

Property Inspection Report

Prepared Exclusively For

Ken & Sandy Pickar

Inspection Date:
02/16/2023

Prepared by:
Bona Fide Home Inspections
310-560-4394

Frank Overbeek

REPORT SUMMARY

02/16/2023

Summary information for Ken & Sandy Pickar

This is a summary of the inspectors findings during this inspection. We try to list items of a safety concern, items that are damaged and need immediate repair or replacement, items that if not addressed in the near term may cost more to repair in the future. Some items may require further investigation or evaluation by specialists in that field. Items listed for repair should be performed by qualified personal.

This summary is provided for the benefit of the client listed and does not constitute the complete report of all defects or deficiencies found. Client is advised to read entire report as noted in the inspection agreement.

EXTERIOR

FASCIA/EAVES:

TYPE & CONDITION:

1. Moisture stains/damage noted under eaves and to the wood support rafters at the rear, this may be from an active roof leak due to low slope of roofing, we recommend repair of all damaged wood and the source of leakage also corrected.

DOORS:

SLIDING DOORS:

2. The sliding doors do not operate smoothly, probably because of worn or poorly adjusted rollers. We recommend the track be cleaned and the rollers replaced and adjusted for proper operation.

The sliding door locking hardware is not latching and broken handles noted at several doors, the master bathroom door does not close or latch, we recommend they be repaired or replaced.

GROUNDS

DRIVEWAY:

TYPE & CONDITION:

3. Concrete pavers, The driveway surface has been raised by adjacent tree roots, the outer retaining wall appears to have moved and gaps and movement of the pavers noted. We recommend repair by a paver contractor.

LANDSCAPING:

CONDITION:

4. Tree(s) are planted too close to the structure. Removal should be considered as trees continue to grow in size and damage may occur to the foundation and/or roof.

Trees are touching or overhanging the roof. We recommend they be trimmed to prevent damage to the roofing surface, and allow free flow of roof runoff.

ROOF SYSTEM

ATTIC:

OTHER CONDITIONS:

5. There is evidence of rodent activity/droppings in the attic. We recommend inspection and treatment be carried out by a licensed exterminator.

TILE ROOF:

ROOF COVERING STATUS:

6. This is a very old CalShake tile roof, these are a poor quality tile and have been involved in class action lawsuits. The tiles have surface wear and numerous cracks and broken tiles. There is an excessive amount of tree leaf/needle debris on the roofing. Low slope areas at the rear has resulted in moisture damage to the wood eaves. A qualified licensed roofing contractor should be called to make further evaluation and cost estimates to remove and replace.

EXPOSED FLASHINGS:

TYPE & CONDITION:

7. Substandard/Damaged flashing installation was observed at the rear storage shed water heater, open hole into water heater. We recommend the flashing(s) be repaired or new flashings installed to prevent possible water leakage.

CHIMNEY AT ROOF:

CONDITION:

8. A spark arrester rain cap is recommended for safety and to prevent water entry into the flue. This is a beneficial upgrade.

WATER HEATER

REAR SHED WATER HEATER:

RECIRCULATING HOT WATER:

9. The hot water recirculating pump was not functioning or is defective, we recommend it be repaired or replaced.

GENERAL COMMENT:

10. Rodent feces and urine stains noted all around the water heater and insulation brought down from the garage attic to nest on top of the water heater, we recommend entire area be cleaned, new screens be installed and traps be set to eliminate the rats.

HALLWAY WATER HEATER #2:

SEISMIC RESTRAINT:

11. The water heater earthquake strapping has been installed in a non professional manner, or is minimally secured. We recommend approved double straps be installed per the manufactures instructions as required by state regulations.

ELECTRICAL SYSTEM

SUB PANEL(S):

SUBPANEL #1 LOCATION:

12. Master bedroom closet. This is not an approved location, we recommend it be relocated out of the closet.

SUB PANEL:

13. The panel electrical wiring and/or breakers are installed in a substandard manner. We recommend repair or replacement per present standards by a qualified electrician.

SWITCHES & OUTLETS:

EXTERIOR:

14. The exterior receptacle(s) is improper located in relation to the pool/spa. No outlets are permitted within 10 ft off the waters edge. We recommend it be relocated and GFCI protected or removed.

The GFCI outlet was not operational with the test button at several exterior locations, we recommend the wiring be checked or the unit be replaced for safety.

Landscape lighting is damaged in many areas, we recommend further evaluation, testing and repair by a qualified electrical contractor.

HEATING

FORCED AIR HEATING:

OTHER:

15. Rodent feces were on and around all 3 furnaces, we recommend it be cleaned and traps and screens be installed to eliminate the rodents.

HEATING DUCTS:

CONDITION:

16. There are damaged/torn ducts in the attic with visible air leaks. We recommend that all damaged ducting be replaced to restore proper air flow to all registers.

There are old unused ducts under the house, some metal ducts with asbestos type material under the kitchen crawlspace area. Damaged and partially removed flexible ducting under the master bedroom, we recommend all abandoned ducting be removed and floor vent be properly sealed to prevent drafts and odors.

KITCHEN - APPLIANCES - LAUNDRY

RANGE/COOK TOP AND OVEN:

TYPE/CONDITION:

17. One of the range burners is inoperative, we recommend cleaning, adjustment or replacement of the ignitor.

The oven was turned on but the circuit breaker trips and power shuts off when both ovens are on due to undersized circuit breaker, we recommend it be repaired or replaced by a qualified electrical contractor.

GARBAGE DISPOSAL:

CONDITION:

18. The rubber splash guard for the disposal is missing or damaged, we recommend it be replaced.

OTHER BUILT-INS:

WATER DISPENSER:

19. The water dispenser faucet at the sink is damaged and leaking, we recommend it be repaired/replaced.

LAUNDRY:

CONDITION:

20. A laundry sink is provided which is slow draining, we recommend the drains be cleaned to restore proper functional drainage.

DRYER VENTING:

21. The dryer vent is damaged or incorrectly installed, we recommend it be repaired or replaced to vent to the exterior and prevent lint and moisture conditions.

BATHROOMS

3/4 BATHROOM NEAR LAUNDRY.

CONDITION OF SINK:

22. The aerator is clogged/damaged at the faucet, we recommend it be replaced/cleaned for smoother water flow.

CONDITION OF TOILET:

23. The toilet was flushed and functioned correctly. However this is an older type that may require replacement due to recent law changes for low flow (1.6 gallon) toilets to be installed before close of escrow.

POOL/SPA & EQUIPMENT

POOL SURFACE:

CONDITION:

24. The pool has cracks in the concrete shell, repairs have been attempted and they have reappeared, water level cannot be maintained to correct height due to leaks through the cracks. A qualified pool contractor should be called to make further evaluation and recommendations for repair or replacement.

POOL/SPA DRAIN:

25. The drain cover at the bottom of the pool/spa is an older type that is a safety hazard due to possible hair entrapment or body being held down by the drain suction, we recommend it be replaced with a new approved safe type.

POOL ENCLOSURE:

TYPE AND CONDITION:

26. California pool safety regulation requires 2 of 7 pool safety devices or barriers. None are present, we recommend a pool specialist recommend 2 or more of the required safety devices or barriers to be installed at the pool and spa.

FOUNDATION

CRAWL SPACE:

VENTILATION:

27. The crawl space lacks sufficient ventilation due to additions and/or type of construction. We recommend adequate ventilation be provided to help minimize high moisture levels in the crawl space that can cause damage to the wood framing.

MOISTURE:

28. The crawl space soil was damp/wet in areas under the master bedroom. We recommend that all exterior roof drainage/downspouts be directed away from the building. The crawl space should be monitored during rains to determine if excessive moisture re-develops. Further evaluation by a geotechnical engineer would be required to determine if a permanent drainage system should be installed.

Inspection Report Photos

Photos are only provided as a part of the report, not all areas of concern have a photo taken, photo interpretation varies among people and should not be relied upon but to also read report and call with any questions. Describing everything presented in a photo is not possible



Gaps in driveway pavers due to settlement and movement



Side retaining wall is leaning and appears to have moved



Damaged landscape lighting



Wood siding paint finish peeling



Tree touching garage roof



Wood damage outside kitchen window

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Wood damage



Wood damage roof eaves, roof leaks



Water drips from roof leaks



Wood damage rear eaves



Wood damage rear eaves, roof slope too low



Wood damage rear eaves, roof slope too low

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Roof vent flashing cover missing



Tree leaf debris on roof



Roof slope too low, debris and weeds growing on roof



Cracked and damaged tiles



Lots of broken tiles



Broken tiles

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Broken tiles



Wood damage at deck cover structure



Rat dropping in attic



Rat droppings



Rat droppings and urine stains in garage attic



Rat dropping on and around furnace in garage attic

Inspection Report Photos

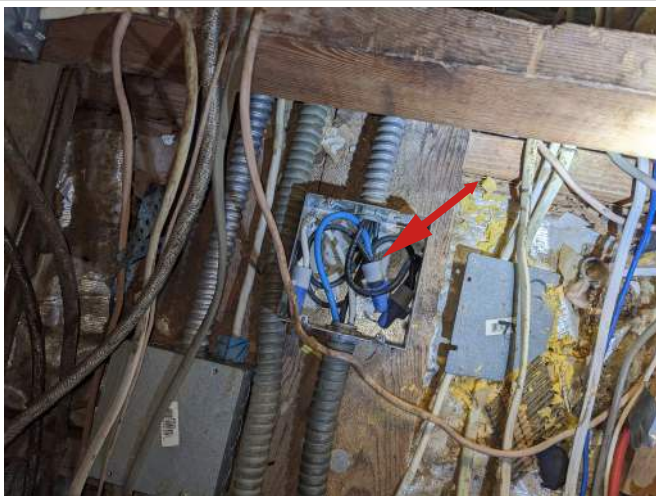
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Damaged duct in main attic



Air leaking from ducting in main attic



Open electrical junction box, no safe walkway in attic to furnaces



Main plumbing water shut off valve buried in soil



Rat droppings around rear water heater



Water heater recirculation pump inoperable

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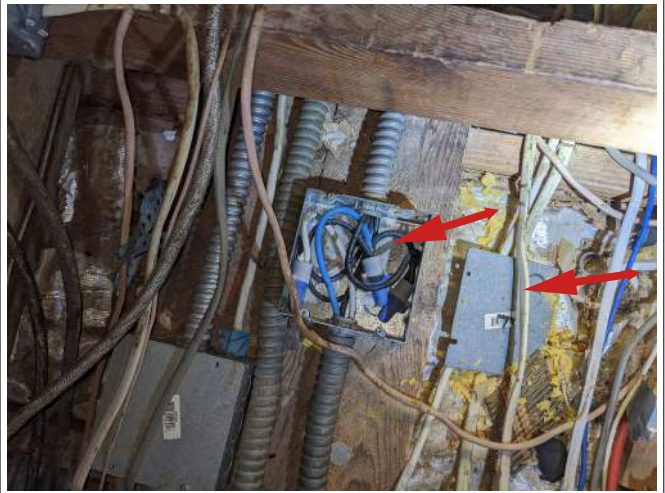
Rat nesting insulation on top of water heater



Hallway water heater strapping improperly secured



Missing cover at electrical box alongside driveway



Exposed wires in attic



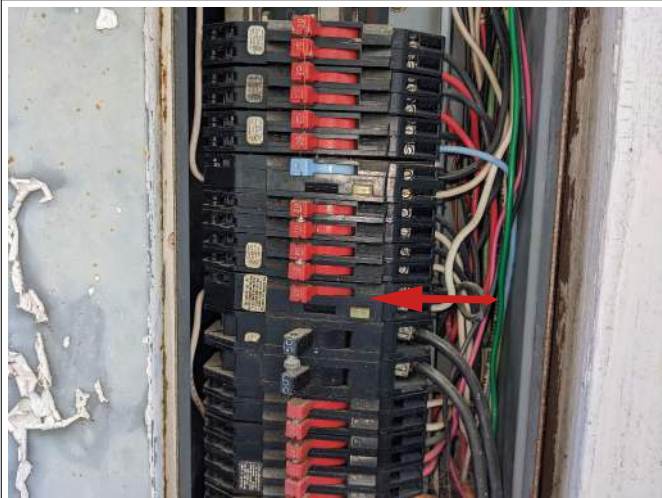
GFCI inoperable in kitchen



Loose lights

Inspection Report Photos

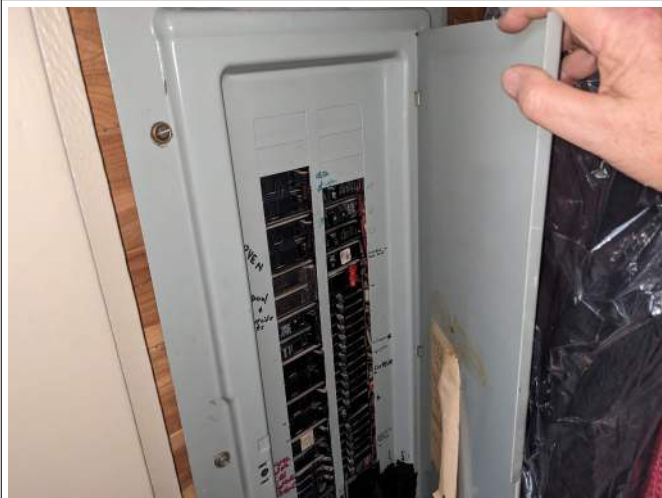
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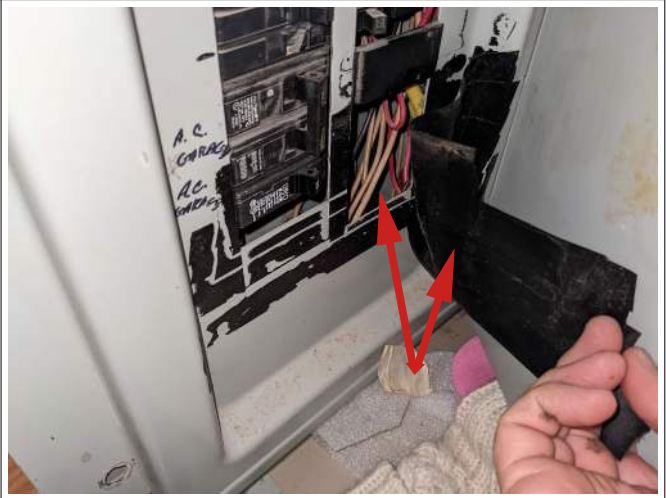
GFCI breaker inoperable



Improper electrical panel in clothes closet



Substandard panel installation in closet



Substandard panel installation in closet



Light in shower inoperable



Over power shut off, circuit breaker improper size

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Burner ignitor inoperable



Water dispenser faucet leaking



Master bathroom door miss aligned and not latching



Sliding doors difficult to open, door handle broken



Laundry sink slow draining



Laundry dryer vent improper and clogged

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No air flow at dryer termination while dryer was operating



Cracks in rear office floor tile joints



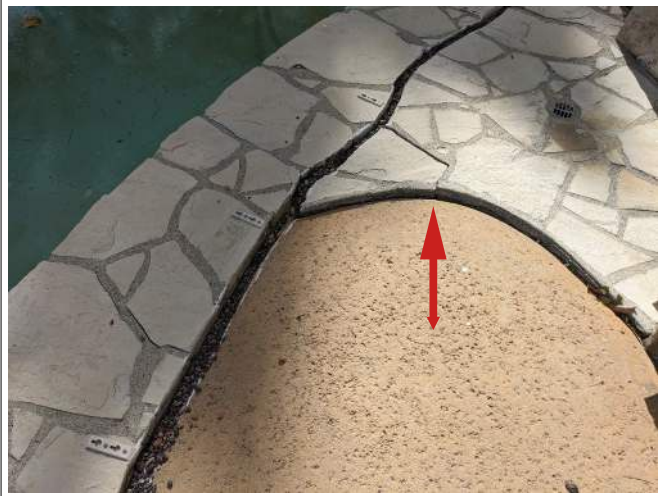
Pool patio separations, large cracks through bond beam and into pool



large cracks through bond beam and into pool



Pool water level cannot be maintained due to water leaks



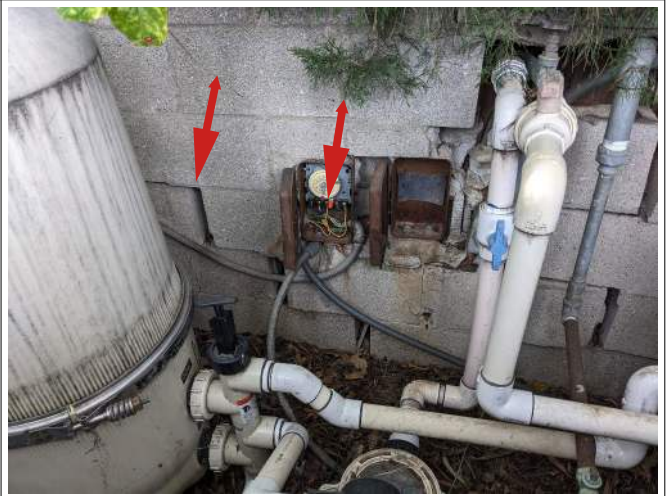
Pool patio settlement and movement

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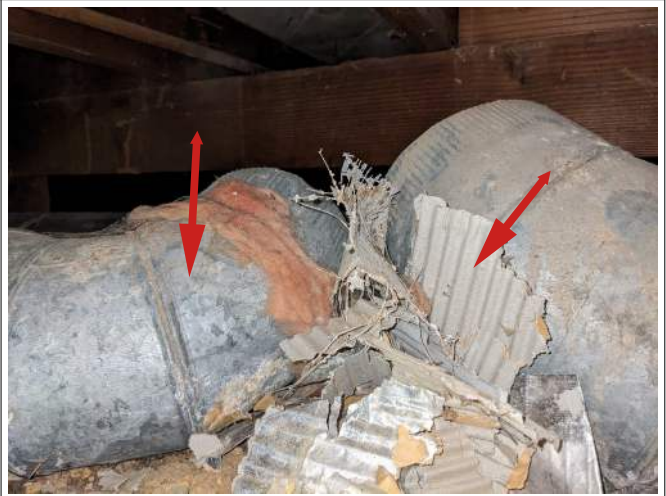
Pool equipment wall movement



Pool equipment wall movement, filter timer damaged



Sap outdated unsafe suction drain covers



Old ducting under houses, asbestos insulation



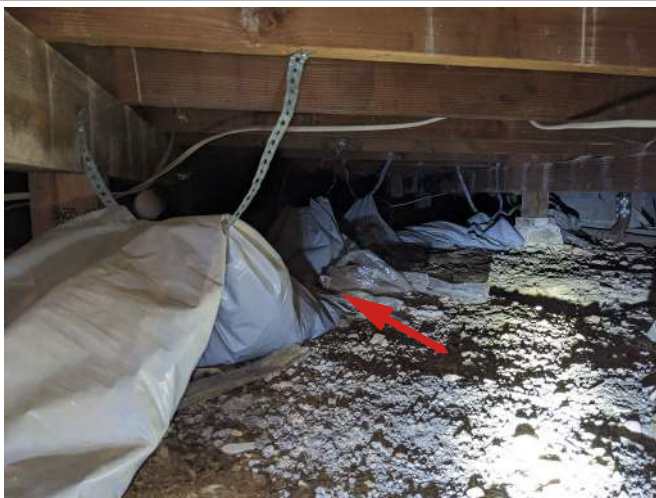
Old ducting under houses, asbestos insulation



Damaged/abandoned ducting under master bedroom

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Damaged abandoned ducting under house



Damaged abandoned ducting under house



Master bathroom main drain piping not sloped correctly



Moist soil under master bedroom area



Moist/damp soil under master bedroom area, source not determined

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INSPECTION CONDITIONS

CLIENT & SITE INFORMATION:

DATE OF INSPECTION: Feb 16, 2023.

TIME OF INSPECTION: 9 AM.

CLIENT NAME: Ken & Sandy Pickar.

INSPECTION LOCATION: 11 Bowie Rd, Rolling Hills.

REALTOR: Michael Majid.

WEATHER/SOIL CONDITIONS:

WEATHER: Overcast skys.

OTHER INFORMATION:

PROPERTY OCCUPIED? Yes. Access to certain items, electrical outlets, wall and floor surfaces, cabinet interiors is restricted by personal belongings.

CLIENT PRESENT: Yes.

COMMENTS: The pool and spa were only briefly inspected, we recommend a pool specialist determine cost to move and replace pool as cracks are present that have been patched and reappear, water leaks through crack in wall. Spa system and piping are outdated.

REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his/her own evaluation of the overall condition of the property, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

ITEMS NOT INSPECTED: Systems and conditions which are not within the scope of the building inspection include, but are not limited to: mold; formaldehyde; lead paint; asbestos; toxic or flammable materials, and other environmental hazards; pest infestation; playground equipment; efficiency measurement of insulation or heating and cooling equipment; internal or underground drainage or plumbing; any systems which are shut down or otherwise secured; private septic sewage systems; zoning ordinances; intercoms; security systems; lawn sprinkler systems; structural engineering; geological or soil conditions; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection. Water or moisture intrusion often cannot be identified during a physical inspection due to long periods of dry weather and therefore we make no representations regarding future conditions during periods of rain.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or

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expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

DISPUTE RESOLUTION: Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration by an arbitrator who is familiar with the home inspection industry, and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association.

REINSPECTION RIGHT: In the event of a claim, the Client will allow the Inspection Company three (3) working days to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

REPORT TERMINOLOGY:

APPEARS SERVICEABLE: An item, system or area that based on our visual observation of the accessible areas looks like it was properly installed and is in a condition capable of being used without needed immediate repairs. There are often several steps involved in the proper installation of components or systems that cannot be determined by a visual inspection.

DAMAGED: An item, system or area that is typically beyond repair and must be replaced.

DETERIORATED: An item, system or area that reached the end of its useful life, or sometimes prematurely due to improper installation or care. It may be possible to repair the item at this stage to maximize its service life.

REPAIR OR REPLACE: An item, system or area that is damaged or deteriorated. While some items can be repaired, it may be more cost effective to replace with a newer modern or safer item or system.

INTRODUCTORY NOTES:

Any item in this report that we recommend that requires further evaluation, repair or replacement is the responsibility of the client to have addressed if desired before the close of escrow.

EXTERIOR

Areas hidden from view by vegetation or stored items can not be observed and are not a part of this inspection. Minor cracks are typical in all stucco surfaces. Foundations may have minor cracks and typically do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete experience some degree of cracking due to shrinkage in the drying process.

WALLS:

PRIMARY MATERIAL: Wood siding. Stucco.

CONDITION: The exterior siding appears properly installed. The exterior surfaces are in fair condition due to weathering and age. We recommend repainting and/or refinishing in the near future to maximize their service life.

The stucco exterior is in good condition with no significant cracks observed.

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There are some cracks around the soil level of the kitchen breakfast room.

TRIM:***TYPE & CONDITION:***

Wood, Damaged wood trim was observed at the wood sturcture above kitchen window,. We recommend review of the pest inspection report regarding repairs.

FASCIA/EAVES:***TYPE & CONDITION:***

Exposed wood rafters, roof sheathing and fascia. Moisture stains/damage noted under eaves and to the wood support rafters at the rear, this may be from an active roof leak due to low slope of roofing, we recommend repair of all damaged wood and the source of leakage also corrected.

WINDOWS:***MATERIAL:***

Aluminum frames windows. Wood frames windows. PVC vinyl frame windows.

CONDITION:

The bottom track of the windows contains drain holes which are blocked or inadequate. We recommend they be cleared or larger holes be installed to prevent possible water entry into the wall cavities.

DOORS:***WOOD DOORS:***

Exterior doors should be painted on a regular basis including the top and bottom edges to prevent moisture damage and deterioration. It is common for doors to experience some type of water leakage. Determining if proper flashing was installed correctly is beyond the scope of this inspection. Recaulking of the door sill and frame corners should be done periodically. The exterior wood doors appear properly installed and in serviceable condition,

SLIDING DOORS:

The sliding doors do not operate smoothly, probably because of worn or poorly adjusted rollers. We recommend the track be cleaned and the rollers replaced and adjusted for proper operation.

The sliding door locking hardware is not latching and broken handles noted at several doors, the master bathroom door does not close or latch, we recommend they be repaired or replaced.

PEST CONTROL:***CONDITION:***

Present standards require a minimum of 6 inches clearance between the top of the soil and the bottom of any wood construction. We advise maintaining this clearance as much as is practical without creating a negative slope towards the structure. We recommend a pest control inspection be performed as required as we observed wood damage at several areas.

GENERAL EXTERIOR COMMENT:

There are isolated areas where exterior features are in need of attention. These conditions suggest lapses in maintenance rater than significant structural or systemic deficiencies. We recommend action as mentioned in the specific comments.

GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report.

DRIVEWAY:

TYPE & CONDITION:

Concrete pavers, The driveway surface has been raised by adjacent tree roots, the outer retaining wall appears to have moved and gaps and movement of the pavers noted. We recommend repair by a paver contractor.

ENTRY PORCH:

CONDITION:

The concrete and stone entry porch and roof support posts are in serviceable condition.

LANDSCAPING:

CONDITION:

Tree(s) are planted too close to the structure. Removal should be considered as trees continue to grow in size and damage may occur to the foundation and/or roof.

Trees are touching or overhanging the roof. We recommend they be trimmed to prevent damage to the roofing surface, and allow free flow of roof runoff.

RETAINING WALLS:

CONDITION:

The lower concrete retaining wall appears in good condition.

The pool equipment area retaining wall has large cracks and separations, the edge of drive wall appears to be leaning and has moved causing gaps in the pavers, consult a qualified concrete contractor.

GRADING:

SITE TYPE & CONDITION: Steep slope, Stair step site. The grading at foundation appears adequate to drain excess surface water and roof runoff away from the structure.

The property has many paths and features, ponds, fountains and water features were not tested, tree house looks in need of repair. Ongoing maintenance will be needed.

DRAINAGE:

CONDITION:

The exposed portions of the surface drainage system appears properly installed, but was not water tested during the inspection. We make no representations as to its effectiveness and recommend its operation be observed during adverse weather. There may be a broken pipe from the lower driveway drain under the ground as the crawlspace soil under the master bedroom was quite damp. Further evaluation should be considered, Camera inspection of pipe.

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TYPE & CONDITION: Concrete and PV stone. The upper patio areas appear serviceable. The pool patio areas have settled and separated, removal and replacement should be budgeted for.

PATIO/PORCH COVER:

TYPE: Wood frame design.

CONDITION: The decking wood structure cover is damaged in areas, (posts have wood decay) and should be repaired or budgeted for removal and replacement.

WOOD DECKS:

CONDITION: There is deterioration/damage observed to deck surface boards and/or support framing. We recommend consulting pest inspection report regarding repairs.

RAILINGS:

CONDITION: There are no railings where needed at the upper patio and spa area. As a safety measure, we recommend that proper railings be installed for safety.

The railings installed at the exterior location of kitchen side deck have larger spacing between the rails than present standards permit. Although replacement is not required, upgrading for child safety is recommended.

ROOF SYSTEM

The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection. Testing of gutters, downspouts and sub surface drain piping is beyond the scope of our inspection.

ATTIC:

TYPE: The attic space is medium size, The attic is partial vaulted ceilings and open space, The roof is supported by conventional wood rafters and ceiling joist framing. The roof material is supported by plywood sheathing.

CEILING TYPE: The ceiling is supported by wood joist framing.

ACCESS: The attic was entered through an interior access hatch.

FRAMING CONDITION: Where visible the roof structure appears to be constructed in a manner typical of houses of this type and age.

OTHER CONDITIONS: There is evidence of rodent activity/droppings in the attic. We recommend inspection and treatment be carried out by a licensed exterminator.

MOISTURE: There was no stains or evidence of present or prior leakage at the time of inspection.

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Good attic ventilation is beneficial to the longevity of the roofing material and comfort of the living spaces. Attic ventilation can be provided by eave, gable, and automatic or wind driven fans. For the ventilation to work correctly, cool air enters to lower portion vents and hotter air exits out the upper attic space vents, however this system is generally not installed. The attic is minimal vented. We recommend additional vents be installed which it may be most practical to do when roof is replaced.

The bathroom exhaust fans have been installed without metal ducting to exhaust the air to the exterior as required, we recommend correction.

INSULATION:

TYPE AND CONDITION: Fiberglass batts, There are areas that lack insulation, we recommend new insulation be added.

Rodent dropping and urine noted throughout the attic spaces, removal and cleaning before replacement is recommended.

TILE ROOF:

STYLE & TYPE: Concrete/fiber tile, Hip.

ROOF ACCESS: Due to height/type, the inspector viewed the roof surface/components from a ladder at the roof edge, this is a limited visual inspection.

ROOF COVERING STATUS:

This is a very old CalShake tile roof, these are a poor quality tile and have been involved in class action lawsuits. The tiles have surface wear and numerous cracks and broken tiles. There is an excessive amount of tree leave/needle debris on the roofing. Low slope areas at the rear has resulted in moisture damage to the wood eaves. A qualified licensed roofing contractor should be called to make further evaluation and cost estimates to remove and replace.

EXPOSED FLASHINGS:

TYPE & CONDITION: Substandard/Damaged flashing installation was observed at the rear storage shed water heater, open hole into water heater. We recommend the flashing(s) be repaired or new flashings installed to prevent possible water leakage.

FLUE PIPES: The furnace & water heater flue pipes appear properly installed and the rain caps are present.

BUILT UP SURFACE ROOF:

STYLE & TYPE: Low slope, Torch down single ply over rear storage shed/workshop.

ROOF ACCESS: The inspector walked on the roof and visually examined the accessible roofing components.

ROOF COVERING STATUS:

The visible portions of the roof surface are in an acceptable condition for its age, periodic inspection and maintenance is recommended.

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GENERAL COMMENT: The roof installation appears properly and professionally installed.

CHIMNEY AT ROOF:

CONDITION: A spark arrester rain cap is recommended for safety and to prevent water entry into the flue. This is a beneficial upgrade.

GUTTERS & DOWNSPOUTS:

TYPE: There is no provision for collecting/controlling rooftop drainage. Correctly installed gutters and downspouts are a benefit to all properties. We recommend improving the drainage system, beginning with installation of gutters and downspouts.

WATER HEATER

WATER HEATER:

TYPE-SIZE & AGE: Gas, 40 Gallons, The age based upon manufactures serial number is, 12 years old.

LOCATION: Garage rear storage shed.

T/P RELIEF VALVE: A temperature/pressure relief valve and drain line is installed as required, it was not tested and it should not be altered or blocked off, if leakage occurs it should be replaced.

GAS SUPPLY: The gas valve is present and the flexible gas connector is an approved type.

SEISMIC RESTRAINT: The water heater is correctly double strapped as required.

RECIRCULATING HOT WATER: The hot water recirculating pump was not functioning or is defective, we recommend it be repaired or replaced.

GENERAL COMMENT: Rodent feces and urine stains noted all around the water heater and insulation brought down from the garage attic to nest on top of the water heater, we recommend entire area be cleaned, new screens be installed and traps be set to eliminate the rats.

WATER HEATER #2:

TYPE-SIZE & AGE: Gas, 50 Gallons, The age based upon manufactures serial number is, 16 years old.

LOCATION: Hall closet.

T/P RELIEF VALVE: A temperature/pressure relief valve and drain line is installed as required, it was not tested and it should not be altered or blocked off, if leakage occurs it should be replaced.

VENTING: Flue vent is intact and functioning correctly.

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- GAS SUPPLY:** The water heater has an out dated local gas shut off valve that requires a wrench. We recommend upgrading to a hand operated valve for ease of operation and safety.
- SEISMIC RESTRAINT:** The water heater earthquake strapping has been installed in a non professional manner, or is minimally secured. We recommend approved double straps be installed per the manufactures instructions as required by state regulations.
- WATER CONNECTIONS:** A ball type water shutoff valve is installed to turn the cold water supply off but was not tested. There is corrosion observed at the valve.
- GENERAL COMMENT:** The water heater is beyond its expected service life (16 years old), although it may still be operating, we recommend it be replaced now before leakage and possible damage occurs.

PLUMBING

Water quality or hazardous materials (lead) testing is available from local testing labs. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. Private waste disposal systems (septic) are not part of our inspection. Review of these systems requires a qualified specialist. Older fixtures should be budgeted for replacement.

MAIN LINE:

- MATERIAL:** Copper piping visible at main shut off valve location. The underground portions of the pipe cannot be identified.
- LOCATION:** The main water shut off valve is located, at the left side of the garage in planter.
- CONDITION:** The main shut off valve is buried in the soil. We recommend the valve be fully exposed for ease of operation. The valve may require replacement if it is not operable.
- WATER PRESSURE:** 70-80 PSI, which is near or at the maximum permitted, installation of a pressure reducing regulator would be beneficial.

SUPPLY LINES:

- MATERIAL:** Copper piping where visible.
- CONDITION:** The visible areas of water supply piping appears properly installed and in serviceable condition, The support straps for the copper piping is galvanized steel. This can lead to corrosion between these dissimilar metals, we recommend replacement with approved plastic coated straps as an upgrade.
- GENERAL COMMENT:** A number of fixtures were operated at the same time and we observed reasonable flow at the shower head(s)

WASTE LINES:

- DRAIN & VENT MATERIALS:** Cast Iron. Galvanized steel piping. ABS black plastic piping used for replacement/remodeled areas.

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Due to limited clearance or access some of the drain lines were not fully visible. Rust/Corrosion was observed to the drain piping in the crawl space for kitchen drain, but no leakage was visible at this time. We recommend monitoring and budgeting for replacement in the near future.

The drain line for the master bathroom appears to have an improper slope for adequate drainage and blockage may result. We recommend it be secured or reconfigured to provide a minimum 1/4 inch per foot slope.

Sewer cleanout located at rear master bedroom crawlspace access under wood deck.

GENERAL COMMENTS:

Some properties require periodic cleaning of the drain lines due to tree root penetration. Houses that have been vacant for a long periodic sometimes experience blockages due to internal rusting or laundry waste water lint. We cannot determine the condition of underground pipes during our inspection.

GAS SYSTEM:**METER LOCATION & CONDITION:**

Meter located at, the left side of the building, The gas meter appears properly installed and has the earthquake safety shut off valve as now required.

HOSE FAUCETS:**OPERATION:**

The rear hose bib lacked water flow behind master bedroom.

ELECTRICAL SYSTEM

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed in accordance with the manufacturers instructions, and tested regularly.

SERVICE:

TYPE AND CONDITION: Underground. 110/220 Volt, Capacity 225 amps. The main disconnect and branch circuits are protected by circuit breakers.

CONDUCTORS:

BRANCH WIRING: Copper. Wiring type is primarily flexible conduit, with additional wiring non metallic sheathed cable (romex)

MAIN ELECTRICAL PANEL:

MAIN PANEL LOCATION: Exterior at the left side of building.

MAIN PANEL:

The circuit breakers are not labeled as required, we recommend labeling to allow individual circuits to be shut off rather than all circuits, if electrical repairs are needed.

The panel cover has rust/corrosion present, we recommend it be cleaned primed and painted to extend its service life.

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BREAKERS: GFCI (ground fault circuit interrupter) protection is provided by a breaker installed in the electrical panel. This protects all of the receptacles on that particular circuit. The GFCI breaker was tested with its button and did not trip. we recommend it be replaced.

SERVICE CAPACITY: Our estimate of the service capacity is based upon the label rating of the main electrical service disconnect.

SERVICE GROUNDING: The grounding wire connection was not located or was not visible.

SUB PANEL(S):***SUBPANEL #1******LOCATION:***

Master bedroom closet. This is not an approved location, we recommend it be relocated out of the closet.

SUB PANEL:

The panel electrical wiring and/or breakers are installed in a substandard manner. We recommend repair or replacement per present standards by a qualified electrician.

BRANCH CIRCUIT WIRING:***CONDITION:***

Open junction boxes were observed in the attic and along edge of drive way, we recommend cover plates be installed to protect the wire connections as required.

Wiring is inadequately attached or protected in the attic main walking area to furnaces. We recommend exposed wiring be properly protected or replaced to prevent contact.

EXTERIOR WIRING:

There is damaged electrical conduit and landscape lighting. We recommend it be replaced to protect the wiring inside.

SWITCHES & OUTLETS:***INTERIOR:***

Lights are not operational in some areas, possibly due to bad bulbs. We recommend they be replaced and operation tested before close of escrow.

EXTERIOR:

The exterior receptacle(s) is improper located in relation to the pool/spa. No outlets are permitted within 10 ft off the waters edge. We recommend it be relocated and GFCI protected or removed.

The GFCI outlet was not operational with the test button at several exterior locations, we recommend the wiring be checked or the unit be replaced for safety.

Landscape lighting is damaged in many areas, we recommend further evaluation, testing and repair by a qualified electrical contractor.

KITCHEN:

The GFCI outlet was not operational with the test button, we recommend the wiring be checked or the unit be replaced for safety.

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HEATING

The inspector is not equipped to fully inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector can not light pilot lights. Safety devices are not tested by the inspector.

NOTE: Asbestos materials have been commonly used in heating systems. Determining the presence of asbestos can only be preformed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection.

FORCED AIR HEATING:

LOCATION & TYPE OF

UNIT: Attic 3 newer Carrier systems installed, one over the garage, 2 in the main attic.

FUEL TYPE AND NOTES: Natural Gas. The gas valve is installed but not tested. An approved flexible gas connected is installed.

HEAT EXCHANGER: Closed System - Unable to inspect.

VENTING: The flue vent is intact and functioning correctly.

COMBUSTION AIR: The combustion air supply for the furnace is adequate.

BLOWER AND FILTER: Air filters require cleaning or replacement before every heating and cooling season to protect the equipment and for the health of the occupants.

THERMOSTAT CONTROLS:

The thermostats appears properly installed and all 3 of the units responded to the user controls.

OTHER: Rodent feces were on and around all 3 furnaces, we recommend it be cleaned and traps and screens be installed to eliminate the rodents.

GENERAL COMMENTS: The heating systems responded to normal operating controls. Components appear properly installed and serviceable. Routine maintenance will keep it functioning and maximize its service life.

The main attic area lacks proper safe walking platform to reach both furnaces, we recommend wood walkway be added and to prevent damage to electrical wiring as safe access is needed for servicing and filter replacement.

HEATING DUCTS:

TYPE: The ducts are insulated with fiberglass.

CONDITION: There are damaged/torn ducts in the attic with visible air leaks. We recommend that all damaged ducting be replaced to restore proper air flow to all registers.

There are old unused ducts under the house, some metal ducts with asbestos type material under the kitchen crawlspace area. Damaged and partially removed flexible ducting under the master bedroom, we recommend all abandoned ducting be removed and floor vent be properly sealed to prevent drafts and odors.

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AIR CONDITIONING

We do not perform pressure tests on A/C systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis.

AIR CONDITIONING:

TYPE: Gas heat with air conditioning combined.

POWER SOURCE: 220 Volt. Electrical disconnect present as required for service personal.

SYSTEM CONDITION: Outside air temperature was below 65 degrees. Unable to test systems at this time.

INTERIOR

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. In general almost all insulated glass window seals will fail and can fail at any time. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

DOORS:

MAIN ENTRY DOOR: The entry door appears properly installed and in serviceable condition. Regular painting is required to maximize service life.

INTERIOR DOORS: The pocket door(s) did not operate properly or smoothly, we recommend adjustment or replacement of the upper rollers.

WINDOWS:

TYPE: Aluminum frames, PVC Vinyl frames, Horizontal sliding, Casement.

CONDITION: Some windows are hard to operate. We recommend they be cleaned, lubricated and adjusted for smoother operation.

INTERIOR WALLS:

MATERIAL & CONDITION: Drywall, Plaster, Paneling, The wall surfaces general appear properly installed and in serviceable condition.

CEILINGS:

TYPE & CONDITION: Drywall, Plaster, General condition appears serviceable.

FLOORS:

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Wood. Stone General condition appears serviceable. There is a crack and joint deterioration in the floor stone of the rear office which appears due to room extension and poor concrete bond at the joint. We recommend repair.

FIREPLACE/WOOD BURNING DEVICES:**FIREBOX:**

The brick mortar joints are intact. The living room and office damper is not operational, we recommend it be repaired or replaced.

The gas log lighter or log set responded to operation of the valve. We recommend the damper be blocked fully open with a damper clamp to prevent possible of exhaust fumes entering the room.

SMOKE DETECTOR:**COMMENTS:**

We suggest additional smoke detectors be installed in appropriate locations for safety.

BEDROOMS:**CONDITION:**

The finished surfaces, hardware, windows and doors were found to be in generally good condition at the time of our inspection.

HALLWAY/ENTRY:

The closet door(s) does not slide properly and/or is damaged. We recommend repair or replacement.

KITCHEN - APPLIANCES - LAUNDRY

Inspection of refrigerators and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

KITCHEN SINK:**CONDITION:**

The sink is properly installed and in serviceable condition.

SINK PLUMBING:

The sink faucet is in serviceable condition for its age. The visible drain piping is in serviceable condition.

RANGE/COOK TOP AND OVEN:**TYPE/CONDITION:**

Combination gas cook top and electric oven. One of the range burners is inoperative, we recommend cleaning, adjustment or replacement of the ignitor.

The oven was turned one but the circuit breaker trips and power shuts off when both ovens are on due to undersized circuit breaker, we recommend it be repaired or replaced by a qualified electrical contractor.

VENTILATION:

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TYPE AND CONDITION: External. The fan/hood was operational.

DISHWASHER:**CONDITION:**

The dishwasher was turned on and operated to normal operating controls. It is in serviceable condition for its age.

PLUMBING:

An air gap device is present on drain at the sink. It is functioning correctly and did not leak when dishwasher drained.

GARBAGE DISPOSAL:**CONDITION:**

The disposal was turned on and was operating. Wiring to the disposal is properly installed.

The rubber splash guard for the disposal is missing or damaged, we recommend it be replaced.

OTHER BUILT-INS:**MICROWAVE:**

The microwave oven was briefly turned on and appears serviceable.

WATER DISPENSER:

The water dispenser faucet at the sink is damaged and leaking, we recommend it be repaired/replaced.

INTERIOR COMPONENTS:**COUNTERS AND CABINETS:**

The counter tops are in serviceable condition. Cabinets are in serviceable condition.

**WALLS/CEILINGS/
FLOORS:**

Walls and ceiling surfaces are in serviceable condition.

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned. Replacement of the flexible water supply piping is recommended.

LAUNDRY:**LOCATION & TYPE:**

Laundry room. The dryer hookup is intended for an electric unit only.

CONDITION:

The visible washer plumbing appears serviceable.

A laundry sink is provided which is slow draining, we recommend the drains be cleaned to restore proper functional drainage.

DRYER VENTING:

The dryer vent is damaged or incorrectly installed, we recommend it be repaired or replaced to vent to the exterior and prevent lint and moisture conditions.

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BATHROOMS

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.

3/4 BATHROOM NEAR LAUNDRY.

- CONDITION OF SINK:** The sink appears to be properly installed and in good condition.
- The aerator is clogged/damaged at the faucet, we recommend it be replaced/cleaned for smoother water flow.
- CONDITION OF TOILET:** The toilet was flushed and functioned correctly. However this is an older type that may require replacement due to recent law changes for low flow (1.6 gallon) toilets to be installed before close of escrow.
- TUB/SHOWER PLUMBING FIXTURES:** The shower fixtures appear properly installed and in serviceable condition. The shower head, leaks or sprays improperly, we recommend it be replaced.
- GLASS ENCLOSURE:** The shower enclosure/door appears properly installed, serviceable and is the required tempered safety glass.
- BATH VENTILATION:** The bathroom ventilation is provided by a window which appears adequate.
- OTHER:** Lighting above the shower was inoperable, we recommend repair.

HALLWAY BATHROOM.

- CONDITION OF SINK:** The sink appears to be properly installed and in good condition. The sink faucet appears to be properly installed and was operable. Drainage from the sink emptied in a reasonable amount of time.
- CONDITION OF TOILET:** The toilet was flushed and functioned correctly and is a low flow type toilet.
- CONDITION OF TUB:** The bathtub appears properly installed and in serviceable condition.
- TUB/SHOWER PLUMBING FIXTURES:** The tub/shower fixtures appear properly installed and in serviceable condition.
- TUB/SHOWER WALLS:** Tub and shower areas appear serviceable, sealing all joints with a good quality caulking is recommended on a regular basis.
- GLASS ENCLOSURE:** The shower enclosure/door appears properly installed, serviceable and is the required tempered safety glass.
- BATH VENTILATION:** The ventilation for this bathroom is provided by a window and a ceiling exhaust fan, the fan is a central attic mounted unit, the bathroom ceiling trim is missing and a light trim is installed in its place, we recommend correct cover be installed.

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OTHER: Missing bathroom light bulbs noted, the light over the tub lacks required moisture lens cover, we recommend correction.

LEFT FRONT BEDROOM BATHROOM.

CONDITION OF SINK: The sink appears to be properly installed and in good condition. The sink faucet appears to be properly installed and was operable. Drainage from the sink emptied in a reasonable amount of time.

CONDITION OF TOILET: The toilet was flushed and functioned correctly and is a low flow type toilet.

TUB/SHOWER PLUMBING FIXTURES: The shower fixtures appear properly installed and in serviceable condition.

TUB/SHOWER WALLS: Shower walls appear serviceable, sealing all joints with a good quality caulking is recommended on a regular basis.

GLASS ENCLOSURE: The shower enclosure/door appears properly installed, serviceable and is the required tempered safety glass.

BATH VENTILATION: The ventilation for this bathroom is provided by a ceiling exhaust fan, the fan was operable but we do not determine the effectiveness of the unit.

POOL/SPA AREA BATHROOM.

CONDITION OF SINK: The sink appears to be properly installed and in good condition. The sink faucet appears to be properly installed and was operable. Drainage from the sink emptied in a reasonable amount of time.

CONDITION OF TOILET: The toilet was flushed and functioned correctly and is a low flow type toilet.

TUB/SHOWER PLUMBING FIXTURES: The shower fixtures appear properly installed and in serviceable condition.

TUB/SHOWER WALLS: Shower walls appear serviceable, sealing all joints with a good quality caulking is recommended on a regular basis.

GLASS ENCLOSURE: The shower enclosure/door appears properly installed, serviceable and is the required tempered safety glass.

BATH VENTILATION: The bathroom ventilation is provided by a window which appears adequate.

OTHER: The sauna unit responded to normal operating controls at the time of inspection.

MASTER BATHROOM.

CONDITION OF SINK: The sink appears to be properly installed and in good condition. The sink faucet appears to be properly installed and was operable. Drainage from the sink emptied in a reasonable amount of time.

CONDITION OF TOILET: The toilet was flushed and functioned correctly and is a low flow type toilet.

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FIXTURES: The tub/shower fixtures appear properly installed with the following exceptions.

TUB/SHOWER WALLS: Shower walls appear serviceable, sealing all joints with a good quality caulking is recommended on a regular basis.

GLASS ENCLOSURE: The shower enclosure/door installed is not the tempered safety type glass and can cause serious injury if broken. Replacement of the enclosure/door with new tempered safety glass is recommended.

BATH VENTILATION: The ventilation for this bathroom is provided by a ceiling exhaust fan, the fan was operable but we do not determine the effectiveness of the unit.

The sliding door is not operational or latching. We recommend it be repaired.

OTHER: The bidet appears properly installed and functioned.

GARAGE

Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. The garage door spring balance should be checked regularly by disconnecting the automatic opener. If the door falls downward, have adjustment or repair by a garage door specialist.

TYPE:

LOCATION: Attached, Two car.

FRAMING:

CONDITION: The garage framing where visible appears properly installed and in good condition for its age. The garage framing can usually serve as an indicator of the type and quality of the framing in general.

FLOOR:

CONDITION: The concrete floor appears properly installed. The lack of cracks suggests a stable soil condition.

FIRE WALL:

CONDITION: The wall and/or ceiling between the garage and living space is of fire resistive construction as required and is in serviceable condition where visible.

PASSAGE DOOR:

CONDITION: The door between the garage and living space is of fire resistive construction. However the automatic self closer is missing, we recommend it be replaced and adjusted as required for increased safety.

The door hardware is loose/damaged, we recommend repair or replacement.

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The garage side door is in serviceable condition. Regular painting including the top and bottom edge will maximize its service life. Latching hardware is loose/miss aligned, we recommend repair.

GARAGE DOOR(S):***CONDITION:***

The garage door was operated and appears properly installed and in serviceable condition.

AUTO DOOR OPENER:

The automatic door opener was operational with the wall button. The automatic reverse feature was operational when meeting resistance.

Garage door opener lights are missing, we recommend replacement for safe nighttime access

The garage door opener safety beam sensors are improperly installed, proper installed height is maximum 6 inches above the floor, we recommend correction.

GARAGE MISCELLANEOUS:***OTHER:***

The ceiling lights are standard cans, this may not meet the fire resistance barrier, there is heating duct installed in to the garage, this also does not meet fire safety, we recommend removal if garage is to be used to park vehicles.

There are rodent droppings in the attic, we recommend cleaning and treatment.

POOL/SPA & EQUIPMENT

Inspection was limited to those areas which are above ground or at the water level. We cannot determine if an underground leak in a supply line, buried pipe fitting, or pool surface crack is present. Pool filtering devices are not disassembled to determine the condition of any installed filter elements. Operation of time clock motors and thermostatic temperature controls cannot be verified during a visual inspection. Pilot lights on gas pool heaters are not lit during the inspection. Maintaining proper pool/spa water chemistry is important to maximize the service life of the pool/spa and equipment.

POOL SURFACE:***TYPE:***

In-ground installation, Concrete/Plaster with fiberglass interior coating surface applied.

CONDITION:

The pool has cracks in the concrete shell, repairs have been attempted and they have reappeared, water level cannot be maintained to correct height due to leaks through the cracks. A qualified pool contractor should be called to make further evaluation and recommendations for repair or replacement.

POOL/SPA DRAIN:

The drain cover at the bottom of the pool/spa is an older type that is a safety hazard due to possible hair entrapment or body being held down by the drain suction, we recommend it be replaced with a new approved safe type.

HEATERS:

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TYPE AND CONDITION: Heaters not tested.

ELECTRIC CONTROLS:

The pool pump timer is damaged/deteriorated and should be replaced and a new timer be correctly wired and secured to protect the wiring and prevent rain entry into timer.

POOL DECKING:

TYPE AND CONDITION: Pool deck has settled or moved, we recommend removal and replacement.

POOL ENCLOSURE:

TYPE AND CONDITION: California pool safety regulation requires 2 of 7 pool safety devices or barriers. None are present, we recommend a pool specialist recommend 2 or more of the required safety devices or barriers to be installed at the pool and spa.

FOUNDATION

Sections of the foundation and structural components of the building are inaccessible because they are installed below grade or behind walls. Assessing the structural integrity of a building is beyond the scope of a typical home inspection. We make no representations as to the internal conditions or stabilities of soils, concrete footings and foundations. The inspectors evaluation takes into account the age of the building and the typical construction standards of that time, older structures lack many of the modern framing and seismic connections.

FOUNDATION & STRUCTURE:

TYPE: Wood frame stud walls. Raised concrete perimeter with concrete interior stem walls, and wood posts on concrete piers.

**ANCHOR BOLTS/
BRACING:**

In the visible areas of the crawlspace, a minimal number of anchor bolts were observed, we recommend additional bolts and seismic connections be considered as an upgrade.

CRAWL SPACE:

ACCESSIBILITY: Crawl space viewing is limited due to plumbing pipes, heating ducts and/or low clearances. The crawlspace could be only partially inspected. As an upgrade, removal of the soil would allow fully access for inspection or repairs.

FRAMING TYPE:

The floor framing is comprised of wood joists, wood beams and 1 x 6 subflooring.

**CRAWL SPACE
FOUNDATION:**

The visible foundation areas of the structure are in good condition for the age of the structure. No large cracks or concrete surface deterioration was observed.

**CRAWL SPACE
FRAMING:**

The visible floor framing appears properly installed, in good condition and functioning as intended.

VENTILATION:

The crawl space lacks sufficient ventilation due to additions and/or type of construction. We recommend adequate ventilation be provided to help minimize high moisture levels in the crawl space that can cause damage to the wood framing.

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MOISTURE:

The crawl space soil was damp/wet in areas under the master bedroom. We recommend that all exterior roof drainage/downspouts be directed away from the building. The crawl space should be monitored during rains to determine if excessive moisture re-develops. Further evaluation by a geotechnical engineer would be required to determine if a permanent drainage system should be installed.