



**Exclusive Property Inspection Report Prepared For  
Steve Hildreth**

Property Address: 30727 Palos Verdes Dr. E. Rancho Palos Verdes CA.

Inspection Date: 7/5/2021

Inspector: Ron Schloderer

Office: 800-995-5948

[onsiteinspection@gmail.com](mailto:onsiteinspection@gmail.com)

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# On-Site Inspection Service Inc.

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## CALIFORNIA REAL ESTATE INSPECTION ASSOCIATION STANDARD RESIDENTIAL INSPECTION AGREEMENT (PLEASE READ CAREFULLY, THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT)

Client Name: Steve Hildreth

Inspection Address: 30727 Palos Verdes Dr. E. Rancho Palos Verdes CA

Inspection date: 7/5/2021

Inspection time: 10am

Report #:

**SCOPE OF THE INSPECTION:** A home inspection is a noninvasive, visual survey and basic operation of the accessible systems and components of a home, to identify conditions that have a significant negative effect on the value, desirability, habitability or safety of the building(s) and to identify issues that Client should further investigate prior to the release of any contingencies.

Inspector will prepare and provide Client a written report for the sole use and benefit of Client. Except as otherwise provided herein, the written report shall document any material defects discovered in the building's systems and components which, in the opinion of the Inspector, are safety hazards, are not functioning properly, or appear to be at the ends of their service lives.

The inspection shall be performed in accordance with the Standards of Practice of the California Real Estate Inspection Association (CREIA®), attached hereto and incorporated herein by reference, and is limited to those items specified herein.

**CLIENT'S DUTY:** Client understands and accepts that an inspection and report in accordance with this Agreement is intended to reduce, but cannot eliminate, the uncertainty regarding the condition of the property. Client is responsible to review the permit history and research any legal actions or insurance claims involving the property. Investigating the property, neighborhood and area are also recommended.

Client agrees to read the entire written report when it is received and promptly call Inspector with any questions or concerns regarding the inspection or the written report. The written report shall be the final and exclusive findings of Inspector.

Client acknowledges that Inspector is a generalist and that further investigation of a reported condition by an appropriate specialist may provide additional information which can affect Client's purchase decision. Client agrees to obtain further evaluation of reported conditions before removing any investigation contingency and prior to the close of the transaction.

In the event Client becomes aware of a reportable condition which was not reported by Inspector, Client agrees to promptly notify Inspector and allow Inspector and/or Inspector's designated representative(s) to inspect said condition(s) prior to making any repair, alteration, or replacement. Client agrees that any failure to so notify Inspector and allow inspection is a material breach of this Agreement.

**ENVIRONMENTAL CONDITIONS:** Client agrees what is being contracted for is a building inspection and not an environmental evaluation. The inspection is not intended to detect, identify, or disclose any health or environmental conditions regarding this building or property, including, but not limited to: the presence of asbestos, radon, lead, urea-formaldehyde, *wood destroying organisms*, fungi, molds, mildew, feces, urine, vermin, pests, or any animal or insect, "Chinese drywall", PCBs, or other toxic, reactive, combustible, or corrosive contaminants, materials, or substances in the water, air, soil, or building materials. The Inspector is not liable for injury, health risks, or damage caused or contributed to by these conditions.

**SEVERABILITY:** Should any provision of this Agreement be held by an arbitrator or court of competent jurisdiction to be either invalid or unenforceable, the remaining provisions of this Agreement shall remain in full force and effect, unimpaired by the court's holding.

**MEDIATION:** If a dispute arises out of or relates to this Agreement, or the alleged breach thereof, or any alleged torts, and if the dispute cannot be settled through negotiation, the parties agree to try in good faith to settle the dispute by mediation administered by a mutually agreed upon neutral, third-party mediator and according to the rules and procedures designated by the mediator, before resorting to further litigation.

**ARBITRATION OF DISPUTES:** Any dispute concerning the interpretation or enforcement of this Agreement, the inspection, the inspection report, or any other dispute arising out of this relationship, shall be resolved between the parties by **BINDING ARBITRATION** conducted by Construction Dispute Resolution Services LLC utilizing their Rules and Procedures, which can be viewed on its website. The parties hereto shall be entitled to all discovery rights and legal motions as provided in the California Code of Civil Procedure and serving discovery shall not be deemed a waiver of the right to compel arbitration. The decision of the Arbitrator shall be final and binding and judgment on the Award may be entered in any Court of competent jurisdiction. The Parties understand and agree that they are waiving their right to a jury trial.

Initiation of binding arbitration or court action, whether based in tort, contract or equity, must be made no more than one year from the date Client discovers, or through the exercise of reasonable diligence should have discovered, its claim(s) under this Agreement. In no event shall the time for commencement of arbitration or court action, exceed two years from the date of the subject inspection. **THIS TIME PERIOD IS SHORTER THAN OTHERWISE PROVIDED BY LAW.**

**LIMITATION ON LIABILITY:** THE PARTIES UNDERSTAND AND AGREE THAT INSPECTOR'S MAXIMUM CUMULATIVE LIABILITY FOR (A) ACTUAL AND ALLEGED ERRORS OR OMISSIONS IN THE INSPECTION OR THE INSPECTION REPORT, (B) ANY BREACH OF THIS AGREEMENT, AND (C) ALL OTHER LOSSES, CLAIMS, LIABILITIES OR CAUSES OF ACTION, WHETHER SOUNDING IN TORT OR CONTRACT WHICH ARISES FROM OR RELATES TO THIS AGREEMENT, IS LIMITED TO 3 TIMES THE INSPECTION FEE PAID. CLIENT SPECIFICALLY ACKNOWLEDGES THAT INSPECTOR IS NOT AN INSURER, AND IS NOT RESPONSIBLE FOR ANY REPAIRS, WHETHER DISCOVERED OR NOT, THAT MUST BE MADE. CLIENT ASSUMES THE RISK OF ALL LOSSES IN EXCESS OF THIS LIMITATION OF LIABILITY.


**GENERAL PROVISIONS:** The written report is not a substitute for any transferor's or agent's disclosure that may be required by law, or a substitute for Client's independent duty to reasonably evaluate the property prior to the close of the transaction. This inspection Agreement, the real estate inspection, and the written report do not constitute a home warranty, guarantee, or insurance policy of any kind whatsoever.


This Agreement shall be binding upon and inure to the benefit of the parties hereto and their heirs, successors, and assigns.

This Agreement, including the attached CREIA Standards of Practice, constitutes the entire integrated agreement between the parties hereto pertaining to the subject matter hereof and may be modified only by a written agreement signed by all of the parties hereto. No oral agreements, understandings, or representations shall change, modify, or amend any part of this Agreement.

Each party signing this Agreement warrants and represents that he/she has the full capacity and authority to execute this Agreement on behalf of the named party. If this Agreement is executed on behalf of Client by any third party, the person executing this Agreement expressly represents to Inspector that he/she has the full and complete authority to execute this Agreement on Client's behalf and to fully and completely bind Client to all of the terms, conditions, limitations, exceptions, and exclusions of this Agreement.

Client acknowledges having read and understand all the terms, conditions, and limitations of this Agreement, and voluntarily agree to be bound thereby and to pay the fee listed herein. I understand that the inspection fee stated is for the initial inspection and report. Client agrees to pay for the inspector's time for any re-inspection or meetings with third parties at the hourly rate of \$100.00 per hour, including travel time. Client also agrees to pay for the inspector's time to participate in any legal or administrative proceeding at the hourly rate of \$250.00 per hour. This includes time for depositions, research, and court or other appearances.

Ron Schloderer  7-2-2021  
Inspector for Company Date

DocuSigned by:  7/2/2021  
6804E029A2AE4D0  
Client (One signature binds all) Date

Total Fee \$ 625.00 Paid by: Check # \_\_\_\_\_

Payment acknowledged: CREDIT CARDS

## CALIFORNIA REAL ESTATE INSPECTION ASSOCIATION Residential Standards of Practice

### Part I. Definitions and Scope

These Standards of Practice provide guidelines for a *home inspection* and define certain terms relating to these *inspections*. Italicized words in these Standards are defined in Part IV, Glossary of Terms.

- A. A *home inspection* is a noninvasive visual survey and basic *operation* of the systems and *components* of a home which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may result in damage to the property or personal injury to the *Inspector*. The purpose of the inspection is to provide the Client with information regarding the general *condition of the building(s)* to assist client in determining what further evaluation, inspection, and repair estimates Client should perform or obtain prior to the release of contingencies.
- B. A *home inspection report* provides written documentation of material defects discovered in the *inspected building's systems* and *components* which, in the opinion of the Inspector, are *safety hazards*, are not *functioning* properly, or appear to be at the ends of their service lives. The report may include the *Inspector's* recommendations for correction or further evaluation.
- C. All further evaluation, inspection, and repair work needs to be provided by competent and qualified professionals who are licensed and/or certified.
- D. Client should consider all available information when negotiating regarding the Property.
- E. *Inspections* performed in accordance with these Standards of Practice are not *technically exhaustive* and shall apply to the *primary building* and its associated *primary parking structure*.
- F. Cosmetic and aesthetic *conditions* shall not be considered

### Part II. Standards of Practice

A *home inspection* includes the *readily accessible systems* and *components* or a *representative number* of multiple similar *components* listed in Sections 1 through 9 subject to the limitations, exceptions, and exclusions in Part III.

#### SECTION 1 - Foundation, Basement, and Under-floor Areas

- A. Items to be *inspected*:
  - 1. Foundation *system*
  - 2. Floor framing *system*
  - 3. Under-floor ventilation
  - 4. Foundation anchoring and cripple wall bracing
  - 5. Wood separation from soil
  - 6. Insulation
- B. The *Inspector* is not required to:

- 1. Determine size, spacing, location, or adequacy of foundation bolting/bracing *components* or reinforcing *systems*
- 2. Determine the composition or energy rating of insulation materials.

#### SECTION 2 - Exterior

- A. Items to be *inspected*:
  - 1. Surface grade directly adjacent to the buildings
  - 2. Doors and windows
  - 3. Attached decks, porches, patios, balconies, stairways and their enclosures, handrails and guardrails
  - 4. Wall cladding and trim
  - 5. Portions of walkways and driveways that are adjacent to the buildings
  - 6. Pool or spa drowning prevention features, for the sole purpose of identifying which, if any, are present.
- B. The *Inspector* is not required to:
  - 1. Inspect door or window screens, shutters, awnings, or security bars
  - 2. Inspect fences or gates or *operate* automated door or gate openers or their safety devices
  - 3. Use a ladder to *inspect systems* or *components*
  - 4. Determine if ASTM standards are met or any drowning prevention feature of a pool or spa is installed properly or is adequate or effective.
  - 5. Test or *operate* any drowning prevention feature.

**SECTION 3 - Roof Covering**

- A. Items to be *inspected*:
  1. Covering
  2. Drainage
  3. Flashings
  4. Penetrations
  5. Skylights
- B. The *Inspector* is not required to:
  1. Walk on the roof surface if in the opinion of the *Inspector* there is risk of damage or a *hazard* to the *Inspector*
  2. Warrant or certify that roof *systems*, coverings, or *components* are free from leakage

**SECTION 4 - Attic Areas and Roof Framing**

- A. Items to be *inspected*:
  1. Framing
  2. Ventilation
  3. Insulation
- B. The *Inspector* is not required to:
  1. Inspect mechanical attic ventilation *systems* or *components*
  2. *Determine* the composition or energy rating of insulation materials

**SECTION 5 - Plumbing**

- A. Items to be *inspected*:
  1. Water supply piping
  2. Drain, waste, and vent piping
  3. Faucets, toilets, sinks, tubs, showers
  4. Fuel gas piping
  5. Water heaters
- B. The *Inspector* is not required to:
  1. Fill any *fixture* with water, inspect overflow drains or drain-stops, or evaluate backflow devices, waste ejectors, sump pumps, or drain line cleanouts
  2. *Inspect* or evaluate water temperature balancing *devices*, temperature fluctuation, time to obtain hot water, water circulation, or solar heating *systems* or *components*
  3. *Inspect* whirlpool baths, steam showers, or sauna *systems* or *components*
  4. *Inspect* fuel tanks or *determine* if the fuel gas system is free of leaks
  5. *Inspect* wells, private water supply or water treatment *systems*

**SECTION 6 - Electrical**

- A. Items to be *inspected*:
  1. Service equipment
  2. Electrical panels
  3. Circuit wiring
  4. Switches, receptacles, outlets, and lighting fixtures
- B. The *Inspector* is not required to:
  1. *Operate* circuit breakers or circuit interrupters
  2. Remove cover plates
  3. *Inspect* de-icing *systems* or *components*
  4. *Inspect* onsite electrical generation or storage or emergency electrical supply *systems* or *components*

**SECTION 7 - Heating and Cooling**

- A. Items to be *inspected*:
  1. Heating equipment
  2. Central cooling equipment
  3. Energy source and connections
  4. Combustion air and exhaust vent *systems*
  5. Condensate drainage
  6. Conditioned air distribution *systems*
- B. The *Inspector* is not required to:
  1. *Inspect* heat exchangers or electric heating elements
  2. *Inspect* non-central air conditioning units or evaporative coolers

3. *Inspect* radiant, solar, hydronic, or geothermal *systems* or *components*
4. *Determine* volume, uniformity, temperature, airflow, balance, or leakage of any air distribution *system*
5. *Inspect* electronic air filtering or humidity control *systems* or *components*

**SECTION 8 - Building Interior**

- A. Items to be *inspected*:
  1. Walls, ceilings, and floors
  2. Doors and windows
  3. Stairways, handrails, and guardrails
  4. *Permanently installed* cabinets
  5. *Permanently installed* cook-tops, mechanical range vents, ovens, dishwashers, and food waste disposals
  6. Absence of smoke and carbon monoxide alarms
  7. Vehicle doors and openers
- B. The *Inspector* is not required to:
  1. *Inspect* window, door, or floor coverings
  2. *Determine* whether a building is secure from unauthorized entry
  3. *Operate*, test or *determine* the type of smoke or carbon monoxide alarms or test vehicle door safety devices
  4. Use a ladder to *inspect* *systems* or *components*

**SECTION 9 - Fireplaces and Chimneys**

- A. Items to be *inspected*:
  1. Chimney exterior
  2. Spark arrestor
  3. Firebox
  4. Damper
  5. Hearth extension
- B. The *Inspector* is not required to:
  1. *Inspect* chimney interiors
  2. *Inspect* fireplace inserts, seals, or gaskets
  3. *Operate* any fireplace or *determine* if a fireplace can be safely used

### Part III. Limitations, Exceptions, and Exclusions

- A. The following are *excluded* from a home inspection:
1. *Systems or components of a building*, or portions thereof, which are not readily accessible, not *permanently installed*, or not inspected due to circumstances beyond the control of the *Inspector* or which the Client has agreed or specified are not to be *inspected*
  2. Site improvements or amenities, including, but not limited to; accessory buildings, fences, planters, landscaping, irrigation, swimming pools, spas, ponds, waterfalls, fountains or their components or accessories
  3. Auxiliary features of *appliances* beyond the *appliance's basic function*
  4. *Systems or components*, or portions thereof, which are under ground, under water, or where the *Inspector* must come into contact with water
  5. Common areas as defined in California Civil Code section 1351, et seq., and any dwelling unit *systems or components* located in common areas
  6. *Determining* compliance with manufacturers' installation guidelines or specifications, *building* codes, accessibility standards, conservation or energy standards, regulations, ordinances, easements, setbacks, covenants, or other restrictions
  7. Determining adequacy, efficiency, suitability, quality, age, or remaining life of any *building, system, or component*, or marketability or advisability of purchase
  8. Structural, architectural, geological, environmental, hydrological, land surveying, or soils-related examinations
  9. Acoustical or other nuisance characteristics of any *system or component of a building*, complex, adjoining property, or neighborhood
  10. Wood Destroying Organisms (WDO) including termites or any insect, as well as rot or any fungus, that damage wood. Under California law, only an inspector licensed by the Structural Pest Control Board is qualified or authorized to inspect for any rot or termite activity or damage. You are advised to obtain a current WDO report and must rely on that report for any potential rot or termite activity and recommendations for repair.
  11. Risks associated with events or *conditions* of nature including, but not limited to; geological, seismic, wildfire, and flood
  12. Water testing any *building, system, or component* or *determine* leakage in shower pans, pools, spas, or any body of water
  13. *Determining* the integrity of hermetic seals or reflective coatings at multi-pane glazing
  14. Differentiating between original construction or subsequent additions or modifications
  15. Reviewing or interpreting information or reports from any third-party, including but not limited to; permits, disclosures, product defects, construction documents, litigation concerning the Property, recalls, or similar notices
  16. Specifying repairs/replacement procedures or estimating cost to correct
  17. Communication, computer, security, or low-voltage systems and remote, timer, sensor, or similarly controlled *systems or components*
  18. Fire extinguishing and suppression *systems and components* or determining fire resistive qualities of materials or assemblies
  19. Elevators, lifts, and dumbwaiters
  20. Lighting pilot lights or activating or *operating* any *system, component, or appliance* that is *shut down*, unsafe to *operate*, or does not respond to *normal user controls*
  21. *Operating* shutoff valves or shutting down any *system or component*

22. Dismantling any *system*, structure or *component* or removing access panels other than those provided for homeowner maintenance

- B. The *Inspector* may, at his or her discretion:
1. *Inspect* any *building, system, component, appliance, or improvement* not included or otherwise excluded by these Standards of Practice. Any such inspection shall comply with all other provisions of these Standards.
  2. Include photographs in the written report or take photographs for *Inspector's* reference without inclusion in the written report. Photographs may not be used in lieu of written documentation.

### IV. Glossary of Terms

\*Note: All definitions apply to derivatives of these terms when italicized in the text.

**Appliance:** An item such as an oven, dishwasher, heater, etc. which performs a specific function

**Building:** The subject of the inspection and its primary parking structure

**Component:** A part of a system, appliance, fixture, or device

**Condition:** Conspicuous state of being

**Determine:** Arrive at an opinion or conclusion pursuant to a real estate inspection

**Device:** A component designed to perform a particular task or function

**Fixture:** A plumbing or electrical component with a fixed position and function

**Function:** The normal and characteristic purpose or action of a system, component, or device

**Home Inspection:** Refer to Part I, 'Definitions and Scope', Paragraph A

**Inspect:** Refer to Part I, 'Definition and Scope', Paragraph A

**Inspector:** One who performs a home inspection

**Normal User Control:** Switch or other device that activates a system or component and is provided for use by an occupant of a building

**Operate:** Cause a system, appliance, fixture, or device to function using normal user controls

**Permanently Installed:** Fixed in place, e.g. screwed, bolted, nailed, or glued

**Primary Building:** A building that an *Inspector* has agreed to inspect

**Primary Parking structure:** A building for the purpose of vehicle storage associated with the primary building

**Readily Accessible:** Can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may harm persons or property

**Representative Number:** Example, an average of one component per area for multiple similar components such as windows, doors, and electrical outlets

**Safety Hazard:** A condition that could result in significant physical injury

**Shut Down:** Disconnected or turned off in a way so as not to respond to normal user controls

**System:** An assemblage of various components designed to function as a whole

**Technically Exhaustive:** Examination beyond the scope of a home inspection, which may require disassembly, specialized knowledge, special equipment, measuring, calculating, quantifying, testing, exploratory probing, research, or analysis



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## **INTRODUCTION TO THE ON-SITE INSPECTION SERVICE INC. REPORTING SYSTEM**

### **PLEASE READ CAREFULLY**

**The On-Site Inspection Service Inc. Reporting System** lists the structures, systems and components inspected by our company. Structures, systems and components not found in this report are to be considered beyond the scope of this inspection and not inspected. Please read the entire Standard Residential Inspection Agreement and inspection report.

**When "Visually inspected" is noted**, it means that we inspected only the readily accessible portions of the structure, system or component per the Standard Residential Inspection Agreement. Any structure, system or component that is hidden from view is to be considered not inspected. If the building is furnished in any way, there may be areas that are not readily accessible preventing a full visual inspection. Full access and an opportunity for additional inspection may discover reportable conditions. Please call our office to arrange for inspection of the inaccessible areas after full access is provided. Additional fee will apply.

**Material defects** as defined in the Standard Residential Inspection Agreement, will be identified in the report as: Safety concerns, Damage, Defects, Outdated by today's standards.

**This inspection is not technically exhaustive.** The report is a summary of the inspection and is not a repair list. The inspector is a generalist and may make recommendations for corrections and / or further evaluation of reportable material defects. Any recommendation for correction and / or further evaluation should be performed by appropriate specialists who are competent and qualified as further evaluation may identify additional defects. Refer to your purchase agreement regarding any inspection contingencies.

**The inspection is not intended to detect, identify, or disclose any health or environmental conditions** regarding this building or property, including, but not limited to: the presence of asbestos, radon, lead, urea-formaldehyde, fungi, molds, mildew, PCBs, or other toxic, reactive, combustible, or corrosive contaminants, materials, or substances in the water, air, soil, or building materials.

**Re-inspection's of repairs are beyond the scope of this inspection.** Should repairs be necessary, we suggest they be performed by appropriate persons who are competent and qualified, and that work complies with applicable law, including governmental permit, inspection, and approval requirements. Buyer should obtain from seller receipts for repairs performed by others, a written statement indicating the date of repairs performed by seller and provide copies of receipts and statements of seller prior to final verification of condition. Refer to your purchase agreement for information regarding repairs.

**Any photographs** included in this report are for visual aid only and do not depict each and every instance of a noted condition, nor are they meant to increase or diminish the severity of a noted condition.

**This report contains technical information.** If you were not present during this inspection please call our office to arrange for a verbal consultation with your inspector.

**Important notice to third parties:** The inspection report is for the sole benefit and reliance of Client named in the original inspection report and is nontransferable. The report is a summary of the inspection and all consultation between Inspector and Client and is issued subject to the terms, conditions and limitations under which the inspection was performed. The terms, conditions and limitations are a part of this report and are attached hereto and incorporated by reference herein. Inspector assumes no liability for third party interpretation or use of this report. **THIRD PARTIES ARE ENCOURAGED TO OBTAIN A HOME INSPECTION FROM A QUALIFIED INSPECTOR OF THEIR CHOICE.**

## CLIENT & SITE INFORMATION

### INSPECTION INFORMATION:

**1.1 Date of inspection:**

7/5/2021.

**1.2 Time of inspection:**

10am.

**1.3 Weather:**

Partly cloudy.

**1.4 Approximate outside temperature:**

70-80.

**1.5 Inspector:**

Ron Schloderer  
On-Site Inspection Service Inc.  
18627 Brookhurst St. #290, Fountain Valley CA. 92708  
Ph. 800 / 995-5948  
E-mail: [onsiteinspection@gmail.com](mailto:onsiteinspection@gmail.com)  
Certified Inspector: American Society of Home Inspectors (ASHI).  
Certified CREIA inspector: California Real Estate Inspection Association.

**1.6 People present during inspection:**

Client, Clients wife, Clients real estate agent.

### CLIENT INFORMATION:

**1.7 Client:**

Steve Hildreth.

### BUILDING INFORMATION:

**1.8 Property address:**

30727 Palos Verdes Dr. E. Rancho Palos Verdes CA.

**1.9 Building type:**

Single family residence.

**1.10 Stories:**

2

**1.11 Approximate year built:**

1960.

**1.12 Property direction:**

For the ease of identifying certain locations on the building(s), we are facing the building from the street. Locations shall be listed as front; rear; right side; left side.



**1.13 Utility status:**

All utilities on.

**1.14 Occupancy status:**

Vacant.

**1.15 Building modifications:**

**Note:**

- We do not differentiate between original construction and improvements or repairs.
- There is evidence of modifications to a number of the building's systems. Building permits are normally required from the local authority having jurisdiction when a structure and/or its systems is built, enlarged, altered, repaired, improved, removed, or converted. This includes, but is not limited to, adding, moving, modifying or replacing systems and their components related to: foundation / framing / plumbing / electrical / heating / air conditioning / roofing / windows / doors / security bars / stairs / garage door openers / built-in appliances / swimming pools / spas / fireplaces / chimneys / patio covers / attached or detached decks, etc.
- You can obtain and review zoning regulations, local ordinances and permit records for this property at the local Building and Safety Department. If work does not comply with current local codes and ordinances the enforcement agency may require removal or correction. If non-permitted work is in compliance with current codes and ordinances, obtaining a permit might be possible. To determine if non-permitted conditions are present, you can obtain further evaluation by a qualified code specialist. A code specialist may advise regarding non-permitted work and local codes.

## GROUNDS

Our visual inspection of the grounds is limited in scope per our inspection agreement and includes only the systems and components listed within the Residential Standards Of Practice - Four Or Fewer Units (under section 2-Exterior).

NOTICE: Client should obtain further evaluation of reported conditions prior to making their final buying decision and before removing any contractual investigation contingency and prior to the close of the transaction as further evaluation of a reported condition may provide additional information which can affect Client's purchase decision. Any recommendation of a reported condition should be performed by appropriate, qualified specialists.

### DRIVEWAY:

#### 2.1 Description:

Visually inspected.  
Surface material: Asphalt.

#### 2.2 Surface material:

##### Damage:

- The driveway surface is at the end of its service life due to significant crack damage and deterioration. Replacement is likely needed. We recommend further evaluation / cost estimate for corrections by a state licensed contractor qualified to perform work on these systems / components.

### SIDEWALKS & WALKWAYS:

#### 2.3 Description:

Visually inspected.  
Surface materials: Concrete. Cement paver.

#### 2.4 Surface material:

##### Damage:

- Significant crack damage is visible to the right side walkway. Determining the cause is beyond the scope of this inspection. We recommend correction using appropriate methods.



##### Safety concerns:

- Gaps and loose pavers are visible at the front walkway which is causing the surface to be uneven. The condition poses a trip hazard. We recommend correction using appropriate methods.



**Safety concerns:**

- Uneven surface joints are visible at the left rear walkway. The condition poses a trip hazard. We recommend correction using appropriate methods.



## LANDSCAPING:

### 2.5 Description:

**Note:**

- Determining the type or condition of any type of vegetation including but not limited to trees, plants, shrubs, lawns, ground cover, etc., is beyond the scope of this inspection.

### 2.6 General observations / recommendations:

**Defects:**

- Tree limbs touch the building. Damage to the building could occur as a result. We recommend correction using appropriate methods.



## IRRIGATION:

### 2.7 Description:

**Note:**

- Irrigation systems are beyond the scope of this inspection, therefore any existing system is not inspected. Further evaluation by a qualified irrigation specialist is recommended.

## RETAINING WALLS:

### 2.8 Description:

Visually inspected.

Location: Rear.

Material: Cement block.

### 2.9 Retaining walls:

**Damage:**

- Significant crack damage and leaning is visible to the retaining wall adjacent the swimming pool. We recommend correction using appropriate methods.



## GRADING:

### 2.10 Description:

Visually inspected adjacent to the building only.  
Site type: Flat site on a terraced hill.

### 2.11 General observations / recommendations:

**Note:**

- Determining the geologic condition of the site and how the building relates to it is beyond the scope of this inspection. Due to the site type, further evaluation by a qualified state licensed geo-technical engineer is recommended.

### 2.12 Site drainage adjacent the building:

**Defects:**

- Insufficient slope for drainage is visible at multiple locations adjacent to the building. Soil should slope away from the building a minimum 1/4" per foot within 6ft. of the building. We recommend correction using appropriate methods.

### 2.13 Soil clearance adjacent the building:

**Defects:**

- Insufficient clearance is visible between the soil and foundation vents. The condition is conducive to moisture intrusion into the foundation sub area. We recommend correction using appropriate methods.



**Defects:**

- Insufficient clearance is visible between the soil and the exterior wall siding. Damage to the siding can occur as a result. We recommend maintaining a minimum 6" clearance to the siding.



## MAIN ENTRY PORCH:

### 2.14 Description:

Visually inspected.  
Surface material: Cement paver.

### 2.15 Surface material:

**Safety concerns:**

- Loose pavers are visible. The condition poses a trip hazard. We recommend correction using appropriate methods.

**FRONT PORCH:****2.16 Description:**

Visually inspected.

**2.17 Steps:****Safety concerns:**

- The height of the step riser(s) is greater than 7-3/4". The step risers are also loose and uneven in relation to each other. The condition poses a trip hazard. We recommend correction using appropriate methods.

**REAR PORCH:****2.18 Description:**

Visually inspected.  
Surface material: Concrete.

**2.19 Steps:****Safety concerns:**

- The step risers are uneven in relation to each other. The condition poses a trip hazard. We recommend correction using appropriate methods.

**REAR PATIO:****2.20 Description:**

Visually inspected.  
Surface material: Concrete.

**2.21 Surface material:****Damage:**

- Randomly oriented cracks are visible at various locations. Determining the cause is beyond the scope of this inspection.

Monitoring is recommended as future repair may be needed.

## DECK:

### 2.22 Description:

Visually inspected.

Location: Rear.

Type: Attached wood frame balcony deck.

Surface material: Wood.

Railing material: Wood.

### 2.23 Framing:

#### Damage / Safety concerns:

- Damage is visible to the wood joists. The condition can make the structure unstable. We recommend further evaluation of this system / cost estimate for corrections by a qualified state licensed framing contractor. The damage may be pest related. We also recommend further evaluation by a qualified state licensed Structural Pest Control Operator to determine if any wood destroying organism conditions exist.



### 2.24 Guards & railings:

#### Outdated by today's standards / Safety concerns:

- The guard railing system is outdated by today's standards as the openings between the balusters are too wide (opening width should prevent a 4" sphere from passing through). Upgrading the guard railing to current construction standards should be considered and is recommended for safety enhancement.



#### Safety concerns:

- Screws are used as fasteners on the guard railing which is improper. The condition can make the railing unstable. We recommend correction using appropriate methods.



## FENCES & GATES:

### 2.25 Description:

Visually inspected.

Fence materials: Wood.

Gate materials: Wood.

#### Note:

- Determining property lines and fence ownership is beyond the scope of this inspection.

**Note:**

- There are portions of the system that are not readily accessible for a visual inspection due to vegetation.

**2.26 Wood fences & gates:****Damage:**

- Damage is visible to the wood at multiple locations. We recommend correction using appropriate methods.

**Safety concerns:**

- Significant leaning is visible to the rear fence, therefore the fence is subject to collapse. We recommend correction using appropriate methods.

**SWIMMING POOL SAFETY DEVICES:****2.27 Description:**

As of January 1 2018, the updated version of the Swimming Pool Safety Act enacted into law by SB 442 went into effect in California. This new act increases the requirements for safety devices on residential pools and spas in California, and applies when a permit is issued for a new or remodeled swimming pool and spa, as well as existing pools that are part of the sale of a home.

In connection with the transfer, as defined in subdivision (e), of real property with a swimming pool or spa, an appropriate inspection shall include a noninvasive physical examination of the pool or spa and dwelling for the purpose of identifying which, if any, of the seven drowning prevention safety features listed in subdivision (a) of Section 115922 of the Health and Safety Code the pool or spa is equipped.

**2.28 General observations / recommendations:****Safety concerns:**

The inspector did not find any of the following drowning prevention safety features. There should be at least 2 of the features installed. We recommend correction using appropriate methods.

- (1) An enclosure that meets the requirements of Section 115923 and isolates the swimming pool or spa from the private single-family home.
- (2) Removable mesh fencing that meets American Society for Testing and Materials (ASTM) Specifications F2286 standards in conjunction with a gate that is self-closing and self-latching and can accommodate a key lockable device.
- (3) An approved safety pool cover, as defined in subdivision (d) of Section 115921.
- (4) Exit alarms on the private single-family homes doors that provide direct access to the swimming pool or spa. The exit alarm may cause either an alarm noise or a verbal warning, such as a repeating notification that "the door to the pool is open."
- (5) A self-closing, self-latching device with a release mechanism placed no lower than 54 inches above the floor on the private single-family homes doors providing direct access to the swimming pool or spa.
- (6) An alarm that, when placed in a swimming pool or spa, will sound upon detection of accidental or unauthorized entrance into the water. The alarm shall meet and be independently certified to the ASTM Standard F2208 "Standard Safety Specification for Residential Pool Alarms," which includes surface motion, pressure, sonar, laser, and infrared type alarms. A swimming protection alarm feature designed for individual use, including an alarm attached to a child that sounds when the child exceeds a certain distance or becomes submerged in water, is not a qualifying drowning

prevention safety feature.

- (7) Other means of protection, if the degree of protection afforded is equal to or greater than that afforded by any of the features set forth above and has been independently verified by an approved testing laboratory as meeting standards for those features established by the ASTM or the American Society of Mechanical Engineers (ASME).

## SWIMMING POOL SYSTEM:

### 2.28

**Note:**

- The swimming pool system is beyond the scope of this inspection, therefore not inspected. We recommend a complete system evaluation by a qualified swimming pool specialist.



## EXTERIOR WALLS & TRIM

Our visual inspection of the exterior walls and trim is limited to the readily accessible portions of the wall cladding, eave trim, wall trim, window trim only.

The following are beyond the scope of this inspection and excluded from this inspection report:

- Structural engineering / geo-technical engineering.
- Determining the installation and condition of any wall moisture barriers.
- Determining the installation and condition of any wall insulation.
- Determining the condition inside the walls.
- Determining the presence of ANY type of wood destroying organism, hazardous material, mold or fungus.
- Cost estimates, methods & extent of corrections.

NOTICE: Client should obtain further evaluation of reported conditions prior to making their final buying decision and before removing any contractual investigation contingency and prior to the close of the transaction as further evaluation of a reported condition may provide additional information which can affect Client's purchase decision. Any recommendation of a reported condition should be performed by appropriate, qualified specialists.

### EXTERIOR WALLS:

#### 3.1 Description:

Visually inspected.

Wall cladding materials: Stucco. Wood panel & batten siding. Brick veneer.

#### 3.2 Stucco:

##### Note:

- The stucco extends to the grade, therefore proper site drainage adjacent the foundation should be maintained to reduce moisture related damage to the stucco due to capillary action. The building was constructed in an era when weep screed drainage flashings were not installed at the base of the walls to prevent such damage.

##### Damage:

- Randomly oriented cracks are visible at various locations. Determining the cause is beyond the scope of this inspection. Monitoring is recommended as repair may be needed in the future.

##### Damage:

- Deteriorated moisture barrier wrap is visible on the exposed walls in the garage. The condition is conducive to moisture intrusion from the exterior. Stains on the wall framing likely indicates moisture intrusion occurs. Determining if the condition exists at other locations is beyond the scope of this inspection due to inaccessibility. We recommend further evaluation of this system / cost estimate for corrections by a qualified state licensed lathing & plastering contractor.



#### 3.3 Wood siding:

##### Deterioration:

- Deteriorated and peeling paint is visible at multiple locations. The condition is conducive to wood deterioration. We recommend correction using appropriate methods to preserve the siding.

**Damage:**

- Moisture related damage is visible to the siding at the rear exterior wall. We recommend correcting the cause of the damage and repairing the wood using appropriate methods. We also recommend further evaluation by a qualified state licensed Structural Pest Control Operator to determine if any wood destroying organism conditions exist.



**Damage:**

- Roots are visible along the bottom and up behind the siding at the left exterior wall which is causing the siding to separate from the wall framing. We recommend correction using appropriate methods.



**Defects:**

- Pipe / conduit / wire penetrations are not sealed to prevent moisture intrusion into the building. We recommend correction using appropriate methods.



## EXTERIOR TRIM:

### 3.4 Description:

Visually inspected.  
Trim material: Wood.

## FIREPLACE(S)

Our visual inspection of the fireplace(s) is limited to the readily accessible portions of the chimney exterior, spark arrestor, firebox, damper, hearth extension.

The following are beyond the scope of this inspection and excluded from this inspection report:

- Video scope inspection.
- Smoke testing.
- Seismic damage assessments to the fireplace(s) / chimney(s).
- Determining the thickness and heat transfer rating of the fireplace, hearth extension and chimney material.
- Determining whether any factory built fireplace and chimney are installed to the manufacturers specifications.
- Cost estimates, methods & extent of corrections.

NOTICE: Client should obtain further evaluation of reported conditions prior to making their final buying decision and before removing any contractual investigation contingency and prior to the close of the transaction as further evaluation of a reported condition may provide additional information which can affect Client's purchase decision. Any recommendation of a reported condition should be performed by appropriate, qualified specialists.

### FIREPLACE:

#### 4.1 Description:

Visually inspected.  
 Location: Living room.  
 Chimney exterior material: Brick.  
 Fireplace type: Masonry.  
 Chimney cap: Mortar cap installed.  
 Fireplace safety screen: Fixed type installed.  
 Flue damper: Installed.  
 Hearth extension: Installed.

#### 4.2 General observations / recommendations:

**Note:**

- There are portions of the system that are not readily accessible for visual inspection. Upon sale or transfer of a property, it is recommended that a National Fire Protection Association (NFPA) 211 Standard, Level II inspection be performed by a qualified chimney specialist. The Scope and Access Required: Level II inspections shall include all accessible portions of the fireplace and chimney exterior and interior, including accessible attics, crawl spaces, and basements. These inspections shall include all accessible portions of the appliance and chimney connection, all areas covered in a Level I inspection, all areas of the fireplaces & chimney and its surroundings that can be accessed without the removal or destruction of permanently attached portions of the fireplace, chimney or building structure, all chimney flues and the internal surfaces of all flue liners incorporated within the chimney, and verification of proper clearances, proper use of material, flue sizing and much more. Video scanning equipment or other means shall be used as necessary to observe these areas.

#### 4.3 Spark arrestor / rain cap:

**Safety concerns:**

- There is no spark arrestor to prevent sparks from exiting the flue and no rain cap to prevent moisture intrusion into the flue. Installation of an appropriate spark arrestor and rain cap assembly is recommended.



#### 4.4 Chimney cap:

**Damage:**

- Crack damage is visible to the mortar cap. Moisture can seep into the cracks and cause damage to the masonry and any steel reinforcement as a result. We recommend correction using appropriate methods.



#### 4.5 Flue:

**Note:**

- The flue is not readily accessible for a full visual inspection, therefore the condition is not determined. We recommend that a National Fire Protection Association (NFPA) 211 Standard, Level II inspection using video scanning equipment be performed by a qualified chimney specialist.

#### 4.6 Chimney strapping:

**Note:**

- Installation of chimney strapping to the building to prevent lateral movement is not determined due to restricted access. Further evaluation by a qualified chimney specialist is recommended.

#### 4.7 Fireplace:

**Safety concerns:**

- Soot is visible on the interior wall above the fireplace a result of spillage of smoke from the fireplace. Spillage of smoke into the building while using the fireplace poses a carbon monoxide poisoning hazard. We recommend further evaluation by a qualified fireplace & chimney specialist to determine if any defects exist that would cause the condition to occur again.



**Defects:**

- Parge mortar is absent from exposed bricks within the smoke chamber. The condition can cause soot buildup on the bricks. Parge mortar helps to create smooth surface. We recommend correction using appropriate methods.

#### 4.8 Flue damper:

**Defects:**

- The damper is stuck in the open position. We recommend correction using appropriate methods.

#### 4.9 Fuel gas piping:

**Note:**

- Not provided.

## FOUNDATION

Our visual inspection of the foundation is limited to the readily accessible portions of the foundation system, floor framing system, underfloor ventilation, foundation anchoring and cripple wall bracing, wood separation from soil, insulation.

The following are beyond the scope of this inspection and excluded from this inspection report:

- Structural engineering / geo-technical engineering analysis of the structure.
- Determining the size, spacing and adequacy of foundation bolting / bracing components or reinforcing systems.
- Determining the size, spacing and adequacy of any ventilation system.
- Determining the presence of ANY type of wood destroying organism, hazardous material, mold or fungus or the damage or health risks arising there from.
- Determining the composition and energy rating of insulation materials.
- Determining water proofing of foundation / basement walls and slabs.
- Inspection of any system installed to control or remove suspected hazardous substances.
- Cost estimates, methods & extent of corrections.

NOTICE: Client should obtain further evaluation of reported conditions prior to making their final buying decision and before removing any contractual investigation contingency and prior to the close of the transaction as further evaluation of a reported condition may provide additional information which can affect Client's purchase decision. Any recommendation of a reported condition should be performed by appropriate, qualified specialists.

### RAISED FOUNDATION:

#### 5.1 Description:

Visually inspected.  
Accessed by entering the sub area.  
Footing stem wall material: Concrete.  
Floor framing type: Conventional wood framing.  
Ventilation type: Static wall vents.

**Note:**

- Due to restricted access, there are portions of the system that are not readily accessible for visual inspection.

#### 5.2 Footing stem walls:

**Damage:**

- Randomly oriented cracks are visible at various locations which is not uncommon for the age of the building. Determining the cause is beyond the scope of this inspection. Monitoring is recommended as future repair may be needed.

#### 5.3 Anchor bolting:

**Note:**

- The floor sheathing is installed over the top of the sill plates, therefore installation of an anchor bolting system is not determined due inaccessibility.

#### 5.4 Floor framing:

**Note:**

- Moisture related stains are visible at multiple locations. We recommend further evaluation by a qualified state licensed Structural Pest Control Operator to determine if any wood decay and / or wood destroying organism damage exists.

**Damage:**

- Significant moisture related damage is visible to the framing below the bathroom areas. The damage is caused by plumbing pipe leakage and potentially shower pan leakage. We recommend correcting the cause of the damage and repairing the wood using appropriate methods. We also recommend further evaluation by a qualified state licensed Structural Pest Control Operator to determine if any wood decay and / or pest related damage exists as a result.

**Outdated by today's standards:**

- Connection hardware is not provided at the piers, posts, girders, etc. which is not uncommon for the age of the building. Installation of appropriate connection hardware should be considered for safety enhancement to help minimize the potential for separation of the posts during an earthquake.

**5.5 Ventilation:****Damage:**

- Damaged screens are visible at multiple vent openings. The condition is conducive to animal / insect / vermin intrusion into the building. Replacement of the damaged screens with an appropriate screen material is recommended.

**5.6 Insulation:****Note:**

- Floor insulation is absent. Installation of an appropriate insulation system should be considered to help control thermal loss from the interior living space.

## ROOF & ATTIC

Our visual inspection of the roof system is limited to the readily accessible portions of the Roof covering; Drainage; Flashings; Penetrations; Skylights.

The following are beyond the scope of this inspection and excluded from this inspection report:

- Determining if the roof systems, coverings, components are free from leakage.
- Testing roofs, skylights, flashings and gutters for leaks or drainage.
- Determining the installation or current condition of any underlayment, moisture proof membranes or number of plies (layers) installed.
- Cost estimates, methods & extent of corrections.

NOTICE: Client should obtain further evaluation of reported conditions prior to making their final buying decision and before removing any contractual investigation contingency and prior to the close of the transaction as further evaluation of a reported condition may provide additional information which can affect Client's purchase decision. Any recommendation of a reported condition should be performed by appropriate, qualified specialists.

### ROOF:

#### 6.1 Description:

Visually inspected.  
 Accessed by walking on the roof.  
 Roofing material: Rock built up.  
 Exposed flashing material: Metal.

#### 6.2 General observations / recommendations:

##### Note:

- Multiple material defects exist including but not limited to the components referenced in the following sub sections. We recommend further evaluation of this system / cost estimate for corrections by a qualified state licensed roofing contractor.

#### 6.3 Rock built up roofing:

##### Defects:

- Displaced rock is visible at multiple locations which exposes the built up underlayment material to direct sunlight. Deterioration to the built up underlayment material resulting in leakage can occur as a result. Moisture related damage is visible to the interior ceiling claddings below which indicates leakage has occurred. Removal and replacement of the roof material is recommended.



#### 6.4 Flashings:

##### Defects:

- Patching is visible to the flashings at the lower roof to wall interface which may be an attempt to repair leakage. Moisture related damage is visible to the interior ceiling cladding below which indicates leakage has occurred. We recommend correction using appropriate methods.



**Defects:**

- Chimney flashing is improperly installed as it is face mounted with mastic seal instead of using reglet flashing. The condition is conducive to moisture intrusion and subsequent damage. We recommend correction using appropriate methods.



## GUTTERS & DOWNSPOUTS:

### 6.5 Description:

**Note:**

- Not provided.

### 6.6 General observations / recommendations:

**Note:**

- Installation of gutters and downspouts should be considered to help with site drainage and to help protect the exterior wall cladding from moisture related damage.

## ATTIC AREAS & ROOF FRAMING:

### 6.7 Description:

**Note:**

- There is no accessible attic.

### 6.8 Framing:

**Defects:**

- Sagging is visible to the spliced rafter tails at the rear roof eave. We recommend correction using appropriate methods.



### 6.9 Ventilation:

Ventilation type: Under eave wall.

### 6.10 Insulation:

**Note:**

- Due to inaccessibility, installation of insulation at the ceiling of the low slope roof is not determined.



## PLUMBING

Our visual inspection of the plumbing system is limited to the readily accessible portions of the water supply piping; Drain, waste, and vent piping; Faucets and fixtures; Fuel gas piping; Water heaters; Functional flow and functional drainage.

The following are beyond the scope of this inspection and excluded from this inspection report:

- Filling any fixture with water to inspect overflow drains or drain stops, or evaluate backflow devices, waste ejectors, sump pumps, or drain line cleanouts.
- Inspection or evaluation of water temperature balancing devices, temperature fluctuation, time to obtain hot water, water circulation, or solar heating systems or components.
- Inspection of whirlpool baths, steam showers, or sauna systems or components.
- Inspection of fuel tanks or determining if the fuel gas system is free of leaks.
- Inspection of wells or water treatment systems.
- Determining the water quality and condition or testing for hazardous substances.
- Determining the condition of any buried piping or piping concealed in walls or floors.
- Testing water supply shut off valves.
- Pipe sizing.
- Inspection of recirculation pumps, water filter or treatment systems, water conditioning systems.
- Cost estimates, methods & extent of corrections.

NOTICE: Client should obtain further evaluation of reported conditions prior to making their final buying decision and before removing any contractual investigation contingency and prior to the close of the transaction as further evaluation of a reported condition may provide additional information which can affect Client's purchase decision. Any recommendation of a reported condition should be performed by appropriate, qualified specialists.

### WATER SUPPLY SYSTEM:

#### 7.1 Description:

Visually inspected.

Meter location: Not located.

Main shut off valve location: Front exterior wall (testing is beyond the scope of this inspection).

Main line piping material: PVC (plastic) where readily accessible. Determining the material type of buried piping is beyond the scope of this inspection.

Branch piping material: Copper and galvanized where readily accessible.

#### 7.2 General observations / recommendations:

**Note:**

- Multiple material defects exist including but not limited to the components referenced in the following sub sections. We recommend further evaluation of this system / cost estimate for corrections by a qualified state licensed plumbing contractor.

#### 7.3 Pressure regulator:

**Note:**

- A pressure regulator is not installed on the main line. Installation of an appropriate pressure regulator should be considered to prevent any adverse overpressure conditions.

#### 7.4 Functional flow at fixtures:

**Note:**

- The functional flow was tested at the furthest bathroom away from the main supply shut off. There was little flow restriction while using multiple fixtures in the bathroom.

#### 7.5 Branch supply piping:

**Note:**

- The galvanized piping may be nearing the end of its service life as a majority of the water supply piping has been replaced with copper. Determining the remaining service life is beyond the scope of this inspection.

**Damage:**

- Pinhole leakage is visible on piping at the foundation sub area. Replacement of any damaged piping is recommended.

**Safety concerns:**

- A backflow prevention device is not installed on the pool fill piping. The function of a backflow prevention device is to prevent contamination of the potable water system from a cross connection. We recommend correction using appropriate methods.

**7.6 Exterior hose faucets:****Safety concerns:**

- Backflow prevention devices are not installed on the hose faucets. The function of a backflow prevention device is to prevent contamination of the potable water system from a cross connection. We recommend correction using appropriate methods.

**DRAIN, WASTE & VENT SYSTEM:****7.7 Description:**

Visually inspected.

Pipe material: Cast iron, galvanized, transite, and ABS (plastic), where readily accessible.

**7.8 General observations / recommendations:****Note:**

- Sewer laterals and underground piping are beyond the scope of this inspection, therefore not inspected. We recommend retaining a qualified specialist to perform a camera inspection.

**Note:**

- Septic systems are beyond the scope of this inspection, therefore not inspected. We recommend retaining a qualified specialist to perform a complete system evaluation.

**Note:**

- Multiple material defects exist including but not limited to the components referenced in the following sub sections. We recommend further evaluation of this system / cost estimate for corrections by a qualified state licensed plumbing contractor.

**7.9 Piping:****Damage:**

- The piping is at the end of its service life due to significant corrosion related damage and leakage. Replacement of any damaged piping is recommended.

**Damage:**

- Damage is visible to the lip of the main vent pipe opening. The damage may have been caused by a roter cable to clear pipe blockage.



**Defects:**

- Leakage is visible from multiple pipes below the bathrooms. Replacement of any damaged piping is recommended.



**Defects:**

- Exposed piping subject to damage is visible at the breezeway. We recommend correction using appropriate methods.



**Defects:**

- Exposed piping subject to damage is visible within a cabinet at the upstairs bedroom. We recommend correction using appropriate methods.



## WATER HEATER #1:

### 7.10 Description:

Visually inspected.

Location: Kitchen cabinet.

Fuel type: Electric.

Tank size: 36 gallons.

Water shut off valve: Installed (testing is beyond the scope of this inspection).

Temperature & pressure relief valve: Installed (testing is beyond the scope of this inspection).

### 7.11 Water supply piping:

#### Damage:

- Corrosion related damage caused by leakage is visible on the water shut off valve. Replacement of the valve is recommended.



### 7.12 Temperature & pressure relief valve:

#### Safety concerns:

- There is no drain pipe to direct discharge water to an appropriate safe location. The condition poses a scalding hazard and the surrounding area is subject to moisture related damage in the event of water discharge from the valve. We recommend correction using appropriate methods.



### 7.13 Earthquake bracing:

#### Safety concerns:

- Earthquake strapping is not installed. Approved earthquake straps should be installed in the upper 1/3 and lower 1/3 of the tank to prevent lateral movement of the tank. We recommend correction using appropriate methods.



### 7.14 Catch pan & drain:

**Defects:**

- A catch pan & drain system is absent. Lack of an appropriate catch pan system can cause damage to the platform and surrounding area in the event of leakage. Installation of an appropriate catch pan & drain system is recommended.

**WATER HEATER #2:****7.15 Description:**

Visually inspected.

Location: Upstairs bathroom cabinet.

Fuel type: Electric.

Tank size: 30 Gallons.

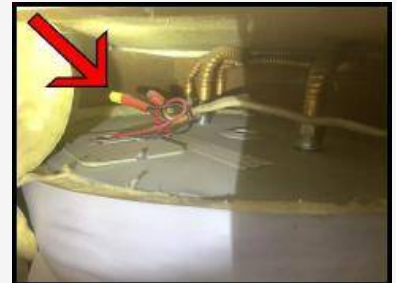
Temperature & pressure relief valve: Installed (testing is beyond the scope of this inspection).

**7.16 Tank:****Note:**

- A thermal blanket is installed which prevents inspection of the tank. External use thermal blankets installed on water heaters may void the manufacturers warranty and removal may be needed. Refer to the water heater manufacturers installation manual for information regarding the use of thermal blankets.

**7.17 Electrical:****Safety concerns:**

- Exposed splices are visible on the wiring. The condition is an improper installation that poses an electrical shock and fire ignition hazard. Splices should be enclosed in an appropriate junction box. We recommend correction using appropriate methods.

**7.18 Water supply piping:****Defects:**

- There is no water shut off valve. A water shut off valve should be installed on the supply side of the tank. We recommend correction using appropriate methods.

**Damage:**

- Corrosion damage caused by leakage is visible on the supply connector fittings. Replacement of any damaged supply connectors is recommended.



**7.19 Temperature & pressure relief valve:**

**Safety concerns:**

- There is no drain pipe to direct discharge water to an appropriate safe location. The condition poses a scalding hazard and the surrounding area is subject to moisture related damage in the event of water discharge from the valve. We recommend correction using appropriate methods.



**7.20 Earthquake bracing:**

**Safety concerns:**

- Earthquake strapping is not installed. Approved earthquake straps should be installed in the upper 1/3 and lower 1/3 of the tank to prevent lateral movement of the tank. We recommend correction using appropriate methods.



**7.21 Catch pan & drain:**

**Defects:**

- A catch pan & drain system is absent. Lack of an appropriate catch pan system can cause damage to the platform and surrounding area in the event of leakage. Installation of an appropriate catch pan & drain system is recommended.



**FUEL GAS SYSTEM:**

**7.22 Description:**

Visually inspected.

Gas meter location: Right side.

Main service shut off valve location: Meter (testing is beyond the scope of this inspection).

**7.23 General observations / recommendations:**

**Note:**

- Gas leak testing is beyond the scope of this inspection. We recommend contacting the gas utility provider to service the meter and all of the gas appliances, perform leak detection service, and provide written documentation of the service.

#### 7.24 Automatic seismic shut off valve:

**Note:**

- Not provided. Installation of an approved automatic seismic shutoff valve at the meter should be considered for safety enhancement.

#### 7.25 Branch supply piping:

**Damage:**

- Significant rust related damage is visible on piping from the meter to the pool heater. The condition is conducive to pipe failure and subsequent gas leakage. Replacement of any damaged piping is recommended.



## HEATING - COOLING

Our visual inspection of the heating and cooling system is limited to the readily accessible portions of the Heating equipment; Central cooling equipment; Energy source and connections; Combustion air and exhaust vent systems; Condensate drainage; Conditioned air distribution systems.

The following are beyond the scope of this inspection and excluded from this inspection report:

- Thermostats are not evaluated for calibration or timed functions.
- Inspection of heat exchangers or electric heating elements.
- Inspection of non-central air conditioning units or evaporative coolers.
- Inspection of radiant, solar, hydronic, or geothermal systems or components.
- Determining volume, uniformity, temperature, airflow, balance, or leakage of any air distribution system.
- Inspection of electronic air filtering or humidity control systems or components.
- Testing high efficiency vent or central air conditioning condensate pumps.
- Pressure testing or determining if air conditioning refrigerant lines are free of leaks.
- Heating and cooling system capacity calculations.
- Cost estimates, methods & extent of corrections.

NOTICE: Client should obtain further evaluation of reported conditions prior to making their final buying decision and before removing any contractual investigation contingency and prior to the close of the transaction as further evaluation of a reported condition may provide additional information which can affect Client's purchase decision. Any recommendation of a reported condition should be performed by appropriate, qualified specialists.

### HEATING:

#### 8.1 Description:

Visually inspected.

Equipment type: Electric radiant ceiling heat.

#### 8.2 General observations / recommendations:

**Note:**

- The system was not tested due to burnt wiring at a control outlet. Installation of a new type of heating system is likely needed. We recommend further evaluation of this system / cost estimate for corrections by a qualified state licensed Warm-Air Heating, Ventilating and Air-Conditioning contractor.

#### 8.3 Normal user controls:

**Safety concerns:**

- Light switches are used in place of thermostats which is improper. We recommend correction using appropriate methods.





**Safety concerns:**

- Burnt wires are visible within an outlet box at the living room. The condition poses a fire ignition hazard. We recommend correction using appropriate methods.



## COOLING:

### 8.4 Description:

**Note:**

- A central cooling system is not provided.

## ELECTRICAL

Our visual inspection of the electrical system is limited to the readily accessible portions of the Service equipment; Electrical panels; Circuit wiring; Switches; Receptacle outlets; Lighting fixtures.

The following are beyond the scope of this inspection and excluded from this inspection report:

- Operating circuit breakers or circuit interrupters.
- Removing cover plates.
- Inspection of de-icing systems or components.
- Inspection of private or emergency electrical supply systems or components.
- Wattage calculations of the electrical system.
- Performance testing on any circuit wiring.
- Inspection of low voltage systems.
- Determining the condition of any conductor insulation.
- Cost estimates, methods & extent of corrections.

NOTICE: Client should obtain further evaluation of reported conditions prior to making their final buying decision and before removing any contractual investigation contingency and prior to the close of the transaction as further evaluation of a reported condition may provide additional information which can affect Client's purchase decision. Any recommendation of a reported condition should be performed by appropriate, qualified specialists.

### SERVICE:

#### 9.1 Description:

Visually inspected.  
Service type: Overhead 120/240 volt.  
Grounding electrode type: Water supply pipe.

#### 9.2 General observations / recommendations:

**Note:**

- Multiple material defects exist including but not limited to the components referenced in the following sub sections. We recommend further evaluation of this system / cost estimate for corrections by a qualified state licensed electrical contractor.

#### 9.3 Service entrance wiring:

**Safety concerns:**

- Deteriorated insulation is visible on the service entrance wiring which exposes the conductors. The condition poses an electrical shock and fire ignition hazard. We recommend correction using appropriate methods. Replacement with an appropriate installation is likely needed.



#### 9.4 Grounding electrode system:

**Safety concerns:**

- The use of water piping as the sole grounding electrode is prohibited by today's construction standards. Installation of an appropriate grounding electrode system is recommended. The purpose of grounding is for the safety of buildings and to protect people from electrical shock hazards.

**Safety concerns:**

- There is no visible bonding of the fuel gas piping to the grounding electrode to protect people from electrical shock hazards in the event the pipes become energized. We recommend correction using appropriate methods.

**Safety concerns:**

- A bonding jumper to interconnect the cold water pipe, hot water pipe is absent at each water heater. The water heaters could block the continuity of any installed bonding system, therefore an electrical shock hazard exists in the event the pipes become energized. We recommend correction using appropriate methods.

**Safety concerns:**

- There is no visible bonding of the metal exterior door frame adjacent the pool to the grounding electrode to protect people from electrical shock hazards in the event the metal frame becomes energized. We recommend correction using appropriate methods.

**BRANCH CIRCUIT WIRING TYPE:****9.5 Description:**

Branch conductor type: Copper as viewed from the main panel.

Wiring method: Non-metallic sheathed cable, armored cable, and conduit where readily accessible.

**9.6 General observations / recommendations:****Outdated by today's standards / Safety concerns:**

- 2 wire branch circuits exist. 2 wire circuits do not have equipment grounding conductors to protect people from electrical shock hazards. Upgrading the wiring to current construction standards should be considered for safety enhancement. We recommend further evaluation / cost estimate for corrections by a qualified state licensed electrical contractor.

**MAIN SERVICE PANEL:****9.7 Description:**

Visually inspected.

Location: Meter. Rear exterior wall.

Main service disconnect type: Cartridge fuses.

Branch circuit Overcurrent protection device type: Circuit breakers.

Service disconnect amperage: Not verified.

Panel rating: Not verified, the listing tag has been removed.

**9.8 General observations / recommendations:****Note:**

- Multiple material defects exist including but not limited to the components referenced in the following sub sections. We recommend further evaluation of this system / cost estimate for corrections by a qualified state licensed electrical contractor.

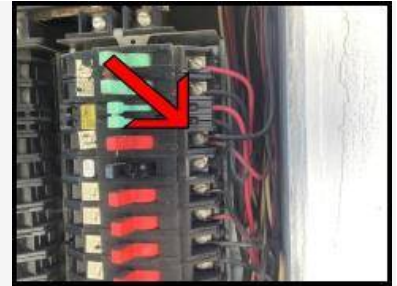
**9.9 Panel components:**

**Safety concerns:**

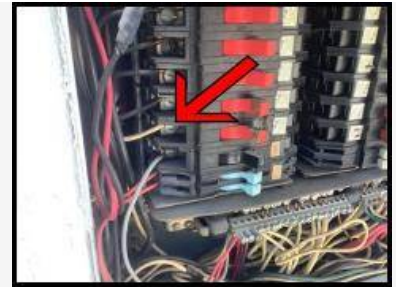
- The panel is manufactured by Zinsco. The clip to bus style of circuit breaker is conducive to failure at the point of contact. Hazards may be present in the electrical panel which could result in overheating, fire, or inability to turn off the electrical power in the home. The inspector does not remove the circuit breakers and does not perform any other disassembly of the electrical panel components, therefore visual inspection may not identify significant damage or other failures that may be present. Also, the panel components may be near / at the end of their service life due to age. Replacement with a panel meeting current construction standards should be considered for safety enhancement.

**Safety concerns:**

- Tapping of multiple wires to a single circuit breaker is visible. The condition is an improper installation that could initiate fire-causing arcs. We recommend correction using appropriate methods.

**Safety concerns:**

- A wire with white insulation is connected to a circuit breaker. White insulation indicates neutral which should not be attached to an overcurrent protection device. The condition poses an electrical shock and fire ignition hazard if the wire is neutral. If the wire is load, it should be marked appropriately. We recommend correction using appropriate methods.

**Safety concerns:**

- Circuit breaker location labeling is not legible. We recommend that each breaker be properly labeled to allow persons to identify them for safe operation when and if necessary. We recommend correction using appropriate methods.



## BRANCH CIRCUIT COMPONENTS:

### 9.10 General observations / recommendations:

**Note:**

- Multiple material defects exist including but not limited to the components referenced in the following sub sections. We recommend further evaluation of this system / cost estimate for corrections by a qualified state licensed electrical contractor.

### 9.11 Arc fault circuit interrupter (AFCI) protection:

**Outdated by today's standards / Safety concerns:**

- Arc Fault Circuit Interrupter (AFCI) protection is not provided on the branch circuits that serve the kitchen, laundry, and living area rooms. Arc Fault Circuit Interrupter (AFCI) protection detects electrical arcs on the circuits and shuts off power

to the circuits before the arcing leads to a fire. Upgrades to current construction standards should be considered for safety enhancement.

### 9.12 Receptacle outlets:

**Note:**

- The readily accessible receptacles were tested with a polarity tester to give the inspector a general opinion as to whether they are functional. This type of testing is not technically exhaustive and does not identify false grounds.

**Outdated by today's standards:**

- Outlets are not provided at the front and rear exterior walls. Installation of exterior outlets at appropriate locations should be considered for safety enhancement to prevent the use of extension cords as permanent wiring.

**Outdated by today's standards / Safety concerns:**

- Receptacles are not the tamper resistant type for child safety. Replacement with tamper resistant type should be considered for safety enhancement.

**Outdated by today's standards / Safety concerns:**

- The existing 2 hole receptacles do not have an equipment grounding conductor attached to the receptacles. The function of an equipment grounding conductor is to protect people from electric shock hazards. Upgrading those receptacles to current construction standards should be considered for safety enhancement.

**Safety concerns:**

- Receptacles tested as having reverse polarity at the garage interior. The condition poses an electrical shock hazard. We recommend correction using appropriate methods wherever the condition exists.

**Safety concerns:**

- Receptacles are not protected by a Ground Fault Circuit Interrupter (GFCI) at the garage interior, bathrooms, and multiple at the kitchen counters. The function of a Ground Fault Circuit Interrupter is to protect people from electrical shock hazards. We recommend correction using appropriate methods.

**Safety concerns:**

- Protection cover is absent from an outlet at the garage door opener. The condition poses an electrical shock hazard. Replacement of any absent protection covers is recommended.



**Safety concerns:**

- A scorched receptacle hole is visible on an outlet at the upstairs bedroom. The condition poses an electrical shock and fire ignition hazard. Replacement of any damaged receptacles is recommended.



**Safety concerns:**

- Crack damage is visible to receptacles at the family room. The condition poses an electrical shock hazard. Replacement of any damaged receptacles is recommended wherever the condition exists.



**9.13 Lighting:**

**Note:**

- There is are undetermined switches at multiple locations.

**Safety concerns:**

- Bulb protection globes are absent from exterior fixtures. Installation of appropriate replacement globes is recommended. Caution, the bulbs need to be rated for the fixture and for installation within a globe. Refer to the listing on the fixture for the types of bulbs that can be used.



**Damage:**

- Significant rust related damage is visible to multiple exterior fixtures. Replacement of any damaged fixtures is recommended.



**Safety concerns:**

- Fixtures are not wet location type in the shower wall of the upstairs bathroom. The condition poses an electrical shock hazard. We recommend correction using appropriate methods.



**9.14 Non metallic sheathed cable:**

**Safety concerns:**

- Exposed wiring subject to damage is visible at the exterior to an irrigation control at the rear exterior wall. We recommend correction using appropriate methods.



**Safety concerns:**

- Exposed wiring subject to damage is visible at the garage interior. We recommend correction using appropriate methods.



**Safety concerns:**

- Exposed wiring subject to damage is visible within a cabinet at the upstairs bedroom. We recommend correction using appropriate methods.



**Safety concerns:**

- Exposed wiring lacks a protection method at the foundation sub area, therefore subject to damage. We recommend correction using appropriate methods.



**9.15 Conduit:**

**Safety concerns:**

- The buried metallic conduit is subject to severe corrosive influences. There is no indication that the conduit is protected by corrosion protection suitable for the condition. Corrosion damage is visible to the conduit where it enters the ground. The condition poses an electrical shock and fire ignition hazard if any moisture infiltration occurs. Replacement with an appropriate installation is recommended.



**Safety concerns:**

- Exposed conduit subject to damage is visible across the rear porch step. We recommend correction using appropriate methods.





## INTERIOR

Our visual inspection of the building interior is limited to the readily accessible portions of the walls, ceilings, and floors; doors and windows; stairways, handrails and guardrails; permanently installed cabinets; absence of smoke alarms; vehicle doors and openers.

### NOTICE:

- If the building is furnished in any way, there may be areas that are not readily accessible preventing a full visual inspection. Full access and an opportunity for additional inspection may discover reportable conditions. Please call our office to arrange for inspection of the inaccessible areas after full access is provided. Additional fee will apply.

The following are beyond the scope of this inspection and excluded from this inspection report:

- Inspection of window, door, or floor coverings.
- Determining whether a building is secure from unauthorized entry.
- Operation or testing of Smoke alarms; Fire alarms; Carbon monoxide detectors; Fire or heat detectors.
- Inspection of Security systems; Intercom systems; Fire sprinkler systems; Central vacuum systems; Pool alarms, Built in entertainment systems or components; Elevators; Dumbwaiters.
- Using a ladder to inspect systems or components.
- Cost estimates, methods & extent of corrections.

NOTICE: Client should obtain further evaluation of reported conditions prior to making their final buying decision and before removing any contractual investigation contingency and prior to the close of the transaction as further evaluation of a reported condition may provide additional information which can affect Client's purchase decision. Any recommendation of a reported condition should be performed by appropriate, qualified specialists.

## MAIN ENTRY DOOR:

### 10.1 Description:

Visually inspected.  
Weatherstrip: Installed.  
Doorbell: Installed.

### 10.2 Primary door:

Open & closing function tested as operational.

### 10.3 Doorbell:

Responded to the normal user control.

## EXTERIOR DOORS:

### 10.4 Description:

Visually inspected.  
Types: Metal single pane sliding. Panel door w/ single pane window.

### 10.5 Primary doors:

#### Defects:

- The rear breezeway rear door does not slide smoothly. The condition could be a result of worn or damaged rollers. We recommend correction using appropriate methods.

#### Safety concerns:

- The glass in the living room and kitchen doors do not appear to be safety glazing as there is no visible etching listing the glass as such. The purpose of safety glazing is to reduce the risk of injury in the event of broken glass. We recommend correction using appropriate methods.

**Defects:**

- The screen is absent from the window in the kitchen door. We recommend correction using appropriate methods.

**Safety concerns:**

- The frame is separated from the glass on the rear breezeway door. We recommend correction using appropriate methods.

**Defects:**

- Moisture related stains are visible on the floor adjacent the rear breezeway door. The condition may indicate a leakage condition exists. We recommend correction using appropriate methods.

**10.6 Screen doors:****Note:**

- Not provided.

**INTERIOR DOORS:****10.7 Description:**

Visually inspected.

**10.8 Doors:****Defects:**

- Latch is not functional as it does not engage the receiver at the master bedroom door. Adjustment is recommended.

**Defects:**

- Door stops are absent. Installation is recommended to prevent the door handles from touching and damaging the wall cladding.

**WINDOWS:****10.9 Description:**

Visually inspected.

Type: Metal single pane sliding.

**10.10 Windows:****Defects:**

- Multiple windows do not slide smoothly. The condition could be a result worn or damaged rollers. We recommend correction using appropriate methods.

**Defects:**

- A window does not close enough to latch at the upstairs family room. We recommend correction using appropriate methods.

**Damage:**

- A BB hole is visible in a window at the upstairs family room. Replacement of any damaged glass is recommended.



**10.11 Screens:**

**Defects:**

- Screens are absent from multiple windows. Replacement of any absent screens is recommended.

**WALLS:**

**10.12 Description:**

Visually inspected.

Wall cladding material: Gypsum board w/ plaster finish. Paneling.

**10.13 Wall cladding:**

**Note:**

- Randomly oriented cracks are visible at various locations. Determining the cause is beyond the scope of this inspection. Monitoring is recommended as repair may be needed in the future.

**Defects:**

- Wall clouding is absent within a cabinet at the upstairs bedroom. We recommend correction using appropriate methods.



**Damage:**

- Moisture related damage is visible on the wall cladding at multiple locations. The condition likely indicates moisture intrusion from the exterior has occurred. Determining if any active leakage exists is beyond the scope of this inspection. We recommend correction using appropriate methods.



**Note:**

- An undetermined substance is visible on the wall cladding within multiple closets. Determining the presence of any type of mold / microbial growth is beyond the scope of this inspection. We recommend further evaluation by a qualified specialist to determine if such conditions exist.



## CEILING:

### 10.14 Description:

Visually inspected.

Ceiling cladding material: Gypsum board w/ plaster finish. Acoustic spray.

### 10.15 Ceiling cladding:

**Damage:**

- Moisture related damage is visible to the ceiling cladding at multiple locations. Determining if active roof leakage exists is beyond the scope of this inspection. Further evaluation by a qualified state licensed roofing contractor is recommended.

**Damage / Safety concerns:**

- Sagging ceiling cladding subject to collapse is visible at the living room. We recommend correction using appropriate methods.



**Note:**

- Determining if the acoustic spray contains asbestos is beyond the scope of this inspection. If so, any removal and disposal should be performed by a qualified specialist using appropriate methods as asbestos is known to be a health hazard to people. To determine if asbestos is present, we recommend retaining a Cal/OSHA-Certified Asbestos Consultant. Only a Cal/OSHA-Certified Asbestos Consultant (CAC) can provide asbestos consulting (as defined by the Business and Professions Code, 7180-7189.7, and triggered by the same size and concentration triggers as for registered contractors). These services include building inspection, abatement project design, contract administration, supervision of site surveillance technicians, sample collection, preparation of asbestos management plans, and clearance air monitoring.

## FLOORING:

### 10.16 Description:

Visually inspected.

Flooring materials: Carpet. Resilient. Tile.

### 10.17 Carpet:

**Damage:**

- Stained carpet is visible at multiple locations. Replacement is likely needed.



**Damage:**

- Crush damage is visible to the carpet at multiple locations. Replacement is likely needed.



**10.18 Resilient flooring:**

**Safety concerns:**

- The 9"x9" tiles may contain asbestos. In certain conditions, asbestos is known to be a health hazard to people. We recommend retaining a Cal/OSHA-Certified Asbestos Consultant to determine if asbestos is present and if any safety hazards exist as a result. Only a Cal/OSHA-Certified Asbestos Consultant (CAC) can provide asbestos consulting (as defined by the Business and Professions Code, 7180-7189.7, and triggered by the same size and concentration triggers as for registered contractors). These services include building inspection, abatement project design, contract administration, supervision of site surveillance technicians, sample collection, preparation of asbestos management plans, and clearance air monitoring.



**SMOKE ALARMS & CARBON MONOXIDE ALARMS:**

**10.19 Description:**

Visually inspected.

**10.20 Smoke alarms:**

**Safety concerns:**

- Smoke alarms are absent. Operational smoke alarms of approved type that meet today's state safety standards should be installed in each bedroom and in the immediate vicinity outside the bedrooms. We recommend correction using appropriate methods.

**10.21 Carbon monoxide alarms:**

**Safety concerns:**

- Carbon monoxide alarms are absent. Operational carbon monoxide alarms of approved type that meet today's state safety standards should be installed at areas in the immediate vicinity outside the bedrooms / sleeping rooms and on every level including basements in dwelling units that have fuel-fired appliances and / or attached garages. We recommend correction using appropriate methods.

**STAIRS & RAILINGS:**

**10.22 Description:**

Visually inspected.

### 10.23 Steps:

**Safety concerns:**

- The stair stringers lack adequate support bracing. The condition can make the stairs unstable. We recommend correction using appropriate methods.



### 10.24 Railings:

**Safety concerns:**

- Balusters are absent from the guards. Opening width should prevent a 4" sphere from passing through. We recommend correction using appropriate methods.



**Safety concerns:**

- Wall returns are absent on the ends of the hand grip railing. The condition poses a snag hazard. We recommend correction using appropriate methods.



**Outdated by today's standards / Safety concerns:**

- Caution, the hand grip railing is outdated by today's construction standards as the diameter is too wide, therefore not graspable. Upgrading the hand grip railing to current construction standards should be considered for safety enhancement.



## INTERIOR SPECIAL FEATURES:

### 10.25 General observations / recommendations:

**Note:**

The following systems are beyond the scope of this inspection, therefore not inspected. Further evaluation by appropriate specialists should be considered.

- Intercom.

## PRIMARY PARKING STRUCTURE

### NOTICE:

- If the building is furnished in any way, there may be areas that are not readily accessible preventing a full visual inspection. Full access and an opportunity for additional inspection may discover reportable conditions. Please call our office to arrange for inspection of the inaccessible areas after full access is provided. Additional fee will apply.

The following are beyond the scope of this inspection and excluded from this inspection report:

- Workbenches, shelving and storage units.
- Cost estimates, methods & extent of corrections.

NOTICE: Client should obtain further evaluation of reported conditions prior to making their final buying decision and before removing any contractual investigation contingency and prior to the close of the transaction as further evaluation of a reported condition may provide additional information which can affect Client's purchase decision. Any recommendation of a reported condition should be performed by appropriate, qualified specialists.

## GARAGE:

### 11.1 Description:

Type: Attached.

#### Note:

- The garage is not readily accessible due to storage which prevents a full visual inspection.

### 11.2 Concrete slab floor:

Visually inspected.

#### Note:

- The floor is not readily accessible due to storage which prevents a full visual inspection.

#### Damage:

- Significant crack damage is visible to the concrete slab. Determining the cause is beyond the scope of this inspection. We recommend further evaluation by a qualified state licensed geo-technical engineer to determine if the damage is caused by any adverse geologic / structural conditions.



### 11.3 Interior walls & ceilings:

Visually inspected.

#### Note:

- The walls are not readily accessible due to storage which prevents a full visual inspection.

**Safety concerns:**

- Fire separation cladding is absent from the ceiling. We recommend correction using appropriate methods to prevent flame spread in the event of fire.

**Damage:**

- Moisture related stains are visible at the walls and ceiling. Determining if any active leakage exists is beyond the scope of this inspection.

**Defects:**

- The existing shot pins are not an appropriate anchor bolting method at the front walls. We recommend correction using appropriate methods.

**11.4 Garage door:**

Visually inspected.

Type: Sectional w/auto opener.

**Note:**

- Auto opener: The auto opener responded to normal user controls. The auto reverse function was tested by crossing the beam of the electronic reversing device only. The device responded to the test. Pressure testing of the automatic reverse system is beyond the scope of this inspection as damage to the door and / or opener can occur.

**Note:**

- Auto opener: An emergency battery backup is not installed on the auto opener. As of July 1, 2019, all garage door openers sold or installed in residential garages in the state of California require an emergency battery backup for the opener to operate in the event of electrical power outage. Replacement of the automatic opener with a type that meets current state safety standards for garage door openers should be considered for safety enhancement.

**Safety concerns:**

- Auto opener: Spring warning labeling is absent at the torsion bar. We recommend correction using appropriate methods.



**Safety concerns:**

- Auto opener: Anti entrapment safety labeling is absent adjacent the automatic opener control. We recommend correction using appropriate methods.



**Safety concerns:**

- Auto opener: The auto-reverse edge sensors are not within 6" of the floor for safety. We recommend correction using appropriate methods. Refer to the auto opener manufacturers installation manual for instructions.



**11.5 Interior passage door:**

Visually inspected.  
Type: Solid door.

**Safety concerns:**

- A self closing device is absent. Doors & their components installed in a residential garage fire separation wall should have an appropriate fire rating and be equipped an operational self closing device to securely close, latch and seal the door for fire safety. We recommend correction using appropriate methods.



**Safety concerns:**

- The height of the step riser is greater than 7-3/4". The condition poses a trip hazard. We recommend correction using appropriate methods.



## KITCHEN - LAUNDRY

### NOTICE:

- If the building is furnished in any way, there may be areas that are not readily accessible preventing a full visual inspection. Full access and an opportunity for additional inspection may discover reportable conditions. Please call our office to arrange for inspection of the inaccessible areas after full access is provided. Additional fee will apply.

The following are beyond the scope of this inspection and excluded from this inspection report:

- Testing oven self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy.
- Determining the adequacy of any dishwasher operation.
- Testing of microwave ovens.
- Water purification systems.
- Hot water dispensers.
- Built in food processors.
- Built in can openers.
- Built in toasters.
- Built in blenders
- Oven warming drawers.
- Cost estimates, methods & extent of corrections.

NOTICE: Client should obtain further evaluation of reported conditions prior to making their final buying decision and before removing any contractual investigation contingency and prior to the close of the transaction as further evaluation of a reported condition may provide additional information which can affect Client's purchase decision. Any recommendation of a reported condition should be performed by appropriate, qualified specialists.

## MAIN KITCHEN:

### 12.1 Counter:

Visually inspected.  
Materials: Solid manufactured material.

### 12.2 Cabinets:

Visually inspected.

### 12.3 Sink:

Visually inspected.  
Basin: Functional.  
Faucet fixture: Operational.  
Functional drainage: Operational.

### Deterioration:

- Basin: Deteriorated sealant is visible at the counter interface. We recommend correction using appropriate methods to prevent moisture intrusion into the base cabinet.



### 12.4 Food waste disposer:

Visually inspected.  
Responded to normal user controls.

**Defects:**

- The control switch is installed upside down. We recommend correction using appropriate methods.

**12.5 Cooking appliances:**

Visually inspected.  
Type: Counter mount electric cooktop. Cabinet mount electric double oven.  
Cooktop: Responded to normal user controls.

**Note:**

- Oven: The circuit breakers were turned off at the time of the inspection, therefore the oven was not tested. The functional condition is not determined.

**12.6 Cooktop ventilation:**

Visually inspected.  
Type: External venting hood.  
Fan: Responded to normal user controls.

**Note:**

- Exhaust duct: There are portions of the duct that are not readily accessible for visual inspection.

**Defects:**

- Fan: The fan makes an unusual noise during operation. The filter is also absent. We recommend correction using appropriate methods.

**12.7 Dishwasher:****Note:**

- Not provided.

**UPSTAIRS KITCHEN:****12.8 Counter:**

Visually inspected.  
Materials: Laminate.

**12.9 Cabinets:**

Visually inspected.

**12.10 Sink:**

Visually inspected.

Basin: Functional.

Faucet fixture: Operational.

**Damage:**

- Drain: Corrosion damage caused by leakage is visible on the piping. Replacement of any damaged piping is recommended.

**12.11 Food waste disposer:****Note:**

- Not provided.

**12.12 Cooking appliances:**

Visually inspected.

Type: Gas range.

Gas shut off valve: Installed (testing is beyond the scope of this inspection).

**Note:**

- The appliance was disconnected from the fuel gas piping at the time of the inspection, therefore not tested. The functional condition is not determined.

**Safety concerns:**

- An anti tip device is absent. We recommend correction using appropriate methods. See warning label on oven door. Refer to the manufacturers installation manual for instructions.

**12.13 Cooktop ventilation:****Note:**

- Not provided.

**12.14 Dishwasher:****Note:**

- Not provided.

**LAUNDRY:****12.15 Description:****Note:**

- Not inspected.

## BATHROOMS

### NOTICE:

If the building is furnished in any way, there may be areas that are not readily accessible preventing a full visual inspection. Full access and an opportunity for additional inspection may discover reportable conditions. Please call our office to arrange for inspection of the inaccessible areas after full access is provided. Additional fee will apply.

The following are beyond the scope of this inspection and excluded from this inspection report:

- Steam showers; Sauna systems or components.
- Cost estimates, methods & extent of corrections.

NOTICE: Client should obtain further evaluation of reported conditions prior to making their final buying decision and before removing any contractual investigation contingency and prior to the close of the transaction as further evaluation of a reported condition may provide additional information which can affect Client's purchase decision. Any recommendation of a reported condition should be performed by appropriate, qualified specialists.

### BATHROOM #1:

#### 13.1 Description:

Location: Upstairs bedroom. 3/4 bathroom.

#### 13.2 Toilet:

Visually inspected.  
Flush function tested operational.

#### 13.3 Sink:

Visually inspected.  
Basin: Functional.  
Faucet: Operational.  
Functional drainage: Operational.

#### Defects:

- Drain: The stopper is not functional. We recommend correction using appropriate methods.

#### 13.4 Counter / cabinet / mirror / towel holder / medicine cabinet:

Visually inspected.  
Counter / cabinet: Installed.  
Mirror: Fixed type.  
Towel holder: Installed.

#### Damage:

- Cabinet: A face plate is detached from the cabinet. We recommend correction using appropriate methods.



#### 13.5 Ventilation:

Visually inspected.  
Type: Window.

**13.6 Shower:**

Visually inspected.

Shower wall surface material: Wood.

Shower base type: Prefabricated.

**Damage:**

- Shower walls: Significant damage is visible to the wood shower wall material. The condition is conducive to water intrusion and subsequent damage. We recommend correction using appropriate methods.

**Defects:**

- Shower walls: The cut outs for the light fixtures are conducive to moisture intrusion and subsequent damage. We recommend correction using appropriate methods.

**Safety concerns:**

- Faucet fixture: The faucet is a manual mixing type, therefore a scalding hazard exists. The installation of a pressure balance / thermostatic control type faucet should be considered for safety enhancement.

**Defects:**

- Shower head: Leakage occurs from the hose fitting(s) on the hand held shower head. Corrosion related damage is also visible to the pipe. We recommend correction using appropriate methods.

**BATHROOM #2:****13.7 Description:**

Location: Hallway. Full bathroom.

**13.8 Toilet:**

Visually inspected.

**Defects:**

- Front hold down bolts to secure the toilet to the mounting flange are absent. The condition is conducive to leakage and subsequent damage. The toilet mount is loose and leaks into the foundation sub area. We recommend correction using appropriate methods.



**13.9 Sink:**

Visually inspected.  
Basin: Functional.  
Faucet: Operational.  
Functional drainage: Operational.

**Defects:**

- Drain: The stopper is not functional. We recommend correction using appropriate methods.

**13.10 Counter / cabinet / mirror / towel holder / medicine cabinet:**

Visually inspected.  
Counter / cabinet: Installed.  
Mirror: Installed on medicine cabinet only.  
Towel holder: Installed.

**13.11 Ventilation:**

Visually inspected.  
Type: Exhaust fan.  
Fan: Responded to the normal user controls.

**Note:**

- Exhaust duct: The duct is not readily accessible for visual inspection. The condition is not determined.

**13.12 Combo bathtub & shower:**

Visually inspected.  
Shower wall surface material: Tile (determining the type of backing and waterproofing method used for the shower wall material is beyond the scope of this inspection).  
Enclosure type: Curtain.  
Basin: Functional.  
Faucet fixture: Operational.  
Shower diverter: Operational.  
Shower head: Operational.  
Functional drainage: Operational.

**Defects:**

- Drain: The stopper is not functional. We recommend correction using appropriate methods.

**BATHROOM #3:**

**13.13 Description:**

Location: Master bedroom. 3/4 bathroom.

**13.14 Toilet:**

Visually inspected.  
Flush function tested operational.

**13.15 Sink:**

Visually inspected.  
Basin: Functional.  
Faucet: Operational.  
Functional drainage: Operational.

**13.16 Counter / cabinet / mirror / towel holder / medicine cabinet:**

Visually inspected.  
Counter / cabinet: Installed.  
Fixed mirror: Installed.  
Towel bar: Installed.  
Medicine cabinet: Installed.

Visually inspected.  
Counter / cabinet: Installed.  
Mirror: Installed on medicine cabinet only.  
Towel holder: Installed.

**13.17 Ventilation:**

Visually inspected.  
Type: Window.

**13.18 Shower:**

Visually inspected.  
Shower wall surface material: Tile (determining the type of backing and waterproofing method used for the shower wall material is beyond the scope of this inspection).  
Shower base type: Tile.  
Enclosure type: Glass enclosure installed.  
Faucet fixture: Operational.  
Shower head: Operational.  
Functional drainage: Operational.

**Safety concerns:**

- Faucet fixture: The faucet is a manual mixing type, therefore a scalding hazard exists. The installation of a pressure balance / thermostatic control type faucet should be considered for safety enhancement.





**Defects:**

- Faucet fixture: The wall escutcheons are loose. The condition is conducive to water intrusion and subsequent damage. We recommend correction using appropriate methods.



**Defects:**

- Functional drainage: Slow drainage occurred. We recommend correction using appropriate methods.

**Damage:**

- Shower base: Crack damage is visible to multiple tiles. The condition is conducive to moisture intrusion and subsequent damage. Leakage is visible into the foundation sub area. We recommend correction using appropriate methods.

