

Report Summary

Exterior Wall Flashing And Trim, Eaves, Soffits And Fascia Porches And Railings

1) Master bedroom balcony wood beams, show paint blistering and possible wood damage. The exterior is maintained by the HOA.



Figure 5-1



Figure 5-2

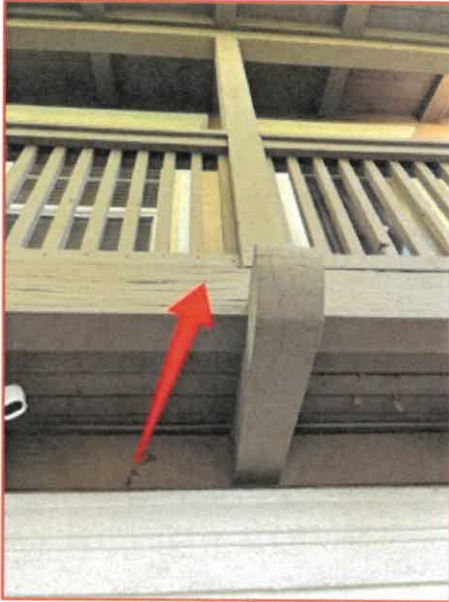


Figure 5-3

HOA - Termite
Repaired

2) Master bathroom shutter shows wood damage.

(Report Summary continued)



Figure 7-1

HOA Repaired

Roof Review Method

3) Difficult to see in this photo, however, wasp nests are noted in the eaves at the left side of the house.

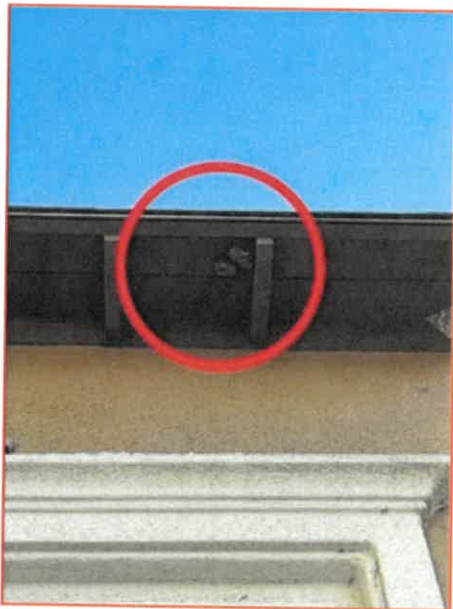


Figure 9-1

removed

(Report Summary continued)

Cooling / Ventilation Systems

4) Outside compressor responds to thermostat controls.

Seal the opening from the outside air conditioning compressor to keep out rodents.

This unit was installed in 2010 and uses the newer R 410 A freon.



Figure 10-1



Figure 10-2

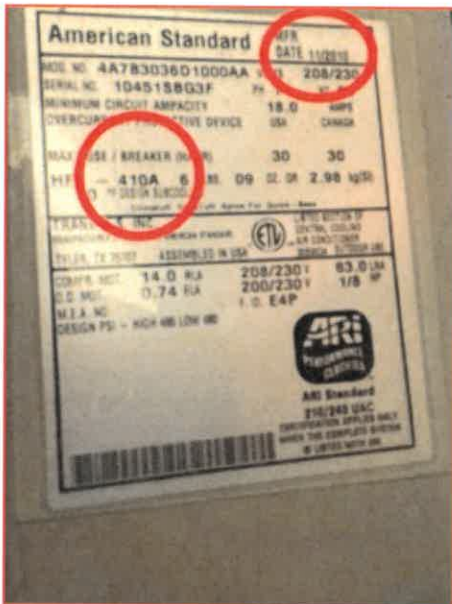


Figure 10-3

repaired

(Report Summary continued)

5) The air conditioning did not condense and cool down the house.
Air was blowing out at 70°.
Recommend a service call to an HVAC company.



Figure 11-1

repaired

(Report Summary continued)

Heating Systems

6) Air filter is dirty and should be replaced.



replaced

Figure 12-1

Laundry Facilities

7) Washer hook up valves appear free of leaks. Recommend replacing rubber hoses with steel braided hoses.



Figure 15-1

(Report Summary continued)

- 8)
Vacuum the dryer vent to clear lint and debris.

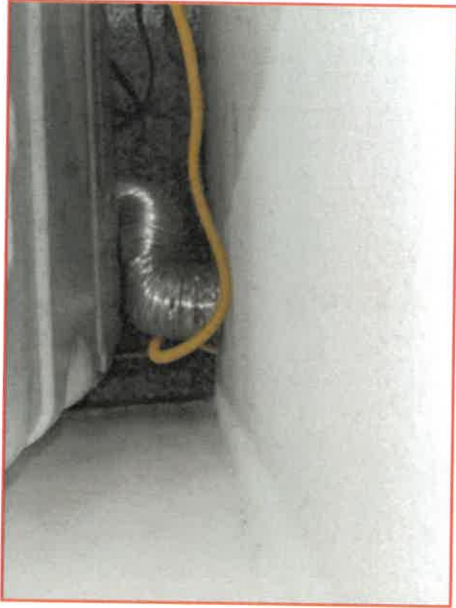


Figure 16-1

when seller moves out

Water Heater / Water Softener

- 9) Water heater gas line does not have a sediment trap.
Lower earthquake strap is loose and should be tightened.



Figure 18-1



Figure 18-2

done

(Report Summary continued)

Main Water Valve And Source

10) Water pressure is low at 30 psi. Water pressure should be between 65 and 75 psi. This home has a regulator that needs to be adjusted.



repaired

Figure 20-1

(Report Summary continued)

Primary Heat Energy Source

11) Gas meter is not clearly marked and labeled.



Figure 21-1

Main Service Panel, Etc.

12) Electrical meter closet doors are damaged. This is maintained by the association.



Figure 23-1

HOA - has been notified

(Report Summary continued)

Grounding Method, Etc.

13) Master bedroom balcony porch light does not respond to switch.



Figure 25-1

repaired

Bathtub Type

14) Hall bathroom tub collar is corroded and missing stopper.



Figure 27-1

repaired

(Report Summary continued)

Water Closet / Bidet

15) Upstairs hall bathroom toilet is loose. Toilet should be tightened.



Figure 28-1

done

Plumbing Etc.

16) Hall bathroom shower volume is low.



Figure 30-1

done

17) Master bathroom shower has low volume.

(Report Summary continued)



done

Figure 31-1

Countertops

18) Hall cabinet doors have the finish peeling.



repaired

Figure 32-1

19) Master bathroom cabinet door shows finish peeling.

(Report Summary continued)



Figure 33-1

repaired

20) Hall bathroom countertop shows separation and needs caulking.



Figure 34-1

repaired

(Report Summary continued)

Extra Heating / Elec.

21) Half bathroom GFCI outlet does not trip. Outlet is faulty and should be replaced.



Figure 35-1

repaired

Wash Basins

22) Hall bathroom is missing sink stopper.



Figure 36-1

repaired

(Report Summary continued)

Flooring / Sub Flooring

23) Hall bathroom shows water damage outside of the bath tub. Baseboard is soft at left side of the tub.



Figure 37-1

repaired

(Report Summary continued)

Ext. / Int. Door Type

24) Master entry door shows damage.



Figure 38-1

repaired

25) Front right bedroom closet door guide is missing.



Figure 39-1

repaired

(Report Summary continued)

Windows

26) Living room left side window has tint that is wrinkled and difficult to view through.



Figure 40-1

removed

27) Upstairs hall bathroom window counter balance is falling out. Repairs are needed to the window at this time.



Figure 41-1



Figure 41-2

28) Front right bedroom window counterbalance has fallen out.

repaired

(Report Summary continued)

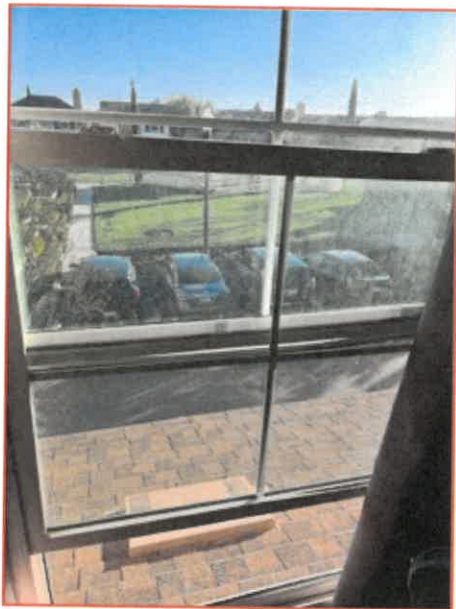


Figure 42-1



Figure 42-2

Misc. Systems

repaired

29) Smoke alarms are located downstairs hall and upstairs hall. Bedrooms have smoke detectors. Batteries are needed at several locations. No carbon monoxide detectors are noted.



Figure 44-1



Figure 44-2

replaced

(Report Summary continued)

Attic Observation Extent And Method

30) Garage ceiling shows a faint water stain near the mounting of the garage door track. The stain appears presently dry at the time of the inspection.

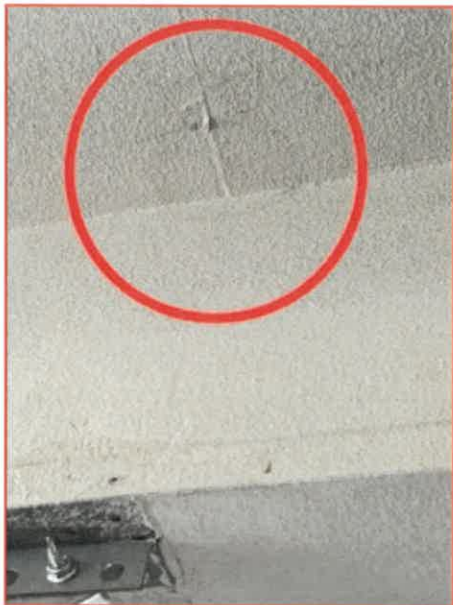


Figure 50-1