

Angel City Inspections

Property Inspection Report



1317 & 1317 1/2 Olive Ave, Colton , CA 92324

Inspection prepared for: Hilario & Maria Elena De La Cruz

Date of Inspection: 7/5/2023 Time: 500PM

Age of Home: Built 1928 Size: 1215 sq ft

Weather: Clear 70s

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Inspection Details

A property inspection is a non-invasive visual examination of a building, performed for a fee, which is designed to identify observed material defects within specific components of said building. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the building, as identified and agreed to by the Client and Inspector, prior to the inspection process.

A property inspection is intended to assist in evaluation of the overall condition of the building. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection and not the prediction of future conditions. A property inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection.

A material defect is a condition with a real property or any portion of it that would have a significant adverse impact on the value of the real property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect. Many systems work well beyond their expected life span.

An inspection report shall describe and identify in written format the inspected systems, structures, and components of the building and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals, but this is not required.

BUILDING CODES: The inspection is not intended to identify Building Code violations. Code Compliance Inspections are available from specialty inspectors for this purpose if desired or required. Building codes change continually as new methods and systems are developed and the Property Inspector is not required to keep up with the codes and regulations developed in different cities and for different types of properties.

Our goal is to evaluate the habitability or use of the property based on the inspection of the major systems and assessing any safety concerns that are known, or are discovered, at the time of the inspection. The Inspector may recommend different specialty evaluations, such as environmental, structural or geological inspections in fields beyond the expertise of the Inspector

Climate Conditions

It was clear at the time of the inspection
The temperature was in the 70's at the start of the inspection

Property Type

There are multiple buildings, This is a wood framed building.

Stories

There is one story

Utility Service

The utilities were on at the time of the inspection.

Occupancy

The property is occupied. This results in some areas not being fully exposed and some lights or receptacles may not be accessible

Comments

The Client was present

The buyer's agent was present

The interior of the property has personal items and furniture blocking the view and therefore access to parts of the property.

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.

During this inspection there may be items discovered that require further inspection and/or subsequent repairs. Where further inspection by a specialty trade is advised, this is meant to be done in a timely fashion

Based on the age of the property, its possible that materials containing lead or asbestos may still be present in areas of the structure. If concern arise an environmental testing company could be contacted.

Cuando se remodela un edificio o se realizan reparaciones, es típico que surjan problemas adicionales que no se anotaron en el informe de inspección. Esto es de esperar ya que las paredes, los pisos y los techos se abren durante el trabajo para revelar áreas que no eran accesibles durante la inspección. Se debe esperar que cualquier trabajo de remodelación que se lleve a cabo en una propiedad revele algunos de estos problemas y se recomienda que se reserven sumas adicionales para este fin.

Esta inspección no es una inspección de control de plagas estructurales, también conocida como inspección de termitas. La inspección de "termitas" también cubre cosas como la pudrición seca y el daño y deterioro de la madera, así como los organismos que destruyen la madera. Todos y cada uno de estos artículos deben ser examinados y cualquier reparación completada de manera oportuna.

Según la antigüedad de la propiedad, es posible que todavía haya materiales que contengan plomo o asbesto en áreas de la estructura. Si surge alguna inquietud, se puede contactar a una empresa de pruebas ambientales.

Parece que ha habido alteraciones y mejoras a la propiedad a lo largo de los años. Las modificaciones a los sistemas eléctricos, de plomería y mecánicos, así como a la estructura del edificio requieren permisos e inspecciones de progreso. Se recomienda obtener toda la documentación que pueda estar disponible. Esto debe hacerse antes de la expiración del período de contingencia.

Plumbing System

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.

Main Water Shutoff Location and Type

There is no main water line shutoff and the valve at the meter has to be used for this.

Galvanized steel piping is viewed coming out of the ground by the building and as the main water line runs underground from the street to the building, this appears to be the main water line.



Main Water Supply

El suministro principal de la línea de agua parece estar hecho de un material de acero galvanizado. Este material normalmente se oxida y corroe de adentro hacia afuera. Dado que este es el principal suministro de agua de la ciudad al hogar, la mayor parte de la línea está enterrada y no es visible. Se recomienda hacer un seguimiento con un plomero calificado.

The main water line supply appears to be made of a galvanized steel material. This material typically rusts and corrodes from the inside out. Since this is the main water supply from the city to the home, a majority of the line is buried and not visible. Follow up with a qualified plumber is recommended.

Interior Water Line Material

The interior piping that supplies the water throughout the building is a combination of different types of piping

Interior Water Line Condition

The water lines are galvanized steel pipes. These are rusting, corroded and are showing excessive deterioration and/or reduced water flow in areas.

Las tuberías contienen tubería galvanizada más antigua. Estos se corroen y desgastan con el tiempo y necesitarán un reemplazo eventual.

There are copper to galvanized steel piping connections without the proper fittings that keep these dissimilar metals apart (dielectric or brass fittings). These metals react against each other without these fittings and the galvanized piping corrodes faster. Even proper fittings are just a temporary solution and will not correct or stop corrosion or handle the problems of pipes rusting out. The remaining galvanized pipes will need to be replaced in time.

Hay conexiones de tuberías de cobre a acero galvanizado sin los accesorios adecuados que mantienen separados estos metales diferentes (accesorios dieléctricos o de latón). Estos metales reaccionan entre sí sin estos accesorios y la tubería galvanizada se corroe más rápido. Incluso los accesorios adecuados son solo una solución temporal y no corregirán ni detendrán la corrosión ni resolverán los problemas de oxidación de las tuberías. Las tuberías galvanizadas restantes deberán reemplazarse a tiempo.

The volume of water coming out of the plumbing fixtures drops when multiple fixtures are operated at one time. Sometimes this effect is due undersized piping due to loss of pipe internal diameter. Consult a plumber for further information.

El volumen de agua que sale de los accesorios de plomería disminuye cuando se operan varios accesorios al mismo tiempo. A veces, este efecto se debe a tuberías de tamaño insuficiente debido a la pérdida del diámetro interno de la tubería. Consulte a un plomero para obtener más información.



Drain /Waste / Vent Line Materials

The piping that takes the waste water to the sewer system is a combination of different materials where visible

Drain / Waste / Vent Line Condition

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

Hay áreas oxidadas en el exterior de las líneas de desechos. No es posible saber **cu**ándo, pero deberán reemplazarse en el futuro a medida que continúan desgastándose.

Non standard fittings are in use in areas. These should be checked by a plumber to determine if corrections are needed.

Accesorios no estándar están en uso en áreas. Estos deben ser revisados por un plomero para determinar si se necesitan correcciones.



Non standard fittings are in use in areas. These should be checked by a plumber to determine if corrections are needed. (Backwards)

Sprinkler Piping

Landscaping sprinklers are outside the scope of this general inspection. Demonstration is recommended

Los rociadores de jardinería están fuera del alcance de esta inspección general. Se recomienda demostración

Gas Meter Location

The gas meter was located at the front of the building

There is no automatic seismic gas shut-off valve on the main gas line. This may need to be installed in this municipality at the time of sale

No hay una válvula sísmica automática de cierre de gas en la tubería principal de gas. Es posible que no sea necesario instalarlo en este municipio en el momento de la venta.



Gas System Condition

Serviceable

Drain Line Comments

The majority of the water supply pipes, waste lines and gas lines are underground, in walls or installed in concealed parts of the structure and thus are not visible. Their condition cannot be determined and no representation is made as to their status.

La mayoría de las tuberías de suministro de agua, las tuberías de desagüe y las tuberías de gas están subterráneas, en paredes o instaladas en partes ocultas de la estructura y, por lo tanto, no son visibles. Su condición no se puede determinar y no se hace ninguna representación en cuanto a su estado.

Recommendations

It is advisable to have a licensed plumber examine the system and make all needed repairs to ensure a properly installed and correctly operating plumbing system. It is possible that when the plumbing specialist checks out the system they will find more problems as this is a general inspection and not designed to list every fault but refer it over to them when problems show up in the system.

Es recomendable que un plomero autorizado examine el sistema y realice todas las reparaciones necesarias para garantizar que el sistema de plomería esté correctamente instalado y funcione correctamente. Es posible que cuando el especialista en plomería verifique el sistema, encuentre más problemas, ya que se trata de una inspección general y no está diseñada para enumerar todas las fallas, sino que se las remitirá cuando surjan problemas en el sistema.

Sewer Line

This inspection focuses on the main sewer line which is the pipe exterior to the structure and extends from the building to the city sewer connection. This is the last point where the drain lines connect and the waste water is carried through to the street. Specifically this is the main sewer line which is viewed by the camera during the course of the inspection. The findings of this inspection are based on the opinions and observations of the inspector and reflect the conditions discovered during the course of the inspection.

Access Location

The sewer line was accessed through the plumbing vent

Access Material

The cleanout is cast iron

Sewer Line Material

The sewer line contains concrete piping

Sewer Line Condition

The piping has areas of damage that will need repair.

La tubería tiene áreas dañadas que necesitarán reparación.

Main Utility Sewer Location

Front city street

Comments

The sewer line inspection could not be completed due to the conditions at the property

The distance to the main utility sewer line connection is too far for only one cleanout. A cleanout should be located every 75 feet or less to properly access and/or service the sewer line on this property

La distancia a la conexión de la línea de alcantarillado principal es demasiado grande para una sola limpieza. Se debe ubicar una limpieza cada 75 pies o menos para acceder y/o dar servicio adecuadamente a la línea de alcantarillado en esta propiedad.

A proper cleanout is needed to access the sewer line for cleaning, servicing or inspection. This is typically installed between the building and the main utility connection.

Se necesita una limpieza adecuada para acceder a la línea de alcantarillado para limpieza, servicio o inspección. Por lo general, se instala entre el edificio y la conexión principal de servicios públicos.

Sewer Line Video Link

Observations:

<https://youtu.be/UWBga7V6Poo>

Water Heater

The inspection of the water heater focuses on the operation and safety aspects. There are many different components that make up this part of the plumbing system.

Typically a gas water heater lasts 10-12 years. Some last many more years depending on water quality and other factors. The inspection will involve testing the hot water inside the house and a visual inspection of the water heater itself.

Newer tankless type heaters have less components to test and the inspection of these types of heaters will involve mainly operational items. The installation manual for these heaters should be referred to to determine proper clearances, gas pipe sizing and correct sizing for the number of fixtures it is servicing.

All water heaters need maintenance and occasional flushing to remove sediment buildup. The installation manuals for all water heaters should be referred to.

The adequacy or efficiency of the hot water heater cannot be determined in a limited time visual inspection. It is not known how hot the water will get or how long it will last and this is many times a matter of individual use

Type and Location

There is a gas fired hot water heater

The water heater is outside at the rear



Age and Size

This is a new water heater

The water heater is 40 gallons

Water Heater Condition

Sediment leg missing from the gas line running to water heater

Falta la pierna de sedimento de la línea de gas que va al calentador de agua

Seismic Strapping & Support

The water heater needs to be properly strapped for earthquake safety in accordance with standards established by state regulations.

El calentador de agua debe estar debidamente amarrado para la seguridad contra terremotos de acuerdo con las normas establecidas por las reglamentaciones estatales.

Temperature / Pressure Relief Valve

The temperature/pressure relief valve has no drain line installed to take the water away to a safe location if the valve releases. We recommend this drain line be installed in case this valve ever released

Combustion Air Supply

Serviceable

Venting

Serviceable

Water Heater #2

Type and Location

There is a gas fired hot water heater

The water heater is outside at the rear



Age and Size

2 years old

The water heater is 30 gallons

Seismic Strapping & Support

The water heater only has one strap, it needs to have two straps to meet the state standards for water heater strapping

Venting

The vent line is disconnected and exhaust gases from the water heater are escaping. This is a safety hazard and needs to be repaired

La línea de ventilación está desconectada y los gases de escape del calentador de agua se están escapando. Esto es un peligro para la seguridad y necesita ser reparado.



Comments

Observations:

The water heater is located in an area that is not accessible for full viewing.

El calentador de agua está ubicado en un área que no es accesible para una visualización completa.

Electrical System

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.

Type of Electrical Service.

The electricity is supplied by an overhead line from the power pole to the building

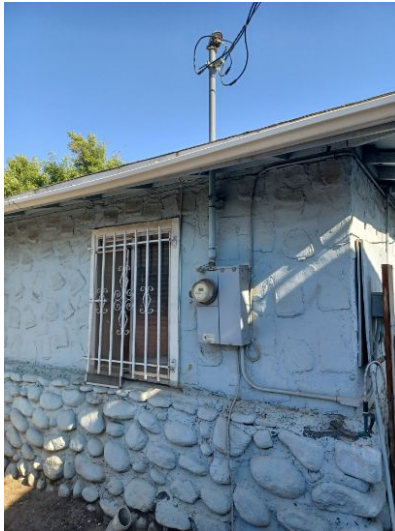
110/220 Volt

Electrical Service to the Building.

Serviceable

Main Panel Location

The main electrical panel is located on the rear of the building



Main Panel Amperage

100 amps

Main Electrical Panel Condition

Serviceable

Main Panel Circuit Protection

Serviceable

Grounding System

Serviceable

Type of Wiring

The wiring is copper

The wiring is the plastic coated type

The conduit that carries the wiring is a combination of different types

Condition of Wiring

Non-standard electrical wiring is observed in several areas. It is likely that more of this exists in areas that cannot be observed and it would take destructive testing to get to it. This type of testing is beyond the scope of this inspection and it would take an electrician to determine how much of it exists

Se observa cableado eléctrico no estándar en varias áreas. Es probable que exista más de esto en áreas que no se pueden observar y se necesitarían pruebas destructivas para llegar a él. Este tipo de prueba está más allá del alcance de esta inspección y se necesitaría un electricista para determinar cuánto existe.

There are open junction boxes in the crawl space with wires exposed. These need to have covers installed over them

Hay cajas de conexiones abiertas en el espacio de acceso con cables expuestos. Estos necesitan tener cubiertas instaladas sobre ellos



There are open junction boxes in the crawl space with wires exposed. These need to have covers installed over them



Electrical Outlets

There are not a lot of outlets in the rooms of the building. It was built at a time when there were less electrical appliances used and each room would only have a plug or two in it.

No hay muchos enchufes en las habitaciones del edificio. Fue construido en un momento en que se usaban menos electrodomésticos y cada habitación solo tenía uno o dos enchufes.

There are no **GFCI** outlets in areas that require them, such as the kitchen, bathrooms or any area exposed to a water source.

No hay tomacorrientes GFCI en áreas que los requieran, como la cocina, los baños o cualquier área expuesta a una fuente de agua.

Electrical Switches

Serviceable

Light Fixtures

There are some light fixtures that did not work. This can sometimes be a burnt out bulb but it is not known exactly why they are not working

Smoke Detectors

There are missing smoke detectors in areas

Faltan detectores de humo en áreas



Faltan detectores de humo en áreas (front)

Carbon Monoxide Detectors

There are missing detectors in areas

Requires installation of approved carbon monoxide detectors in single-family dwellings by July 1, 2011, and for all other dwellings by 2013 if those dwellings contain a fossil fuel burning heater or appliance, fireplace, or an attached garage. Applies to rental property.

Requiere la instalación de detectores de monóxido de carbono aprobados en viviendas unifamiliares antes del 1 de julio de 2011 y para todas las demás viviendas antes de 2013 si esas viviendas contienen un calentador o aparato que quema combustible fósil, una chimenea o un garaje adjunto. Se aplica a la propiedad de alquiler.

Exterior Electrical

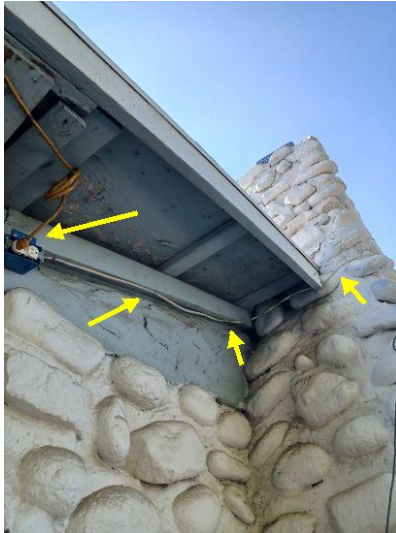
There is exposed wiring outside the building that needs proper protection.

Proper weatherproof covers are recommended

Exterior outlet did not appear to be GFCI protected. Upgrade recommended

Se recomiendan cubiertas resistentes a la intemperie

El tomacorriente exterior no parecía estar protegido por GFCI. Actualización recomendada



Comments

No separate electrical panel, sub panel or meter were noted in the rear unit at the time of the inspection. Its possible that this may be hidden by personal belongings. Recommend consultation with the seller

No se observó ningún panel eléctrico, subpanel o medidor separado en la unidad trasera en el momento de la inspección. Es posible que esto pueda estar oculto por objetos personales. Recomendar consultar con el vendedor

Recommendations

It is advised to check the permit status regarding past changes to this system.

Se recomienda verificar el estado de los permisos con respecto a los cambios anteriores a este sistema.

Heating and Cooling

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 55 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 considered to be built in units and therefore not inspected.

Heating Type and Location

There is a gas wall heater

Heating System Condition

The sizing of the system in relation to the space that it is heating is not part of this inspection. This system may be undersized for the space that it has to heat and it needs to be evaluated by a licensed heating contractor to determine how well it will perform its job of conditioning the interior spaces.

El dimensionamiento del sistema en relación con el espacio que está calentando no forma parte de esta inspección. Este sistema puede ser demasiado pequeño para el espacio que tiene que calentar y debe ser evaluado por un contratista de calefacción con licencia para determinar qué tan bien realizará su trabajo de acondicionamiento de los espacios interiores.

The furnace appears to be suffering from deferred maintenance in general. It is dirty and needs to be cleaned and serviced

Parece que el horno sufre mantenimiento diferido en general. Está sucio y necesita ser limpiado y reparado.



Parece que el horno sufre mantenimiento diferido en general. Está sucio y necesita ser limpiado y reparado. (Back House)

Combustion Air Supply

Serviceable

Venting

Serviceable

Roof

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.

Roof Style

The roof is a sloped type with a pitch to it

Roof Materials.

The roof surface contains composition shingles

Roof Access

The roof was walked on to inspect it.

Roof Covering Condition

The shingles are older, deteriorating and losing their surface granules. It is nearing the time to replace this roof.

The shingles are older, brittle and falling apart. They are at the end of their life and ready for replacement at this time.

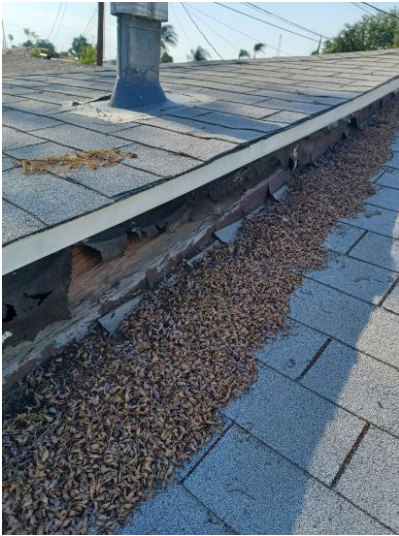
The nails heads are exposed on the roof surface, not only will this allow them to rust but it is a potential leak hazard. This is generally considered a poor / unreliable installation method.

Las tejas son más viejas, se están deteriorando y perdiendo sus gránulos superficiales. Se acerca el momento de reemplazar este techo.

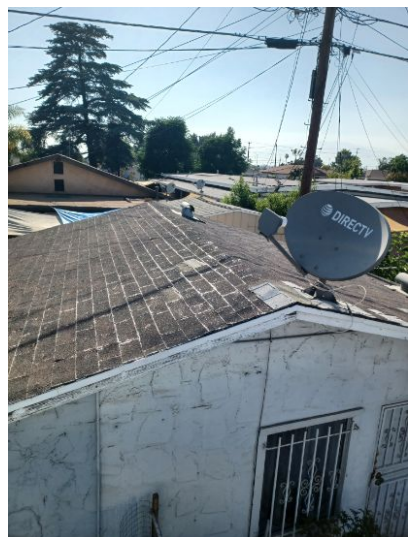
Las tejas son más viejas, quebradizas y se están cayendo a pedazos. Están al final de su vida y están listos para ser reemplazados en este momento.



Front house



Back house



Back

Exposed Flashing

The flashings have been covered over with mastic which is a temporary solution and will require regular maintenance to help ensure a leak free condition



Back

The flashings have been covered over with mastic which is a temporary solution and will require regular maintenance to help ensure a leak free condition

Gutters / Drains

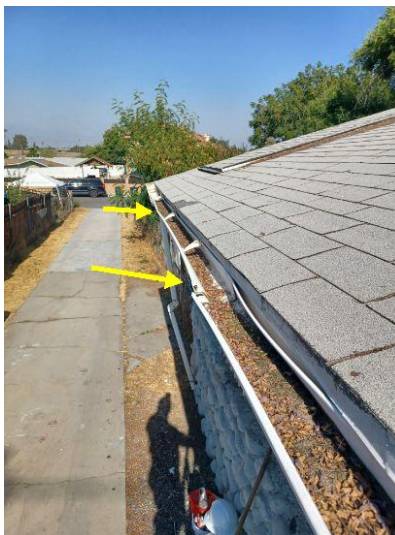
It is advised to have a complete gutter system with downspouts to help take the water away from the building and improve site drainage

There are damaged areas of gutters

The gutters and downspouts on the building are made of plastic. These tend to leak and are of a lesser quality material and installation than metal ones.

Hay áreas dañadas en los canalones

Los canalones y bajantes del edificio son de plástico. Estos tienden a tener fugas y son de menor calidad de material e instalación que los de metal.



Type of Roof Framing

There is no attic space between the ceiling and the roof so the framing could not be observed

No hay espacio en el ático entre el techo y el techo, por lo que no se pudo observar el enmarcado

Comments

There is vegetation on the roof that should be removed to help prevent damage, deterioration, drainage problems, potential leakage and fire hazard

Hay vegetación en el techo que debe eliminarse para ayudar a prevenir daños, deterioro, problemas de drenaje, posibles fugas y riesgo de incendio.

Recommendations

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 is the specialist in this area and that is why it is being referred so they can determine all the problems and give an accurate estimate of the costs involved

Un contratista de techado con licencia debe examinar el techo y hacer todas las reparaciones necesarias (o reemplazos) para garantizar una condición libre de fugas duradera. El contratista de techos es el especialista en esta área y es por eso que se lo remite para que pueda determinar todos los problemas y dar una estimación precisa de los costos involucrados.

Foundation

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.

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.

Slab on Grade

Part of the living space is on a concrete slab over earth.

Parte del espacio habitable está en una losa de hormigón sobre la tierra.

The concrete slab is not visible due to floor coverings, thus any cracks cannot be seen, however all concrete has some typical cracking and it is expected that this would have them if it would be fully exposed to view

Crawlspace Condition

Rodent droppings were observed in the crawl space. It is advised to have a specialist in this area examine the structure and property to determine the presence or not of any infestation and recommend any corrective measures.

Se observaron excrementos de roedores en el espacio de acceso. Se recomienda que un especialista en esta área examine la estructura y la propiedad para determinar la presencia o no de alguna infestación y recomendar medidas correctivas.

Raised Foundation Material

The foundation is mainly buried in the dirt and cannot be seen

La base está principalmente enterrada en la tierra y no se puede ver.

Raised Foundation Condition

The foundations condition is in line with the age and building practices from the year built of the property. Typical deterioration noted in areas. The system is doing its designed duty which is creating a platform for the home.

Cripple Walls

There are no cripple walls in this type of structure

Foundation Bolting

The structure is not bolted to the foundation. Ideally foundation anchor bolts would be added to attach the wood frame of the building to the foundation to prevent movement in case of seismic activity.

La estructura no está atornillada a la cimentación. Idealmente, se agregarían pernos de anclaje a los cimientos para unir el marco de madera del edificio a los cimientos para evitar el movimiento en caso de actividad sísmica.

Floor Framing

A number of pieces of wood such as shims are being used in place of a single support post in areas. These tend to fall out during seismic activity and are not attached to each other or the framing of the structure

There are stained areas of floor framing - it is advisable to consult the structural pest control operator report for more information on this situation

There is earth-to-wood contact observed in areas, see structural pest control operator's report for more information

Se están utilizando varias piezas de madera, como calzas, en lugar de un solo poste de soporte en las áreas. Estos tienden a caerse durante la actividad sísmica y no están unidos entre sí ni a la estructura de la estructura.

Hay áreas manchadas en la estructura del piso. Se recomienda consultar el informe del operador de control de plagas estructurales para obtener más información sobre esta situación.

Se observa contacto de tierra a madera en áreas, consulte el informe del operador de control de plagas estructurales para obtener más información



Posts & Piers

A number of pieces of wood such as shims are being used in place of a single support post in areas. These tend to fall out during seismic activity and are not attached to each other or the framing of the structure



Comments

A standard property inspection cannot 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 information is required regarding this geological conditions it is advised to retain a Geo-Technical specialist who can provide more information regarding this area.

Recommendations

The foundation appears to be made of stone in areas. This is an old foundation and is not usually able to be bolted to the house for seismic bracing. A foundation contractor should be called to look at this foundation

Los cimientos parecen estar hechos de piedra en algunas áreas. Este es un cimiento viejo y por lo general no se puede atornillar a la casa para el refuerzo sísmico. Se debe llamar a un contratista de cimientos para que revise estos cimientos.

It is advised to have a foundation specialist examine the site and make any recommendations concerning the property and the structure. This specialist may find more problems and situations to correct with the foundation. The investigation should be done prior to the expiration of the contingency period so that all costs are known.

Se recomienda que un especialista en cimientos examine el sitio y haga recomendaciones sobre la propiedad y la estructura. Este especialista puede encontrar más problemas y situaciones para corregir con la fundación. La investigación debe realizarse antes de que expire el período de contingencia para que se conozcan todos los costos.

Basement

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. 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.

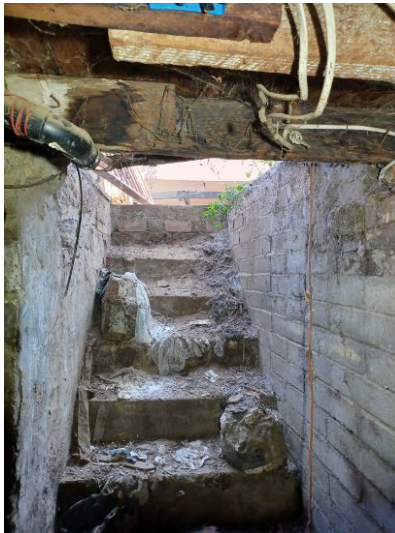
Basement Access

The risers and/or treads on the basement stairs have uneven measurements and may be a trip hazard

There is no railing on the basement stairs, all stairs require a handrail and one should be installed for safe access

Las contrahuellas y/o los peldaños de las escaleras del sótano tienen medidas desiguales y pueden ser un peligro de tropiezo

No hay barandilla en las escaleras del sótano, todas las escaleras requieren una barandilla y se debe instalar una para un acceso seguro

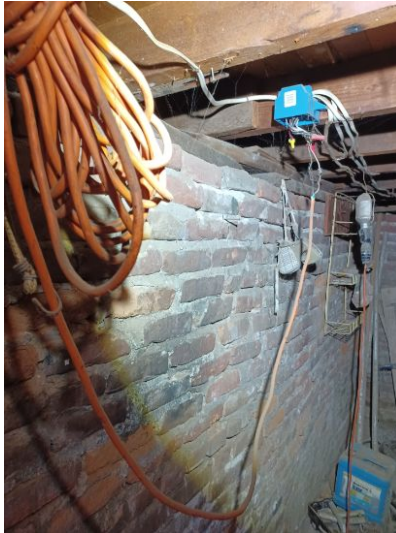


Basement

It is advised to have the basement further evaluated by a structural engineer or a foundation specialist

Basement walls show signs of deterioration, characterized by crumbling mortar joints, cracks, spalling, and efflorescence. The extent of deterioration varies throughout the basement but is consistent. Recommend evaluation.

Las paredes del sótano muestran signos de deterioro, caracterizados por juntas de mortero que se desmoronan, grietas, desconchados y eflorescencias. El grado de deterioro varía a lo largo del sótano, pero es constante. Recomendar evaluación.



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Exterior

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.

Chimney Inspection: This inspection is limited to those areas visible and readily accessible to the general inspector. Due for the potential for hidden damage within a chimney, it is advised to have any fireplace and chimney system fully examined by a qualified chimney specialist using a video camera to determine and report on the structural integrity and fire safety aspects of these systems.

Exterior Wall Covering

The exterior surfaces of the main building are a combination of different materials.

Exterior Wall Condition

There is larger cracking in the stucco and repairs are needed to ensure there is no water intrusion

The siding is in contact with the ground in areas which is a higher maintenance item

There are areas of weather beaten and peeling paint to the exterior of the building

Exterior Trim Material

The exterior trim surfaces are wood

Exterior Trim Condition

The trim is deteriorated in areas

Eaves, Soffet & Fascia

The eaves are open

The rafter tails are deteriorated.

The surfaces are weathered and have peeling paint.

The fascia is damaged.



The surfaces are weathered and have peeling paint.



The fascia is damaged. (Back House)



The rafter tails are deteriorated. (Back House)

Comments

The exterior of the building has significant deferred maintenance and will need cleanup and repair

El exterior del edificio tiene un mantenimiento diferido significativo y necesitará limpieza y reparación

Recommendations

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

Esta inspección no es una inspección de control de plagas estructurales, también conocida como inspección de termitas. La inspección de "termitas" también cubre cosas como la pudrición seca y el daño y deterioro de la madera, así como los organismos que destruyen la madera. Todos y cada uno de estos artículos deben ser examinados y cualquier reparación completada antes del cierre del depósito en garantía por parte de la compañía de "termitas" y, por lo general, tienen una garantía de su trabajo. Consulte el informe de control de plagas estructurales para obtener información sobre ellos.

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Doors and Windows

Doors and windows are tested as to operation using normal operations and procedures. No representation is made regarding structural integrity or weather the door/window seals are weathertight.

In the case of newer door and window instalation the mounting hardware and waterproofing seals are generally covered with finish materials. Where these items have not been covered comments made be made as necessary.

Exterior Door Type

The exterior door frames are various types of material

Exterior Door Condition

The sliding door handle/hardware is not operating properly and will need repair

Interior Door Type

There are wood doors

Interior Door Condition

The interior doors do not always work well and are out of adjustment. They would need repairs to operate properly.

Window Type

The exterior window frames are metal

The windows are single pane

Window Condition

The windows are older and some don't close or operate properly

Las ventanas son antiguas y algunas no cierran ni funcionan correctamente

Chimney / Fireplace

This is a detailed visual inspection of the areas accessed during the inspection only. There is no destructive testing during the course of this inspection. Smoke tests, the building of fires and similar tests are not performed as part of this investigation. The chimney/fireplace components are not dismantled as part of this inspection.

The fireplace/chimney should be cleaned, serviced and inspected regularly. After a seismic event the fireplace and chimney should be inspected by an unbiased chimney inspector that will not benefit from repairs performed.

Definition of Terms:

Fire Safety Risk;

It is the inspectors opinion that this is a potential fire safety risk and the condition should be appropriately corrected by a qualified specialist. This is typically considered unacceptable and due to this condition the fireplace system should not be operated until corrections have been performed by qualified professional/s. The client should take appropriate action with the correct professional during the inspection period and prior to the close of escrow. During the repair process and/or further evaluation, additional problems may be found to be in need of repairs at additional costs.

Structural Safety Risk;

It is the inspectors opinion that this is a potential structural safety risk and the condition should be appropriately corrected by a qualified specialist. This is typically considered unacceptable (and a condition that was not or should not have been present at the time the system was installed) and due to this condition corrections should be performed by qualified professional/s. The client should take appropriate action with the correct professional during the inspection period and prior to the close of escrow. During the repair process and/or further evaluation, additional problems may be found to be in need of repairs at additional costs.

Operational Risk;

It is the inspectors opinion that this is a potential structural safety risk and the condition should be appropriately corrected by a qualified specialist. This is typically considered unacceptable (and a condition that was not or should not have been present at the time the system was installed) and due to this condition corrections should be performed by qualified professional/s. The client should take appropriate action with the correct professional during the inspection period and prior to the close of escrow. During the repair process and/or further evaluation, additional problems may be found to be in need of repairs at additional costs.

Chimney Location

The chimney is at the front



Chimney Material

The chimneys are a combination of different types and methods of construction.

Chimney Condition

This chimney is cracked. Significant repair or replacement costs should be expected with this chimney.



This chimney is cracked. Significant repair or replacement costs should be expected with this chimney.

Spark Arrestor

The chimney is not equipped with a proper spark arrestor. It is advisable to install a spark arrestor with a weather cap for safety and to protect the structure of the chimney

La chimenea no está equipada con un parachispas adecuado. Es recomendable instalar un parachispas con capuchón por seguridad y para proteger la estructura de la chimenea.

Chimney Flashing

The chimney flashing, is only mastic around the edges which is not a reliable long term seal. This will be a higher maintenance item.

El tapajuntas de la chimenea es solo masilla alrededor de los bordes, lo que no es un sello confiable a largo plazo. Este será un elemento de mayor mantenimiento.

Flue

Observations:

The flue is rectangular

The flue is unparged masonry

Little if any of a fireplace flue is visible without using specialized equipment and techniques. Such an inspection, called an NFPA Level II Fireplace Inspection, is beyond the scope of a General Visual Inspection.

Poco o nada del tiro de una chimenea es visible sin usar equipos y técnicas especializadas. Tal inspección, llamada Inspección de Chimeneas de Nivel II de la NFPA, está más allá del alcance de una Inspección Visual General.

Fireplace Locations

There is a fireplace in the Living Room
This is a masonry fireplace.

Firebox

There is damage to the firebox and repairs or replacement are needed.

La cámara de combustión está dañada y es necesario repararla o reemplazarla.



La cámara de combustión está dañada y es necesario repararla o reemplazarla.

Recommendations

It is advised to consult a chimney/fireplace specialist regarding the condition of the system. This chimney needs a full evaluation to determine repair/replacement costs. This may involve dismantling part of the system for better access. This is beyond the scope of a standard chimney inspection.

Se recomienda consultar a un especialista en chimeneas/chimeneas sobre el estado del sistema. Esta chimenea necesita una evaluación completa para determinar los costos de reparación/reemplazo. Esto puede implicar el desmantelamiento de parte del sistema para un mejor acceso. Esto está más allá del alcance de una inspección de chimenea estándar.

Grounds

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.

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. Landscape lighting, sprinklers and their timers are not part of a general property inspection. The inspection report does not include the identification of the property boundaries.

Driveway

There are cracked areas in the driveway that are typical for the age and style of construction.

Drainage

Flat site

There are areas where the water may pond instead of flowing off the site during rains

Hay áreas donde el agua puede acumularse en lugar de fluir fuera del sitio durante las lluvias



Hay áreas donde el agua puede acumularse en lugar de fluir fuera del sitio durante las lluvias

Fencing & Garden Walls

The fencing is generally worn in areas

Damaged fencing noted in areas

Esgrima dañado notado en áreas



Interiors

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.

Interior Rooms

Living Room

Kitchen

Bedrooms

Bathrooms

Interior Trim

The baseboard is missing.



The baseboard is missing. front

General Floor Condition

The floor tiles have cracks in areas.



front house

Interior Comments

There are areas of plaster ceilings in the building. It is unknown if this is the type that contains asbestos. It would have to be sampled and analyzed in a lab to determine if this is asbestos. Consult an environmental company for further information

Hay zonas de techos de yeso en el edificio. Se desconoce si este es el tipo que contiene asbestos. Tendría que ser muestreado y analizado en un laboratorio para determinar si se trata de asbestos. Consulte a una empresa medioambiental para obtener más información.

There are areas of stress cracks in the walls and ceilings due to past building movement

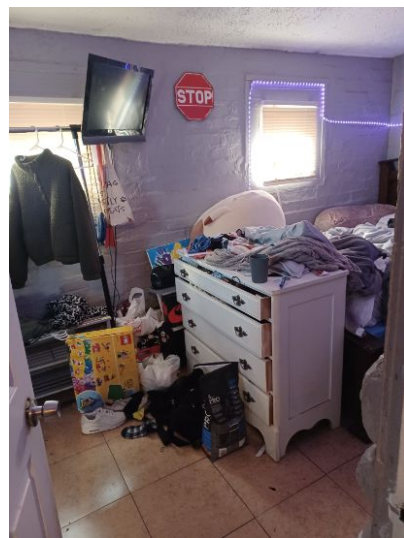
There are areas of damage on the ceiling

Hay áreas de grietas por tensión en las paredes y los techos debido al movimiento del edificio en el pasado

Hay áreas dañadas en el techo



front house



Check permit status of far rear addition of front house



Kitchen

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.

Counters

There are areas of wear to the counter.

Cabinets

The cabinets are older and do not work perfectly

Sink

Serviceable

Faucet

Serviceable

Stove Condition

The kitchen has a gas cooktop.

The kitchen has a gas oven
Serviceable

Ventilation Fan

Serviceable

Comments

There is typical wear to the kitchen in general

The cabinets and other areas are filled with stored items. Inspection was restricted in some areas due to this.

Bathroom

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.

Photo



Bathroom Location

This bathroom is in a Bedroom.

Bathroom Walls & Ceiling

Serviceable

Bathroom Flooring

The bathroom floor tile is cracked in areas

Bathroom Counters

Serviceable

Bathroom Cabinets

Serviceable

Bathroom Sink

Serviceable

Sink Faucet

Serviceable

Fixture Condition

Handle is missing to one faucet

The shower diverter is frozen and would not operate

El desviador de ducha está congelado y no funciona



Handle is missing to one faucet

Comments

The bathroom has general wear

Bathroom #2

Photo



Bathroom Location

This bathroom is off the Kitchen rear house

Bathroom Walls & Ceiling

There are areas of patching and apparent repairs on the wall surfaces.

Hay áreas de parcheo y reparaciones aparentes en las superficies de las paredes.

Bathroom Flooring

Serviceable

Bathroom Counters

Serviceable

Bathroom Cabinets

The cabinet area under the sink is blocked with personal items so it cannot be fully viewed or evaluated. The condition of the drain / water supply lines / shelf are not determined.

The cabinets have areas of damage that will need repair.

Bathroom Sink

Improper flexible piping materials are being used as part of the drain line below the sink. This corrugated material is non-standard and it should be a smooth wall type of piping.

Se están utilizando materiales de tubería flexibles inadecuados como parte de la línea de drenaje debajo del fregadero. Este material corrugado no es estándar y debe ser un tipo de tubería de pared lisa.



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Sink Faucet

Serviceable

Bathroom Mirror

Serviceable

Toilet

Serviceable

Fixture Condition

Serviceable

Shower Walls

Shower pan installed poorly.

Plato de ducha mal instalado.



Shower pan installed poorly.

Comments

The bathroom has general wear

Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense 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 pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Plumbing System		
Page 3	Main Water Shutoff Location and Type	<p>There is no main water line shutoff and the valve at the meter has to be used for this.</p> <p>Galvanized steel piping is viewed coming out of the ground by the building and as the main water line runs underground from the street to the building, this appears to be the main water line.</p>
Page 3	Main Water Supply	<p>El suministro principal de la línea de agua parece estar hecho de un material de acero galvanizado. Este material normalmente se oxida y corroe de adentro hacia afuera. Dado que este es el principal suministro de agua de la ciudad al hogar, la mayor parte de la línea está enterrada y no es visible. Se recomienda hacer un seguimiento con un plomero calificado.</p> <p>The main water line supply appears to be made of a galvanized steel material. This material typically rusts and corrodes from the inside out. Since this is the main water supply from the city to the home, a majority of the line is buried and not visible. Follow up with a qualified plumber is recommended.</p>

Page 4

Interior Water Line
Condition

The water lines are galvanized steel pipes. These are rusting, corroded and are showing excessive deterioration and/or reduced water flow in areas.

Las tuberías contienen tubería galvanizada más antigua. Estos se corroen y desgastan con el tiempo y necesitarán un reemplazo eventual.

There are copper to galvanized steel piping connections without the proper fittings that keep these dissimilar metals apart (dielectric or brass fittings). These metals react against each other without these fittings and the galvanized piping corrodes faster. Even proper fittings are just a temporary solution and will not correct or stop corrosion or handle the problems of pipes rusting out. The remaining galvanized pipes will need to be replaced in time.

Hay conexiones de tuberías de cobre a acero galvanizado sin los accesorios adecuados que mantienen separados estos metales diferentes (accesorios dieléctricos o de latón). Estos metales reaccionan entre sí sin estos accesorios y la tubería galvanizada se corroe más rápido. Incluso los accesorios adecuados son solo una solución temporal y no corregirán ni detendrán la corrosión ni resolverán los problemas de oxidación de las tuberías. Las tuberías galvanizadas restantes deberán reemplazarse a tiempo.

The volume of water coming out of the plumbing fixtures drops when multiple fixtures are operated at one time. Sometimes this effect is due undersized piping due to loss of pipe internal diameter. Consult a plumber for further information.

El volumen de agua que sale de los accesorios de plomería disminuye cuando se operan varios accesorios al mismo tiempo. A veces, este efecto se debe a tuberías de tamaño insuficiente debido a la pérdida del diámetro interno de la tubería. Consulte a un plomero para obtener más información.

Page 5	Drain / Waste / Vent Line Condition	<p>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</p> <p>Hay áreas oxidadas en el exterior de las líneas de desechos. No es posible saber cuándo, pero deberán reemplazarse en el futuro a medida que continúan desgastándose.</p> <p>Non standard fittings are in use in areas. These should be checked by a plumber to determine if corrections are needed.</p> <p>Accesorios no estándar están en uso en áreas. Estos deben ser revisados por un plomero para determinar si se necesitan correcciones.</p>
Page 6	Recommendations	<p>It is advisable to have a licensed plumber examine the system and make all needed repairs to ensure a properly installed and correctly operating plumbing system. It is possible that when the plumbing specialist checks out the system they will find more problems as this is a general inspection and not designed to list every fault but refer it over to them when problems show up in the system.</p> <p>Es recomendable que un plomero autorizado examine el sistema y realice todas las reparaciones necesarias para garantizar que el sistema de plomería esté correctamente instalado y funcione correctamente. Es posible que cuando el especialista en plomería verifique el sistema, encuentre más problemas, ya que se trata de una inspección general y no está diseñada para enumerar todas las fallas, sino que se las remitirá cuando surjan problemas en el sistema.</p>
Sewer Line		
Page 7	Sewer Line Condition	<p>The piping has areas of damage that will need repair.</p> <p>La tubería tiene áreas dañadas que necesitarán reparación.</p>

Page 7	Comments	<p>The distance to the main utility sewer line connection is too far for only one cleanout. A cleanout should be located every 75 feet or less to properly access and/or service the sewer line on this property</p> <p>La distancia a la conexión de la línea de alcantarillado principal es demasiado grande para una sola limpieza. Se debe ubicar una limpieza cada 75 pies o menos para acceder y/o dar servicio adecuadamente a la línea de alcantarillado en esta propiedad.</p> <p>A proper cleanout is needed to access the sewer line for cleaning, servicing or inspection. This is typically installed between the building and the main utility connection.</p> <p>Se necesita una limpieza adecuada para acceder a la línea de alcantarillado para limpieza, servicio o inspección. Por lo general, se instala entre el edificio y la conexión principal de servicios públicos.</p>
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Water Heater

Page 8	Water Heater Condition	<p>Sediment leg missing from the gas line running to water heater</p> <p>Falta la pierna de sedimento de la línea de gas que va al calentador de agua</p>
Page 9	Seismic Strapping & Support	<p>The water heater needs to be properly strapped for earthquake safety in accordance with standards established by state regulations.</p> <p>El calentador de agua debe estar debidamente amarrado para la seguridad contra terremotos de acuerdo con las normas establecidas por las reglamentaciones estatales.</p>
Page 9	Temperature / Pressure Relief Valve	<p>The temperature/pressure relief valve has no drain line installed to take the water away to a safe location if the valve releases. We recommend this drain line be installed in case this valve ever released</p>

Water Heater #2

Page 10	Seismic Strapping & Support	<p>The water heater only has one strap, it needs to have two straps to meet the state standards for water heater strapping</p>
Page 10	Venting	<p>The vent line is disconnected and exhaust gases from the water heater are escaping. This is a safety hazard and needs to be repaired</p> <p>La línea de ventilación está desconectada y los gases de escape del calentador de agua se están escapando. Esto es un peligro para la seguridad y necesita ser reparado.</p>
Page 11	Comments	<p>The water heater is located in an area that is not accessible for full viewing.</p> <p>El calentador de agua está ubicado en un área que no es accesible para una visualización completa.</p>

Electrical System

Page 13	Condition of Wiring	<p>Non-standard electrical wiring is observed in several areas. It is likely that more of this exists in areas that cannot be observed and it would take destructive testing to get to it. This type of testing is beyond the scope of this inspection and it would take an electrician to determine how much of it exists</p> <p>Se observa cableado eléctrico no estándar en varias áreas. Es probable que exista más de esto en áreas que no se pueden observar y se necesitarían pruebas destructivas para llegar a él. Este tipo de prueba está más allá del alcance de esta inspección y se necesitaría un electricista para determinar cuánto existe.</p> <p>There are open junction boxes in the crawl space with wires exposed. These need to have covers installed over them</p> <p>Hay cajas de conexiones abiertas en el espacio de acceso con cables expuestos. Estos necesitan tener cubiertas instaladas sobre ellos</p>
Page 14	Electrical Outlets	<p>There are not a lot of outlets in the rooms of the building. It was built at a time when there were less electrical appliances used and each room would only have a plug or two in it.</p> <p>No hay muchos enchufes en las habitaciones del edificio. Fue construido en un momento en que se usaban menos electrodomésticos y cada habitación solo tenía uno o dos enchufes.</p> <p>There are no GFCI outlets in areas that require them, such as the kitchen, bathrooms or any area exposed to a water source.</p> <p>No hay tomacorrientes GFCI en áreas que los requieran, como la cocina, los baños o cualquier área expuesta a una fuente de agua.</p>
Page 14	Light Fixtures	<p>There are some light fixtures that did not work. This can sometimes be a burnt out bulb but it is not known exactly why they are not working</p>
Page 14	Smoke Detectors	<p>There are missing smoke detectors in areas</p> <p>Faltan detectores de humo en áreas</p>

Page 15	Carbon Monoxide Detectors	<p>There are missing detectors in areas</p> <p>Requires installation of approved carbon monoxide detectors in single-family dwellings by July 1, 2011, and for all other dwellings by 2013 if those dwellings contain a fossil fuel burning heater or appliance, fireplace, or an attached garage. Applies to rental property.</p> <p>Requiere la instalación de detectores de monóxido de carbono aprobados en viviendas unifamiliares antes del 1 de julio de 2011 y para todas las demás viviendas antes de 2013 si esas viviendas contienen un calentador o aparato que quema combustible fósil, una chimenea o un garaje adjunto. Se aplica a la propiedad de alquiler.</p>
Page 15	Exterior Electrical	<p>There is exposed wiring outside the building that needs proper protection.</p> <p>Proper weatherproof covers are recommended</p> <p>Exterior outlet did not appear to be GFCI protected. Upgrade recommended</p> <p>Se recomiendan cubiertas resistentes a la intemperie</p> <p>El tomacorriente exterior no parecía estar protegido por GFCI. Actualización recomendada</p>

Heating and Cooling

Page 17	Heating System Condition	<p>The sizing of the system in relation to the space that it is heating is not part of this inspection. This system may be undersized for the space that it has to heat and it needs to be evaluated by a licensed heating contractor to determine how well it will perform its job of conditioning the interior spaces.</p> <p>El dimensionamiento del sistema en relación con el espacio que está calentando no forma parte de esta inspección. Este sistema puede ser demasiado pequeño para el espacio que tiene que calentar y debe ser evaluado por un contratista de calefacción con licencia para determinar qué tan bien realizará su trabajo de acondicionamiento de los espacios interiores.</p> <p>The furnace appears to be suffering from deferred maintenance in general. It is dirty and needs to be cleaned and serviced</p> <p>Parece que el horno sufre mantenimiento diferido en general. Está sucio y necesita ser limpiado y reparado.</p>
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Roof

Page 19	Roof Covering Condition	<p>The shingles are older, deteriorating and losing their surface granules. It is nearing the time to replace this roof.</p> <p>The shingles are older, brittle and falling apart. They are at the end of their life and ready for replacement at this time.</p> <p>The nails heads are exposed on the roof surface, not only will this allow them to rust but it is a potential leak hazard. This is generally considered a poor / unreliable installation method.</p> <p>Las tejas son más viejas, se están deteriorando y perdiendo sus gránulos superficiales. Se acerca el momento de reemplazar este techo.</p> <p>Las tejas son más viejas, quebradizas y se están cayendo a pedazos. Están al final de su vida y están listos para ser reemplazados en este momento.</p>
Page 20	Exposed Flashing	<p>The flashings have been covered over with mastic which is a temporary solution and will require regular maintenance to help ensure a leak free condition</p>
Page 21	Gutters / Drains	<p>There are damaged areas of gutters</p> <p>The gutters and downspouts on the building are made of plastic. These tend to leak and are of a lesser quality material and installation than metal ones.</p> <p>Hay áreas dañadas en los canalones</p> <p>Los canalones y bajantes del edificio son de plástico. Estos tienden a tener fugas y son de menor calidad de material e instalación que los de metal.</p>
Page 22	Type of Roof Framing	<p>No hay espacio en el ático entre el techo y el techo, por lo que no se pudo observar el enmarcado</p>
Page 22	Comments	<p>There is vegetation on the roof that should be removed to help prevent damage, deterioration, drainage problems, potential leakage and fire hazard</p> <p>Hay vegetación en el techo que debe eliminarse para ayudar a prevenir daños, deterioro, problemas de drenaje, posibles fugas y riesgo de incendio.</p>

Page 22	Recommendations	<p>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 is the specialist in this area and that is why it is being referred so they can determine all the problems and give an accurate estimate of the costs involved</p> <p>Un contratista de techado con licencia debe examinar el techo y hacer todas las reparaciones necesarias (o reemplazos) para garantizar una condición libre de fugas duradera. El contratista de techos es el especialista en esta área y es por eso que se lo remite para que pueda determinar todos los problemas y dar una estimación precisa de los costos involucrados.</p>
Foundation		
Page 23	Crawlspace Condition	<p>Rodent droppings were observed in the crawl space. It is advised to have a specialist in this area examine the structure and property to determine the presence or not of any infestation and recommend any corrective measures.</p> <p>Se observaron excrementos de roedores en el espacio de acceso. Se recomienda que un especialista en esta área examine la estructura y la propiedad para determinar la presencia o no de alguna infestación y recomendar medidas correctivas.</p>
Page 24	Floor Framing	<p>A number of pieces of wood such as shims are being used in place of a single support post in areas. These tend to fall out during seismic activity and are not attached to each other or the framing of the structure</p> <p>There are stained areas of floor framing - it is advisable to consult the structural pest control operator report for more information on this situation</p> <p>There is earth-to-wood contact observed in areas, see structural pest control operator's report for more information</p> <p>Se están utilizando varias piezas de madera, como calzas, en lugar de un solo poste de soporte en las áreas. Estos tienden a caerse durante la actividad sísmica y no están unidos entre sí ni a la estructura de la estructura.</p> <p>Hay áreas manchadas en la estructura del piso. Se recomienda consultar el informe del operador de control de plagas estructurales para obtener más información sobre esta situación.</p> <p>Se observa contacto de tierra a madera en áreas, consulte el informe del operador de control de plagas estructurales para obtener más información</p>

Page 25	Posts & Piers	A number of pieces of wood such as shims are being used in place of a single support post in areas. These tend to fall out during seismic activity and are not attached to each other or the framing of the structure
Page 25	Recommendations	<p>The foundation appears to be made of stone in areas. This is an old foundation and is not usually able to be bolted to the house for seismic bracing. A foundation contractor should be called to look at this foundation</p> <p>Los cimientos parecen estar hechos de piedra en algunas áreas. Este es un cimiento viejo y por lo general no se puede atornillar a la casa para el refuerzo sísmico. Se debe llamar a un contratista de cimientos para que revise estos cimientos.</p> <p>It is advised to have a foundation specialist examine the site and make any recommendations concerning the property and the structure. This specialist may find more problems and situations to correct with the foundation. The investigation should be done prior to the expiration of the contingency period so that all costs are known.</p> <p>Se recomienda que un especialista en cimientos examine el sitio y haga recomendaciones sobre la propiedad y la estructura. Este especialista puede encontrar más problemas y situaciones para corregir con la fundación. La investigación debe realizarse antes de que expire el periodo de contingencia para que se conozcan todos los costos.</p>
Basement		
Page 26	Basement Access	<p>The risers and/or treads on the basement stairs have uneven measurements and may be a trip hazard</p> <p>There is no railing on the basement stairs, all stairs require a handrail and one should be installed for safe access</p> <p>Las contrahuellas y/o los peldaños de las escaleras del sótano tienen medidas desiguales y pueden ser un peligro de tropiezo</p> <p>No hay barandilla en las escaleras del sótano, todas las escaleras requieren una barandilla y se debe instalar una para un acceso seguro</p>

Page 26	Basement	<p>It is advised to have the basement further evaluated by a structural engineer or a foundation specialist</p> <p>Basement walls show signs of deterioration, characterized by crumbling mortar joints, cracks, spalling, and efflorescence. The extent of deterioration varies throughout the basement but is consistent. Recommend evaluation.</p> <p>Las paredes del sótano muestran signos de deterioro, caracterizados por juntas de mortero que se desmoronan, grietas, desconchados y eflorescencias. El grado de deterioro varía a lo largo del sótano, pero es constante. Recomendar evaluación.</p>
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Exterior

Page 28	Exterior Wall Condition	<p>There is larger cracking in the stucco and repairs are needed to ensure there is no water intrusion</p> <p>The siding is in contact with the ground in areas which is a higher maintenance item</p> <p>There are areas of weather beaten and peeling paint to the exterior of the building</p>
Page 28	Exterior Trim Condition	The trim is deteriorated in areas
Page 28	Eaves, Soffet & Fascia	<p>The rafter tails are deteriorated.</p> <p>The surfaces are weathered and have peeling paint.</p> <p>The fascia is damaged.</p>
Page 29	Comments	<p>The exterior of the building has significant deferred maintenance and will need cleanup and repair</p> <p>El exterior del edificio tiene un mantenimiento diferido significativo y necesitará limpieza y reparación</p>
Page 30	Recommendations	<p>Esta inspección no es una inspección de control de plagas estructurales, también conocida como inspección de termitas. La inspección de "termitas" también cubre cosas como la pudrición seca y el daño y deterioro de la madera, así como los organismos que destruyen la madera. Todos y cada uno de estos artículos deben ser examinados y cualquier reparación completada antes del cierre del depósito en garantía por parte de la compañía de "termitas" y, por lo general, tienen una garantía de su trabajo. Consulte el informe de control de plagas estructurales para obtener información sobre ellos.</p>

Doors and Windows

Page 31	Exterior Door Condition	The sliding door handle/hardware is not operating properly and will need repair
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Page 31	Window Condition	<p>The windows are older and some don't close or operate properly</p> <p>Las ventanas son antiguas y algunas no cierran ni funcionan correctamente</p>
Chimney / Fireplace		
Page 33	Chimney Condition	This chimney is cracked. Significant repair or replacement costs should be expected with this chimney.
Page 33	Spark Arrestor	<p>The chimney is not equipped with a proper spark arrestor. It is advisable to install a spark arrestor with a weather cap for safety and to protect the structure of the chimney</p> <p>La chimenea no está equipada con un parachispas adecuado. Es recomendable instalar un parachispas con capuchón por seguridad y para proteger la estructura de la chimenea.</p>
Page 33	Chimney Flashing	<p>The chimney flashing, is only mastic around the edges which is not a reliable long term seal. This will be a higher maintenance item.</p> <p>El tapajuntas de la chimenea es solo masilla alrededor de los bordes, lo que no es un sello confiable a largo plazo. Este será un elemento de mayor mantenimiento.</p>
Page 34	Firebox	<p>There is damage to the firebox and repairs or replacement are needed.</p> <p>La cámara de combustión está dañada y es necesario repararla o reemplazarla.</p>
Page 34	Recommendations	<p>It is advised to consult a chimney/fireplace specialist regarding the condition of the system. This chimney needs a full evaluation to determine repair/replacement costs. This may involve dismantling part of the system for better access. This is beyond the scope of a standard chimney inspection.</p> <p>Se recomienda consultar a un especialista en chimeneas/chimeneas sobre el estado del sistema. Esta chimenea necesita una evaluación completa para determinar los costos de reparación/reemplazo. Esto puede implicar el desmantelamiento de parte del sistema para un mejor acceso. Esto está más allá del alcance de una inspección de chimenea estándar.</p>
Grounds		
Page 35	Drainage	<p>There are areas where the water may pond instead of flowing off the site during rains</p> <p>Hay áreas donde el agua puede acumularse en lugar de fluir fuera del sitio durante las lluvias</p>

Page 35	Fencing & Garden Walls	The fencing is generally worn in areas Damaged fencing noted in areas Esgrima dañado notado en áreas
Interiors		
Page 37	Interior Trim	The baseboard is missing.
Page 37	General Floor Condition	The floor tiles have cracks in areas.
Page 38	Interior Comments	There are areas of stress cracks in the walls and ceilings due to past building movement There are areas of damage on the ceiling Hay áreas de grietas por tensión en las paredes y los techos debido al movimiento del edificio en el pasado Hay áreas dañadas en el techo
Kitchen		
Page 40	Cabinets	The cabinets are older and do not work perfectly
Bathroom		
Page 41	Fixture Condition	Handle is missing to one faucet The shower diverter is frozen and would not operate El desviador de ducha está congelado y no funciona
Bathroom #2		
Page 43	Bathroom Walls & Ceiling	There are areas of patching and apparent repairs on the wall surfaces. Hay áreas de parcheo y reparaciones aparentes en las superficies de las paredes.
Page 43	Bathroom Cabinets	The cabinets have areas of damage that will need repair.
Page 43	Bathroom Sink	Improper flexible piping materials are being used as part of the drain line below the sink. This corrugated material is non-standard and it should be a smooth wall type of piping. Se están utilizando materiales de tubería flexibles inadecuados como parte de la línea de drenaje debajo del fregadero. Este material corrugado no es estándar y debe ser un tipo de tubería de pared lisa.
Page 44	Shower Walls	Shower pan installed poorly. Plato de ducha mal instalado.