

Americas Hometenders

"Premium Quality Property Inspections and Reports"

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CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

Large Home Example

INSPECTION ADDRESS

2014 Old Ranch Road, Laguna Niguel, CA

INSPECTION DATE

12/23/2009 10:00 am to 1:30 pm

REPRESENTED BY:

Realtor Name
Realty 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.

Chimney-Fireplace

Living Room Chimney

Glass Doors

4.1 - ↪ Recommend adding spark screens on fireplace.

Family Room Chimney

Glass Doors

4.2 - ↪ Fireplace screens are recommended to be installed.

Library-Office

Glass Doors

4.3 - ↪ Recommend installing screens on the fireplace.

Plumbing

Gas

Gas Main Shut-Off Location

5.1 - ↪ 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

Age Capacity and Location

5.2 - ↪ The hot water heater was not producing hot water at the time of the inspection and should be serviced. Recommend having the Gas Company light the pilot and verify that the water heater will heat water properly. Recommend all the faucets at sinks, tubs/showers are verified as producing hot water before the close of escrow. (pilot was off)

Seismic Straps

5.3 - ↪ Water heater has seismic straps in place, however, the straps do not wrap around the water heater which is not always required by the manufacturer's installation requirements, however, it is recommended that this upgrade be performed to prevent possible swinging of the water heater during seismic activity that could break a water line, or gas line.

5.4 - ↪ 75 gallon water heaters are recommended be upgraded to have three approved seismic straps installed for extra holding support on the larger water heaters, or verifying that the two straps are rated to support a 75 gallon water heater as now required by the State of California Architects Office.

Electrical

Main Panel

Main Panel

6.1 - ✓ Electrical wiring installed through the wall of the main electric panel box without a protective stress relief clamp, recommend correction to protect the wiring from possible damage.

Living

Wine Closet

Wine Cooler

9.1 - → Wine refrigerated closet was in place in the dining room, however, these units are not part of our inspection service and we recommend you get service information from the seller. (refrigeration unit was not on and is recommended to be demonstrated as functional at final walk through)(refrigeration unit condenser located on right side of home)

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.

11.2 - ✓ The downstairs area of the home is now required to also have a smoke detector\alarm installed. (the inspector could not find a smoke detector in the downstairs area, recommend verifying one is in place or having one installed to meet the local fire marshal's requirements)

Bedrooms

Master Bedroom

Doors

13.1 - → The bedroom door to the wall safe room is dragging the carpet and is recommended to be corrected to have proper clearance.

Bathrooms

In Bedroom Bathroom 3

Sink and Cabinet

14.1 - → The sink is slow draining and is recommended to be corrected. (adjust the sink stopper)

In Bedroom Bathroom 4

Toilet

14.2 - → Toilet tank valve running continuously, recommend repairs. (inspector turned the valve off under the toilet)

Laundry

Laundry

Laundry components

15.1 - → Recommend that a drain pan under the washing machine be installed to drain to an appropriate location that will help prevent possible moisture damage if the washing machine or hoses leak. The time to install a drain pan is before installing your washer and dryer. (or verify there is a drain under the washing machine)

Garage

Garage

Automatic Opener

16.1 - → 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. Both doors.

Pool/Spa

Pool-Spa Combination

Enclosures

17.1 - → The garage side door that gives pool or spa access is required to self-close and include a latch at fifty-four inches to meet safety standards, unless there is an intervening gate that conforms to this standard.

17.2 - → Recommend the doors from the home to pool area be alarm protected or child fence protection installed in pool area.

Remote control system

17.3 - → Pool-spa equipment has an electronic controller system that is recommended to be demonstrated by seller, there is an equipment service panel located at the equipment and a remote control in the home. The equipment responded to the service controls at the equipment panel, however, a demonstration of all the equipment is recommended to be demonstrated by the seller or a pool specialist before the close of escrow with service information exchanged.

GENERAL INFORMATION

Inspection Address: 2014 Old Ranch Road, Laguna Niguel, CA
Inspection Date: 12/23/2009 Time: 10:00 am to 1:30 pm

Weather: Partly Cloudy - Temperature at time of inspection: 70-80 Degrees

Inspected by: Walt Scartaccini\Ryan Scartaccini\Seth Scartaccini

Client Information: Large Home Example

Buyer's Agent: Realtor Name
Realty Company

Structure Type: Wood Frame
Foundation Type: Slab
Furnished: Yes
Structure Occupied: Yes
Number of Stories: Two

Structure Style: Single Family

Estimated Year Built: 2008
Unofficial Sq.Ft.: 6900

People on Site At Time of Inspection: Buyer's Agent
Seller'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: LargeHomeExample

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 walls are clad with stucco.

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.
- 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.

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

- The paver driveway did not have any unusual displacement or cracks.

The driveway is in acceptable condition - *Continued*



Walkways

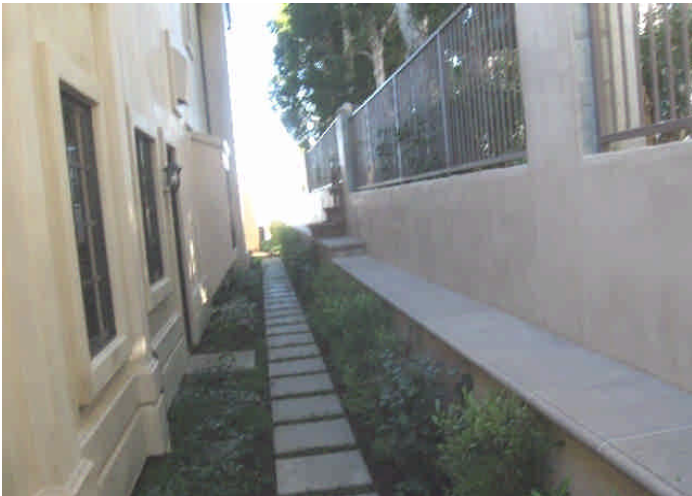
Informational Conditions

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

Yard Walls

Informational Conditions

- Yard-retaining walls did not have any unusual damage or cracking.



Decks

Informational Conditions

- Water proofed coated and tiled decks had no apparent damage and the drainage was away from the structure, recommend sealing of surface on a regular basis to prevent deck surface deterioration.

Water proofed coated deck had no apparent damage-recommend sealing of surface to prevent deterioration - *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.

Patio

Informational Conditions

- Patio masonry pad does not appear to have any unusual displacement or cracking, it appears to drain away from the foundation, this should be verified during heavy rains.



Lights

Informational Conditions

- The lights outside the doors of the residence are functional. However, we do not inspect or evaluate decorative\Malibu lights.
- We do not evaluate low-voltage or decorative lights, such as Malibu lights, which you may wish to have the sellers demonstrate.

Outlets

Informational Conditions

- The exterior electric outlets that were tested are functional and include ground-fault protection.

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

Patio Fans

Informational Conditions

- The poolhouse fan-light responded to the switch.
- The covered patio area TV set may not be exterior rated and was not tested as part of this inspection.

Doors

Informational Conditions

- The French doors and hardware around the home appear to be generally in good condition and performed properly when opened/closed and are recommended to have normal maintenance, the hardware lubricated for the doors to operate more easily and the thresholds additionally sealed at the bottom corners to prevent any possible moisture intrusion. The weather stripping on the doors is recommended to be checked and adjusted as needed to help prevent moisture or air infiltration. (no evidence of moisture intrusion on any doors after recent heavy rains.)

Sliding Glass Doors

Informational Conditions

- The sliding glass door have tempered safety glass and are opening and closing properly. Recommend normal maintenance, cleaning the tracks and sealing the bottom corners against possible moisture intrusion. Adjusting/lubricating the locks and the rollers to function more easily. No evidence of moisture intrusion found on the inside of the door at time of the inspection.

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 loosing 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.
- 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.
- The windows are dual pane clad wood frame casement type windows and all tested were operating properly, recommend normal maintenance, lubricating operators and lock assemblies. Not all windows were tested due to furniture.
- 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)

Fences and Gates

Informational Conditions

- The fences and gates did not appear to have any unusual damage or deterioration.
- Portions of the fences are obscured by foliage or other material, which prevents a thorough inspection and can cause damage to the fences, recommend monitoring to prevent possible damage to fences.

Components and Conditions Needing Service

- ✓ The gates to the pool area are recommended to be repaired\adjusted to easily self close and latch for pool safety.

Steps and Handrails

Informational Conditions

- The steps are in acceptable condition with what appears to be a normal 4" to 8" rise and 11" or more of run.

Guardrails

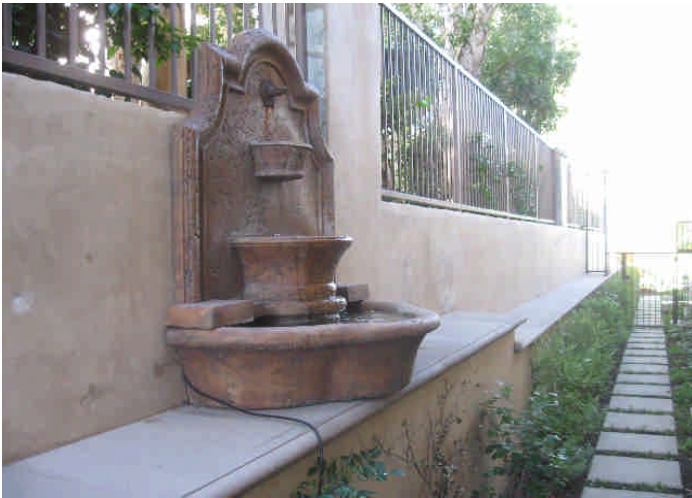
Informational Conditions

- The guardrails are functional, but the standards for guardrails are not uniform. However, common safety standards require them to be a minimum of thirty-six inches high, if built recently, forty-two inches high, with no more than a four-inch space between the pickets.

Concrete Accessories

Informational Conditions

- A concrete wall fountain was working and has GFCI protection for the fountain pump.



Components and Conditions Needing Service

- Water fountains are recommended to be monitored for child safety-verified as being properly secured against tip over if a child climbs on them. Fountains were GFCI protected.

Water fountain is recommended to be monitored for child safety-verified for GFCI protection - *Continued*



Barbecue

Informational Conditions

- Barbecue was located in the back yard-patio pool house area. The gas valve was on and there was gas to the barbecue, igniters were working.



- The barbecue under the counter refrigerators/freezer were on and cooling.
- The electric outlet at the barbecue counter is GFCI protected and working.
- The barbecue sink has cold and hot water, the water faucet is working and the sink was draining.
- Barbecue area gas top burners were working.
- Barbecue area warming drawer in place and working.
- Barbecue structure TV was in place not tested as part of this inspection.

Exterior fireplace

Informational Conditions

- Gas ceramic logs were in use and the gas turned on during the inspection.

Gas ceramic logs were in use and the gas turned on during the inspection - *Continued*



Site Comments

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.

Occupied home

Informational Conditions

- The home is partially furnished or staged with furniture.

Hillside no unusual movement rec geo tech

Informational Conditions

- The property is located on a hillside or stair stepped location with no evidence found of unusual movement from soils or drainage. The property has in ground drains and/or gutters. However, due to the location on the hillside it is encouraged that you investigate to insure soils engineering or a geo tech engineer has evaluated the property for proper drainage, proper hillside maintenance and potential soils movement.



Hillside vegetation

Informational Conditions

- Hillside concrete drain swale is in place that helps protect the hillside from erosion run off water and delivers hillside run off water to a safe designated location.

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.

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.
- There is a full 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 the street or an appropriate drainage location.

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.

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.

Automatic Polyvinyl Sprinklers

Informational Conditions

- When sprinkler systems are in place. Back flow preventing devices are recommended to be installed to prevent sprinkler line water from entering potable water supply in the structure or City line. Usually this is taken care of at the anti siphon valves at sprinkler valves, although many jurisdictions are now requiring the system to have a main anti siphon\back flow preventing device.
- The property is served by automatic, polyvinyl, sprinklers. The coverage appears to be adequate and, apart from some marginal over spray, they are functional. However, as with all sprinkler systems, the heads will need to be cleaned and adjusted from time to time.

Extensive Sprinkler System

Informational Conditions

- The property has an extensive sprinkler system that is recommended to be demonstrated by the sellers. Recommend having the system checked by a landscape specialist for proper function and periodic maintenance done to maintain the system.

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 ground floor structure consists of a poured slab that could include reinforcing steel. However, most if not all of the inside flooring concrete slab is not visible due to flooring, no unusual conditions were visible at the time of the inspection.

Ceiling Structure

Informational Conditions

- The ceiling structure consists of engineered joists that are part of a prefabricated truss system.

Roof Structure

Informational Conditions

- The roof structure consists of a prefabricated truss system.

Slab Foundation

General Comments and Description

Informational Conditions

- This structure has a slab foundation. Our inspection of slab foundations conforms to industry standards, which is that of a generalist and not a specialist. We check the visible portion of the stem walls on the outside for any evidence of significant cracks or structural deformation, but we do not move furniture or lift carpeting and padding to look for cracks, and we do not use any of the specialized devices that are used to establish relative elevations and confirm differential movement. Significantly, many slabs are built or move out of level, but the average person may not become aware of this until there is a difference of more than one inch in twenty feet, which most authorities regard as being tolerable. Many slabs are found to contain cracks when the when the flooring materials are removed, including some that contour the edge and can be quite wide. They typically result from shrinkage, settling or seismic activity and usually have little structural significance. However, there is no absolute standard for evaluating cracks, and those that are less than 1/4" and which exhibit no significant vertical or horizontal displacement are generally not regarded as being significant. They typically result from common shrinkage, but can also be caused by a deficient mixture of concrete, deterioration through time, seismic activity, adverse soil conditions, and poor drainage, and if they are not sealed they can allow moisture to enter a residence, and particularly if it is surcharged by a hill or slope, or if gutter downspouts or sprinklers discharge adjacent to the slab. 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.

Method of Evaluation

Informational Conditions

- We evaluated the slab foundation on the exterior, by examining the stem walls that project above the footing and around the perimeter of the structure. Also by viewing the visible sections of the interior flooring to determine if there is any uneven or displaced areas noticeable through the floor coverings. Doors and windows are observed to see if they have frames out of square.

Slab Foundation Observations

Informational Conditions

- The structure appears to have a bolted, slab foundation with no unusual or significant abnormalities that are visible other than the common place cracks found in concrete. However, the floor and wall coverings do not allow the inspector to view what is below the floor coverings\walls. Typically there will be some cracks in the slab concrete foundation under the structure, however, they did not show through the floor coverings.

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.

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

- The attic can be accessed through a hatch in the upstairs back left bedroom closet and the master bedroom's wall safe room ceiling.

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.

The roof framing consists of a factory-built truss system - *Continued*



Ventilation

Informational Conditions

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



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.



Spanish Tile

General Comments and Description

Informational Conditions

- There are several types of authentic Spanish\Clay tile, all of which are made of clay and are easily broken. Like most inspectors, we elect not to walk on them but view them instead from a variety of vantage points using a ladder and binoculars. This type of roof is designed to last 40 to 60 years or more with good maintenance. They can be installed in different ways, using various fasteners and mortar, over one or more waterproof membranes of varying weights. Sometimes the tiles appear to be careless installed, or randomly layered and irregularly placed, but this is characteristic of a classic Spanish tile roof. As with other pitched roofs, they are not designed to be waterproof only water-resistant, and are dependant on the integrity of the

membrane beneath them, which is concealed, but which can be split by movement, or deteriorated through time and ultra-violet contamination. These roofs can leak, and sometimes without there being any obvious damage to the tiles, and particularly if damaged tiles have been replaced over a damaged membrane. However, the most common form of leakage occurs when the valleys or other drainage channels become blocked by debris, which causes water to back up and be directed under the flashing. Therefore, it is important to inspect these roofs annually and to have them cleaned. Our inspection is a non intrusive inspection that is not a warranty against leaking, if a warranty is needed, it is recommended that you have a qualified roofer evaluate and certify \warranty for leaking.

Method of Evaluation

Informational Conditions

- The inspector does not walk on the clay tile roof due to possible tile damage and observes the roof from ladder at the eave, binoculars from the around the structure, from windows\decks, and from the inside the attic. Not all areas of the roof were seen.

Age and General Evaluation

Informational Conditions

- The clay tile roof appears to be the same age as the home and is around one year old without any evidence of leaking found at the ceilings or attic. To avoid damaging the tiles, we elected not to walk on the roof, and inspected it instead from within the attic and from a variety of other vantage points using a ladder. The areas viewed appeared to be in acceptable condition, however, not all the roof was viewed, and this is not a guarantee against leaks.



Gutters and Drainage

Informational Conditions

- The gutters on the Spanish tile roof are in acceptable condition. However, without water in them it is impossible to judge whether they are correctly pitched to direct water into the downspouts.

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 Lined Masonry Chimney Comments

Informational Conditions

- The chimney is a lined masonry type, which is the most dependable because the flue liner not only provides a smooth transition for the bi-products of combustion to be vented beyond the residence but provides an approved thermal barrier as well.

Chimney Stack or Walls

Informational Conditions

- The chimney exterior walls did not appear to have any unusual damage or displacement.

Weather Cap

Informational Conditions

- The weather cap on the chimney is in acceptable condition.

Spark Arrestor

Informational Conditions

- A spark arrestor housing is in place on the chimney.



Chimney Flue

Informational Conditions

- The portions of the flue that are visible did not appear to have any unusual damage.

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, however, was not lit.

Glass Doors

Informational Conditions

- The fireplace glass doors are functional.
- #### *Components and Conditions Needing Service*
- Recommend adding spark screens on fireplace.

Bedroom Chimney

General Prefabricated Chimney Comments

Informational Conditions

- There are a wide variety of pre-fabricated chimneys-fireplaces, 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 walls appear to be in acceptable condition.

Weather Cap

Informational Conditions

- The weather cap on the chimney is in acceptable condition.

Spark Arrestor

Informational Conditions

- A functional spark arrestor is in place on the chimney.



Chimney Flue

Informational Conditions

- The portions of the flue that are visible appear to be in acceptable condition.

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.



Ornamental Gas Logs

Informational Conditions

- Gas only fireplace that does not burn wood, turned on and off properly with the wall electric switch, no unusual damage noted, flame appeared to be functional and burning properly.

Glass Doors

Informational Conditions

- The fireplace glass doors are functional.

Hearth

Informational Conditions

- The hearth is in acceptable condition.

Family Room Chimney

General Lined Masonry Chimney Comments

Informational Conditions

- The chimney is a lined masonry type, which is the most dependable because the flue liner not only provides a smooth transition for the bi-products of combustion to be vented beyond the residence but provides an approved thermal barrier as well.

Weather Cap

Informational Conditions

- The weather cap on the chimney is in acceptable condition.

Spark Arrestor

Informational Conditions

- A spark arrestor is in place on the chimney.



Chimney Flue

Informational Conditions

- The portions of the flue that are visible appear to be in acceptable condition.

Fireplace

Informational Conditions

- The fireplace did not appear to have any unusual cracking or damage, the clearance to combustibles appeared to be appropriate.

The fireplace is in acceptable condition - *Continued*



Damper

Informational Conditions

- The damper is functional.
- The damper safety stop is in place.

Ornamental Gas Logs

Informational Conditions

- The ornamental gas logs and valve were tested, however, not lit and were functional

Glass Doors

Informational Conditions

- The fireplace glass doors are in place without any unusual damage.

Components and Conditions Needing Service

- Fireplace screens are recommended to be installed.

Hearth

Informational Conditions

- The hearth is in acceptable condition.

Library-Office

General Lined Masonry Chimney Comments

Informational Conditions

- The chimney is a lined masonry type, which is the most dependable because the flue liner not only provides a smooth transition for the bi-products of combustion to be vented beyond the residence but provides an approved thermal barrier as well.

Chimney Stack or Walls

Informational Conditions

- The visible chimney walls appear to be in acceptable condition.

Weather Cap

Informational Conditions

- The weather cap on the chimney is in acceptable condition.

The weather cap on the chimney is in acceptable condition - *Continued*



Spark Arrestor

Informational Conditions

- A spark arrestor housing is in place on the chimney.

Chimney Flue

Informational Conditions

- The portions of the flue that are visible appear to be in acceptable condition.

Fireplace

Informational Conditions

- The fireplace did not appear to have any unusual damage or displacement.



Damper

Informational Conditions

- The damper is functional.
- Damper safety stop is in place that keeps the gas fireplace damper in the open position to prevent gas fumes from entering the home because of a closed damper.

Ornamental Gas Logs

Informational Conditions

- The ornamental gas log fire is functional gas tested but not lit.

Glass Doors

Informational Conditions

- The fireplace glass doors are functional.

Components and Conditions Needing Service

- Recommend installing screens on the fireplace.

Hearth

Informational Conditions

- The hearth is in acceptable condition.

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

- Water main shut off is a newer style ball valve.
- Water pressure is within normal operating range between 40 and 80 psi.
- The main water shut-off valve is located in the side yard.



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.

Pressure Regulator

Informational Conditions

- An adjustable water pressure regulator is in place on the plumbing system. Pressure regulators can normally be adjusted by turning the bolt clockwise for increasing the pressure and counter clockwise for decreasing the pressure, recommend not adjusting the pressure over 80 psi.



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. See individual room notes on drains.
- 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

Informational Conditions

- The gas main shut-off is located in the side yard.

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.

Recommend the gas shut off valve have a wrench attached or a seismic auto shut off valve installed - *Continued*



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

Components and Conditions Needing Service

- The hot water heater was not producing hot water at the time of the inspection and should be serviced. Recommend having the Gas Company light the pilot and verify that the water heater will heat water properly. Recommend all the faucets at sinks, tubs/showers are verified as producing hot water before the close of escrow. (pilot was off)

Seismic Straps

Informational Conditions

- The water heater is seismically secured with double straps.

The water heater is seismically secured - *Continued*



Components and Conditions Needing Service

- Water heater has seismic straps in place, however, the straps do not wrap around the water heater which is not always required by the manufacturer's installation requirements, however, it is recommended that this upgrade be performed to prevent possible swinging of the water heater during seismic activity that could break a water line, or gas line.
- 75 gallon water heaters are recommended be upgraded to have three approved seismic straps installed for extra holding support on the larger water heaters, or verifying that the two straps are rated to support a 75 gallon water heater as now required by the State of California Architects Office.

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 TPR valve and down spout pipe are in place and extend to a safe exterior location.

Recirculating pump

Informational Conditions

- Water heater has a recirculating pump installed to deliver the hot water quickly to the faucets through out the structure, this unit is not tested by the inspector and usually is on a timer, recommend getting service information from the seller and verify from the seller that water is delivered quickly to all fixtures through out the property.

Water heater has a recirculating pump installed to deliver the hot water quickly to the faucets - *Continued*



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.

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 control valve and its connector at the water heater are functional - *Continued*



- 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 1½" 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.

Hot water heater blanket insulation

Informational Conditions

- Hot water heater has blanket insulation installed.

Water heater expansion tank

Informational Conditions

- Expansion tank has been installed on the system. This small tank is usually installed at the ceiling close to the water heater and has an air bladder in the tank that allows for expansion of the water as it heats in the water heater and also helps prevent water pipe slam when turning a fast flowing water faucet off quickly.



Fire Sprinklers

Fire Sprinklers

Informational Conditions

- The structure is equipped with fire sprinklers/alarm system, which are not part of this inspection. The fire sprinkler system is recommended to be evaluated by a fire sprinkler specialist and certified as being functional and should be tested on a regular basis. Regular servicing with valve testing and verification that the sprinkler heads are not on recall, recommended to be done at least every five years or at point of sale of the property. Recommend getting the servicing information from the seller if it has been recently serviced by a fire sprinkler system specialist or it is recommended to be done. (no evidence of leaking around any of the sprinkler heads or pipes was found at time of the inspection)



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 residence is served by 400 amp rated panel, with a 200 amp main breaker and two 125 sub panels, all 120/240 volt panels.



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

Components and Conditions Needing Service

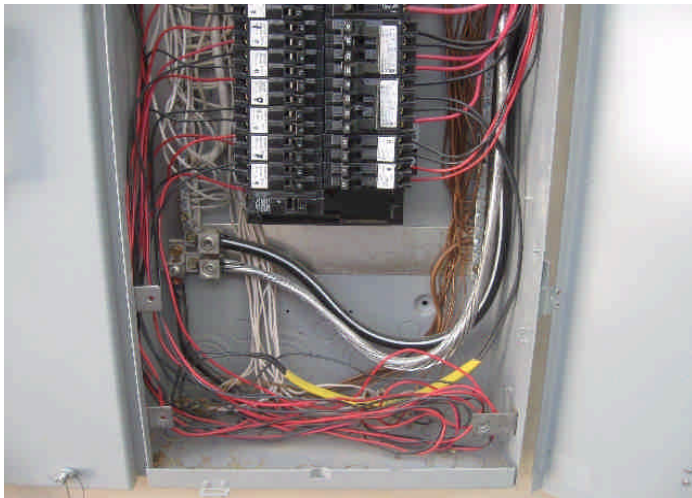
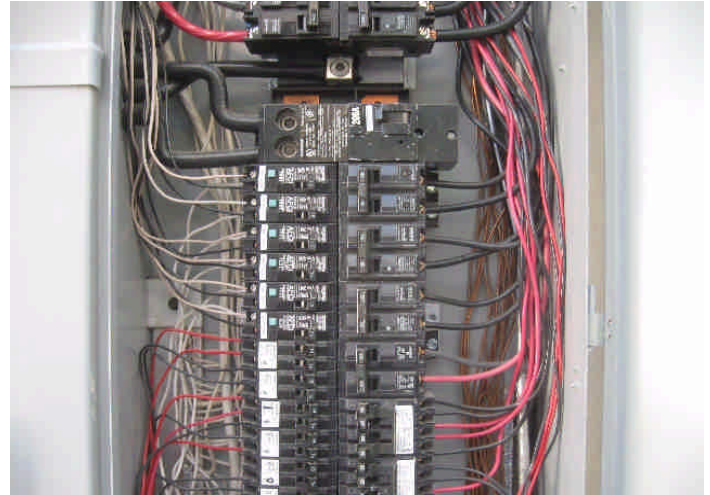
- ✓ **Electrical wiring installed through the wall of the main electric panel box without a protective stress relief clamp, recommend correction to protect the wiring from possible damage.**

- It is recommended that no extension cords be permanently used between any electrical devices and the electrical outlets. Or that any electrical devices have cords longer than 6'.

Circuit Breakers

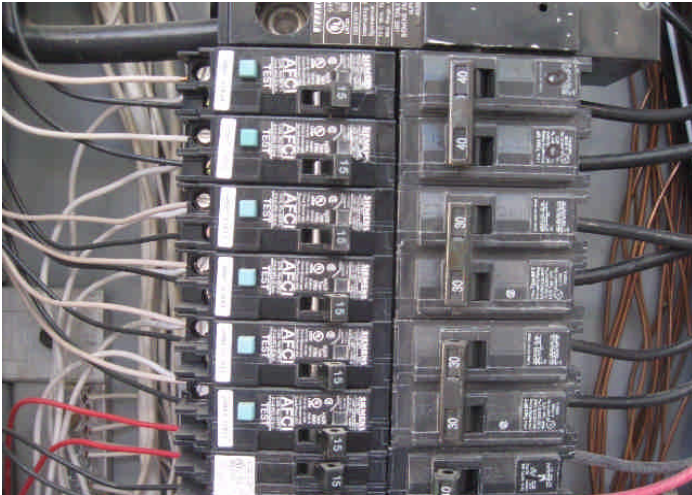
Informational Conditions

- There is no visible damage to the circuit breakers or wires in the main electrical panel.



- AFCI bedroom breakers to prevent arcing are in place in the main panel. These are to prevent arcing at electric outlets and plug in items in the bedrooms that might cause arcing/spark fires. If no power in the bedroom electric outlets, it is recommended that you check for any sources of electric sparks in the bedroom and reset the AFCI breaker in the electric panel.

AFCI bedroom breakers to prevent arcing are in place in the main panel - *Continued*



Grounding

Informational Conditions

- The electric panel is grounded to a cold water pipe and possibly to a Uffer ground at the structure's steel rebar in the foundation, which was not verified.

GFCI electrical protection recommended

Informational Conditions

- GFCI protected outlets noted in the wet areas of the home, however, the inspector does not trip the GFCI breakers to test them when the home is occupied and there is suspected clocks and other items that might have to be reset if power is turned off, recommend verifying that all the GFCI are working when the home is vacant along with labeling which electric outlets in the home are protected by the GFCIs.

Central Vacuum System in place

Informational Conditions

- A central vacuum system is in place, however, is not part of this inspection and should be demonstrated by the sellers before the close of escrow. (hose in elevator closet was tested on a few of the vacuum wall outlets and were working)



Elevator

Informational Conditions

- An elevator system has been installed in the home and is not part of this inspection and is recommended to be regularly serviced and inspected by a qualified elevator specialist. Recommend further investigation by a qualified specialist. (elevator did respond between floors when buttons were pushed)



Sub Panels

General Comments

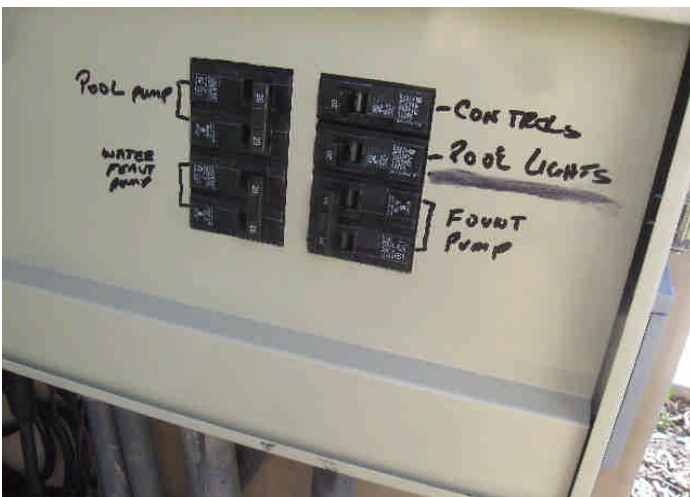
Informational Conditions

- 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

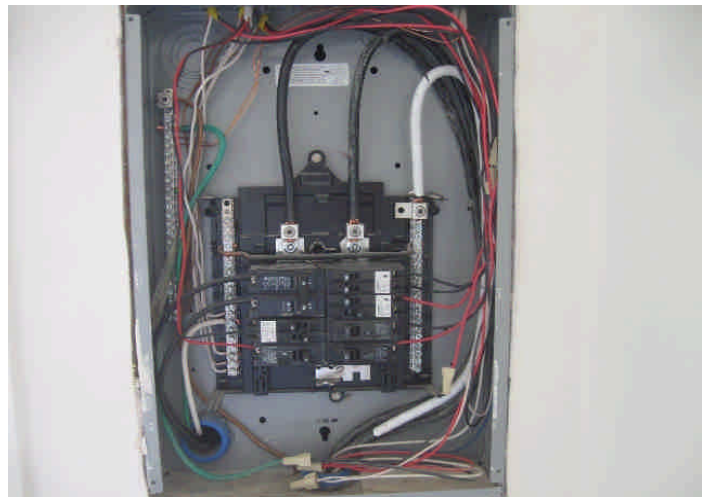
- The residence is served by a 120/240 volt sub panel, located in the pool equipments control panel. No defects or damage was found.



- The sub panel is located inside the garage.



- The pool house has a sub panel located in the closet. No damage or defects were found.

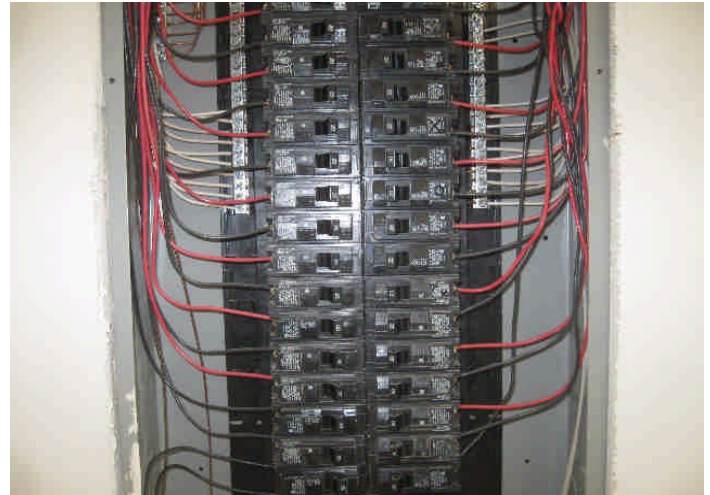
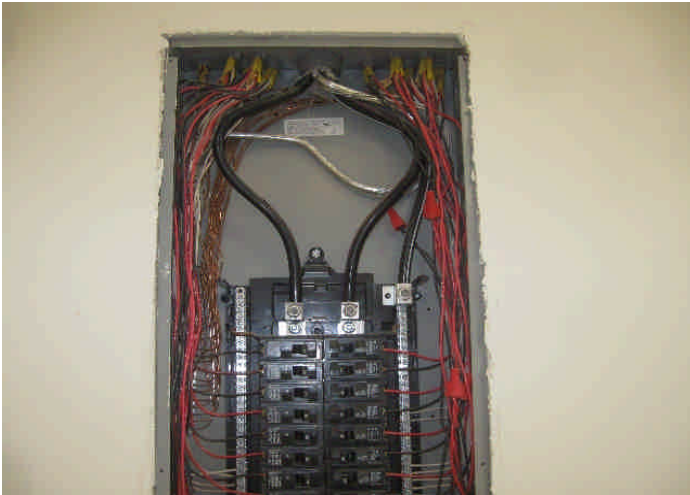


Sub Panel

Informational Conditions

- The electric sub panel had no visible damage, burnt wires or broken breakers.

The electrical sub panel has no visible deficiencies - *Continued*



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.

Wiring

Informational Conditions

- There are no visible damage to the breakers or wiring in the electrical sub panel.

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.

Grounding

Informational Conditions

- The grounding system in the sub panel appears to be properly grounded with a fourth ground wire back to the main panel and two separate buss bars, one for the neutral white wires and one for the ground wires which is correctly bonded to the panel.

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 three split-systems, one for the upstairs and two for the downstairs split with the upstairs, consisting of three approximately 1 year-old furnaces with evaporator coils that are located in the attic, and three approximately 1, year-old condensing coils that are located at side yard.

Split-System General Evaluation

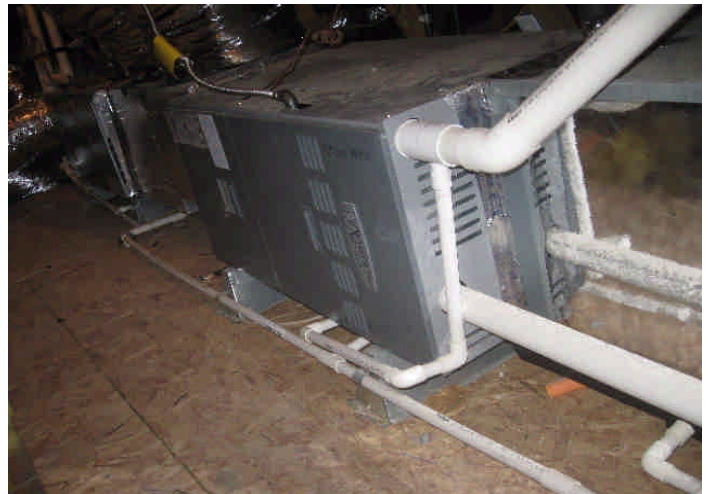
Informational Conditions

- The three heating\cooling split-systems responded properly for both heating and cooling. Such systems are designed to last approximately twenty to thirty years depending on usage, but they should be serviced bi-annually and have their filters changed or cleaned every two to three months depending on how much the systems are used.

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

Informational Conditions

- The furnace vent pipe is in place and did not appear to be back venting at time of inspection.

Gas Valve and Connector

Informational Conditions

- The gas valve and connector did not appear to have any damage.

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. All three.

Drip Pan

Informational Conditions

- The drip pan for the AC evaporator unit with drain pipe is in place, no evidence of leaking found at time of inspection. (all three)



The drip pan is functional - *Continued*



Condensing Coil
Informational Conditions

- The AC condensing coil responded to the thermostat and is functional. 14 to 16 degrees temperature differential. All three.



- Recommend strapping the AC condenser to the base pad to prevent accidental movement that might damage the refrigerant or electrical power lines.

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.

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.

Floor

Informational Conditions

- The floor is tiled and has no significant defects.

Walls and Ceiling

Informational Conditions

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

Lights

Functional Components and Conditions

- The lights are functional.

Living

Doors

Informational Conditions

- Sliding doors are working and are recommended to have normal maintenance with lubrication of hardware, sealing of threshold and verification that the weather stripping is sealing properly. No screens installed on sliding patio doors.

Dual-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 to help prevent moisture intrusion, lubricating operators, servicing the locks to operate easily.

Lights

Functional Components and Conditions

- The lights are functional.

Outlets

Functional Components and Conditions

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

Dining

Doors

Informational Conditions

- Sliding doors are working and are recommended to have normal maintenance with lubrication of hardware, sealing of threshold and verification that the weather stripping is sealing properly. No screens installed on sliding patio doors.

Floor

Informational Conditions

- The floor is tiled 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.

Family

Family Room Location

Informational Conditions

- The family room is located downstairs back right area.

Doors

Informational Conditions

- Sliding doors are working and are recommended to have normal maintenance with lubrication of hardware, sealing of threshold and verification that the weather stripping is sealing properly. No screens installed on sliding patio doors.

Floor

Informational Conditions

- The floor is tiled 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

Functional Components and Conditions

- The lights are functional.

Outlets

Functional Components and Conditions

- The outlets that were tested are functional.

Library

A Probable Renovation or Addition

Informational Conditions

- The library-office room is located downstairs left side and has a fireplace.

Doors

Informational Conditions

- French doors are working and are recommended to have normal maintenance with lubrication of hardware, sealing of threshold and verification that the weather stripping is sealing properly.

Lights

Functional Components and Conditions

- The lights in the library are functional.

Outlets

Functional Components and Conditions

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

Wine Closet

Wine Cooler

Components and Conditions Needing Service

- Wine refrigerated closet was in place in the dining room, however, these units are not part of our inspection service and we recommend you get service information from the seller. (refrigeration unit was not on and is recommended to be demonstrated as functional at final walk through)(refrigeration unit condenser located on right side of home)

Wine refrigerated closet was in place - *Continued*



Wet Bar

Sink

Informational Conditions

- The sink faucet, disposal and drain are working without any apparent leaking.
- The under the counter bar refrigerator was cooling at the time of the inspection.

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.

Cabinets

Informational Conditions

- The kitchen cabinets are functional, and do not have any significant damage. Recommend normal maintenance adjustments at the doors and drawers.
- 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.

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 sinks did not appear to have any unusual defects.

Faucet

Informational Conditions

- The kitchen sinks faucets did not appear to have any leaks or unusual damage.

Garbage Disposal

Informational Conditions

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

Gas Range

Functional Components and Conditions

- The gas range has burners at the stove top and in the oven that are responding to controls, but were neither calibrated nor tested for its performance.

Exhaust Fan or Downdraft

Informational Conditions

- The kitchen exhaust fan responded to the controls.

Dishwasher

Informational Conditions

- The dishwasher's spray bar was rotating, water appeared to be heating and dishwasher running through the cycles, no evidence of leaking was noted around the dishwasher or drain lines at time of the inspection.

Lights

Functional Components and Conditions

- The lights in the kitchen are functional.

Outlets

Functional Components and Conditions

- The electric outlets in the kitchen that were tested are functional and include ground-fault protection.

Built in freezer-refrigerator

Informational Conditions

- Built in freezer and refrigerator is not part of this inspection, the refrigerator side was around 38 degrees and the freezer side was around 14 degrees. Recommend getting servicing information from the seller.

Wine refrigerator

Informational Conditions

- Wine refrigerator was in place under a counter top and appeared to be cooling to about 51 degrees, however, these units are not part of our inspection service and we recommend you get service information from the seller.

Food Warming Drawer

Informational Conditions

- Food warming drawer responded when turned on and was heating.

Dirty 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.

Doors

Informational Conditions

- The exterior 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, sealing the threshold and adjusting the hardware.

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.

Dual-Glazed Windows

Informational Conditions

- The dual-glazed window is 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.

Cabinets

Informational Conditions

- The kitchen cabinets are functional, and do not have any significant damage. Recommend normal maintenance adjustments at the doors and drawers.
- 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.

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.

Built-in Electrical Oven

Functional Components and Conditions

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

Built-in Microwave

Informational Conditions

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

Dishwasher

Informational Conditions

- The dishwasher's spray bar was rotating, water appeared to be heating and dishwasher running through the cycles, no evidence of leaking was noted around the dishwasher or drain lines at time of the inspection.

Lights

Functional Components and Conditions

- The lights in the kitchen are functional.

Outlets

Functional Components and Conditions

- The electric outlets in the kitchen that were tested are functional and include ground-fault protection.

Hallway

Hallway

Smoke detector

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.
- ✓ **The downstairs area of the home is now required to also have a smoke detector\alarm installed. (the inspector could not find a smoke detector in the downstairs area, recommend verifying one is in place or having one installed to meet the local fire marshal's requirements)**

Smoke Detectors

Informational Conditions

- The smoke detector\alarm in the upstairs hallway is in place and working.

Stairs

Interior stairs

There is no recommended service

Informational Conditions

- We have evaluated the stairs and landing in compliance with industry standards in the year they were built in, and found them to have no unusual damage other than normal wear.

There is no recommended service - *Continued*



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 right of the home.

Doors

Functional Components and Conditions

- The bedroom door is functional.

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 bedroom door to the wall safe room is dragging the carpet and is recommended to be corrected to have proper clearance.

Floor

Informational Conditions

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

- The bedroom floor is hardwood 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.

Dual-Glazed Windows

Informational Conditions

- The dual pane windows were operating normally with no apparent evidence of leaking found and were of size and location to meet 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.

Lights

Functional Components and Conditions

- The lights in the bedroom are functional.

Outlets

Informational Conditions

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

Smoke Detectors

Informational Conditions

- Smoke detector/alarm in the bedroom is in place and responded to the test button.

Bar Sink

Functional Components and Conditions

- The bar sink in the bedroom is functional.

Informational Conditions

- The bar sink under the counter refrigerator was on and cooling.

Bedroom 2

Location

Informational Conditions

- The second bedroom is located at the front right, has a bathroom and deck attached.

Doors

Functional Components and Conditions

- The bedroom door is functional.

Informational Conditions

- The exterior patio door and screen are functioning properly with the door and screen rolling easily, the lock working and the patio door has the glass etched in logos indicating safety glass. There was no evidence of leaking found at walls or floor next to the patio door at time of the inspection.

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.

Closets

Informational Conditions

- The bedroom closet and its components are functional.

Lights

Functional Components and Conditions

- The lights in the bedroom are functional.

Informational Conditions

- Ceiling fan/light installed and working.

Outlets

Functional Components and Conditions

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

Smoke Detectors

Informational Conditions

- Smoke detector/alarm in the bedroom is in place and responded to the test button.

Bedroom 3

Location

Informational Conditions

- The third bedroom is located front left second floor area, it has a bathroom and a deck attached.

Doors

Functional Components and Conditions

- The bedroom door is functional.

Informational Conditions

- The exterior patio door is tempered safety glass and is functional, recommend normal maintenance, adjusting/lubricating the patio door and screen rollers, cleaning the tracks and sealing the corners to prevent possible moisture intrusion. No moisture intrusion was found around the inside of the door at time of the inspection.

Floor

Informational Conditions

- The bedroom floor is carpeted and has no 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.

Dual-Glazed Windows

Informational Conditions

- The dual-glazed bedroom window is functional and meets current egress requirements. Recommend normal maintenance, cleaning sealing the tracks and lubricating the hardware to keep the window operating easily.

Closets

Functional Components and Conditions

- The bedroom closet and its components are functional.

Lights

Functional Components and Conditions

- The lights in the bedroom are functional.

Outlets

Functional Components and Conditions

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

Smoke Detectors

Informational Conditions

- The smoke detector\alarm was in place\working.

Bedroom 4

Location

Informational Conditions

- The fourth bedroom is located upstairs at the back left area, it has a bathroom and a deck attached.

Doors

Functional Components and Conditions

- The bedroom door is functional.
- Patio door to the exterior is functional and is recommended for normal maintenance, cleaning\lubricating the rollers and tracks on door\screen, and seal track\corners.

Floor

Informational Conditions

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

Closets

Informational Conditions

- The bedroom closet and its components had no unusual damage.

Lights

Functional Components and Conditions

- The lights in the bedroom are functional.

Informational Conditions

- A ceiling fan and or light is in place and working.

Outlets

Functional Components and Conditions

- The sample of electric outlets tested are functional.

Smoke Detectors

Informational Conditions

- The smoke detector in the bedroom is in place\working.

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 of 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

Functional Components and Conditions

- The bathroom outlets are functional and include ground-fault protection.

Walls & Ceiling

Informational Conditions

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

Sink Faucet Valves & Connectors Trap & Drain

Informational Conditions

- The bathroom sink and its components had no apparent damage or leaks.

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 exhaust fan is working without any unusual noise or vibrations.

Outlets

Informational Conditions

- The bathroom electric outlets are functional and include ground-fault protection.

Doors

Functional Components and Conditions

- The bathroom door is functional.

Informational Conditions

- The exterior door from the master bathroom is functional and did not have any evidence of moisture intrusion at or around the door, recommend normal maintenance, lubricate hardware, check weather seal and seal the bottom corners of the threshold. Both.

Floor

Informational Conditions

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

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.

Dual-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.

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. Both.

Hydro-Spa

Informational Conditions

- The spa tub/shower was filled and turned on to verify the motor/pump was functioning which responded to the switch, the GFCI protection and bond wire for the pump were found in the exterior access.



The hydro-spa is functional - *Continued*



Stall Shower

Informational Conditions

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

Lights

Functional Components and Conditions

- The bathroom lights are functional.

Bidet

Informational Conditions

- The bidet was functioning with both sink and spray devices.

In Bedroom Bathroom 2

Size and Location

Informational Conditions

- The third bedroom\ bathroom is a three-quarter, and is located in the back left upstairs bedroom.

Doors

Functional Components and Conditions

- The bathroom door is functional.

Floor

Informational Conditions

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

Toilet

Functional Components and Conditions

- The 1.6 gallon water saver toilet is functional.

Informational Conditions

- The toilet is a water saver type.

Outlets

Functional Components and Conditions

- The bathroom outlets are functional and include ground-fault protection.

Walls & Ceiling

Informational Conditions

- The walls and ceiling are in acceptable condition. Moisture meter tests were done on the walls next to the tub\shower and readings were found to be normal at time of the inspection.

Dual-Glazed Windows

Informational Conditions

- The window was operating normally with no apparent evidence of leaking found. Recommend normal maintenance, sealing bottom corners, lubricating operators\guides, servicing the locks to operate easily.

Sink Faucet Valves & Connectors Trap & Drain

Functional Components and Conditions

- The bathroom sink and its components are functional. Both.

Tub-Shower

Functional Components and Conditions

- The tub/shower did not have any unusual dings or damage.

Exhaust Fan

Functional Components and Conditions

- The bathroom exhaust fan is functional.

In Bedroom Bathroom 3

Size and Location

Informational Conditions

- The first in bedroom-bathroom is located in the front upstairs right bedroom and is a full sized bathroom.

Electric outlets

Informational Conditions

- The electric outlet is functional and is GFCI protected.

Tub-Shower

Informational Conditions

- The tub-shower was functional with not unusual damage and did not have any apparent damage to the walls next to the tub\shower.

Vent Fan

Informational Conditions

- Vent fan is functional.

Sink and Cabinet

Components and Conditions Needing Service

- The sink is slow draining and is recommended to be corrected. (adjust the sink stopper)

Door

Informational Conditions

- The bathroom door did not have any unusual damage or defects.

Walls and Ceilings

Informational Conditions

- The walls and ceiling are in acceptable condition. Moisture meter tests were done on the walls next to the tub\shower and readings were found to be normal at time of the inspection.

Toilet

Informational Conditions

- The toilet is functional and is a water saver type toilet.

Windows

Informational Conditions

- The window was working and did not have any apparent damage or evidence of leaking.

In Bedroom Bathroom 4

Bathroom location and size

Informational Conditions

- The second in bedroom\ bathroom is a full sized bathroom located in the upstairs front left bedroom.

Tub-Shower

Informational Conditions

- The tub-shower were functioning properly without any unusual damage.

Electric outlet

Informational Conditions

- The electric outlet was GFCI protected and functioning properly.

Floor

Informational Conditions

- Tiled floor did not have any unusual damage.

Lights

Informational Conditions

- The lights were working.

Vent fan

Informational Conditions

- The vent fan was working and not making any unusual noise.

Sink

Functional Components and Conditions

- The sink and faucet were function properly without any evidence of leaking found.

Toilet

Components and Conditions Needing Service

- Toilet tank valve running continuously, recommend repairs. (inspector turned the valve off under the toilet)

Pool house bathroom

Size and Location

Informational Conditions

- The hallway bathroom is a three-quarter.

Toilet

Informational Conditions

- The toilet is functional with no apparent leaks.
- Water saver 1.6 gallon flush toilet is in place.

Doors

Informational Conditions

- The bathroom door did not have any unusual damage and was latching.

Floor

Informational Conditions

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

Outlets

Informational Conditions

- The bathroom outlets are functional and include ground-fault protection.

Walls & Ceiling

Informational Conditions

- The walls and ceiling are in acceptable condition. Moisture meter tests were done on the walls next to the tub\shower and were found to be normal at time of the inspection.

Dual-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.

Sink Faucet Valves & Connectors Trap & Drain

Informational Conditions

- The bathroom sink and its components are operating normally with no apparent damage or leaking found.

Stall Shower

Functional Components and Conditions

- The stall shower is functional with no unusual damage noted.

Lights

Functional Components and Conditions

- The bathroom lights are functional.

Pool House Bathroom

Size and Location

Informational Conditions

- The hallway bathroom is a three-quarter.

Toilet

Informational Conditions

- The toilet is functional with no apparent leaks.
- Water saver 1.6 gallon flush toilet is in place.

Doors

Informational Conditions

- The bathroom door did not have any unusual damage and was latching.

Floor

Informational Conditions

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

Outlets

Informational Conditions

- The bathroom outlets are functional and include ground-fault protection.

Walls & Ceiling

Informational Conditions

- The walls and ceiling are in acceptable condition. Moisture meter tests were done on the walls next to the tub\shower and were found to be normal at time of the inspection.

Dual-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.

Sink Faucet Valves & Connectors Trap & Drain

Informational Conditions

- The bathroom sink and its components are operating normally with no apparent damage or leaking found.

Stall Shower

Functional Components and Conditions

- The stall shower is functional with no unusual damage noted.

Lights

Functional Components and Conditions

- The bathroom lights are functional.

Laundry

Laundry

Laundry components

Informational Conditions

- Laundry is located in the service area in the room near the garage inside the home downstairs.
- 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 that a drain pan under the washing machine be installed to drain to an appropriate location that will help prevent possible moisture damage if the washing machine or hoses leak. The time to install a drain pan is before installing your washer and dryer. (or verify there is a drain under the washing machine)

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.

Floor

Functional Components and Conditions

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

Dual-Glazed Windows

Informational Conditions

- The dual-glazed window is 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.

Dryer Vent

Informational Conditions

- The dryer vent is in place and vents to the exterior with a exterior self closing cap, however, the vent is not checked for debris and should be vacuumed or cleared before using the dryer to insure the vent pipe is clear.

Sink

Informational Conditions

- The sink did not have any apparent damage other than normal wear and appeared to be draining well when the faucet was run for some time.

Washer and dryer recommendations

Informational Conditions

- Washer and dryer in place, no unusual damage or deficiencies noted, recommend checking when the washer and dryer are not in place.

Second laundry

Laundry components

Informational Conditions

- The second laundry is located upstairs in a laundry room adjoining the master bathroom.
- The main laundry has grounded 120 electric outlet.
- Laundry has only a gas outlet for the dryer.

Doors

Functional Components and Conditions

- The door, or doors, in the laundry room are functional.

Floor

Functional Components and Conditions

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

Walls and Ceiling

Informational Conditions

- The visible walls and ceiling in the laundry room are in acceptable condition with no evidence of damage or moisture conditions.

Exhaust Fan

Functional Components and Conditions

- The exhaust fan in the laundry room is functional.

Dryer Vent

Informational Conditions

- The dryer vent is in place and vents to the exterior with a exterior self closing cap, however, the vent is not checked for debris and should be vacuumed or cleared before using the dryer to insure the vent pipe is clear.

Sink

Informational Conditions

- The sink did not have any apparent damage other than normal wear and appeared to be draining well when the faucet was run for some time.

Faucet

Functional Components and Conditions

- The laundry sink faucet is functional.

Drain pan

Informational Conditions

- Drain pan in place under the washing machine and is recommended to be verified as having an exterior drain line installed that is properly draining to the exterior. This recommended to be water tested before setting your washing machine in place to verify function of drain.

Lights

Informational Conditions

- The lights in the laundry are responding to the switch.

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. Epoxy painted floors on both garages in good condition.



Walls and Ceiling

Informational Conditions

- The visible walls in the garage are sheathed with drywall and did not appear to have any unusual damage other than normal wear, nail holes and dings.

Firewall

Informational Conditions

- The visible firewall in the garage did not appear to have any holes or damage at the time of the inspection.

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 Side Door

Informational Conditions

- The side door is functional with not unusual damage or deterioration.

Garage Door and Hardware

Informational Conditions

- Vehicle garage door operated when tested and did not appear to have any unusual damage. Both.

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. Both doors.

Lights

Informational Conditions

- The light in the garage turned on and off with the switch.

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

Outlets

Informational Conditions

- The outlets in the garage that were tested are functional, and include ground-fault protection.

Pool/Spa

Pools and spas do leak. This may become apparent from secondary evidence during our inspection, which is purely visual. However, the owner or the occupant of a property would be aware that the water level drops regularly and must be topped off, and this should be disclosed. Unusually high water bills could reveal this, but only a pressure test of the pipes, a dye test of cracks, or a geo-phone test of specific areas would confirm it, and any such specialized test is beyond the scope of our service. Therefore, you should ask the sellers to guarantee that the pool or spa does not leak, request to review the water bills for a twelve-month period, or obtain comprehensive insurance to cover such an eventuality.

Pool-Spa Combination

General Comments and Description

Informational Conditions

- The interior finish of pools and spas rarely remains perfect, and particularly on pools with colored plasters, and certainly if the chemical balance of the water is not properly maintained. Also, calcium and other minerals will have a tendency to leech through the material and mar the finish. This is equally true of pool tiles, on which mineral scaling is not only common but difficult to remove. Even the harshest abrasives will not remove some scaling, which sometimes has to be removed by bead-blasting, which in turn reduces the luster of the tiles. However, such imperfections have only a cosmetic significance. Similarly, the decks around pools and spas tend to develop cracks that have only a cosmetic significance. The commonest are relatively small, and are often described as being curing fractures. Some of these will contour the outline of the pool, or the point at which the bond beam, or structural wall of the pool, meets the surrounding soil. These too have little structural significance, but some cracks are larger and result from seismic motion, or from settling due to poorly compacted soils, or they confirm the presence of expansive soils, which can be equally destructive, but which should be confirmed by a geo-structural engineer. However, any crack in the shell of a pool or spa should be dye-tested or otherwise evaluated by a specialist.

Enclosures

Components and Conditions Needing Service

- The garage side door that gives pool or spa access is required to self-close and include a latch at fifty-four inches to meet safety standards, unless there is an intervening gate that conforms to this standard.
- Recommend the doors from the home to pool area be alarm protected or child fence protection installed in pool area.

Interior Finish of Pool and Spa

Informational Conditions

- The interior finish of the pool and spa is Pebble-tec, which is among the most modern and durable of all pool finishes and, because it can be exposed above the water line, it is commonly installed without the use of tiles.

The interior finish of the pool and spa is Pebble-tec and in good condition - *Continued*



Deck and-or Coping Stones

Informational Conditions

- The pool or spa deck did not have any unusual damage or displacement.

Expansion Joint

Informational Conditions

- The expansion joint in the pool/spa deck is functional.

Skimmer

Informational Conditions

- The skimmer box and its cover are functional.

Suction Line Covers

Informational Conditions

- There are either two suction line covers in the spa, or one that is an anti vortex and child-safe type.
- The bottom of pool drain cover is the recommended raised anti vortex type.

Pool Light

Informational Conditions

- The pool light responded to the switch and is GFCI protected, GFCI should be tested every month.

Spa Light

Informational Conditions

- The spa light responded to the switch and is GFCI protected, GFCI should be tested every month.

Pool-Spa Motors

Informational Conditions

- The pool filtration motor is providing good water flow.

The pool-spa motor is providing good water flow - *Continued*



- The pool-spa motor-pump responded to the switch and is working, recommend getting seller or seller's pool service to demonstrate the proper settings on the equipment valves for turning on the spa jets and varying the controls on the equipment for spa jets, pool sweep and circulation.

Supply Lines Return Lines and Valves

Informational Conditions

- The visible portions of the supply and return lines and their valves did not appear to have any leaking.



Filter

Informational Conditions

- There was a back flush drain for the filter system located near the pool equipment. Which is a drain type that was required when the pool\spa filtration system was installed, recommend checking on current City pool requirements for back flush drain requirements.
- The filter is a cartridge type for both the pool and fountain which appear to be functioning properly, the water is clear, however, the inspector does not take the filter system apart to verify inside cartridge condition and would need a pool service specialist for this procedure.

The filter is a cartridge type which appears to be functioning properly - *Continued*



Heater

Informational Conditions

- The pool or spa heater responded to the controls and was heating water, but should be kept clean and serviced seasonally.



Remote control system

Components and Conditions Needing Service

- Pool-spa equipment has an electronic controller system that is recommended to be demonstrated by seller, there is an equipment service panel located at the equipment and a remote control in the home. The equipment responded to the service controls at the equipment panel, however, a demonstration of all the equipment is recommended to be demonstrated by the seller or a pool specialist before the close of escrow with service information exchanged.

Spa Jets

Informational Conditions

- The spa jets responded with the controls and appeared to be functioning normally, flow pressure is not tested.

Water fall

Informational Conditions

- Water fall responded to the controls.



Salt Water System

Informational Conditions

- Salt water system is not tested and is recommended to have the seller or a pool specialist demonstrate system servicing, maintenance and use. Remember, a salt water generator produces its own chlorine that is not as caustic as normal chlorine. The generator cell maintenance normally requires it to be replaced once or twice a year, refer to a pool specialist. Turbo generator cell in place without any apparent damage.



Pool Anti Siphon fill valve

Informational Conditions

- The pool-spa water fill valve was not located, recommend further investigation with the seller on how the pool-spa are filled with water. If the system is not in place it is recommended to be installed.