especially true when heavier storage is planned in those cabinets. Recommend that heavier storage be put in lower cabinets supported by the floor structures.

#### *Components and Conditions Needing Service*

- The kitchen cabinets will need typical service to work well, such as replacing or adjusting drawer glides, pull latches, hinges, and catches. (at least two drawer guides are damaged)

### **Counter Top**

#### *Functional Components and Conditions*

- The kitchen counter top did not have any unusual defects other than normal wear.

### **Sink**

#### *Informational Conditions*

- The kitchen sink did not appear to have any unusual defects other than normal wear.

### **Faucet**

#### *Informational Conditions*

- The kitchen sink faucet did not appear to have any leaks or unusual damage.

### **Garbage Disposal**

#### *Informational Conditions*

- The garbage disposal blades are rotating and appeared to be draining properly.

#### *Components and Conditions Needing Service*

- The garbage disposal splash guard is damaged and is recommended to be replaced.

### **Gas Cook Top**

#### *Informational Conditions*

- The gas cook top did not appear to have any unusual damage and has a gas shut off valve under the unit in the cabinet.

### **Built-in Electrical Oven**

#### *Functional Components and Conditions*

- The electrical oven responded to the controls with both the top and the bottom elements working, but were neither calibrated nor tested for its performance.

### **Exhaust Fan or Downdraft**

#### *Informational Conditions*

- The kitchen exhaust fan responded to the controls.

#### *Components and Conditions Needing Service*

- Light not turning on at the vent fan-range hood, recommend bulb replacement or repairs.
- ✓ **The kitchen exhaust fan is functional, however, the duct improperly vents through the firewall into the garage, recommend the vent to the garage be removed, the firewall drywall repaired and the vent extended through the top of the cabinets to the exterior of the home near the entrance area.**

### **Built-in Microwave**

#### *Informational Conditions*

- The built-in microwave is heating water, however, is not tested/calibrated for function.

### **Dishwasher**

#### *Components and Conditions Needing Service*

- The dishwasher is functional but discharges some water through the anti-siphon valve/air gap at top of sink, which indicates a partial obstruction in the discharge hose. Removing and cleaning or replacement of the

hose where it attaches to the garbage disposal from the air gap usually corrects this problem. Recommend service\repairs.

### **Lights**

#### *Components and Conditions Needing Service*

- A ceiling light in the kitchen does not respond, and should have bulb replaced or repairs made.

### **Outlets**

#### *Components and Conditions Needing Service*

- ✓ All of the countertop outlets in the kitchen are recommended be upgraded to have ground fault protection, which is mandated by current standards, even though they may not have been required when the home was built.

### **Built in freezer-refrigerator**

#### *Informational Conditions*

- The space for the refrigerator is approximately 37.5" x 70" .

## **Hallway**

### **Hallway**

#### **Smoke detector**

##### *Informational Conditions*

- The hall smoke detector\alarm was in place and responded to the test button. (in office for downstairs area)

##### *Components and Conditions Needing Service*

- Carbon monoxide detectors and fire extinguishers are recommended to be installed even though the local housing authority jurisdiction may not require them.

#### **Smoke Detectors**

##### *Informational Conditions*

- Smoke detectors\alarms are recommend to be upgraded to current requirements, recommend verifying what the local Fire marshal requires for this particular property. Most Fire Marshals now require smoke detectors in each bedroom, each hallway in front of bedrooms, and one at each floor irregardless of the age of the building. Smoke detectors are required to be installed per the manufacturer's directions. Most smoke detectors have a life of around ten years and the small radioactive contact that causes the smoke detector to detect smoke usually becomes defective and may not detect smoke regardless of whether the test button is working. When there are hard wired smoke detectors in place without a battery back up system, it is recommended at least one battery operated smoke detector be installed in the hallway to insure protection when the power is off. This should be done before close of escrow to verify correct function and installation of the smoke detectors.
- The smoke detector\alarm in the upstairs hallway is in place and working.

##### *Components and Conditions Needing Service*

- When the smoke detectors\alarms are ten years or older, they are recommended to be replaced, smoke detectors\alarms ten years or older are recommended to be replaced due the possibility of malfunctioning\aging of the radio active chip that senses smoke. They may test properly with the test button, however, may not activate the alarm when smoke is present and are recommended to be smoke tested. If the detector\alarm is a hard wired electric type with battery backup, it should be replaced with a hard wired type of detector that meets the local Fire Marshal's requirements. (upstairs hall hardwired smoke detector is around 25 years old)

## **Stairs**

## Interior stairs

### Stair Rails

#### *Informational Conditions*

- The balusters in the stair rails are more than four-inches apart and are not child safe. Therefore, you may wish to add a protective barrier or upgrade the spacing. The spacing of 6" or less was the required spacing when the home was built, however, the current new construction requirement is 4" or less and is a recommended upgrade.

### Lights

#### *Functional Components and Conditions*

- The lights in the area of the stairs and landing are functional.

## Bedrooms

In accordance with state or industry standards, our inspection of bedrooms includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. We evaluate windows to ensure that they meet light and ventilation requirements and facilitate an emergency exit or egress, but we do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies.

## Master Bedroom

### Location

#### *Informational Conditions*

- The master bedroom is located at the upstairs back of the home.

### Doors

#### *Functional Components and Conditions*

- The bedroom door is functional.

### Floor

#### *Informational Conditions*

- The bedroom floor is carpeted and has no significant defects.

### Walls & Ceiling

#### *Informational Conditions*

- The visible walls and ceiling did not appear to have any unusual cracks, moisture stains or damage, hairline cracks less than 1\8" are typical and are usually the result of seismic activity or some movement in the structure, not considered structurally threatening and when found are recommended to be sealed and patched.

### Single-Glazed Windows

#### *Informational Conditions*

- The windows were operating normally with no apparent evidence of leaking found. Window complies with current egress requirements. Recommend normal maintenance, cleaning the tracks, sealing bottom corners, lubricating operators, servicing the locks to operate easily.

### Closets

#### *Functional Components and Conditions*

- The bedroom closet and its components are functional. Recommend normal maintenance, cleaning tracks and lubricating the rollers.

### Outlets

#### *Informational Conditions*

- The sample of bedroom electrical outlets tested were found to be functional.



### Smoke Detectors

#### *Components and Conditions Needing Service*

- ✓ Smoke detector\alarm was missing should be properly installed before close of escrow, even though they may not have been required when the structure were built.

## Bedroom 2

### Location

#### *Informational Conditions*

- The second bedroom is located at the upstairs front area and has a bathroom attached.

### Doors

#### *Functional Components and Conditions*

- The bedroom door is functional.

### Floor

#### *Informational Conditions*

- The bedroom floor is carpeted and has no visible significant defects.

### Walls & Ceiling

#### *Informational Conditions*

- The walls and ceiling did not appear to have any unusual cracks, moisture stains or damage, hairline cracks less than 1/8" are typical and are usually the result of seismic activity or some movement in the structure, not considered structurally threatening and when found are recommended to be sealed and patched.

### Single-Glazed Windows

#### *Informational Conditions*

- The window was operating normally with no apparent evidence of leaking found. Recommend normal maintenance, cleaning the tracks, sealing bottom corners, lubricating operators, servicing the locks to operate easily. Window meets the current egress requirements.

### Closets

#### *Components and Conditions Needing Service*

- The bedroom closet sliding doors needs service to easily operate.

### Outlets

#### *Functional Components and Conditions*

- The sample of bedroom electrical outlets tested were found to be functional.

### Smoke Detectors

#### *Components and Conditions Needing Service*

- ✓ There is no smoke detector\alarm in the bedroom, recommend one be installed, this should be verified before the close of escrow.

## Bathrooms

Our evaluation of bathrooms conforms to state or industry standards. We do not comment on cosmetic deficiencies, and we do not evaluate window treatments, steam showers and saunas, nor do we leak-test shower pans, which is the responsibility of the termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners. When homes are occupied it is typical for there to be heavy storage under the sink cabinets, the inspector does not move the storage and the visible areas of the cabinet floor, drains and pipes, recommend that you also check these again on the final walk through before the close of escrow when the home is vacant and storage has been removed. The water supply angle stop valves under sinks and toilet are not tested by the inspector for function, the older gate type valves tend to leak when turned and are recommended to be upgraded to the quarter turn ball valves. Over flow drains for the tubs and sinks are not tested by the inspector with the tubs or sinks filled and are recommended to be installed if not in

place or carefully fill tested regularly. Bathrooms are subject to water damage around sinks, toilets and tub\showers on a daily basis and should be carefully monitored for any seal failures or leaks on a daily basis. When leaking is found it is recommended to be immediately repaired for leaking and any moisture damage to prevent possible extended damage and moisture problems.

## **Powder Room**

### **Size and Location**

#### *Informational Conditions*

- The powder room is a half bathroom.

### **Doors**

#### *Functional Components and Conditions*

- The bathroom door is functional.

### **Floor**

#### *Informational Conditions*

- The bathroom floor is tiled and has no significant defects.

### **Toilet**

#### *Informational Conditions*

- The toilet is flushing with no apparent damage to the toilet and tank.
- A low flush 1.6 gallon toilet is in place for water conservation.

### **Exhaust Fan**

#### *Functional Components and Conditions*

- The bathroom exhaust fan is functional.

### **Outlets**

#### *Components and Conditions Needing Service*

- ✓ **The electric outlet is recommended to be upgraded to have GFCI protection, even though the home may not have required them when it was built. Inspector does not trip test for GFCIs when home is occupied.**

### **Walls & Ceiling**

#### *Informational Conditions*

- The walls and ceiling had no apparent damage or defects.

### **Lights**

#### *Functional Components and Conditions*

- The bathroom lights are functional.

## **Master Bathroom**

### **Size and Location**

#### *Informational Conditions*

- The master bathroom is a full.

### **Toilet**

#### *Informational Conditions*

- The toilet is flushing and did not appear to be running continually after flushing.
- A low flush water saver 1.6 gallon toilet is in place.

### **Exhaust Fan**

#### *Informational Conditions*

- The bathroom toilet room exhaust fan is working without any unusual noise or vibrations.
- Recommend an additional exhaust fan be installed in the area above the shower even though there is a vent fan in the toilet room that meets the code requirements at the time the home was built.

### **Outlets**

#### *Components and Conditions Needing Service*

- ✓ **The electric outlet is recommended to be upgraded to have GFCI protection, even though the home may not have required them when it was built.**

## **Doors**

### *Components and Conditions Needing Service*

- The bathroom door is missing at the toilet room, has been removed, recommend correction.

## **Floor**

### *Informational Conditions*

- The bathroom floor is carpeted around the tub/shower area, and has no significant defects other than some wear commensurate with its age, however, carpeting in a bathroom with tub and shower is not a recommended flooring.

## **Walls & Ceiling**

### *Informational Conditions*

- The walls and ceiling did not have any unusual damage or deterioration. The walls next to the shower were tested with a moisture meter and no unusual moisture readings or damage were found at the time of the inspection.

## **Cabinets**

### *Functional Components and Conditions*

- The bathroom cabinets are functional and do not have any unusual damage or defects.

## **Sink Faucet Valves & Connectors Trap & Drain**

### *Informational Conditions*

- The bathroom sink and its components are delivering water and were draining with no apparent leaking or moisture damage at time of the inspection.

## **Tub**

### *Informational Conditions*

- The tub did not have any unusual damage other than normal wear dings and scratches. The tub was draining properly at time of the inspection.

## **Stall Shower**

### *Informational Conditions*

- The stall shower did not have any apparent leaking, or unusual dings or damage and was draining properly.

### *Components and Conditions Needing Service*

- The shower door is binding on the frame or is not closing properly and is recommended to be adjusted or repaired.

## **Lights**

### *Functional Components and Conditions*

- The bathroom lights are functional.

## **In Bedroom Bathroom 1**

### **Size and Location**

#### *Informational Conditions*

- The bedroom bathroom is a full bathroom.

## **Doors**

### *Functional Components and Conditions*

- The bathroom door is functional.

## **Floor**

### *Informational Conditions*

- The bathroom floor is carpeted, and has no significant defects, bathrooms with showers/tubs are recommended to have the carpet upgraded to hard surface flooring material.

## **Walls & Ceiling**

### *Informational Conditions*

- The walls have typical cosmetic damage that is commensurate with time and use.

## **Single-Glazed Windows**

### *Components and Conditions Needing Service*

- The window adjacent to and within sixty-inches of the standing surface of the tub does not appear to have tempered safety glass, safety glass should be verified or installed, which is recommended for safety

reasons.

### Toilet

#### Informational Conditions

- Toilet is the water saver type.

#### Components and Conditions Needing Service

- The toilet is loose-sliding on the floor and should have the wax seal replaced and be properly secured to the floor.

### Outlets

#### Components and Conditions Needing Service

- ✓ The electric outlet is recommended to be upgraded to have GFCI protection, even though the home may not have required them when it was built.

### Sink Faucet Valves & Connectors Trap & Drain

#### Informational Conditions

- The bathroom sink and its components were producing water without any unusual damage or leaking found at time of the inspection.

### Tub-Shower

#### Informational Conditions

- The tub/shower has typical dings and scratches for the age of the unit, was draining and appeared to be functional.

#### Components and Conditions Needing Service

- The epoxy painted tub has paint peel at the bottom of the tub that is recommended to be corrected that will probably require the tub to be re epoxy painted.



### Exhaust Fan

#### Informational Conditions

- Recommend installing an additional vent fan in a bathroom with tub or shower even though a window or a toilet room vent fan.

### Lights

#### Informational Conditions

- The bathroom lights were responding to the switch.

## Laundry

### Laundry

#### Laundry components

##### *Informational Conditions*

- Laundry located in the garage.
- The main laundry has grounded 120 electric outlet.
- Laundry has gas and 240 volt electrical outlets. The 240 volt outlet was not tested.

##### *Components and Conditions Needing Service*

- Recommend the dryer be properly vented to the exterior of the building with recommended exterior back draft cap installed. (long corrugated flex pipe to the exterior is recommended to be changed to a smooth wall vent pipe to keep from clogging vent pipe to a minimum)

#### General Laundry Room Comments

##### *Informational Conditions*

- In accordance with industry standards, we do not test clothes dryers, nor washing machines and their water connections and drainpipes. Washing machines and their hoses can leak or burst under pressure and continue to flow. Therefore, we recommend replacing old rubber hoses with modern braided stainless steel types that are much more dependable. You should also be aware that modern washing machines discharge a greater volume of water than many of the older drainpipes can handle, which causes the water to back up and overflow. The only remedy for this is to enlarge the drainpipe. We recommend a drain pan with a drain line to an appropriate exterior area be installed when not in place. Dryer vents should be installed to an appropriate exterior location with a proper flapper door at the exterior if not already in place. Plastic/vinyl flex dryer hoses should be replaced with flex foil type or metal type because of potential fire hazard.

#### Valves and Connectors

##### *Components and Conditions Needing Service*

- There is a leak on the cold-water shut-off valve at the washer connections that you want to have repaired before installing the washing machine.



## Garage



## Garage

### General Garage Comments

#### Informational Conditions

- It is common for moisture to penetrate garages, because their slabs are on-grade. Evidence of this is typically apparent in the form of efflorescence, or salt crystal formations, that result when moisture penetrates the sidewalls or the slab. This is also quite common if a garage is below grade, and some sidewalls are even cored to relieve the pressure that can build up behind them, and which actually promotes drainage through the garage. This is sometimes difficult to verify during the dry season or unless it is raining and should be watched for when garage storage is removed so that your storage items are protected when you place them. Also, if there is living space above the garage, it will be seismically vulnerable. Ideally, the columns and beams around the garage door will be made of structural steel, but in many residences these components are made of wood but could include some structural accessories, such as post-straps and hold-downs, and plywood shear paneling. Garage door openings are not necessarily standard, and you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles. Garage door operator remotes are rarely available to the inspector during the inspection. Recommend getting door remote controls from seller a final walk through and have them demonstrated as functional.

### Slab

#### Informational Conditions

- The visible portion of the garage slab was in acceptable condition. Small cracks are common and result as a consequence of the curing process, seismic activity, common settling, or the presence expansive soils, but do not appear to be structurally threatening. Also, you may notice some salt crystal formations that are activated by moisture penetrating the slab.

### Walls and Ceiling

#### Components and Conditions Needing Service

- There are dry moisture stains/damage on the garage ceiling. Recommend further investigation and repairs to correct any leaking or moisture damage.



### Ventilation Ports

#### Informational Conditions

- The ventilation ports are in place.

### Firewall

#### Components and Conditions Needing Service

- The voids in the garage firewall must be repaired, in order to maintain the necessary firewall separation between the garage and the living quarters.**

The voids in the garage firewall must be repaired - *Continued*



### **Entry Door Into the House**

#### *Informational Conditions*

- The house entry door is solid core, or fire-rated, and self-closes in conformance with fire-safety regulations at the time the home was built. Homes around 20 years or older may have a solid core door 1 3/8" and newer homes will have a door with a fire rating tag or a 1 3/4" solid core door.

### **Garage Door and Hardware**

#### *Informational Conditions*

- Vehicle garage door operated when tested and did not appear to have any unusual damage. Recommend normal maintenance on hinges or rollers with lubrication and tightening of any loose bolts/nuts.

### **Automatic Opener**

#### *Components and Conditions Needing Service*

- The garage door opener is functional, auto reversed with the beam, but it does not auto-reverse easily with the down pressure sensing device and is recommended to be adjusted.

### **Lights**

#### *Informational Conditions*

- When the garage has unprotected ceiling florescent light bulbs, they are recommended to have protective plastic covers installed on the bulbs or light fixtures.

#### *Components and Conditions Needing Service*

- ✓ The garage lights have been improperly electrically wired with exposed romex wiring and are recommended for corrections by and electrical specialist.

### **Outlets**

#### *Components and Conditions Needing Service*

- ✓ Ground fault protected electric outlets (GFCI) are recommended to be installed as an upgrade.

### **Seismic Support Beams Not Verified**

#### *Components and Conditions Needing Service*

- Support beam in the garage has been notched for a past garage door operator installation, recommend further evaluation by an appropriate specialist such as a structure engineer or a qualified framing contractor to insure the integrity of the beam and structure have not been compromised.

Inspection Address: 1567 Catamaran Way, Laguna Niguel, CA  
Inspection Date/Time: 12/15/2009 2:00 pm to 6:00 pm

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Support beam in the garage has been notched for the garage door operator - *Continued*

