

# *1 Day Home Inspection*

## Property Inspection Report



28068 Braidwood Dr, Rancho Palos Verdes, CA 90275

Inspection prepared for: Ikhlaq Bhat

Date of Inspection: 4/2/2019 Time: 3:00 PM

Age of Home: 1963 Size: 2,108

Weather: Sunny/Clear

It appears that there have been alterations and upgrades to the property over the years. Modifications to the electrical, plumbing and mechanical systems as well as to the structure of the building require permits and progress inspections. It is advised to obtain any and all documentation that might possibly be available. This should be done prior to the expiration of the contingency period.

Inspector: Gary Azizyan  
License # NACHI12081709  
Phone: 323-401-6004  
Email: homeinspection25@yahoo.com  
1dayhomeinspection.net

## Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expenses to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all of the pages of the report as the summary alone does not explain all the issues. All repairs must be done by a licensed & bonded trade or profession. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Interior Areas		
Page 8 Item: 12	Window Condition	<ul style="list-style-type: none"> <li>• One or more windows did not lock/latch properly, recommend repairs for enhanced security/safety to occupants.</li> </ul>
Page 10 Item: 13	Walls/Ceilings/Floors Condition	<ul style="list-style-type: none"> <li>• Moisture odor noted inside living room closet. There was evidence of what appeared to be mold/mildew present. We recommend further evaluation and corrections by a specialist in the appropriate trade.</li> <li>• Indications of past or present water leaks, seeps, or condensation at living room ceiling.</li> <li>• Upstairs Hallway Bathroom- Uneven in areas, causing finished floor covering to have high and low spots. Further review and repairs are recommended to be performed by Qualified Contractor.</li> </ul>
Page 12 Item: 14	Fireplace	<ul style="list-style-type: none"> <li>• There were smoke stains on the face of the fireplace, indicating poor draft or improper care in lighting fires. We recommend actual testing or evaluation by a qualified specialist in this regard.</li> <li>• An aluminum or brass flexible gas connector has been used, these are no longer approved as the possibility for cracking existed. As an upgrade an approved stainless steel flex line could be installed.</li> </ul>
Bathroom		
Page 17 Item: 7	Plumbing	<ul style="list-style-type: none"> <li>• Both Bathrooms Upstairs- Visible leaking noted under the sink/tub. We recommend contacting a licensed plumbing contractor for repair options.</li> </ul>
Kitchen		
Page 21 Item: 3	Dishwasher	<ul style="list-style-type: none"> <li>• Needs Attention, the dishwasher makes unusual noise when in use. This is not standard and it needs to be serviced and any repairs made to ensure that it is operating properly.</li> </ul>
Page 24 Item: 13	Electrical	<ul style="list-style-type: none"> <li>• Hot-neutral reversed outlets present. This means that the black and white wires in the circuit have been reversed, and may be a concern with items such as computers and electronic devices.</li> </ul>
Laundry		
Page 25 Item: 6	Plumbing	<ul style="list-style-type: none"> <li>• Indications of past or present water leaks, seeps, or condensation at garage wall. further evaluation is needed for repair/replacement.</li> </ul>
Heat/AC		
Page 27 Item: 2	Heater Base	<ul style="list-style-type: none"> <li>• The heating unit in the garage is not 18" off the slab. This is a code violation.</li> </ul>

Page 27 Item: 3	Venting	<ul style="list-style-type: none"> <li>The heat includes a Transite pipe, which is comprised of solid, cement-like material that is known to contain asbestos fibers. Admittedly, these fibers could not easily escape from within the material, but the majority of heat vents, and certainly those that pass through attics, are required to be double-walled, or Type-B. Inasmuch as an imperceptible crack in a single-walled vent pipe could result in a fire, we recommend that the Transite pipe be replaced with a modern double-walled type.</li> </ul>
Water Heater		
Page 29 Item: 1	Base	<ul style="list-style-type: none"> <li>Garage installation of gas-fired appliances generally require the burner to be 18 inches above the floor level to ensure separation from flammable vapors. This is a serious safety concern. Recommend review by a licensed heating contractor for repair or replacement, as necessary, prior to close.</li> </ul>
Page 29 Item: 3	Venting	<ul style="list-style-type: none"> <li>The heat includes a Transite pipe, which is comprised of solid, cement-like material that is known to contain asbestos fibers. Admittedly, these fibers could not easily escape from within the material, but the majority of heat vents, and certainly those that pass through attics, are required to be double-walled, or Type-B. Inasmuch as an imperceptible crack in a single-walled vent pipe could result in a fire, we recommend that the Transite pipe be replaced with a modern double-walled type.</li> </ul>
Page 30 Item: 8	Plumbing	<ul style="list-style-type: none"> <li>Significant corrosion was found in some water supply pipes or fittings. Leaks can occur as a result. Recommend that a qualified plumber evaluate and replace components as necessary.</li> </ul>
Garage		
Page 33 Item: 3	Rafters & Ceiling	<ul style="list-style-type: none"> <li>Indications of present water leaks, seeps, or condensation at garage ceiling from upstairs hallway bathroom. We recommend correcting the condition(s) noted.</li> </ul>
Page 34 Item: 4	Electrical	<ul style="list-style-type: none"> <li>The electronic safety sensors on each side of the garage door exceed the minimum 6 inch height. Objects in the doors closing path may not trip the sensors. We suggest for safety you lower them to the manufactures recommended height.</li> </ul>
Roof		
Page 39 Item: 1	Roof Condition	<ul style="list-style-type: none"> <li>There are a few cracked/chipped tiles Correction and further evaluation by a professional roofer is recommended.</li> </ul>
Attic		
Page 43 Item: 1	Structure	<ul style="list-style-type: none"> <li>Evidence of past or present leaks, dry at time of the inspection. Monitor for leaks &amp;/or have roofing contractor evaluate.</li> </ul>
Page 44 Item: 4	Electrical	<ul style="list-style-type: none"> <li>Older deteriorated wiring noted at one or more area. Full review is needed by a licensed electrician.</li> <li>Electrical Box Covers missing or damaged, which is a potential shock or electrocution hazard.</li> </ul>
Page 45 Item: 6	Insulation Condition	<ul style="list-style-type: none"> <li>Rodent damage or activity suspected. Recommend further evaluation by a licensed exterminator.</li> </ul>
Exterior Areas		

Page 46 Item: 2	Window Condition	<ul style="list-style-type: none"> <li>• Most windows in this home do not meet modern standards. Upgrade would greatly enhance overall comfort and efficiency.</li> </ul>
Foundations and Floors		
Page 54 Item: 5	Patio and Porch Deck	<ul style="list-style-type: none"> <li>• Deteriorated/Damaged handrail/guardrail. We recommend correcting the condition(s) noted.</li> <li>• Loose floor boards observed at one or more area.</li> </ul>
Page 56 Item: 7	Grounds Electrical	<ul style="list-style-type: none"> <li>• Open ground (or 2-wire) outlets present. This means that the 3rd (round) part of an appliance plug is not getting ground protection. This may be a concern with items such as computers and electronic devices.</li> <li>• Hot-neutral reversed outlets present. This means that the black and white wires in the circuit have been reversed, and may be a concern with items such as computers and electronic devices.</li> <li>• Front right exterior outlet not functional. Recommend licensed electrician for further evaluation.</li> </ul>
Page 57 Item: 8	GFCI	<ul style="list-style-type: none"> <li>• Some areas are not protected by GFCI. Although GFCI protection may not have been required at the time the home was built, for safety reasons, consider upgrading the electrical system to include GFCI protection at the following locations: <ul style="list-style-type: none"> <li>•Bathrooms</li> <li>•Outside</li> <li>•Garages</li> <li>•Crawlspace (at or below grade)</li> <li>•Unfinished basements</li> <li>•Kitchens</li> <li>•Laundry rooms</li> <li>•Within 6 feet of all plumbing fixtures</li> <li>•Boathouses</li> </ul> </li> </ul>
Page 60 Item: 11	Main Water Shut Off/Water Pressure	<ul style="list-style-type: none"> <li>• The water supply pressure was greater than 80 pounds per square inch (PSI). Pressures above 80 PSI may void warranties for some appliances such as water heaters or washing machines. Flexible supply lines to washing machines are likely to burst with higher pressures. 40-80 PSI is considered the normal range for water pressure in a home, and most plumbers recommend 50-60 PSI . Typically, the pressure cannot be regulated at the water meter. Recommend that a qualified plumber evaluate and make modifications to reduce the pressure to below 80 PSI . Installing a pressure reducing valve on the main service pipe is a common solution to this problem. If one exists, then it should be adjusted, repaired or replaced as necessary to maintain lower pressures. Note that installing a pressure reducing valve creates a "closed system," which may require installing an expansion tank at the water heater if one is not already installed.</li> </ul>
Basement/Crawlspace		
Page 63 Item: 6	Drainage	<ul style="list-style-type: none"> <li>• The soils in the crawlspace are moist or desiccated which could indicate a chronic drainage problem and we recommend that the drainage of the property be addressed as soon as possible.</li> </ul>

Page 65 Item: 12	Basement/Crawlspace Ductwork	<ul style="list-style-type: none"><li>• Older/Abandon- Asbestos "type" tape is noted to be in poor condition and should only be removed by a professional abatement contractor, due to the possible health hazards that exist.</li></ul>
------------------	------------------------------	--

# Inspection Details

## 1. Attendance

In Attendance: Client present • Buyer Agent present • Fully Participated

## 2. Home Type

Home Type: Single Family Home

## 3. Occupancy

Occupancy: Vacant

Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

1. Bar

Good	Fair	Poor	N/A	None
	X			

Observations:

- The bar area appears functional at the time of inspection.



Interior Areas Bar

2. Cabinets

Good	Fair	Poor	N/A	None
	X			

Observations:

- Older cabinetry in typical condition for the age. Anticipate repair / replacement needs.

3. Ceiling Fans

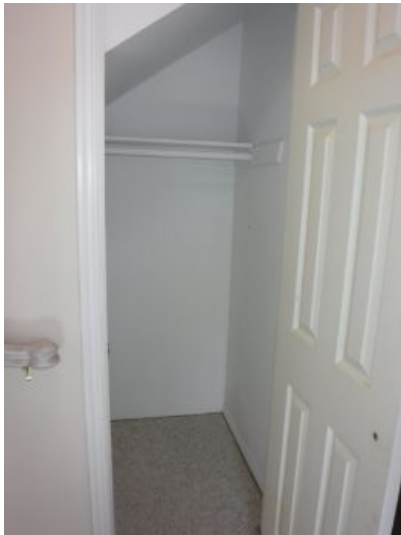
Good	Fair	Poor	N/A	None
				X

4. Closets

Good	Fair	Poor	N/A	None
	X			

Observations:

- Older doors in typical condition for the age. Anticipate repair / replacement needs.



Interior Areas Closets



Interior Areas Closets

5. Door Bell

Good	Fair	Poor	N/A	None
	X			

Observations:  
 • Operated normally when tested.

6. Doors

Good	Fair	Poor	N/A	None
	X			

Observations:  
 • Older doors in typical condition for the age. Anticipate repair / replacement needs.

7. Electrical

Good	Fair	Poor	N/A	None
		X		

Observations:  
 • Open ground (or 2-wire) outlets present. This means that the 3rd (round) part of an appliance plug is not getting ground protection. This may be a concern with items such as computers and electronic devices.

8. Security Bars

Good	Fair	Poor	N/A	None
				X

9. Smoke Detectors

Good	Fair	Poor	N/A	None
	X			

Observations:  
 • MAINTENANCE: Periodic testing and changing batteries yearly to ensure proper Smoke Alarm operation is required.

10. Stairs & Handrail

Good	Fair	Poor	N/A	None
	X			

Observations:  
 • Appears serviceable





Interior Areas Stairs & Handrail

11. Window-Wall AC or Heat

Good	Fair	Poor	N/A	None
				X

12. Window Condition

Good	Fair	Poor	N/A	None
		X		

Materials: Vinyl framed double pane sliding window noted. • Wood framed casement window noted.

Observations:

- In accordance with NACHI Standards, we do not test every window in the house, and particularly if it is furnished. We do test every unobstructed window in every bedroom to ensure that at least one provides and emergency exit.
- One or more windows appear to slide somewhat rough. New rollers/glidens and/or lubrication is recommended.
- Difficult to operate at one or more locations. Recommend review and repair as needed by qualified window contractors
- Single pane windows observed, recommend budgeting for replacement for added efficiency of home.
- **One or more windows did not lock/latch properly, recommend repairs for enhanced security/safety to occupants.**



Interior Areas Window Condition

13. Walls/Ceilings/Floors Condition

Good	Fair	Poor	N/A	None
		X		

Materials: Drywall walls noted.

Observations:

- As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Minor cracks are found on interior surfaces in all buildings and are typically cosmetic in nature. The condition of floors underneath carpet, furniture and other coverings cannot be determined and is specifically excluded from the inspection and report. Only the general condition of visible portions of floors is included in this inspection. Window and door security bars are not tested or operated. Determining the condition of insulated glass is not always possible due to weather, temperature and lighting conditions. All fireplaces should be cleaned and inspected on a regular basis to make sure that it is a safe and structurally sound system. It is beyond the scope of this inspection to determine cracking or damage to the chimney or its flue. This can only be determined by a chimney expert.
- Fresh paint was observed. Although it improves the appearance, it may conceal any possible defects or prior repairs.
- Mold, mildew, asbestos and fungus are specifically excluded from the inspection and the report. Because we do not inspect for mold or fungus etc, should you have any concerns at all about mold or the future discovery of mold, we always recommend that a buyer has a building inspected for mold during the contingency period and prior to the close of escrow.
- Cracks/damage was noted on the wall(s)/ceiling. We recommend correcting the condition(s) noted.
- Past repairs were noted on the wall(s)/ceiling. We recommend inquiring about the condition(s) noted.
- The floor squeaked when walked on. We recommend correcting the condition(s) noted.
- Upstairs Hallway Bathroom- The floor tiles sounded hollow when walked or tapped on as if they are not bonded to the floor. We recommend further evaluation and corrections by a specialist in the appropriate trade.
- Moisture oder noted inside living room closet. There was evidence of what appeared to be mold/mildew present. We recommend further evaluation and corrections by a specialist in the appropriate trade.
- Indications of past or present water leaks, seeps, or condensation at living room ceiling.
- Upstairs Hallway Bathroom- Uneven in areas, causing finished floor covering to have high and low spots. Further review and repairs are recommended to be performed by Qualified Contractor.



Interior Areas Walls/Ceilings/Floors Condition



Interior Areas Walls/Ceilings/Floors Condition



Interior Areas Walls/Ceilings/Floors Condition



Interior Areas Walls/Ceilings/Floors Condition

14. Fireplace

Good	Fair	Poor	N/A	None
	X			

Materials: Living Room

Materials: Masonry fireplace noted.

Observations:

- The Chimney Safety Institute of America has published industry standards for the inspection of chimneys, and on January 13, 2000, the National Fire Protection Association adopted these standards as code, known as NFPA 211. Our inspection of masonry/other and factory-built chimneys to what is known as a Level-One inspection, which is purely visual and not to be confused with Level-Two, and Level-Three inspections, which are performed by qualified specialists with a knowledge of codes and standards, and typically involves dismantling components and/or investigations with video-scan equipment and other means to evaluate chimneys. We recommend a level-two inspection by a qualified specialist within the contingency period or before the close of escrow, as recommended by NAPA standards "upon the sale or transfer of a property.
- Chimney flues are not accessible for a visual inspection, You should have a qualified chimney specialist do an inspection of the inside of the chimney flue before the close of escrow.
- Have chimneys swept by professional.
- There were smoke stains on the face of the fireplace, indicating poor draft or improper care in lighting fires. We recommend actual testing or evaluation by a qualified specialist in this regard.
- An aluminum or brass flexible gas connector has been used, these are no longer approved as the possibility for cracking existed. As an upgrade an approved stainless steel flex line could be installed.



Interior Areas Fireplace



Interior Areas Fireplace



Interior Areas Fireplace



Interior Areas Fireplace



Interior Areas Fireplace

Bedrooms

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

1. Ceiling Fans

Good	Fair	Poor	N/A	None
	X			

Observations:

- Operated normally when tested, at time of inspection.

2. Closets

Good	Fair	Poor	N/A	None
	X			

Observations:

- Older doors in typical condition for the age. Anticipate repair / replacement needs.

3. Doors

Good	Fair	Poor	N/A	None
	X			

Observations:

- Older doors in typical condition for the age. Anticipate repair / replacement needs.

4. Electrical

Good	Fair	Poor	N/A	None
	X			

Observations:

- No Arc-Fault Circuit Interrupter (AFCI) protection was installed to protect electrical circuits in bedrooms.

Building codes with which new homes must comply require the installation of AFCI protection of all bedroom outlets. This type of protection is designed to detect electrical arcing, which is a potential fire hazard.

Although AFCI protection was not required at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider updating the existing electrical to provide AFCI protection.

Arc-fault protection can be provided using either of two methods:

1. Arc Fault Circuit Interrupters (AFCI's) electrical outlets which have this capability built in.
2. AFCI circuit breakers installed at the main electrical panel which provide this protection to all non-AFCI outlets on the circuit controlled by that AFCI breaker.



Bedrooms Electrical



Bedrooms Electrical



Bedrooms Electrical



Bathroom

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

1. Cabinets

Good	Fair	Poor	N/A	None
	X			

Observations:

- Bathrooms are inspected in a cursory fashion, however each accessible fixture is operated to test its function and visually inspected to determine its current condition. Determining whether shower pans, tub/shower surrounds are water tight or have any rot or other damage is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance is always required whenever there is contact of water with various materials.

- Older cabinetry in typical condition for the age. Anticipate repair / replacement needs.



Bathroom Cabinets



Bathroom Cabinets



Bathroom Cabinets

2. Counters

Good	Fair	Poor	N/A	None
	X			

Observations:

- Caulk and seal all gaps, cracks and openings.
- There is normal wear noted for the age of the counter tops.

3. Doors

Good	Fair	Poor	N/A	None
	X			

Observations:

- Older doors in typical condition for the age. Anticipate repair / replacement needs.

4. Electrical

Good	Fair	Poor	N/A	None
	X			

Observations:

- Appears serviceable

5. GFCI

Good	Fair	Poor	N/A	None
	X			

Observations:

- Recommend GFCI outlet upgrades to all bathrooms
- Recommend upgrading All receptacle to GFCI protection within 6 feet of all potential wet locations.

6. Exhaust Fan

Good	Fair	Poor	N/A	None
	X			

Observations:

- Older fan in typical condition for the age. Anticipate repair / replacement needs.

7. Plumbing

Good	Fair	Poor	N/A	None
		X		

Observations:

- **Both Bathrooms Upstairs- Visible leaking noted under the sink/tub. We recommend contacting a licensed plumbing contractor for repair options.**



Bathroom Plumbing



Bathroom Plumbing

8. Showers

Good	Fair	Poor	N/A	None
	X			

Observations:

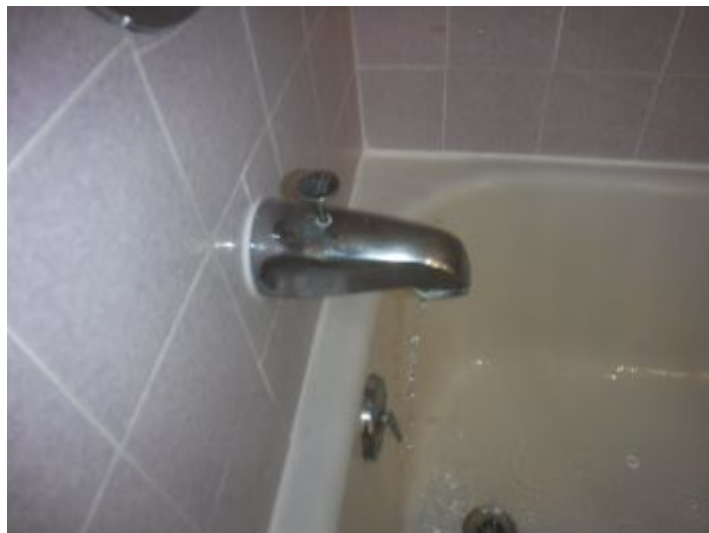
- Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.
- Caulk and seal all gaps, cracks and openings.
- Older shower fixtures. Anticipate repair / replacement needs due to age.
- Defective shower diverter at the tub spout. Recommend plumbing repair with replacement of the spout.



Bathroom Showers



Bathroom Showers



Bathroom Showers

9. Enclosure

Good	Fair	Poor	N/A	None
	X			

Observations:

- Appeared functional, at time of inspection.

### 10. Sinks

Good	Fair	Poor	N/A	None
	X			

**Observations:**

- One or more drain caps missing or not functional. Review for repair/replacement as needed.
- Older faucet fixtures. Anticipate repair / replacement needs due to age.

### 11. Toilets

Good	Fair	Poor	N/A	None
	X			

**Observations:**

- Observed as functional and in good visual condition.

Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

1. Cabinets

Good	Fair	Poor	N/A	None
	X			

Observations:

- Built-in appliances are visually inspected and operated briefly, by using their normal controls to determine whether or not the appliance is functional. Appliances are not moved and testing of timers, clocks, thermostats, cooking functions, self cleaning functions or other controls is not performed. Inspection of non-built-in appliances is outside the scope of the inspection including portable dishwashers. No opinion is offered as to the actual adequacy, accuracy or effectiveness of appliance operation. The oven temperature is not verified or tested for accuracy. Refrigerators, ice makers, the water line to the refrigerator and water purifiers are not inspected. Washers and dryers are considered personal property and they and their connections are not tested or moved as part of this inspection.
- Older cabinetry in typical condition for the age. Anticipate repair / replacement needs.



Kitchen Cabinets

2. Counters

Good	Fair	Poor	N/A	None
	X			

Observations:

- Caulk and seal all gaps, cracks and openings.
- Tile tops noted.
- There is normal wear noted for the age of the counter tops. Minor cracking noted at one or more area.



Kitchen Counters



Kitchen Counters

3. Dishwasher

Good	Fair	Poor	N/A	None
		X		

Observations:

• Needs Attention, the dishwasher makes unusual noise when in use. This is not standard and it needs to be serviced and any repairs made to ensure that it is operating properly.



Kitchen Dishwasher



Kitchen Dishwasher

4. Doors

Good	Fair	Poor	N/A	None
	X			

Observations:

• No major system safety or function concerns noted at time of inspection.

5. Garbage Disposal

Good	Fair	Poor	N/A	None
	X			

Observations:

• Operated - appeared functional at time of inspection.



Kitchen Garbage Disposal

6. Microwave

Good	Fair	Poor	N/A	None
				X

7. Cook top condition

Good	Fair	Poor	N/A	None
			X	

8. Exhaust Fan

Good	Fair	Poor	N/A	None
			X	

9. Oven & Range

Good	Fair	Poor	N/A	None
			X	

10. Sinks

Good	Fair	Poor	N/A	None
		X		

Observations:

- Older faucet fixture. Anticipate repair / replacement needs due to age.
- Sink rusted. Monitor for developing leaks (none found during inspection).



Kitchen Sinks



Kitchen Sinks

11. Trash Compactor

Good	Fair	Poor	N/A	None
				X

12. Plumbing

Good	Fair	Poor	N/A	None
	X			

Observations:

- Refrigerators, ice makers, the water line to the refrigerator and water purifiers are not part of a general inspection. This is due to there being many components that can not be accurately tested for efficiency and function such as cooling controls, ice maker function and freezing ability. It is recommended that these units be serviced by a manufacturer's authorized technician at this time.



Kitchen Plumbing



13. Electrical

Good	Fair	Poor	N/A	None
		X		

Observations:

- Open ground (or 2-wire) outlets present. This means that the 3rd (round) part of an appliance plug is not getting ground protection. This may be a concern with items such as computers and electronic devices.
- Hot-neutral reversed outlets present. This means that the black and white wires in the circuit have been reversed, and may be a concern with items such as computers and electronic devices.



Kitchen Electrical

14. GFCI

Good	Fair	Poor	N/A	None
		X		

Observations:

- Recommend 1 or more outlets upgrade to GFCI.
- Recommend upgrading All receptacle to GFCI protection within 6 feet of all potential wet locations.

Laundry

1. Locations

Locations: Interior area

2. Dryer Vent

Good	Fair	Poor	N/A	None
	X			

Observations:

- Could not fully inspect the dryer vent, due to personal items.

3. Vent Condition

Good	Fair	Poor	N/A	None
				X

4. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- Appears serviceable

5. GFCI

Good	Fair	Poor	N/A	None
		X		

Observations:

- No GFCI protection present, suggest installing GFCI protected receptacles for safety.
- Recommend upgrading All receptacle to GFCI protection within 6 feet of all potential wet locations.

6. Plumbing

Good	Fair	Poor	N/A	None
		X		

Observations:

- Indications of past or present water leaks, seeps, or condensation at garage wall. further evaluation is needed for repair/replacement.



Laundry Plumbing

### Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

#### 1. Heater/Ductwork Condition

Good	Fair	Poor	N/A	None
	X			

Materials: The furnace is located in the garage.

Materials: Gas fired forced hot air

Observations:

- While some observations may be code related, this inspection does not determine if the system complies with code. Weather permitting the systems are operated with normal controls. In order not to damage the system, the air conditioners are not activated if the outdoor temperature is below 65 degrees. Gas furnaces are not checked for carbon monoxide leakage or fire risks. There are carbon monoxide and fire detection devices which can be purchased and installed, which we recommend. Air ducts and registers are randomly checked for air flow. Heat exchangers are specifically excluded from the inspection. They are visually obstructed by the design of the system and a complete inspection requires special tools and disassembly, which is beyond the scope of the inspection. The following items are beyond the scope of the inspection; balance of the air flow, capacity or velocity of the air flow, humidifiers, air duct cleanliness, the ability of the system to heat or cool evenly, the presence of toxic or hazardous material or asbestos, system refrigerant levels, cooling or heating capacity to determine if its sufficient for the building, electronic air filters, solar equipment, programmable thermostats and determining the remaining life of the system. Window A/C's are not built in units and therefore not inspected.

- Fuel Furnace: Last service date is over one year ago, or is unable to be determined. Although this unit appears to be operating properly from controls, there are areas which cannot be seen without specialized equipment and training. One such area is the combustion chamber / heat exchanger where cold air blows across the "fire box", becoming the hot air that circulates throughout your home. During the life span of any furnace, this metal wall may develop a crack or a broken weld, allowing carbon monoxide to circulate throughout the home. This is why furnace specialists recommend a complete inspection annually; consider having unit inspected by certified HVAC technician.

- There are abandoned ductwork in the building. During a general inspection it is not fully possible to tell which ones are still in use, and which ones are disconnected from the system. Recommend removing all older ductwork as needed.



Heat/AC Heater/Ductwork Condition



Heat/AC Heater/Ductwork Condition



Heat/AC Heater/Ductwork Condition

### 2. Heater Base

Good	Fair	Poor	N/A	None
		X		

**Observations:**

- The heating unit in the garage is not 18" off the slab. This is a code violation.

### 3. Venting

Good	Fair	Poor	N/A	None
		X		

**Observations:**

- The heat includes a Transite pipe, which is comprised of solid, cement-like material that is known to contain asbestos fibers. Admittedly, these fibers could not easily escape from within the material, but the majority of heat vents, and certainly those that pass through attics, are required to be double-walled, or Type-B. Inasmuch as an imperceptible crack in a single-walled vent pipe could result in a fire, we recommend that the Transite pipe be replaced with a modern double-walled type.

#### 4. Gas Valves

Good	Fair	Poor	N/A	None
	X			

**Observations:**

- Heater gas supply line missing drip leg (or dirt pocket). This drip leg serves as a collection area for sediment to reduce the chance of clogged gas valves or burners.

#### 5. Refrigerant Lines

Good	Fair	Poor	N/A	None
				X

#### 6. AC Condenser Condition

Good	Fair	Poor	N/A	None
				X

#### 7. Thermostats

Good	Fair	Poor	N/A	None
	X			

**Observations:**

- Functional at the time of inspection.

Water Heater

1. Base

Good	Fair	Poor	N/A	None
		X		

Observations:

- Improve: It is suggested that a drip pan be installed at the water heater that discharges to the floor to help prevent water damage.
- Garage installation of gas-fired appliances generally require the burner to be 18 inches above the floor level to ensure separation from flammable vapors. This is a serious safety concern. Recommend review by a licensed heating contractor for repair or replacement, as necessary, prior to close.

2. Heater Enclosure

Good	Fair	Poor	N/A	None
				X

3. Venting

Good	Fair	Poor	N/A	None
		X		

Observations:

- The heat includes a Transite pipe, which is comprised of solid, cement-like material that is known to contain asbestos fibers. Admittedly, these fibers could not easily escape from within the material, but the majority of heat vents, and certainly those that pass through attics, are required to be double-walled, or Type-B. Inasmuch as an imperceptible crack in a single-walled vent pipe could result in a fire, we recommend that the Transite pipe be replaced with a modern double-walled type.

4. Water Heater Condition

Good	Fair	Poor	N/A	None
	X			

Heater Type: gas

Location: The heater is located in the garage.

Observations:

- Tank appears to be in satisfactory condition -- no concerns. Year 2013



Water Heater Water Heater Condition

5. TPRV

Good	Fair	Poor	N/A	None
X				

Observations:

- Appears to be in satisfactory condition -- no concerns.

6. Number Of Gallons

Good	Fair	Poor	N/A	None
X				

Observations:  
 • 48 gallons



Water Heater Number Of Gallons

7. Gas Valve

Good	Fair	Poor	N/A	None
	X			

Observations:  
 • Water heater gas supply line missing drip leg (or dirt pocket). This drip leg serves as a collection area for sediment to reduce the chance of clogged gas valves or burners.

8. Plumbing

Good	Fair	Poor	N/A	None
		X		

Materials: Copper  
 Observations:

• Significant corrosion was found in some water supply pipes or fittings. Leaks can occur as a result. Recommend that a qualified plumber evaluate and replace components as necessary.



Water Heater Plumbing

### 9. Strapping

Good	Fair	Poor	N/A	None
X				

Observations:  
• Appears serviceable



Garage

1. Roof Condition

Good	Fair	Poor	N/A	None
				X

2. Floor Condition

Good	Fair	Poor	N/A	None
		X		

Materials: Concrete floors.

Observations:

- The slab floor is cracked. Does not seem to be a major defect. Such cracks are common and result as a consequence of the curing process or ordinary settling.



Garage Floor Condition



Garage Floor Condition



Garage Floor Condition

### 3. Rafters & Ceiling

Good	Fair	Poor	N/A	None
		X		

**Observations:**

- Needs Attention: There are stored items in the garage that limit the ability to do a full visual inspection.
- Cracks/damage was noted on the wall(s)/ceiling. We recommend correcting the condition(s) noted.
- The paint is weathered, cracked and deteriorated in areas. We advise repainting to protect the wood. Any damaged areas should be corrected.
- Past repairs were noted on the wall(s)/ceiling. We recommend inquiring about the condition(s) noted.
- **Indications of present water leaks, seeps, or condensation at garage ceiling from upstairs hallway bathroom. We recommend correcting the condition(s) noted.**



Garage Rafters & Ceiling



Garage Rafters & Ceiling



Garage Rafters & Ceiling



Garage Rafters & Ceiling

### 4. Electrical

Good	Fair	Poor	N/A	None
	X			

**Observations:**

- The receptacles in the garage should be upgraded to have GFCI or ground-fault protection, which is required by current standards and is an important safety feature.

- The electronic safety sensors on each side of the garage door exceed the minimum 6 inch height. Objects in the doors closing path may not trip the sensors. We suggest for safety you lower them to the manufactures recommended height.



Garage Electrical

### 5. Exterior Door

Good	Fair	Poor	N/A	None
				X

### 6. Fire Door

Good	Fair	Poor	N/A	None
	X			

**Observations:**

- Appeared functional, at time of inspection.



Garage Fire Door

**7. Garage Door Condition**

Good	Fair	Poor	N/A	None
	X			

Materials: Roll-up door noted.

Observations:

- Garage doors, starting in 1992, were required to have an electronic beam installed across the garage door opening to automatically reverse the garage door if there was a blockage of the beam. This prevents the door from closing and damaging people or objects that may be in the garage door opening when the door is operated. Prior to the above date, some garage doors had an automatic reverse feature that operated on pressure. If while descending, the door met resistant, it would automatically reverse and not continue to close. The pressure feature of the garage door will not be checked by the inspector as it may damage the garage door to stop it during its operation. It is advised to have all garage doors upgraded with an electronic beam to ensure the safe operation of the door.



Garage Garage Door Condition

**8. Ventilation**

Good	Fair	Poor	N/A	None
	X			

Observations:

- Appears serviceable

**9. Vent Screens**

Good	Fair	Poor	N/A	None
	X			

Observations:

- Appears serviceable

Electrical

1. Electrical Panel

Good	Fair	Poor	N/A	None
	X			

Location: Main Location: Right exterior of structure.

Observations:

- Electrical features are operated with normal controls. The general wiring, switches, outlets and fixtures are randomly checked in accessible areas. Wiring in the main box is inspected by removing the cover if accessible. While some observations may be code related, this inspection does not determine if the system complies with code. The inspection does not determine electrical capacity, determine over current capacity for any item including appliances, compare circuit breaker capacity to installed appliance rating. Also excluded are interior or exterior low voltage wiring or fixtures, telephone, security, intercom, stereo, cable or satellite TV, remote controls or timers. The exterior lighting, landscape lighting or any lighting outside the footprint of the building is not inspected. Light bulbs are not removed or changed during an inspection. This inspection does not certify or warrant the system to be free of risk of fire, electrocution or personal injury or death.
- This panel and circuit breakers system is an older system. It is nearing the end of its expected life span. As with older systems it will be more prone to failure due to its age and design. Some of these older systems have a reputation for unreliability, falling to trip, jamming, or overheating. Some electricians would recommend the panel be replaced and upgraded for safety.
- The panel is not clearly labeled and should be in order to properly identify circuits in the event a emergency disconnect is required.
- Serviceable, the panel appears to be intact and in acceptable condition. The panel is not dismantled to evaluate the power rails or wire lug connections. This could be done by a qualified electrician if further information is desired.



Electrical Electrical Panel



Electrical Electrical Panel

2. Main Amp Breaker

Good	Fair	Poor	N/A	None
	X			

Observations:

- Needs Attention: The amount of amperage in the main electrical panel may possibly be insufficient for a building this size. In some cases a property this size needs and has larger electrical panel. This panel was installed at a time when the amount of power consumed and the number of electrical appliances a building used were a lot less. please consult with an electrician for more information concerning this and have him determine if upgrade is necessary.
- 100 amp



Electrical Main Amp Breaker

3. Breakers in off position

Good	Fair	Poor	N/A	None
X				

Observations:

- 0

4. Cable Feeds

Good	Fair	Poor	N/A	None
	X			

Observations:

- There is an overhead service drop noted.



Electrical Cable Feeds

## 5. Breakers

Good	Fair	Poor	N/A	None
	X			

Materials: Copper

Observations:

- Panel box appears to be older than the projected effective life (25 years) of breakers. Recommend electrician evaluation of panel box and associated wiring.
- Serviceable, the breakers in the panel are in visually acceptable condition, appear intact and free of damage, however are not tested or removed from the panel to inspect contacts.



Electrical Breakers

Roof

1. Roof Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Roof was visually inspected from accessible points on the interior and/or exterior. If a roof is too high, is too steep, is wet, or is composed of materials which can be damaged if walked upon, the roof is not mounted. Therefore, client is advised that this is a limited review and a licensed roofer should be contacted if a more detailed report is desired.

Materials: Concrete tiles noted.

Observations:

- The report is not intended to be conclusive regarding the life span of the roofing system, if it is leak free or how long it will remain leak free in the future. The inspection and report are based on visible and apparent condition at the time of the inspection. The inspection does not address manufacturing defects, fastener appropriateness, if the roof was installed per code, if flashing is present in all locations or the numbers of layers present. Unless a rain has fallen just prior to the inspection, it is not possible to determine if active leakage is occurring. Not all attic areas are readily accessible for inspection. Tile roofs and steeply pitched roofs are not safe to walk on and access is limited on them. Conclusions made by the inspector do not constitute a warranty, guaranty, or policy of insurance. All roofs require periodic maintenance to achieve typical life spans and should be inspected annually. Expect to make minor repairs to any roof. While it is possible some prior repairs and leaks may be reported, it is not the intention of the inspection to identify and report all prior repairs and conditions. It is recommended to refer to the seller and sellers disclosure about the presence of any roof leaks or prior repairs. Also it should be noted that all gutters deteriorate and have a limited life span before they need to be replaced.
- A licensed roofing contractor should examine the roof and make all needed repairs (or replacements) to ensure a long lasting leak free condition. The roofing contractor may find more problems with the roof and this is why it is being referred to a specialist so they can determine all the problems and give an accurate estimate of the costs involved.
- The roof has many patches at one or more area but these repairs do not appear reliable.
- **There are a few cracked/chipped tiles Correction and further evaluation by a professional roofer is recommended.**



Roof Roof Condition

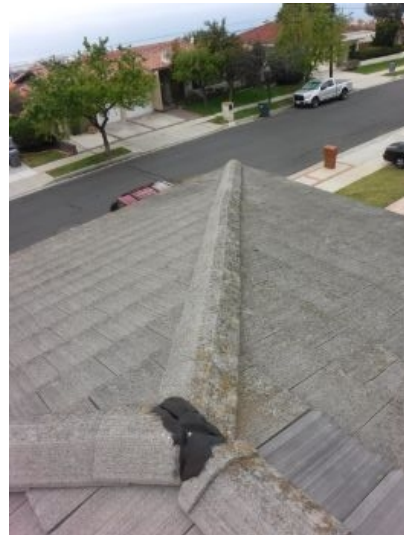


Roof Roof Condition

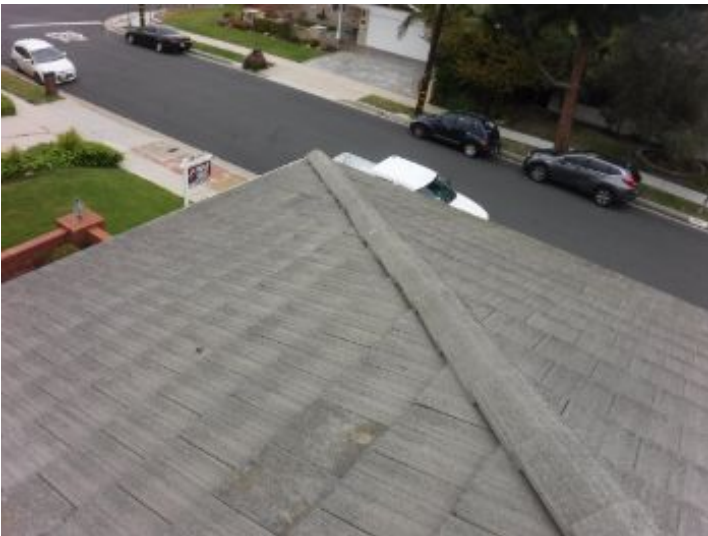




Roof Roof Condition



Roof Roof Condition



Roof Roof Condition



Roof Roof Condition



Roof Roof Condition



Roof Roof Condition

## 2. Flashing

Good	Fair	Poor	N/A	None
	X			

**Observations:**

- Typical maintenance necessary, now and on an annual or semi-annual basis. This generally consists of resealing gaps at through-the-roof projections and at the parapet walls as necessary.
- One or more roof flashings were lifting, substandard, or missing. Leaks can occur as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified person repair as necessary.



Roof Flashing



Roof Flashing

## 3. Chimney

Good	Fair	Poor	N/A	None
	X			

**Observations:**

- We are not certified chimney professionals. Only a level two inspection performed by a CSIA (Chimney Safety Institute of America) certified chimney sweep can determine the condition of the flue and whether the fireplace is safe to use. We recommend a cleaning and level two inspection of the fireplaces and chimney flues before closing. Clean chimneys don't catch on fire. More information about fireplaces and chimneys can be obtained at [www.csia.com](http://www.csia.com).
- Flashing at base of chimney appears to need some maintenance to ensure a continued waterproof seal. Recommend licensed contractor for further evaluation.
- Chimney Mortar shows sign of deterioration. Recommend having repaired as necessary.
- Chimney supports TV antenna; this is not recommended as antenna can cause damage to chimney.
- No chimney cap visible from inspection level. Recommend installation to prevent premature weathering, water intrusion, and nesting of wildlife.



Roof Chimney



Roof Chimney

4. Sky Lights

Good	Fair	Poor	N/A	None
				X

5. Vent Caps

Good	Fair	Poor	N/A	None
	X			

Observations:  
 • Appears serviceable

6. Gutter

Good	Fair	Poor	N/A	None
	X			

Observations:  
 • Older gutters in typical condition for the age. Anticipate repair / replacement needs.  
 • Make sure all downspouts are connected and routed to discharge away from the homes foundation, this will reduce the potential for water to seep into the foundation.

Attic

1. Structure

Good	Fair	Poor	N/A	None
	X			

Observations:

- This inspection is not a structural pest control inspection, otherwise known as a termite inspection. The "termite" inspection also covers such things as dryrot and wood damage and deterioration as well as wood destroying organisms. Any and all of these items need to be examined and any repairs completed before the close of escrow by the "termite" company and they usually have a guarantee on their work. Please refer to the structural pest control report for any information concerning them.
- Evidence of past or present leaks, dry at time of the inspection. Monitor for leaks &/or have roofing contractor evaluate.



Attic Structure



Attic Structure



Attic Structure



Attic Structure

2. Ventilation

Good	Fair	Poor	N/A	None
	X			

Observations:

- Appears serviceable

### 3. Vent Screens

Good	Fair	Poor	N/A	None
	X			

Observations:  
 • Appears serviceable

### 4. Electrical

Good	Fair	Poor	N/A	None
		X		

Observations:  
 • Older deteriorated wiring noted at one or more area. Full review is needed by a licensed electrician.  
 • Electrical Box Covers missing or damaged, which is a potential shock or electrocution hazard.



Attic Electrical



Attic Electrical



Attic Electrical

### 5. Attic Plumbing

Good	Fair	Poor	N/A	None
	X			

Observations:  
 • The copper pipes need to be supported. Unsupported pipes can fail prematurely and should be secured every six feet.

6. Insulation Condition

Good	Fair	Poor	N/A	None
		X		

Materials: Fiberglass batts noted.

Depth: Insulation averages about 10-12 inches in depth

Observations:

- The insulation installed in the rafters is disturbed. The house insulation is minimal. Expect high energy costs. Recommend having the home professional insulated to reduce energy expenses.

- **Rodent damage or activity suspected. Recommend further evaluation by a licensed exterminator.**



Attic Insulation Condition



Attic Insulation Condition



Attic Insulation Condition



Attic Insulation Condition

7. Chimney

Good	Fair	Poor	N/A	None
			X	

Observations:

- Limited review, chimney was viewed from the ground only. Our chimney review is limited to visible accessible components only. If further review is desired, we suggest review by a qualified professional prior to close.

Exterior Areas

1. Doors

Good	Fair	Poor	N/A	None
	X			

Observations:

- Older doors in typical condition for the age. Anticipate repair / replacement needs.
- The exterior wood doors were weathered and require painting to restore appearance and prevent moisture damage. It is important to paint all edges as these are the most common points of moisture intrusion and deterioration
- Rear exterior french doors are locked/not inspected or tested.

2. Window Condition

Good	Fair	Poor	N/A	None
	X			

Observations:

- Some window screens missing and some damaged.
- Suggest caulking and refinishing of doors and window frames as necessary.
- Deterioration of wooden frames noted. While basic maintenance may prolong the life of these window frames, replacement may be necessary at some point.
- There was evidence of what appeared to be mold/mildew present. We recommend further evaluation and corrections by a specialist in the appropriate trade.

• Most windows in this home do not meet modern standards. Upgrade would greatly enhance overall comfort and efficiency.



Exterior Areas Window Condition



Exterior Areas Window Condition



Exterior Areas Window Condition



Exterior Areas Window Condition

3. Siding Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Stucco • Painted wood siding. • Brick veneer noted.

Observations:

- The exterior is viewed in a cursory fashion. Areas of the exterior that are hidden from view by vegetation or stored items cannot be judged and are not a part of this inspection. Minor cracks are typical in many exterior wall coverings and most do not represent a structural problem. Peeling and cracking exterior paint on windows, doors and trim allow water to enter and cause damage and deterioration. It is important to keep these exterior surfaces properly painted and/or sealed. All exterior grades should allow for surface and roof water to flow away from the foundation and exterior walls.
- This inspection is not a structural pest control inspection, otherwise known as a termite inspection. The "termite" inspection also covers such things as dryrot and wood damage and deterioration as well as wood destroying organisms. Any and all of these items need to be examined and any repairs completed before the close of escrow by the "termite" company and they usually have a guarantee on their work. Please refer to the structural pest control report for any information concerning them.
- Cracking was observed on the exterior walls of the house. This implies that some structural movement of the building has occurred, as is typical of most houses.
- Wood or wood-like materials present. These materials are subject to moisture damage and weathering to a greater extent than other siding materials, as well as infestation by wood-destroying pests and organisms. Notwithstanding anything noted in this report, recommend further evaluation by licensed pest control professional, repair or replacement as needed, and regular homeowner monitoring and maintenance thereafter
- The paint is weathered, cracked and deteriorated in areas. We advise repainting to protect the wood. Any damaged areas should be corrected.
- Gaps at any penetrations through the building exterior wall can promote moisture leaking and damage. We recommend that all penetrations be kept very well sealed.





Exterior Areas Siding Condition

4. Eaves & Facia

Good	Fair	Poor	N/A	None
	X			

Observations:

- This inspection is not a structural pest control inspection, otherwise known as a termite inspection. The "termite" inspection also covers such things as dryrot and wood damage and deterioration as well as wood destroying organisms. Any and all of these items need to be examined and any repairs completed before the close of escrow by the "termite" company and they usually have a guarantee on their work. Please refer to the structural pest control report for any information concerning them.
- Moisture damage, wood rot, observed. Recommend review for repair/replacement as necessary.
- Peeling paint observed, suggest scraping and painting as necessary.
- There was evidence of what appeared to be mold/mildew present. We recommend further evaluation and corrections by a specialist in the appropriate trade.



Exterior Areas Eaves & Facia



Exterior Areas Eaves & Facia



Exterior Areas Eaves & Facia



Exterior Areas Eaves & Facia

5. Exterior Paint

Good	Fair	Poor	N/A	None
	X			

Observations:

- Suggest sealing/caulking as part of routine maintenance to prevent further deterioration.
- Approximately 3/4 of the homes built before 1978 (about 64 million homes) contain some lead-based paint. For more information, refer to the following EPA Fact Sheet:  
<http://www.hud.gov/offices/lead/library/enforcement/fs-discl.pdf>
- All exterior painted wood trim surfaces should be annually examined and sealed, re-caulked and re-painted as needed.
- Structures built prior to the mid 1980s may contain lead and/or asbestos. There are possible asbestos at the water heater exhaust pipe and at the Wall heater exhaust pipe. Lead is commonly found in paint and in some plumbing components. The EPA does not recognize newer coats of paint as encapsulating older coats of lead-based paint. Asbestos is commonly found in various building materials such as insulation, siding, and/or floor and ceiling tiles. Laws were passed in 1978 to prohibit usage of lead and asbestos, but stocks of materials containing these substances remained in use for a number of years thereafter. Both lead and asbestos are known health hazards. Evaluating for the presence of lead and/or asbestos is beyond the scope of this inspection. Any mention of these materials in this report is made as a courtesy only, and meant to refer the client to a specialist. Consult with specialists as necessary, such as industrial hygienists, professional labs and/or abatement specialists for this type of evaluation. For information on lead, asbestos and other hazardous materials in homes, visit:  
<http://www.epa.gov>  
<http://www.cpsc.gov>  
<http://www.cdc.gov>

Foundation

1. Slab Foundation

Good	Fair	Poor	N/A	None
	X			

Observations:

- Part of the building is on a concrete slab on earth and part of it is on a raised foundation. There were no observable signs of significant settlement or deflection in the slab portion by observing the finish flooring. It appears to be performing its function of supporting the structure however the actual slab was not seen and it may appear different once the finish flooring was removed. By the nature of the slab construction the structure would be bolted to this concrete slab per the standards at the time of construction.
- Concrete slab not visible due to floor coverings.



Foundation Slab Foundation

2. Foundation Perimeter

Good	Fair	Poor	N/A	None
			X	

3. Foundation Walls

Good	Fair	Poor	N/A	None
	X			

Observations:

- Structural comments are of the conditions observed at the time of the inspection and are the opinion of the inspector and not fact. If further information or facts are needed, they can be obtained through a structural engineer or foundation expert. The inspection does not determine the potential of the structure to experience future problems, geological conditions or the potential of the underlying soils to experience movement or water flow or whether the soil is stable. If any form of prior structural movement is reported you should expect future movements and possible repairs.

4. Cripple Walls

Good	Fair	Poor	N/A	None
	X			

Observations:

- Inspector found cripple wall appears to be damaged from either wood rot, or wood destroying pest.



Foundation Cripple Walls



Foundation Cripple Walls

**5. Ventilation**

Good	Fair	Poor	N/A	None
	X			

Observations:  
 • Appears serviceable

**6. Vent Screens**

Good	Fair	Poor	N/A	None
	X			

Observations:  
 • The inspection does not calculate crawl space ventilation capacities, deck and balcony capacity, retaining wall conditions, construction material type, quality or capacity. It does not address the existence of prior repairs, the potential of future repairs, failure analysis, documentation of all possible movement or cracks in floor slabs covered by floor furnishings. It is typical for concrete floor slabs to have some cracks as a result of the normal drying process of the concrete plus the stress occurring by settlement and seismic activity. Crawl spaces are observed in a cursory fashion and wood probing is not done and wood damage, dryrot and termites are not part of this inspection but part of the structural pest control operators report.

**7. Access Panel**

Good	Fair	Poor	N/A	None
	X			

Observations:  
 • Appears serviceable

**8. Post and Girders**

Good	Fair	Poor	N/A	None
	X			

Observations:  
 • Wooden support posts are not securely fastened to beam above. This is a safety hazard since they can separate during a seismic event. A qualified contractor should evaluate and make repairs as necessary, such as installing metal ties, bracing with lumber and/or plywood gussets as per standard building practices.



Foundation Post and Girders



Foundation Post and Girders

9. Anchor Bolts

Good	Fair	Poor	N/A	None
	X			

Observations:  
• Appears serviceable



Foundation Anchor Bolts

Foundations and Floors

1. Driveway and Walkway Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Concrete driveway noted. • Concrete/Brick sidewalk noted.

Observations:

- Driveway/Walkway in fair shape. Recommend sealing cracks to extend life.
- Minor cracks and deterioration noted.



Foundations and Floors Driveway and Walkway Condition

2. Grading

Good	Fair	Poor	N/A	None
	X			

Observations:

- While performance of lot drainage and water handling systems may appear serviceable at the time of inspection, the inspector cannot always accurately predict this performance as conditions constantly change. Furthermore, items such as leakage in downspout/gutter systems are very difficult to detect during dry weather. Inspection of foundation performance and water handling systems, therefore, is limited to visible conditions and evidence of past problems.
- There are some low spots along the foundation. Recommend adding additional backfill to create the proper slope away from the house to allow for effective drainage.

3. Vegetation Observations

Good	Fair	Poor	N/A	None
	X			

Observations:

- The roots of mature trees could have an adverse effect on either the water main or the sewer pipe, and it would be prudent to have the trees removed. In any event, you should consult an arborist who could predict future growth potential.

• Maintenance Tip: When landscaping keep plants, even at full growth, at least a foot (preferably 18 inches) from house siding and windows. Keep trees away from foundation and roof. Plants in contact or proximity to home can provide pathways to wood destroying insects and abrade and damage siding, screens and roofs.

#### 4. Gate Condition

Good	Fair	Poor	N/A	None
			X	

**Observations:**

- Fences and gates are NOT INCLUDED as part of a home inspection, recommend confirming that all fences and gates are in serviceable condition before the close of escrow

#### 5. Patio and Porch Deck

Good	Fair	Poor	N/A	None
		X		

**Observations:**

- Have the deck reviewed for proper installation and attachment. Check for history of permits.
- Needs Attention: A number of pieces of wood such as shims are being used in place of a single support post at a few of the piers. These tend to fall out during seismic activity and are not attached to each other or the framing of the structure.
- This inspection is not a structural pest control inspection, otherwise known as a termite inspection. The "termite" inspection also covers such things as dryrot and wood damage and deterioration as well as wood destroying organisms. Any and all of these items need to be examined and any repairs completed before the close of escrow by the "termite" company and they usually have a guarantee on their work. Please refer to the structural pest control report for any information concerning them.
- Spindles are over 4 inches wide, dangerous to children.
- Out buildings, such as storage sheds, on the property are excluded from the inspection. Fire pits, a B.B.Q. and other similar items are not inspected nor is the gas to them tested or lit.
- **Deteriorated/Damaged handrail/guardrail. We recommend correcting the condition(s) noted.**

- **Loose floor boards observed at one or more area.**



Foundations and Floors Patio and Porch Deck



Foundations and Floors Patio and Porch Deck



Foundations and Floors Patio and Porch Deck



Foundations and Floors Patio and Porch Deck



Foundations and Floors Patio and Porch Deck



Foundations and Floors Patio and Porch Deck



Foundations and Floors Patio and Porch Deck



### 6. Stairs & Handrail

Good	Fair	Poor	N/A	None
	X			

**Observations:**

- There were no railings installed. This is a potential tripping hazard. Recommend installing protective railings.



Foundations and Floors Stairs & Handrail

### 7. Grounds Electrical

Good	Fair	Poor	N/A	None
		X		

**Observations:**

- The exterior lighting outside the building such as in the yard, planters and on the grounds is not part of the inspection. Some notes may be made in this section, though this does not comprise a complete inspection of the exterior electrical, and are provided as a courtesy.
- Light fixture or bulb apparently inoperable at one or more area. Change bulb(s) and check.
- Recommend full review by qualified electrical contractor for quotes on upgrades/repair to ensure safe and adequate service.
- Open ground (or 2-wire) outlets present. This means that the 3rd (round) part of an appliance plug is not getting ground protection. This may be a concern with items such as computers and electronic devices.
- Hot-neutral reversed outlets present. This means that the black and white wires in the circuit have been reversed, and may be a concern with items such as computers and electronic devices.
- Front right exterior outlet not functional. Recommend licensed electrician for further evaluation.



Foundations and Floors Grounds Electrical



Foundations and Floors Grounds Electrical



Foundations and Floors Grounds Electrical

8. GFCI

Good	Fair	Poor	N/A	None
		X		

Observations:

- Some areas are not protected by GFCI. Although GFCI protection may not have been required at the time the home was built, for safety reasons, consider upgrading the electrical system to include GFCI protection at the following locations:
- Bathrooms
- Outside
- Garages
- Crawlspace (at or below grade)
- Unfinished basements
- Kitchens
- Laundry rooms
- Within 6 feet of all plumbing fixtures
- Bathhouses

9. Main Gas Valve Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Right side of home.

Observations:

- Depending on your county it may be mandatory to install an earthquake shut off valve. Attention may be needed.
- It is advised to have the gas provider inspect the gas system to determine its condition and check all the gas appliances and fixtures. This is usually a free service.



Foundations and Floors Main Gas Valve Condition

10. Plumbing

Good	Fair	Poor	N/A	None
		X		

Materials: Supply- Galvanized/Copper noted. • Waste and Drain- Cast Iron/Galvanized/Steel/ABS/PVC noted.

Observations:

- Inspection of all areas of the drain pipes was not possible due to limited access/finshed walls and ceilings to check for defects such as, but not limited to leaks, corrosion, improper workmanship, and damage.
- Sewer line—Due to the age of this home I recommend a sewer line inspection. This separate inspection will show the condition of the buried sewer line from the home to the city main. Items such as tree roots, broken drain pipes, and other obstructions will be revealed. A qualified plumber with a sewer camera sewer rodding machine can inspect.
- A sampling of the exterior hose faucets show them to be operating properly.
- COMMENTS: [NOTE] As of January 1, 2017 building standards/state law require that flow rates for fixtures in all single-family homes built prior to January 1st 1994 meet current water conservation guidelines.

CLARIFICATION: If a toilet is greater than 1.6 GPF (gallons per flush) a 1.28 GPF toilet is required. If a lavatory faucet flows more than 2.2 GPM (gallons per minute) a 1.2 GPM faucet is required. If a shower head flows more than 2.5 GPM a 2 GPM shower head is required. If a kitchen sink faucet flows more than 2.2 GPM a 1.8 GPM is required. Fixtures are not always clearly labeled to determine if these are complying.

Determining the presence of correct flow rates is outside the scope of the general inspection and it is not the responsibility of the home inspector to determine the flow rates of the plumbing fixtures in the structure. (Refer to the retrofitting inspector's report).

Note: future alterations or modifications in the building requiring a permit may result in all the plumbing fixtures being mandated to be brought up to current water conservation requirements.

On or before January 1, 2017 noncompliant plumbing fixtures in any single-family residential real property shall be replaced by the property OWNER/SELLER with water-conserving plumbing fixtures.

• While some plumbing observation may be code related, this inspection does not determine if the system complies with code. Supply and waste lines are inspected only where they are accessible and while operating accessible fixtures and drains. Performance of the water flow can vary during different times of the day and performance of the drains during actual usage is undetermined. Drain blockage is common in vacant property. It is advised to have any underground drain/sewer lines examined by a specialist with a camera to determine their actual condition. The following are not included; inaccessible supply or waste lines, leaks in inaccessible areas such as walls, underground or the crawl space, the interior of pipes for mineral or corrosive clogging, water hammering, solar equipment or water temperature, and the condition of shower pans or if a shower will leak when used. No water testing of any type is performed. The type of copper, whether it is M, L, or K, is not part of this inspection and will not be determined. The gas system is not tested for leaks and any underground or hidden gas lines are specifically excluded from this report. Determining the operation of sewer ejection systems is excluded from this inspection and it should be examined by a specialist. The angle stops under sinks and other plumbing valves, such as the main shut off valve, are not turned or tested. The finish fixtures as toilets, sinks and faucets etc are covered in the Kitchen and Bathroom section of this report.

- It is advisable to have a licensed qualified plumber examine the entire plumbing system and make all needed repairs to ensure a properly installed and correctly operating plumbing system. This investigation of the system should be done prior to the expiration of the contingency period so the repair or replacement costs are known and unwanted expenses are avoided. It is expected that when the plumbing specialist fully examines the system he will find more problems as this is a general inspection and not designed to list every fault but refer it over when problems show up in the system.
- Galvanized pipes present and has an average service life of 30 years. Pipes rust from the inside reducing the diameter and causing loss of pressure and rust in water. Recommend budgeting for replacement of galvanized piping in the near future.



Foundations and Floors Plumbing

11. Main Water Shut Off/Water Pressure

Good	Fair	Poor	N/A	None
		X		

Observations:

- Front of structure
- Galvanized piping is viewed coming out of the ground by the building and as the main line runs underground from the street to the building, this appears to be the main water line. As the underground portion is not seen, no representation is made or implied as to its condition or material.
- The water supply pressure was greater than 80 pounds per square inch (PSI). Pressures above 80 PSI may void warranties for some appliances such as water heaters or washing machines. Flexible supply lines to washing machines are likely to burst with higher pressures. 40-80 PSI is considered the normal range for water pressure in a home, and most plumbers recommend 50-60 PSI . Typically, the pressure cannot be regulated at the water meter. Recommend that a qualified plumber evaluate and make modifications to reduce the pressure to below 80 PSI . Installing a pressure reducing valve on the main service pipe is a common solution to this problem. If one exists, then it should be adjusted, repaired or replaced as necessary to maintain lower pressures. Note that installing a pressure reducing valve creates a "closed system," which may require installing an expansion tank at the water heater if one is not already installed.



Foundations and Floors Main Water Shut Off/Water Pressure



Foundations and Floors Main Water Shut Off/Water Pressure

**12. Main Water Shut Off/Pressure Regulator**

Good	Fair	Poor	N/A	None
	X			

**Observations:**

- There was a pressure regulator observed on the water supply system. As this is a closed system, its internal components are not visible. No representation is made or implied as to the pressure regulators operation or condition.

**13. Balcony**

Good	Fair	Poor	N/A	None
				X

**14. Patio Enclosure**

Good	Fair	Poor	N/A	None
				X

**15. Fence Condition**

Good	Fair	Poor	N/A	None
			X	

**Observations:**

- Fences and Walls are NOT INCLUDED as part of a home inspection, recommend confirming that all fences and gates are in serviceable condition before the close of escrow

**16. Sprinklers**

Good	Fair	Poor	N/A	None
			X	

**Observations:**

- Home is equipped with an underground sprinkler system. The inspector recommends client consult with home owner for operation instructions and proper winterizing information. Sprinkler systems are beyond the scope of a Home Inspection, due to most of its parts/piping not visible for inspection.

# Basement/Crawlspace

## 1. Walls

Good	Fair	Poor	N/A	None
	X			

Materials: Crawlspace noted.

Observations:

- There is efflorescence on the stem wall in the raised foundation which confirms that moisture has penetrated the area and activated minerals that form a white powdery formation of salt crystals. With the recent concerns about mold, this is a condition that should be monitored, and one that could produce musty odor.

- Shrinkage cracking noted. This cracking is common and usually no reason for concern. Recommend monitoring and consultation with qualified contractor should condition worsen or if water intrusion occur.



Basement/Crawlspace Walls



Basement/Crawlspace Walls

## 2. Insulation

Good	Fair	Poor	N/A	None
		X		X

Observations:

- No insulation was installed under the floor above the crawl space. Recommend that a qualified person install insulation for better energy efficiency and per standard building practices. Typically this is R-19 rated fiberglass batt with the attached facing installed against the warm (floor) side.

### 3. Plumbing Materials

Good	Fair	Poor	N/A	None
		X		

**Observations:**

- The main waste pipe to the public sewer system is underground and is not exposed for inspection. You should have a licensed plumbing contractor who does sewer line videos review this condition and provide you with an evaluation before close of escrow.
- It is noted that some of the waste lines have been replaced with newer materials. This is often an indication that more repairs will be needed in the future as the remaining older piping continues to wear out. It is not possible to determine when this may need to be done.
- Needs Attention. There are rusty areas on the exterior of the waste lines. It is not possible to tell when but they will need replacing in the future as they continue to wear out.
- The visible cast iron and galvanized drain/waste piping under the building appears to be original and although the pipes may be functioning, rust and debris buildup on the interior of the piping cannot effectively be cleaned out. The drain/waste pipes are suspected to be at the end of their normal service life. You should anticipate the original drain/waste pipes will need replaced. You should have a licensed plumbing contractor review this condition(s) and provide you with an evaluation before.

### 4. Electric

Good	Fair	Poor	N/A	None
	X			

**Observations:**

- Some loose wiring present. Recommend licensed contractor/electrician for further evaluation and/or repair/maintenance as necessary.
- Some loose and improperly installed receptacles were found, they should be installed correctly by a licensed electrician. Several are wired in reverse, one is poorly grounding.

### 5. GFCI

Good	Fair	Poor	N/A	None
			X	

### 6. Drainage

Good	Fair	Poor	N/A	None
		X		

**Observations:**

- This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geo-technical engineer should be consulted. Proper grading is important to keep water away from the foundation. If it is not raining during the inspection the course of water flowing toward the structure or off the site cannot be observed. The soil should slope away from the structure to prevent problems caused by excess water not flowing away properly. Gutter discharge should be directed away from the foundation for the same reason. Out buildings, such as storage sheds, on the property are excluded from the inspection. Fire pits, a B.B.Q. and other similar items are not inspected nor is the gas to them tested or lit.
- The soils in the crawlspace are moist or desiccated which could indicate a chronic drainage problem and we recommend that the drainage of the property be addressed as soon as possible.





Basement/Crawlspace Drainage

7. Sump Pump

Good	Fair	Poor	N/A	None
				X

8. Framing

Good	Fair	Poor	N/A	None
	X			

Observations:

- This inspection is not a structural pest control inspection, otherwise known as a termite inspection. The "termite" inspection also covers such things as dryrot and wood damage and deterioration as well as wood destroying organisms. Any and all of these items need to be examined and any repairs completed before the close of escrow by the "termite" company and they usually have a guarantee on their work. Please refer to the structural pest control report for any information concerning them.
- Needs Attention: There are some stained and deteriorated areas of floor framing, such as under the kitchen/bathrooms - it is advisable to consult the structural pest control operator report for more information on this situation.



Basement/Crawlspace Framing



Basement/Crawlspace Framing



Basement/Crawlspace Framing

**9. Subfloor**

Good	Fair	Poor	N/A	None
	X			

**Observations:**

- Moisture damage, wood rot, observed. Recommend review for repair/replacement as necessary.

**10. Columns**

Good	Fair	Poor	N/A	None
	X			

**Observations:**

- No deficiencies were observed at the visible portions of the structural components of the home.

**11. Piers**

Good	Fair	Poor	N/A	None
	X			

**Observations:**

- No deficiencies were observed at the visible portions of the structural components of the home.

**12. Basement/Crawlspace Ductwork**

Good	Fair	Poor	N/A	None
		X		

**Observations:**

- Older/Abandon- Asbestos "type" tape is noted to be in poor condition and should only be removed by a professional abatement contractor, due to the possible health hazards that exist.



Basement/Crawlspace Ductwork



Basement/Crawlspace Ductwork