

# Inspection Report



*This inspection performed in accordance with current "Standards of Practice" of the California Real Estate Inspection Association.*

*This inspection report  
prepared specifically for:*

**Antonio R & Ida Martinez Revocable Living Trust  
1511 Dale Avenue  
Arroyo Grande, CA 93420**



*Inspected by:* **Gregory S. Terry**

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PROPERTY / CLIENT INFORMATION

Report Date: 3/27/2017

Customer File # 14833

: Antonio R & Ida Martinez Revocable Living Trust

Address:

Phone:

Fax:

Email:

Inspection location: 1511 Dale Avenue
Arroyo Grande, CA 93420

Send report to: Jeanne Salter
Help-U-Sell Town & Coastal

Phone:

County: San Luis Obispo

Area/Neighborhood:

Sub-division:

GENERAL INFORMATION

Main entry faces: North

Bedrooms: 5

Full Baths: 2

Estimated Age: 38

Vehicle Garages: 2 Car

Half Baths:

Type Structure: Single Family Home

Approx. Sq Footage:

3/4 Baths: 1

Stories: 1

Type Foundation: Slab

Soil condition: Dry

Weather: Clear

Temp: 60-70

Date: 3/27/2017

Time:

Unit occupied: yes

Client present: yes

Attendees: Seller

General Overview:

Notice to 3rd parties or other purchasers: Receipt of this report by any purchasers of this property other than the above listed party(s) is not authorized. This report is prepared for the exclusive and sole use of the client listed above. This report is a work product and is copyrighted by the company listed above. Duplication by any means whatsoever is prohibited. Unauthorized duplication of, use or reliance of this report has the effect of all parties agreeing to hold harmless the inspector and the corporation.

Handwritten signature of Gregory S. Terry

Inspector: \_\_\_\_\_

Gregory S. Terry

REPORT LIMITATIONS

This report has been prepared for the use of the client indicated above is limited to an impartial opinion which is not a warranty that the items inspected are defect-free, or that latent or concealed defects may exist as of the date of this inspection or which may have existed in the past or may exist in the future. The report is limited to the components of the property which were visible to the inspector on the date of the inspection and his opinion of their condition at the time of the inspection.

# Roof

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 Roof coverings:	<b>Most Acceptable</b>	<b>Repair - See Comments Below</b>	<b>Moderate</b>
2 Ventilation:	<b>Acceptable</b>		
3 Flashings:	<b>Most Acceptable</b>	<b>Repair - See Comments Below</b>	<b>Potential Leak</b>
4 Skylights:	<b>N/A</b>		
5 Chimneys:	<b>Most Acceptable</b>	<b>Repair - See Comments Below</b>	<b>Fire Safety</b>
6 Gutter svstem:	<b>Not Present</b>	<b>Repair - See Comments Below</b>	<b>Maintenance Item</b>
7 :			
8 :			

## INFORMATION

9 Main roof age: <u>10 Years Old (Estimate)</u>	14	Ventilation: <u>Eaves &amp; Gables</u>
10 Other roof age: _____	15	Chimney: <u>Metal (2)</u>
11 Inspection method: <u>Walked entire roof</u>	16	Chimney flue: <u>Metal</u>
12 Roof covering: <u>Fiberglass Shingle</u>	17	Gutters: <u>None</u>
13 Roofing layers: <u>1st</u>	18	Roof Style: <u>Gable</u>

## ROOF COMMENTS

19 **General Note:** Our roof inspection is to report on the type and condition of the roofing material, missing and/or damaged materials and attachments. (Excluding ancillary items such as antennas, satellite dishes, solar panels, etc.) This does not constitute warranty, guarantee, roof certification or life expectancy evaluation of any kind. Roofs are not water tested for leaks. Condition of the roof underlayment is not visible and therefore cannot be evaluated. Structures that have concrete tiles, clay or wood shake/shingle materials that are going to be tented for fumigation are advised to be reinspected for damage caused after the tent is removed and prior to close of escrow.

**Maintenance Note:** Recommend installing gutters and down spouts to improve lot drainage. The down spouts should be extended to drain the surface water away from the perimeter of the foundation.

1.) There are no cricket flashing behind the chimney enclosures. This is required when the chimney enclosure is greater than 30 inches in width to divert water around the chimney. This may render these areas to potential leaks.

2.) Field shingles have been used for caps at the ridge line on the roof. This is an unconventional installation and may subject the ridge shingles to future wind damage particularly as the roof gets older.

**Fire Safety Hazard Note:** The spark arrestor is missing at the top of the family room fireplace and the spark arrestor is damaged at the top of the living room fireplace.

**INSPECTION PHOTOS**

**Roof**

**#R23**



Field shingles used for ridge caps on the roof.

**Roof**

**#R25**



Missing spark arrestor at the top of the family room chimney.

**Roof**

**#R26**



Damaged spark arrestor at the top of the living room chimney.

**Roof**

**#R27**



No cricket flashing installed behind the chimney enclosures.

# Exterior

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	Siding:	<b>Acceptable</b>	
2	Trim/fascias/soffits:	<b>Most Acceptable</b>	<b>Repair - See Comments Below</b>
3	Veneer:	<b>Most Acceptable</b>	<b>Repair - See Comments Below</b>
4	Doors:	<b>Average</b>	<b>Repair - See Comments Below</b>
5	Windows:	<b>Average</b>	<b>Repair - See Comments Below</b>
6	Hose faucets:	<b>Acceptable</b>	
7	Electrical cable:	<b>N/A</b>	
8	Exterior electrical:	<b>See the Electrical Page</b>	

## INFORMATION

9	Siding type: <b>Stucco &amp; Wood</b>	13	Window Type: <b>Fixed/Sliding</b>
10	Veneer type: <b>Stone</b>		
11	Trim/fascias type: <b>Wood</b>	14	Window material: <b>Aluminum</b>
12	Door type: <b>Wood, Metal/Glass &amp; Sliders</b>	15	Electric service cable: <b>Underground</b>

## EXTERIOR COMMENTS

**16 Information Note:** There are dual pane windows installed in this home. One of the more common problems associated with this type of window is "fogging" where water is trapped between the two panes of glass. A very diligent inspection is performed from the exterior and interior of the home to detect this problem however, variations in light, time of day, weather and dirt/salt on the windows can mask this problem. In this particular case the windows were very dirty at the time of inspection. For a definite guarantee to detect all failed windows, it is advised that the windows be professionally cleaned and then inspected by a qualified and licensed Glazing Contractor.

- 1.) The front entry door needs to be refinished. The astragal is damaged and the strike plate is missing for the dead bolt.
- 2.) The sliding glass door in the master bedroom has some small animal scratches in the glass and the screen door is damaged.
- 3.) There is moisture damage to the exterior door and both jambs in the west hall bathroom. This door is in need of complete replacement.
- 4.) There is moisture damage to the base of the double exterior doors in the SW bedroom. Evidence of water intrusion was present on the base boards and walls inside of these doors.
- 5.) The dual pane glass at the sliding glass door in the family room is fogged.
- 6.) The exterior door on the west side of the garage has moisture damage to the door and jamb. This door is in need of complete replacement.
- 7.) There are fogged windows in the following locations: (See above Info Note)
  - A.) The fixed window on the north wall of the dining room.
  - B.) Both windows in the master bathroom.
  - C.) The fixed window in the NE bedroom.

# Exterior

## EXTERIOR COMMENTS - Continued

- 16
- 8.) There are five damaged window screens.
  - 9.) There is a "BB" size hole in the window on the north wall of the garage.
  - 10.) The eaves and fascia boards are in need of painting.
  - 11.) Parts of the stone veneer are missing at the family room chimney enclosure.
  - 12.) Moisture damage was observed in the following locations:
    - A.) The fascia boards at the NE, NW and SW corners of the roof.
    - B.) The fascia board above the water heater closet.
    - C.) The fascia board adjacent to the family room chimney enclosure.
    - D.) Along the entire base of the water heater closet.
    - E.) The wood trim at the front entry stucco arch.
    - F.) The center eave outside of the dining room.
  - 13.) The water heater closet roof is leaking and there are large holes in the drywall inside the closet.

**INSPECTION PHOTOS**

**Exterior**

**#EX3**



**Moisture damage to the wood trim at the front entry arch.**

**Exterior**

**#EX5**



**Moisture damage to the exterior door and jamb at the west hall bathroom.**

**Exterior**

**#EX6**



**Moisture damage to the base of the water heater closet.**

**Exterior**

**#EX7**



**Parts of the stone veneer are missing at the family room chimney enclosure.**

**Exterior**

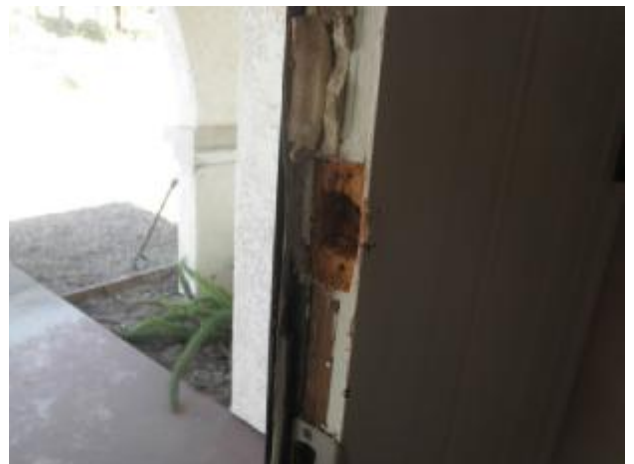
**#EX8**



**Moisture damage to the fascia board at the NE corner of the roof.**

**Exterior**

**#EX9**



**Damage to the astragal at the front entry door.**

**INSPECTION PHOTOS**

**Exterior**

**#EX10**



**Moisture damage to the eave at the north side of the dining room.**

**Exterior**

**#EX11**



**Moisture damage to the fascia board at the SW corner of the roof.**

**Exterior**

**#EX12**



**Moisture damage to the fascia board above the water heater closet.**

**Exterior**

**#EX13**



**Evidence of water intrusion at the exterior door in the SW bedroom conversion.**

**Exterior**

**#EX14**



**Moisture damage to the door and jamb at the exterior door in the SW bedroom.**

**Exterior**

**#EX19**



**Moisture damage to the fascia board adjacent to the family room chimney enclosure.**



## INSPECTION PHOTOS

Exterior

#EX24



Parts of the stone veneer are missing at the family room chimney enclosure.

# Grounds & Drainage

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	Drainage:	<b>Acceptable</b>	
2	Trees & shrubs:	<b>Acceptable</b>	
3	Walks & Steps:	<b>Most Acceptable</b> Repair - See Comments Below	<b>Safety Hazard</b>
4	Porch/Deck:	<b>Acceptable</b>	
5	Driveway:	<b>Most Acceptable</b> Repair - See Comments Below	<b>Maintenance Item</b>
6	Retaining walls:	<b>Acceptable</b>	
7	Fencing & Gates:	<b>Acceptable</b> See Comments Below	
8	:		

## INFORMATION

9	Walks & Steps: <u>Concrete</u>	13	Porch: <u>Concrete</u>
10	Patio: <u>Concrete</u>	14	Location: <u>Front</u>
11	Location: <u>Rear</u>	15	Retaining walls: <u>CMU Block &amp; Stucco</u>
12	Driveway: <u>Asphalt &amp; Unpaved</u>	16	:

## GROUNDS & DRAINAGE COMMENTS

17 **Soil condition and stability on sloped or steep lots is not determined or within the scope or expertise of this inspection. If concerned, this evaluation would require the expertise of a qualified and licensed Geotechnical Engineer.**

**General Note:** Any reference to grading is limited to only the areas around the foundation or exterior walls. We cannot determine drainage performance of the site or site soil conditions. We do not evaluate any detached structures such as storage sheds and stables, nor mechanically or remotely controlled components such as driveway gates.

**Information Note:** Fencing on acreage is not inspected.

**Information Note:** The outbuildings were not included in the scope of this inspection.

**Safety Hazard Note:** There is no railing at the front entry concrete stairs off the driveway. This can be a falling hazard.

**Maintenance Note:** The asphalt driveway appears to be in reasonable condition but needs sealant. Cracks and general deterioration were observed.

**INSPECTION PHOTOS**

**Grounds**

**#GD2**



**Missing railing at the front entry concrete stairs.**

**Grounds**

**#GD4**



**General deterioration and cracks in the asphalt driveway.**

# Heating & Cooling

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	A/C operation:	N/A	
2	Heating operation:	Functional	
3	System back-up:	N/A	
4	Exhaust system:	N/A	
5	Distribution:	N/A	
6	Thermostat:	Acceptable	
7	Gas Piping:	N/A	
8	Condensate:	N/A	
9	:		
10	Filter:	N/A	

### INFORMATION

11 # Heating Units: <u>6</u>	18 # Cooling Units: <u>0</u>
12 Heating Types: <u>Ceiling Electric Resistance</u>	19 A/C Types: _____
13 Heating Ages: <u>38</u> years	20 A/C age: _____
14 Heating Fuels: <u>Electric</u>	21 Filter: <u>N/A</u>
15 Distribution: <u>N/A</u>	22 Heat Source Mfr. <u>Comfort Zone</u>
16 Duct Insulation Type: <u>N/A</u>	23 A/C Source Mfr. _____
17 Gas Shutoff Location: <u>N/A - Property is all Electric</u>	

### HEATING & COOLING COMMENTS

24 **Our inspection of the HVAC systems is limited to the normal functions of the systems. Independent evaluations including adequacy/inadequacy of heating and cooling systems (such as cracked heat exchangers, air conditioning pressure tests coolant charge, line integrity, air balance or evaporative cooling coils, etc.) are not within the scope of this inspection. Thermostats are not checked for calibration or timer functions. Normal service maintenance of these systems is recommended to be performed annually.**

**Information Note:** There are five radiant heating systems and one base board heater in this home. These were tested and found to be operable at the time of inspection.

- 1.) There is no heat provided to the NW bedroom conversion.
- 2.) The control knob is missing for the base board heater in the SW bedroom conversion.

# Plumbing

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 Supply pipes:	<b>Most Acceptable</b>	Repair - See Comments Below	<b>Moderate Concern</b>
2 Waste/vent pipes:	<b>Acceptable</b>		
3 Funct'l water flow:	<b>Acceptable</b>		
4 Funct'l waste drain:	<b>Most Acceptable</b>	Recommend further Evaluation by a Plumbing Contractor	<b>Active Leak</b>
5 Well system:	<b>Not Inspected</b>	See Comment Below	
6 Septic system:	<b>Not Inspected</b>	See Comment Below	
7 Water heater:	<b>Most Acceptable</b>	Repair - See Comments Below	<b>Safety Hazard</b>
8 TPR Valve:	<b>Most Acceptable</b>	Repair - See Comments Below	<b>Safety Hazard</b>

## INFORMATION

9	Water supply represented as:	<b>Private well &amp; Municipal</b>	14	Waste system represented as:	<b>Private Septic System</b>
10	Supply pipes:	<b>Copper</b>	15	Septic location:	<b>South Yard</b>
11	Pipe insulation type:	<b>None</b>	16	Waste/Vent pipes:	<b>ABS Plastic</b>
12	Water Shutoff Location:	<b>West Wall</b>	17	Water Heater Mfr.:	<b>Rheem</b>
13	Well location:	<b>N/A</b>	18	Water Heater Gallons:	<b>50</b> Age: <b>2</b> years
			19	Water Heater Fuel:	<b>Electric</b>

## PLUMBING COMMENTS

20 **The water temperature is not tested or verified. Water that is hotter than the manufacturers recommended setting on the water heater is not advised and can be a scalding hazard. We recommend that the temperature setting on the hot water heater be checked at move-in for safety.**

**Shut off valves and angle stops at kitchen or bathroom sinks and toilets are not tested due to the possibility of leaking.**

**Information Note:** The water pressure was measured at 40 psi. This is within a normal and acceptable range.

**Information Note:** There is a septic system installed at the property. Evaluation of the septic system is beyond the scope of this inspection. Recommend evaluation by a qualified and licensed Septic Company prior to close of escrow.

**Information Note:** There is a well system at the property. Evaluation of the well system and the associated plumbing & electrical systems is beyond the scope of this inspection. Recommend evaluation by a qualified and licensed Well Company prior to close of escrow.

**Information Note:** It appears that the potable water supplied to the home is a municipal system however; this should be verified with the owner.

**Safety Hazard Note:** The water heater is inadequately braced. A second strap is required.

**Safety Requirement:** Blocking is needed between the water heater and the adjacent wall to prevent it from rocking in the event of an earthquake. This is required as part of properly installing the earthquake straps.

**Safety Hazard Note:** The discharge pipe for the TPR valve on the water heater terminates improperly. It is required for this pipe to terminate at the exterior of the closet.

# Plumbing

## PLUMBING COMMENTS - Continued

- 20
- 1.) There is excessive corrosion at the water heater shut off valve and the water lines above the water heater.
  - 2.) The reserve tank for the solar hot water assist system is 27 years old with rust damage to the base of the tank. This tank is beyond a normal life expectancy and will need to be replaced soon.
  - 3.) The vent pipe at the exterior south wall of the kitchen terminates improperly. This pipe should terminate above the roof.
  - 4.) Moisture probe testing at the water stain on the base board in the master bedroom indicates an active concealed plumbing leak in the hall bathroom vanity which is directly behind this location. Recommend further evaluation by removing the drywall to determine the cause of this leak and determine if there is any moisture related damage prior to close of escrow.

**INSPECTION PHOTOS**

**Plumbing #P15**



The solar hot water reserve tank is old and beyond a normal life expectancy.

**Plumbing #P16**



Corroded valve at the water heater.

**Plumbing #P17**



Corroded water line above the water heater.

**Plumbing #P18**



Improperly terminated vent pipe at the exterior north wall of the kitchen.

**Plumbing #P29**



Concealed plumbing leak behind the vanity in the east hall bathroom.

# Electrical System

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 Wiring at main box:	<b>Most Acceptable</b>	<b>Fire Hazard - Advise repairs by an Electrical Contractor</b>	<b>Fire Safety Hazard</b>
2     Ground:	<b>Acceptable</b>		
3     GFCI:	<b>Most Acceptable</b>	<b>Repair - See Comments Below</b>	<b>Safety Upgrade</b>
4     Amperage:	<b>Acceptable</b>		
5     Wiring:	<b>Most Acceptable</b>	<b>Safety Hazard - Advise repairs by an Electrical Contractor</b>	<b>Safety Hazard</b>
6     Outlets:	<b>Most Acceptable</b>	<b>Repair - See Comments Below</b>	<b>Maintenance Item</b>
7     Lighting:	<b>Most Acceptable</b>	<b>Safety Hazard - Advise repairs by an Electrical Contractor</b>	<b>Safety Hazard</b>
8     :			

### INFORMATION

9     Amps: <b>200</b>	14     Branch circuit wiring: <b>Copper</b>
10    Volts: <b>110/220</b>	15     Grounding: <b>Water Pipes</b>
11    Main box location: <b>SW Wall</b>	16    Ground fault protection at: <b>Exterior &amp; Bathrooms</b>
12    Main Disconnect: <b>At Main Panel</b>	
13    Main service conductor: <b>Copper</b>	17     Main box type: <b>Breakers</b>
	18     Wiring type: <b>Romex</b>

### ELECTRICAL SYSTEM COMMENTS

**19 Information Note:** There is furniture and storage throughout the home and detached garage which may conceal faulty wiring and restricts the ability to test all of the outlets.

**Maintenance Note:** The circuit breakers in the main electrical panel and garage subpanel are not labeled.

**Fire Safety Hazard Note:** There is double tapping in the main electrical panel. (This is where two conductors are connected to a single circuit breaker.) This is advised to be corrected by a qualified and licensed Electrical Contractor.

**Safety Hazard Note:** The coupler is missing at the 30 amp 220 volt circuit breakers in the main electrical panel.

**Safety Hazard Note:** The electrical subpanel in the garage is improperly wired. The neutral conductors should be isolated from the grounding conductors. This is advised to be corrected by a qualified and licensed Electrical Contractor.

**Fire Safety Hazard Note:** There is overfusing in the electrical subpanel in the garage. (This is where the amperage rating of the circuit breaker is greater than the conductor connected to it.) This is advised to be corrected by a qualified and licensed Electrical Contractor.

**Safety Upgrade Note:** The electrical subpanel in the detached garage has no separate source of grounding.

**Safety Upgrade Note:** There is no GFCI protection for the outlets in the garage or kitchen due to the age of this home. Recommend upgrading for safety.

1.) Outdoor rated junction boxes and cover plates are needed at the outlet and light switch on the backyard patio cover post.



# Electrical System

## ELECTRICAL SYSTEM COMMENTS - Continued

19 2.) There is a broken light fixture that has been wired with a temporary chord on the exterior SW eave of the garage. This light is recommended to be removed.

**Safety Hazard Note:** Most of the ceiling florescent lights in the garage are inoperable with exposed live wiring.

3.) The cover plate is broken at the light switch in the garage.

**INSPECTION PHOTOS**

**Electrical**

**#EL21**



**Damaged light fixture at the exterior SW corner of the garage.**

**Electrical**

**#EL22**



**Damaged ceiling light fixtures in the garage.**

# Kitchen & Laundry

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
<b>KITCHEN</b>			
1	Walls/ceiling/floor:	See the Interior Page	
2	Doors & windows:	Acceptable	
3	Heating & cooling:	See the HVAC Page	
4	Cabinets/shelves:	Most Acceptable Repair - See Comments Below	Maintenance Item
5	Sink plumbing:	Acceptable	

<b>APPLIANCES</b>			
6	Disposal:	Functional	
7	Dishwasher:	Functional	
8	:		
9	Exhaust fan:	Functional	
10	Microwave:	Functional	
11	:		
12	:		
13	Range/oven:	Functional	
14	Gas or electric?	Electric	

<b>LAUNDRY</b>			
15	Walls/ceiling/floor:	See the Interior Page	
16	Doors & windows:	See the Interior Page	
17	Washer plumbing:	Acceptable	
18	Sink plumbing:	N/A	
19	Cabinets/shelves:	Acceptable	
20	Heating & cooling:	See the HVAC Page	
21	Dryer vent:	Most Acceptable Repair - See Comments Below	Maintenance Item
22	:		
23	:		
24	Dryer service:	Acceptable	
25	Gas or electric?	Electric	

### KITCHEN AND LAUNDRY COMMENTS

26 Inspection of the kitchen components is limited to the built in appliances and plumbing systems. These items are tested under normal operating conditions. Extensive evaluation such as calibration of timers, clocks, heat settings, thermostat accuracy, self-cleaning functions, etc. are outside the scope of this inspection. Stored personal items can restrict viewing of cabinet interiors and should be checked during your final walkthrough prior to close of escrow. Dishwasher cleaning and drying adequacy is not verified.

Product recalls and consumer product safety alerts are added almost daily. If client(s) is/are concerned about appliances or other items in the home that may be on such lists, client(s) may wish to visit the U.S. Consumer Product Safety Commission (CPSC) web site at [www.cpsc.gov](http://www.cpsc.gov) or [www.recalls.gov](http://www.recalls.gov)

1.) The base of the cabinet below the kitchen sink is missing.

2.) The dryer lint exhaust vent hood is missing.

# Bathrooms

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 Walls, ceiling, floor:		See the Interior Page	
2 Doors & windows:		See the Interior Page	
3 Heating & cooling:		See the HVAC Page	
4 Cabinets & counter:	Acceptable		
5 Vents:	Acceptable		
6 Sinks:	Acceptable		
7 Toilets:	Acceptable		
8 Tubs:	Acceptable		
9 Showers:	Most Acceptable	Repair - See Comments Below	Moderate Concern
10 :			

## BATHROOMS INSPECTED

11 # of Half baths: 12 # of Full baths: 2 13 # of 3/4 baths: 1

## BATHROOM COMMENTS

14 Our inspection of the bathrooms is to report on visible leaks and operations of the fixtures. Inaccessible piping and shower pans are outside the scope of this inspection. Shower pans, enclosures and doors are not tested for water tightness, visual observations only. All areas under sinks may not be visible due to stored items and should be checked during your final walkthrough prior to close of escrow.

Information Note: The bathroom toilets are low flow 1.6 GPF.

Information Note: The shower heads are low flow 2.5 GPM or less at the master bathroom and center hall bathroom. The shower in the west hall bathroom is not a low flow type.

Information Note: There are low flow aerators on the bathroom sink faucets.

Maintenance Note: There is a faulty diverter valve at the tub/shower in the master bathroom. This allows water to partially flow out the tub spout when the shower is operated.

Information Note: The shower wall tiles have been installed with mastic glue to the drywall in the east hall bathroom. This is considered a substandard installation by most tradesman. The tiles may be subject to future delamination.

1.) The diverter valve at the tub/shower in the east hall bathroom is defective and stuck in shower mode.

2.) The sink drain stoppers are missing in both of the hall bathrooms.

# Interior Rooms

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 Walls, ceiling, floor:	<b>Most Acceptable</b>	<b>Repair - See Comments Below</b>	<b>Moderate Concern</b>
2 Doors & windows:	<b>Most Acceptable</b>	<b>Repair - See Comments Below</b>	<b>Maintenance Item</b>
3 Heating & cooling:		<b>See the HVAC Page</b>	
4 Cabinets & counter:	<b>Acceptable</b>		
5 Wet Bar:	<b>N/A</b>		
6 Fireplc/woodstove:	<b>Poor Condition</b>	<b>Recommend further evaluation by a Fireplace Contractor</b>	<b>Fire Safety Hazard</b>
7 Smoke detectors:	<b>Defective</b>	<b>Repair - See Comments Below</b>	<b>Fire Safety Hazard</b>
8 CO detectors:	<b>Not Present</b>	<b>Repair - See Comments Below</b>	<b>Safety Hazard</b>
9 Stairs/balcony/rails:	<b>N/A</b>		
10 :			

## INFORMATION

11 Rooms inspected:						
Bedrooms #: <b>5</b>	12	Walls & Ceilings Type: <b>Sheet Rock</b>				
<table border="1" style="width: 100%;"><tr><td>Living Room</td></tr><tr><td>Dining Room</td></tr><tr><td>Family Room</td></tr></table>	Living Room	Dining Room	Family Room	13	Floors: <b>Carpet, Tile &amp; Laminate</b>	
Living Room						
Dining Room						
Family Room						
	14	:				
	15	Number of Fireplaces : <b>2</b>				
	16	Fuel Type : <b>Wood</b>				

## INTERIOR ROOM COMMENTS

17 **Our evaluation of the interior is to determine the functionality of doors, windows and interior finishes. Cosmetic issues are not contemplated. Furnishings at the interior of the home can conceal physical or moisture damage. Recommend checking carefully on your final walkthrough. Any concerns should be reinspected prior to close of escrow.**

**Information Note:** Smoke detectors were present in the following locations at the time of inspection: The east hall, the west hall and in the SW bedroom conversion.

**Fire Safety Hazard Note:** The smoke detectors in the west hall and SW bedroom are inoperable.

**Safety Recommendation:** The smoke detectors are tested at the time of inspection however, this only determines that they are functional on the day of the inspection. Smoke detectors can fail at any time. Retest all the smoke detectors during the final walkthrough and again upon moving in. We recommend installing new batteries in all of the smoke detectors upon moving in and testing weekly as recommended by the Consumer Product Safety Commission. Also, any older ionization type smoke detectors should be replaced with new ones that are photoelectric and meet the National Fire Protection Agency (NFPA) current standards.

**Safety Upgrade Note:** Recommend installing smoke detectors in each of the remaining four bedrooms.

**Safety Hazard Note:** There is no carbon monoxide detector installed in the home as required.

- 1.) There are several cracked floor tiles in the master and east hall bathrooms.
- 2.) The closet door guides are missing in the SW bedroom and center hall bedroom.

# Interior Rooms

## INTERIOR ROOM COMMENTS - Continued

- 17 3.) The carpeting is in poor condition at the SW and NW bedrooms.

**Fire Safety Hazard Note:** The refractory plates are damaged in the living room fireplace and the metal plates are rusted and pitted in the family room fireplace. These fireplaces may be unsafe to use. Recommend further evaluation of this condition by a certified and licensed Fireplace Contractor prior to close of escrow.

**INSPECTION PHOTOS**

**Interior Rooms**

**#IR30**



**Damaged refractory plate in the living room fireplace.**

# Garage & Carport

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	Roof:	<b>Average</b> See Comments Below	
2	Walls:	<b>Acceptable</b>	
3	Eaves:	<b>Acceptable</b>	
4	Electrical:	See the Electrical Page	
5	Gutters:	See the Roof Page	

**INTERIOR**

6	Walls/ceiling/floor:	<b>Most Acceptable</b> Repair - See Comments Below	<b>Moderate Concern</b>
7	Firewall/firedoor:	<b>N/A</b>	
8	Doors & windows:	<b>Acceptable</b>	
9	Garage doors:	<b>Acceptable</b>	
10	Door openers:	<b>Most Acceptable</b> Repair - See Comments Below	<b>Safety Hazard</b>
11	Electrical:	See the Electrical Page	
12	Heating & cooling:	<b>N/A</b>	

**INFORMATION**

<b>EXTERIOR</b>	<b>INTERIOR</b>
13 Location: <b>Detached -separate building</b> 17	Walls & ceilings: <b>Sheet Rock &amp; Partly Unfinished</b>
14 Roof covering: <b>Fiberglass Shingle</b> 18	Floors: <b>Concrete</b>
15 Roof age: <b>25 Years old (Estimate)</b> 19	Garage door: <b>Double Overhead</b>
16 Gutters: <b>None</b>	

**GARAGE & CARPORT COMMENTS**

**20 Information Note:** The garage is approximately 50% blocked by the occupants storage. Check this area carefully during the final walkthrough when the garage is vacant. Any concerns should be reinspected prior to close of escrow.

1.) The garage roof shingles are older with general deterioration and delamination of the aggregate coating on the shingles. This roof is near the end of a normal life expectancy.

2.) The drywall is damaged in places at the interior of the garage.

**Safety Hazard Note:** The pressure switch safety reverse at the garage vehicle door opener is defective. Recommend corrective repairs by a licensed Garage Door Contractor.



**INSPECTION PHOTOS**

**Garage**

**#GC20**



**Damaged drywall at the interior SE wall of the garage.**

**Garage**

**#GC28**



**General deterioration of the garage roof shingles.**

# Attic

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 Access:	<b>Acceptable</b>		
2 Framing:	<b>Acceptable</b>		
3 Sheathing:	<b>Acceptable</b>		
4 Insulation:	<b>Acceptable</b>		
5 Ventilation:	<b>Most Acceptable</b>	<b>Repair - See Comments Below</b>	<b>Maintenance Item</b>
6 Exposed wiring:		<b>See the Electrical Page</b>	
7 Plumbing vents:	<b>Acceptable</b>		
8 Chimney & flues:	<b>Acceptable</b>		
9 Vapor Retarder:	<b>N/A</b>		
10 :			

## INFORMATION

11 # of Attic areas: <b>2</b>	14 Framing: <b>Conventional</b>
12 Access locations: <b>Master Closet &amp; Pantry</b>	15 Sheathing: <b>Plywood</b>
13 Access by: <b>Hatch</b>	16 Insulation: <b>Batts 4"</b>

## ATTIC COMMENTS

17 **Information Note: Some areas of the attic can be limited due to low clearances, ducting and insulation.**

**The presence of environmental hazards, materials or conditions including, but not limited to lead, asbestos, radon, toxic, combustible or corrosive contaminants is outside the scope of this inspection. If client(s) is/are are concerned regarding these matters, it is recommended to obtain the consultation services of an appropriate and qualified expert prior to close of escrow.**

1.) The screen mesh is damaged at the attic ventilation opening at the SE eave.

**Information Note: There is no access to the attic space above the finished room in the garage.**

# Foundation

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
Foundation Type	<b>Slab</b>		
1 Access:	<b>N/A</b>		
2 Foundation walls:	<b>N/A</b>		
3 Floor framing:	<b>N/A</b>		
4 Insulation:	<b>N/A</b>		
5 Ventilation:	<b>N/A</b>		
6 Sump pump:	<b>N/A</b>		
7 Dryness/drainage:	<b>N/A</b>		
8 Floor/Slab:	<b>Acceptable</b>	<b>See Comments Below</b>	
9 Vapor Retarder:	<b>N/A</b>		
10 Anchor Bolts:		<b>Not Visible</b>	

### INFORMATION

11 Foundation walls: _____	14	Beams: _____
12 Floors: _____	15	Piers: _____
13 Joist/Truss Detail: _____	16	Sub Floor: _____
	17	Insulation: _____

### FOUNDATION COMMENTS

**18** [Engineering analysis of a building structure can only be performed by a licensed Structural Engineer using measurements, calculations and other scientific means of evaluation. Engineering is beyond the scope of this inspection.](#)

**General Note:** All concrete floor slabs experience some degree of cracking due to shrinkage during the curing process. In most instances floor coverings prevent the recognition of cracks and settlement in all but the most severe cases. Where carpeting or floor finishes are installed, the materials and condition of the slab underneath cannot be determined. Areas hidden from view by finished walls or stored items cannot be evaluated and are outside the scope of this visual inspection. We are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer or a geologist. This should not deter you from seeking the opinion of any such expert. It is always recommended that inquiry be made with the seller about the knowledge of any prior foundation or structural repairs.

**Information Note:** The concrete slab on grade is not visible due to the finish flooring in the home. There were no secondary visible observations or problems throughout the accessible portions of the home which would indicate a structural deficiency with the slab.

*This summary is not the entire report. The full report may include additional information of interest or concern to the client. It is strongly recommended that the client promptly read the complete report.*

## **2 - Roof**

Maintenance Note: Recommend installing gutters and down spouts to improve lot drainage. The down spouts should be extended to drain the surface water away from the perimeter of the foundation.

1.) There are no cricket flashing behind the chimney enclosures. This is required when the chimney enclosure is greater than 30 inches in width to divert water around the chimney. This may render these areas to potential leaks.

2.) Field shingles have been used for caps at the ridge line on the roof. This is an unconventional installation and may subject the ridge shingles to future wind damage particularly as the roof gets older.

Fire Safety Hazard Note: The spark arrestor is missing at the top of the family room fireplace and the spark arrestor is damaged at the top of the living room fireplace.

## **3 - Exterior**

**1.) The front entry door needs to be refinished. The astragal is damaged and the strike plate is missing for the dead bolt.**

**2.) The sliding glass door in the master bedroom has some small animal scratches in the glass and the screen door is damaged.**

**3.) There is moisture damage to the exterior door and both jambs in the west hall bathroom. This door is in need of complete replacement.**

**4.) There is moisture damage to the base of the double exterior doors in the SW bedroom. Evidence of water intrusion was present on the base boards and walls inside of these doors.**

**5.) The dual pane glass at the sliding glass door in the family room is fogged.**

**6.) The exterior door on the west side of the garage has moisture damage to the door and jamb. This door is in need of complete replacement.**

**7.) There are fogged windows in the following locations: (See above Info Note)**

**A.) The fixed window on the north wall of the dining room.**

**B.) Both windows in the master bathroom.**

**C.) The fixed window in the NE bedroom.**

## **4 - Exterior**

8.) There are five damaged window screens.

9.) There is a "BB" size hole in the window on the north wall of the garage.

10.) The eaves and fascia boards are in need of painting.

11.) Parts of the stone veneer are missing at the family room chimney enclosure.

12.) Moisture damage was observed in the following locations:

A.) The fascia boards at the NE, NW and SW corners of the roof.

B.) The fascia board above the water heater closet.

C.) The fascia board adjacent to the family room chimney enclosure.

D.) Along the entire base of the water heater closet.

E.) The wood trim at the front entry stucco arch.

F.) The center eave outside of the dining room.

13.) The water heater closet roof is leaking and there are large holes in the drywall inside the closet.

## 5 - Grounds

**Safety Hazard Note: There is no railing at the front entry concrete stairs off the driveway. This can be a falling hazard.**

Maintenance Note: The asphalt driveway appears to be in reasonable condition but needs sealant. Cracks and general deterioration were observed.

## 6 - HVAC

**1.) There is no heat provided to the NW bedroom conversion.**

**2.) The control knob is missing for the base board heater in the SW bedroom conversion.**

## 7 - Plumbing

Information Note: There is a septic system installed at the property. Evaluation of the septic system is beyond the scope of this inspection. Recommend evaluation by a qualified and licensed Septic Company prior to close of escrow.

Information Note: There is a well system at the property. Evaluation of the well system and the associated plumbing & electrical systems is beyond the scope of this inspection. Recommend evaluation by a qualified and licensed Well Company prior to close of escrow.

Information Note: It appears that the potable water supplied to the home is a municipal system however; this should be verified with the owner.

Safety Hazard Note: The water heater is inadequately braced. A second strap is required.

Safety Requirement: Blocking is needed between the water heater and the adjacent wall to prevent it from rocking in the event of an earthquake. This is required as part of properly installing the earthquake straps.

Safety Hazard Note: The discharge pipe for the TPR valve on the water heater terminates improperly. It is required for this pipe to terminate at the exterior of the closet.

## 8 - Plumbing

1.) There is excessive corrosion at the water heater shut off valve and the water lines above the water heater.

2.) The reserve tank for the solar hot water assist system is 27 years old with rust damage to the base of the tank. This tank is beyond a normal life expectancy and will need to be replaced soon.

3.) The vent pipe at the exterior south wall of the kitchen terminates improperly. This pipe should terminate above the roof.

4.) Moisture probe testing at the water stain on the base board in the master bedroom indicates an active concealed plumbing leak in the hall bathroom vanity which is directly behind this location. Recommend further evaluation by removing the drywall to determine the cause of this leak and determine if there is any moisture related damage prior to close of escrow.

## 9 - Electrical

Maintenance Note: The circuit breakers in the main electrical panel and garage subpanel are not labeled.

Fire Safety Hazard Note: There is double tapping in the main electrical panel. (This is where two conductors are connected to a single circuit breaker.) This is advised to be corrected by a qualified and licensed Electrical Contractor.

Safety Hazard Note: The coupler is missing at the 30 amp 220 volt circuit breakers in the main electrical panel.

Safety Hazard Note: The electrical subpanel in the garage is improperly wired. The neutral conductors should be isolated from the grounding conductors. This is advised to be corrected by a qualified and licensed Electrical Contractor.

Fire Safety Hazard Note: There is overfusing in the electrical subpanel in the garage. (This is where the amperage rating of the circuit breaker is greater than the conductor connected to it.) This is advised to be corrected by a qualified and licensed Electrical Contractor.

Safety Upgrade Note: The electrical subpanel in the detached garage has no separate source of grounding.

Safety Upgrade Note: There is no GFCI protection for the outlets in the garage or kitchen due to the age of this home. Recommend upgrading for safety.

1.) Outdoor rated junction boxes and cover plates are needed at the outlet and light switch on the backyard patio cover post.

#### 10 - Electrical

2.) There is a broken light fixture that has been wired with a temporary chord on the exterior SW eave of the garage. This light is recommended to be removed.

Safety Hazard Note: Most of the ceiling florescent lights in the garage are inoperable with exposed live wiring.

3.) The cover plate is broken at the light switch in the garage.

#### 11 - Kitchen & Laundry

**1.) The base of the cabinet below the kitchen sink is missing.**

**2.) The dryer lint exhaust vent hood is missing.**

#### 12 - Bathroom

Maintenance Note: There is a faulty diverter valve at the tub/shower in the master bathroom. This allows water to partially flow out the tub spout when the shower is operated.

Information Note: The shower wall tiles have been installed with mastic glue to the drywall in the east hall bathroom. This is considered a substandard installation by most tradesman. The tiles may be subject to future delamination.

1.) The diverter valve at the tub/shower in the east hall bathroom is defective and stuck in shower mode.

2.) The sink drain stoppers are missing in both of the hall bathrooms.

#### 13 - Interior Rooms

**Fire Safety Hazard Note: The smoke detectors in the west hall and SW bedroom are inoperable.**

**Safety Recommendation: The smoke detectors are tested at the time of inspection however, this only determines that they are functional on the day of the inspection. Smoke detectors can fail at any time. Retest all the smoke detectors during the final walkthrough and again upon moving in. We recommend installing new batteries in all of the smoke detectors upon moving in and testing weekly as recommended by the Consumer Product Safety Commission. Also, any older ionization type smoke detectors should be replaced with new ones that are photoelectric and meet the National Fire Protection Agency (NFPA) current standards.**

**Safety Upgrade Note: Recommend installing smoke detectors in each of the remaining four bedrooms.**

**Safety Hazard Note: There is no carbon monoxide detector installed in the home as required.**

**1.) There are several cracked floor tiles in the master and east hall bathrooms.**

**2.) The closet door guides are missing in the SW bedroom and center hall bedroom.**

#### 14 - Interior Rooms

3.) The carpeting is in poor condition at the SW and NW bedrooms.

Fire Safety Hazard Note: The refractory plates are damaged in the living room fireplace and the metal plates are rusted and pitted in the family room fireplace. These fireplaces may be unsafe to use. Recommend further evaluation of this condition by a certified and licensed Fireplace Contractor prior to close of escrow.

**15 - Garage**

**1.) The garage roof shingles are older with general deterioration and delamination of the aggregate coating on the shingles. This roof is near the end of a normal life expectancy.**

**2.) The drywall is damaged in places at the interior of the garage.**

Safety Hazard Note: The pressure switch safety reverse at the garage vehicle door opener is defective. Recommend corrective repairs by a licensed Garage Door Contractor.

**16 - Attic**

**1.) The screen mesh is damaged at the attic ventilation opening at the SE eave.**

**Information Note: There is no access to the attic space above the finished room in the garage.**