

Inspection Report

John Dicaprio

Property Address:
1 Palmera
Rancho Santa Margarita CA 92688



PRO INSPECTIONS

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General Info

Property Address

1 Palmera
Rancho Santa Margarita CA 92688

Date of Inspection

9/28/2022

Report ID

092822-02

Customer(s)

John Dicaprio

Time of Inspection

Real Estate Agent

Jennifer Castaneda
BERKSHIRE HATHAWAY HOME
SERVICES

Inspection Details

In Attendance:

Customer and their agent

Type of building:

Townhome

Approximate age of building:

Over 25 Years

Temperature:

Over 80 (F)

Weather:

Clear

Ground/Soil surface condition:

Dry

Rain in last 3 days:

No

Radon Test:

No

Water Test:

Yes

Type : Volume Pressure

Comment Key & Definitions

This home is older than 25 years and the home inspector considers this while inspecting. It is common to have areas that no longer comply with current code. This is not a new home and this home cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is common to see old plumbing or mixed materials. Sometimes water signs in crawlspaces or basements could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult on an older home. Sometimes in older homes there are signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the home inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. The home inspection does not look for possible manufacturer re-calls on components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspection.

This condominium/town home inspection is a partial inspection and is performed on only those components that the buyer or homeowner is responsible for. *It does not include the exterior components of the property, crawlspace or attic and all of the components contained therein* as this is usually owned by the association and is not owned by the buyer or home owner. It is up to the buyer to determine if any of these excluded areas are in fact the buyers responsibility and if so, to notify the inspector so these areas will be inspected. Please note a different charge will apply should the buyer want these areas inspected. It also is not possible in some cases to inspect attic areas where a duplex unit exist and the buyer is purchasing the lower unit, or vice versa. Our company makes no representation as to the condition of these areas that were not inspected.

1. Roofing / Chimneys / Roof Structure and Attic

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

		Y	G	F	SC	N	Styles & Materials
1.0	ROOF COVERINGS		.				Viewed roof covering
1.1	VALLEY		.				from: Ground
1.2	RIDGE CAPS AND EDGES		.				Roof-Type: Hip
1.3	ROOF CLEAR OF DEBRIS	.					Roof Covering: Concrete Tile
1.4	FLASHINGS/DRIP EDGE		.				Chimney (exterior): Metal Flue Pipe Masonry Stucco
1.5	SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS		.				Sky Light(s): None
1.6	ROOF VENTILATION		.				Roof Ventilation: Gable vents Passive
1.7	SOLAR PANELS					.	Method used to observe
1.8	ROOF DRAINAGE SYSTEMS (gutters and downspouts)		.				attic: From entry
1.9	ATTIC ACCESS AND PANEL				.		Roof Structure: 2 X 4 Rafters Lateral bracing Plywood
1.10	ROOF STRUCTURE AND ATTIC		.				Ceiling Structure: 2X4
1.11	VENTILATION, FANS AND THERMOSTATIC CONTROLS (ATTIC)		.				Attic info: Scuttle hole Light in attic No Storage
1.12	INSULATION IN ATTIC				.		Attic Insulation: Fiberglass
1.13	VISIBLE ELECTRIC WIRING IN ATTIC		.				
1.14	LIGHT FIXTURE	.					
1.15	ANY DEBRIS IN ATTIC					.	

Y= Yes, G= Good, F= Fair, SC= See Comments, N= No

Y G F SC N

Comments:

1.0 Roof is maintained by the Association.



1.0 Item 1(Picture)



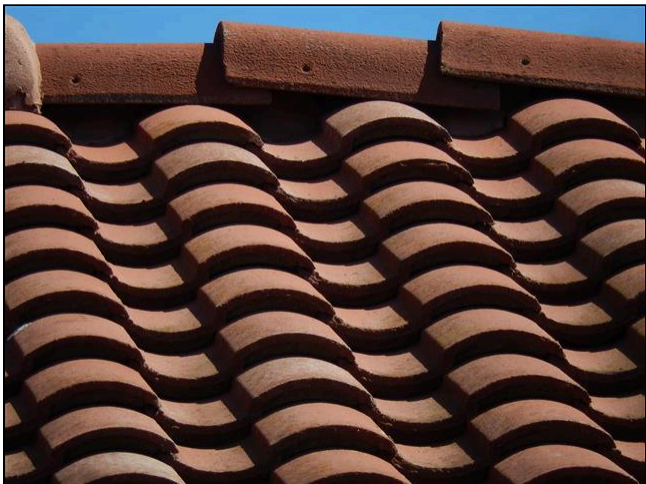
1.0 Item 2(Picture)



1.0 Item 3(Picture)



1.0 Item 4(Picture)



1.0 Item 5(Picture)



1.0 Item 6(Picture)



1.0 Item 7(Picture)



1.0 Item 8(Picture)



1.0 Item 9(Picture)



1.0 Item 10(Picture)



1.0 Item 11(Picture)



1.0 Item 12(Picture)



1.0 Item 13(Picture)



1.0 Item 14(Picture)



1.0 Item 15(Picture)



1.0 Item 16(Picture)



1.0 Item 17(Picture)

1.5 View of the chimney.



1.5 Item 1(Picture)

1.9 Attic access panel is cracked. Advise to repair or replace as needed.



1.9 Item 1(Picture)

1.10 View of the rafters supports.



1.10 Item 1(Picture)



1.10 Item 2(Picture)

1.12 Insulation is is old and has settled, and less than six inches in thickness remains. in attic. Heat loss can occur more on this home than one that is properly insulated. A qualified contractor should inspect and repair as needed.



1.12 Item 1(Picture)



1.12 Item 2(Picture)

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

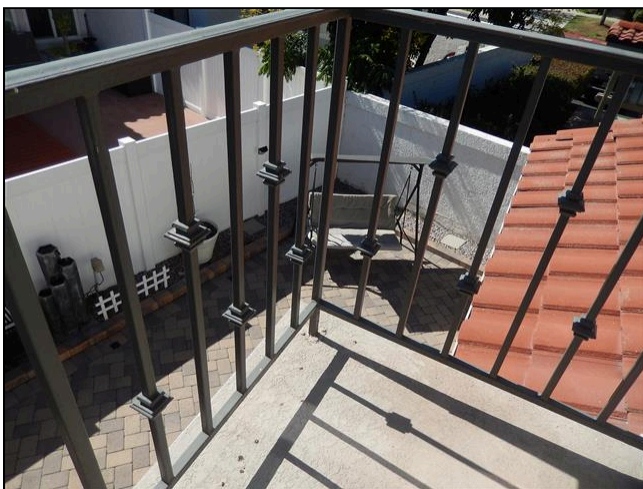
		Y	G	F	SC	N	Styles & Materials
2.0	WALL CLADDING FLASHING AND TRIM		•				Siding: Cement stucco
2.1	DOORS (Exterior)		•				Siding Material: Cement-Fiber
2.2	WINDOWS		•				Exterior Entry Doors: Wood Patio Slider
2.3	DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS				•		Appurtenance: Balcony Patio
2.4	VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)		•				Driveway: Concrete Shared access
2.5	EAVES, SOFFITS AND FASCIAS		•				
2.6	PLUMBING WATER FAUCETS (hose bibs)		•				
2.7	OUTLETS (exterior)				•		
2.8	EXTERIOR LIGHTS AND ELECTRICAL		•				

Y= Yes, G= Good, F= Fair, SC= See Comments, N= No

Y G F SC N

Comments:

2.3 The guardrails on upper level balcony at the rear of home are spaced to far apart for safety. Spacing more than 4 inches apart could allow an adult, child or pet to fall through. A qualified contractor should repair or replace as needed.



2.3 Item 1(Picture)

2.7 Exterior outlets are three prong grounded outlets. Advise to upgrade to GFCI with weather covers.



2.7 Item 1(Picture)

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Garage

		Y	G	F	SC	N	Styles & Materials
3.0	GARAGE CEILINGS		•				Garage Door Type: One automatic Garage Door Material: Aluminum Auto-opener Manufacturer: LIFT-MASTER
3.1	GARAGE WALLS (INCLUDING FIREWALL SEPARATION)				•		
3.2	GARAGE FLOOR				•		
3.3	GARAGE WIRING		•				
3.4	GARAGE DOOR (S)		•				
3.5	GARAGE ACCESS DOOR				•		
3.6	GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)		•				
3.7	OUTLET AND SWITCHES		•				
3.8	LIGHTS		•				
Y= Yes, G= Good, F= Fair, SC= See Comments, N= No		Y	G	F	SC	N	

Comments:

3.1 Drywall is scuffed scratched and blemished at several areas.

Drywall is cut open and has been improperly repaired at the rear wall.



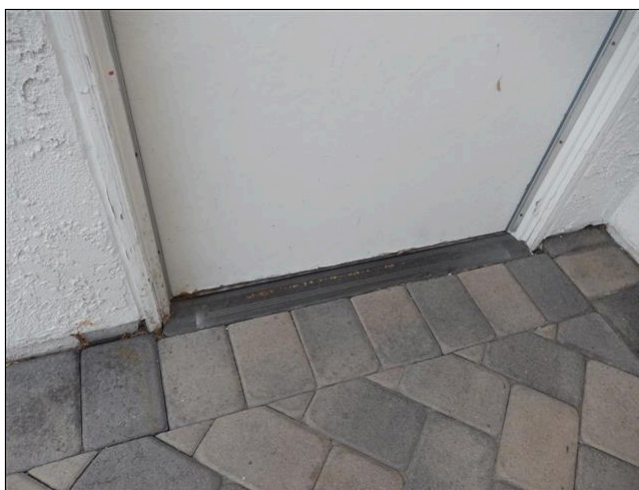
3.1 Item 1(Picture)

3.2 Cracks noted to the concrete flooring.

3.2 Item 1(Picture)

3.5 Patio pavers are too close to the height of the threshold.

3.5 Item 1(Picture)



3.5 Item 2(Picture)

4. Kitchen Components and Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

		Y	G	F	SC	N	Styles & Materials
4.0	CEILINGS		•				Dishwasher: BOSCH
4.1	WALLS		•				Disposer Brand: BADGER
4.2	FLOORS				•		Exhaust/Range hood: VENTED KENMORE
4.3	PANTRY/PATIO DOORS				•		Range/Oven: KENMORE
4.4	WINDOWS		•				Microwave: KENMORE
4.5	COUNTERS AND CABINETS				•		Trash Compactors: NONE
4.6	PLUMBING DRAIN AND VENT SYSTEMS				•		Cabinetry: Wood
4.7	PLUMBING WATER SUPPLY FAUCETS AND FIXTURES		•				Countertop: Ceaser Stone
4.8	OUTLETS WALL SWITCHES and FIXTURES		•				Clothes Dryer Vent
4.9	DISHWASHER		•				Material: Flexible Metal
4.10	RANGES/OVENS/COOKTOPS		•				Dryer Power Source: Gas Connection
4.11	RANGE HOOD		•				
4.12	FOOD WASTE DISPOSER				•		
4.13	MICROWAVE COOKING EQUIPMENT		•				
4.14	CLOTHES DRYER VENT PIPING		•				
4.15	WASHER CONNECTIONS		•				

Y= Yes, G= Good, F= Fair, SC= See Comments, N= No

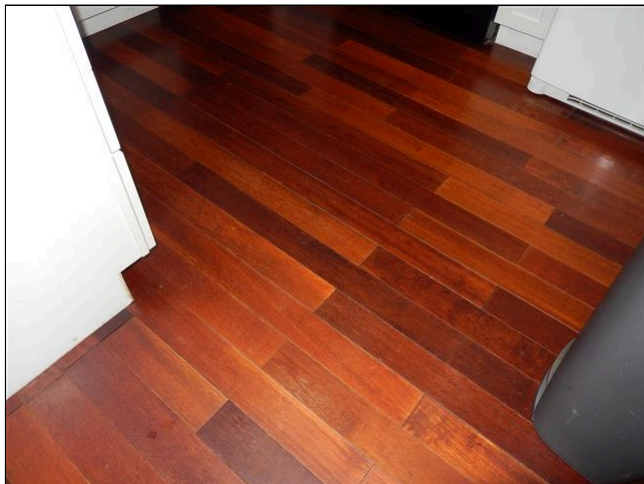
Y G F SC N

Comments:

4.2 Wood flooring is showing gaps weathered and scratched. Advise to repair or replace as needed.



4.2 Item 1(Picture)



4.2 Item 2(Picture)

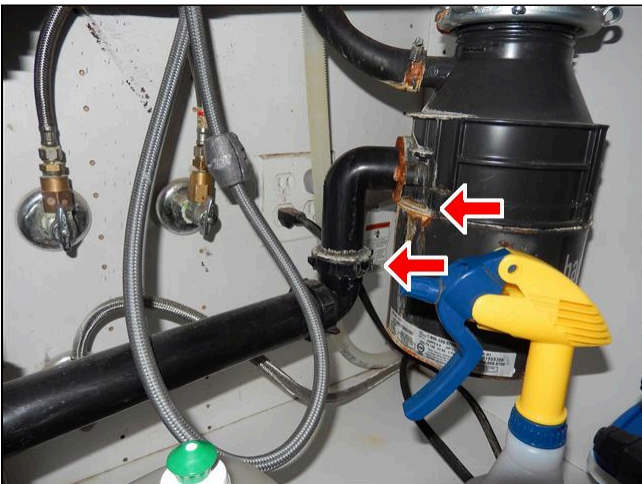
4.3 Pantry door does not latch properly. Advise to repair as needed.



4.3 Item 1(Picture)

4.5 Caulking needed at the countertop backsplash and sink edge.

4.6 Corrosion noted to the drain piping under the sink, no leaks present. Advise to have a Plumber inspect and repair as needed.



4.6 Item 1(Picture)

4.12 Disposer casing is rusted.

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5(A) . Rooms / Dining Room

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

		Y	G	F	SC	N	Styles & Materials
5.0.A	SMOKE DETECTORS					•	Ceiling Materials: Drywall
5.1.A	CEILINGS		•				Wall Material: Drywall
5.2.A	WALLS		•				Floor Covering(s): Wood
5.3.A	FLOORS				•		Window Types: Sliders Vinyl Frame Dual Pane
5.4.A	DOORS		•				Window Manufacturer: UNKNOWN
5.5.A	WINDOWS		•				
5.6.A	LIGHT FIXTURE		•				
5.7.A	OUTLETS/SWITCHES		•				
		Y	G	F	SC	N	

Y= Yes, G= Good, F= Fair, SC= See Comments, N= No

Comments:

5.3.A Wood flooring is showing gaps scratched and weathered.



5.3.A Item 1(Picture)



5.3.A Item 2(Picture)

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5(B) . Rooms / Living Room

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

		Y	G	F	SC	N	Styles & Materials
5.0.B	SMOKE DETECTORS	•			•		Ceiling Materials: Drywall
5.1.B	CEILINGS		•				Wall Material: Drywall
5.2.B	WALLS				•		Floor Covering(s): Wood
5.3.B	FLOORS				•		Closet Door: Hollow core
5.4.B	DOORS		•				Window Types: Sliders Vinyl Frame Dual Pane
5.5.B	WINDOWS		•				Window Manufacturer: UNKNOWN
5.6.B	LIGHT FIXTURE		•				
5.7.B	OUTLETS/SWITCHES		•				
5.8.B	CLOSET/RAILS		•				

Y= Yes, G= Good, F= Fair, SC= See Comments, N= No

Y G F SC N

5.0.B Smoke detector in the upstairs hallway is not working. Advise to replace as needed.



5.0.B Item 1(Picture)

5.2.B Patchwork noted to the wall around the doggy door, moisture meter is reading 13% moisture. Advise to repair as needed.

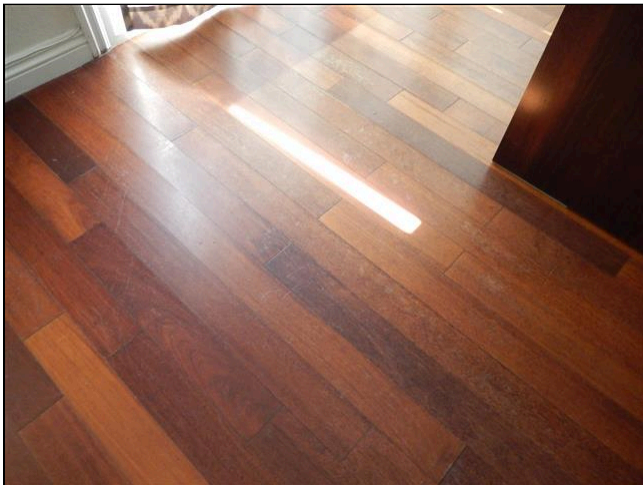


5.2.B Item 1(Picture)



5.2.B Item 2(Picture)

5.3.B Wood flooring is scratched and weathered.



5.3.B Item 1(Picture)

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5(C) . Rooms / Master Bedroom

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

		Y	G	F	SC	N	Styles & Materials
5.0.C	SMOKE DETECTORS				•	•	Ceiling Materials: Drywall
5.1.C	CEILINGS		•				Wall Material: Drywall
5.2.C	WALLS		•				Floor Covering(s): Wood
5.3.C	FLOORS				•		Closet Door: Doors Missing
5.4.C	DOORS		•				Window Types: Sliders Vinyl Frame Dual Pane
5.5.C	WINDOWS		•				Window Manufacturer: UNKNOWN
5.6.C	LIGHT FIXTURE		•				
5.7.C	OUTLETS/SWITCHES		•				
5.8.C	CLOSET/RAILS				•		

Y= Yes, G= Good, F= Fair, SC= See Comments, N= No

Y G F SC N

5.0.C Smoke detector is missing.

5.3.C Wood flooring is scratched and blemished.

5.8.C Closet door is missing. Advise to replace as needed.

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5(D) . Rooms / Front Bedroom

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

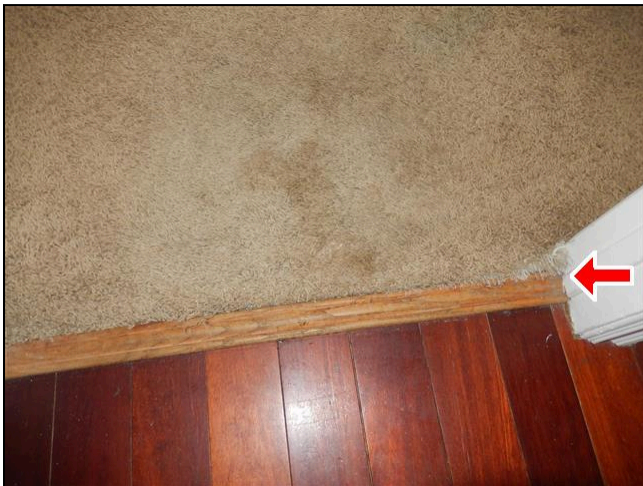
		Y	G	F	SC	N	Styles & Materials
5.0.D	SMOKE DETECTORS				•	•	Ceiling Materials: Drywall
5.1.D	CEILINGS		•				Wall Material: Drywall
5.2.D	WALLS		•				Floor Covering(s): Carpet
5.3.D	FLOORS				•		Closest Door: Hollow core
5.4.D	DOORS		•				Window Types: Sliders Vinyl Frame Dual Pane
5.5.D	WINDOWS		•				Window Manufacturer: UNKNOWN
5.6.D	LIGHT FIXTURE		•				
5.7.D	OUTLETS/SWITCHES		•				
5.8.D	CLOSET/RAILS				•		

Y= Yes, G= Good, F= Fair, SC= See Comments, N= No

Y G F SC N

5.0.D Smoke detector is missing.

5.3.D Carpet is torn at the entry and entry to the bath. Advise to repair or replace as needed.



5.3.D Item 1(Picture)

5.8.D Closet door is missing. Advise to replace as needed.



5.8.D Item 1(Picture)

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6(A) . Bathroom and Components / Master Bath

		Y	G	F	SC	N	Styles & Materials
6.0.A	CEILING		•				Exhaust Fans: None
6.1.A	WALLS		•				
6.2.A	FLOOR				•		
6.3.A	COUNTERS CABINETS AND FIXTURES				•		
6.4.A	SHOWER STALL/BATHTUB				•		
6.5.A	DOORS		•				
6.6.A	WINDOWS		•				
6.7.A	PLUMBING DRAIN, WASTE AND VENT SYSTEMS		•				
6.8.A	PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES				•		
6.9.A	OUTLETS SWITCHES AND FIXTURES		•				
Y= Yes, G= Good, F= Fair, SC= See Comments, N= No		Y	G	F	SC	N	

Comments:

6.2.A Wood flooring is scratched and blemished.

6.3.A Caulking needed at the countertop backsplash.



6.3.A Item 1(Picture)

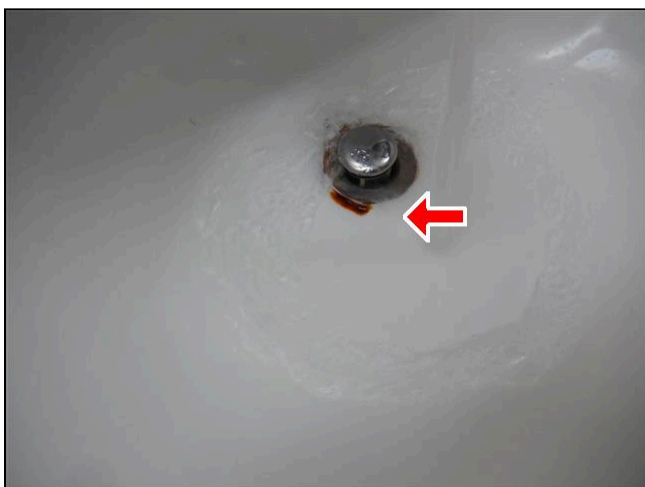
6.4.A Tile at the shower stem is not cut or sealed properly. Advise to repair as needed.



6.4.A Item 1(Picture)

6.8.A Sink is chipped and rusted around the drains at both sinks. Advise to repair as needed.

Bathtub spout is not sealed properly. Advise to repair as needed.



6.8.A Item 1(Picture)



6.8.A Item 2(Picture)

6(B) . Bathroom and Components / Private Bath

		Y	G	F	SC	N	Styles & Materials
6.0.B	CEILING		.				Exhaust Fans: None
6.1.B	WALLS		.				
6.2.B	FLOOR		.				
6.3.B	COUNTERS CABINETS AND FIXTURES		.				
6.4.B	SHOWER STALL/BATHTUB		.				
6.5.B	DOORS		.				
6.6.B	WINDOWS		.				
6.7.B	PLUMBING DRAIN, WASTE AND VENT SYSTEMS		.				
6.8.B	PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES				.		
6.9.B	OUTLETS SWITCHES AND FIXTURES		.				
		Y	G	F	SC	N	

Y= Yes, G= Good, F= Fair, SC= See Comments, N= No

6.8.B Bathtub spout diverter is not working. Advise to have a Plumber inspect and repair or replace as needed.



6.8.B Item 1(Picture)

6(C) . Bathroom and Components / 1/2 Bath

		Y	G	F	SC	N	Styles & Materials
6.0.C	CEILING		•				Exhaust Fans: Fan only
6.1.C	WALLS		•				
6.2.C	FLOOR				•		
6.3.C	COUNTERS CABINETS AND FIXTURES		•				
6.4.C	DOORS		•				
6.5.C	PLUMBING DRAIN, WASTE AND VENT SYSTEMS		•				
6.6.C	PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES		•				
6.7.C	OUTLETS SWITCHES AND FIXTURES				•		
6.8.C	EXHAUST FAN / HEATER		•				

Y= Yes, G= Good, F= Fair, SC= See Comments, N= No

Y G F SC N

- 6.2.C Wood flooring is blemished.
- 6.7.C (1) Exhaust fan is controlled with light switch not on a separate switch. Advise to have a Electrician inspect and repair as needed.



6.7.C Item 1(Picture)

(2) One "three-prong" outlet is outdated and not a three-prong GFCI (Ground Fault Circuit Interrupt) . . .



6.7.C Item 2(Picture)

7. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

		Y	G	F	SC	N	Styles & Materials
7.0	CONCRETE SLAB		•				Foundation: Poured concrete
7.1	WALLS (Structural)		•				Floor Structure: Slab
7.2	FLOORS (Structural)		•				Wall Structure: Wood
7.3	CEILINGS (structural)		•				
7.4	HOUSE ANCHORED	•					

Y= Yes, G= Good, F= Fair, SC= See Comments, N= No

Y G F SC N

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

		Y	G	F	SC	N	Styles & Materials
8.0	PLUMBING DRAIN, WASTE AND VENT SYSTEMS		•				Water Source: Public
8.1	PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES		•				Water Filters: None
8.2	WATER CONSERVATION EQUIPPED	•					Plumbing Water Supply (into home):
8.3	VOLUME PRESSURE		•				Copper
8.4	HOT WATER SYSTEMS, EXPANSION TANK, CONTROLS, CHIMNEYS, FLUES VENTS AND LOCATION		•				Plumbing Water Distribution (inside home):
8.5	WATER HEATER STRAPPED	•					Copper
8.6	TPI PRESSURE VALVE PIPE INSTALLED	•					Washer Drain Size: 2" Diameter
8.7	WATER HEATER DRAIN PAN INSTALLED	•					Plumbing Waste Line: ABS
8.8	WATER HEATER RAISED FROM GROUND	•			•		Water Heater Power Source:
8.9	MAIN WATER HEATER SHUT-OFF VALVE/DRAIN VALVE		•				Gas (quick recovery)
8.10	MAIN WATER & FUEL SHUT OFF		•				Water Heater Capacity: 40 Gallon (1-2 people)
8.11	FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)		•				Manufacture: BRADFORD-WHITE
8.12	SEDIMENT TRAP INSTALLED				•	•	Water Heater Location: Garage
8.13	EARTHQUAKE SHUT OFF VALVE AND OR WRENCH INSTALLED AT THE GAS METER					•	

Y= Yes, G= Good, F= Fair, SC= See Comments, N= No

Y G F SC N

Comments:

8.3 Volume pressure is good, 60 PSI.



8.3 Item 1(Picture)

8.4 View of the water heater.

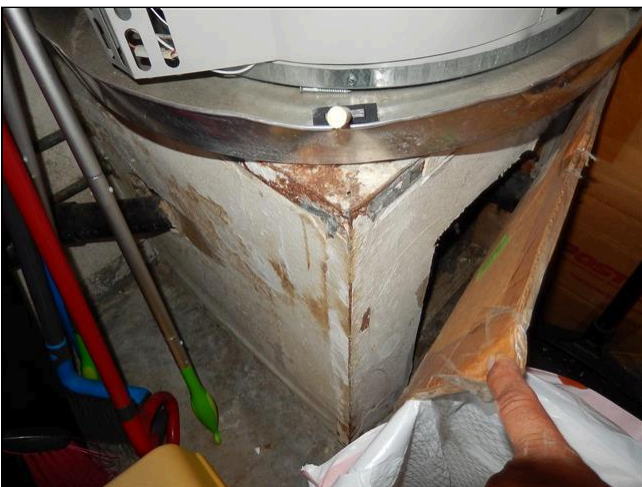


8.4 Item 1(Picture)



8.4 Item 2(Picture)

8.8 Drywall covered stand is damaged at several areas. Advise to repair as needed.



8.8 Item 1(Picture)

8.12 No sediment trap installed. Advise to have a Plumber inspect and install as needed.

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

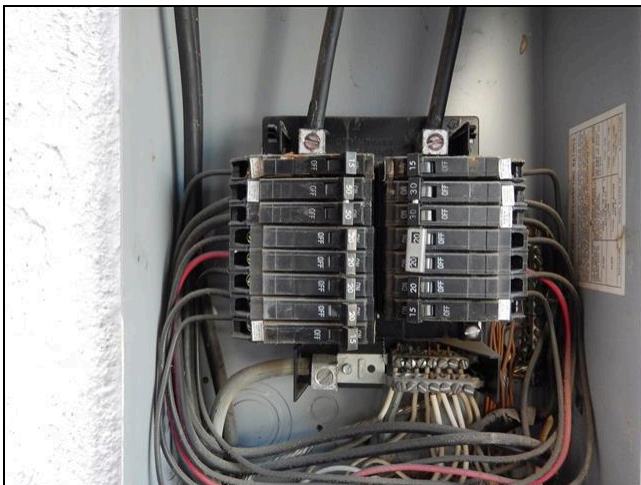
		Y	G	F	SC	N	Styles & Materials
9.0	SERVICE ENTRANCE CONDUCTORS		•				Electrical Service
9.1	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS		•				Conductors: Below ground
9.2	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE		•				Panel capacity: 100 AMP
9.3	CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)		•				Panel Type: Circuit breakers
9.4	POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE		•				Electric Panel
9.5	OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)		•				Manufacturer: GENERAL ELECTRIC
9.6	LOCATION OF MAIN AND DISTRIBUTION PANELS		•				Branch wire 15 and 20
9.7	CIRCUIT BREAKERS LABELED	•					AMP: Copper
9.8	SMOKE DETECTORS	•			•		Wiring Methods: Romex
9.9	CARBON MONOXIDE DETECTORS				•	•	

Y= Yes, G= Good, F= Fair, SC= See Comments, N= No

Y G F SC N

Comments:

9.2 View of the wiring inside the panel.



9.2 Item 1(Picture)

9.7 View of the labeled panel.



9.7 Item 1(Picture)

9.8 Smoke detectors should be tested and replaced with 10 year lithium and or hard wired smoke detectors in the bedrooms and common hallway.

9.9 There is no carbon monoxide detector found in home. It is recommended that one be installed according to the manufacturer's instructions.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

		Y	G	F	SC	N	Styles & Materials
10.0	HEATING EQUIPMENT		•				Heat Type: Forced Air
10.1	GAS LINE/VALVE		•				Energy Source: Gas
10.2	NORMAL OPERATING CONTROLS		•				Number of Heat Systems (excluding wood): One
10.3	AUTOMATIC SAFETY CONTROLS		•				Heater Manufacture: CARRIER
10.4	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)				•		Ductwork: Insulated
10.5	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM	•					Filter Type: Disposable
10.6	CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)		•				Filter Size: 20x30
10.7	SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)				•		Types of Fireplaces: Gas/LP Log starter
10.8	DOORS AND SCREENS		•				Operable Fireplaces: One
10.9	COOLING AND AIR HANDLER EQUIPMENT		•				Number of Woodstoves: None
10.10	NORMAL OPERATING CONTROLS		•				Cooling Equipment Type: Air conditioner unit
10.11	PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM	•					Cooling Equipment Energy Source: Electricity
Y= Yes, G= Good, F= Fair, SC= See Comments, N= No							Number of AC Only Units: One

Comments:

10.0 View of the heater in the attic.

10.0 Item 1(Picture)

10.4 Insulation wrap on the ducts are damaged at several areas. Advise to have a HVAC service Company inspect and repair or replace as needed.



10.4 Item 1(Picture)

10.7 The damper for fireplace at the Living room is missing a clamp or lock that forces lid to stay open (required for Vented Gas/LP logs). . .



10.7 Item 1(Picture)



10.7 Item 2(Picture)

10.9 (1) The ambient air test was performed by using thermometers on the air handler of Air conditioner to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates that the unit is cooling as intended. The supply air temperature on your system read 62 degrees, and the return air temperature was 77 degrees. This indicates the range in temperature drop is normal.



10.9 Item 1(Picture)



10.9 Item 2(Picture)

(2) The foam sleeve on suction line is missing foam sleeve in area(s) at outside unit. Missing foam on suction line can cause energy loss and condensation. I recommend service or repair as needed.



10.9 Item 3(Picture)

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

General Summary

PRO INSPECTIONS

2476 Mandarin Drive
Corona CA 92879
714) 267-5579
714) 692-6624
951) 734-7381

Customer
John Dicaprio

Address
1 Palmera
Rancho Santa Margarita CA 92688

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roofing / Chimneys / Roof Structure and Attic

1.9 ATTIC ACCESS AND PANEL

See Comments

Attic access panel is cracked. Advise to repair or replace as needed.



1.9 Item 1(Picture)

1.12 INSULATION IN ATTIC

See Comments

Insulation is old and has settled, and less than six inches in thickness remains. in attic. Heat loss can occur more on this home than one that is properly insulated. A qualified contractor should inspect and repair as needed.



1.12 Item 1(Picture)



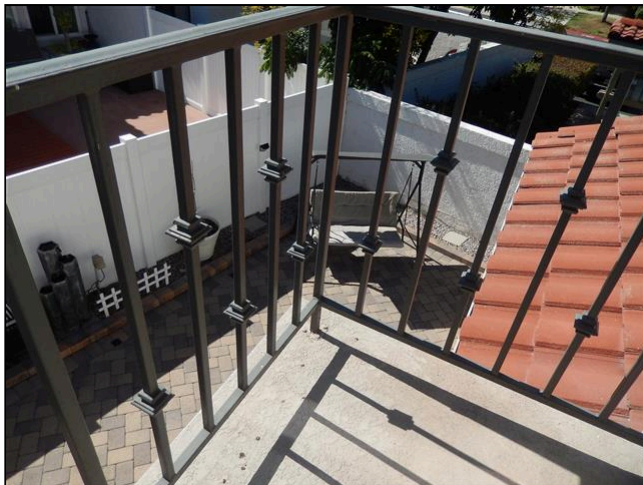
1.12 Item 2(Picture)

2. Exterior

2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

See Comments

The guardrails on upper level balcony at the rear of home are spaced to far apart for safety. Spacing more than 4 inches apart could allow an adult, child or pet to fall through. A qualified contractor should repair or replace as needed.



2.3 Item 1(Picture)

2.7 OUTLETS (exterior)

See Comments

Exterior outlets are three prong grounded outlets. Advise to upgrade to GFCI with weather covers.



2.7 Item 1(Picture)

3. Garage

3.1 GARAGE WALLS (INCLUDING FIREWALL SEPARATION)

See Comments

Drywall is scuffed scratched and blemished at several areas.

Drywall is cut open and has been improperly repaired at the rear wall.



3.1 Item 1(Picture)

3.2 GARAGE FLOOR

See Comments

Cracks noted to the concrete flooring.



3.2 Item 1(Picture)

3.5 GARAGE ACCESS DOOR**See Comments**

Patio pavers are too close to the height of the threshold.



3.5 Item 1(Picture)



3.5 Item 2(Picture)

4. Kitchen Components and Appliances**4.2 FLOORS****See Comments**

Wood flooring is showing gaps weathered and scratched. Advise to repair or replace as needed.



4.2 Item 1(Picture)



4.2 Item 2(Picture)

4.3 PANTRY/PATIO DOORS

See Comments

Pantry door does not latch properly. Advise to repair as needed.



4.3 Item 1(Picture)

4.5 COUNTERTOPS AND CABINETS

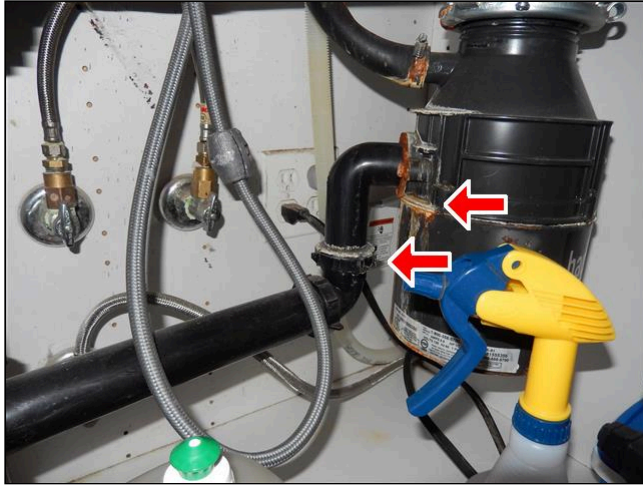
See Comments

Caulking needed at the countertop backsplash and sink edge.

4.6 PLUMBING DRAIN AND VENT SYSTEMS

See Comments

Corrosion noted to the drain piping under the sink, no leaks present. Advise to have a Plumber inspect and repair as needed.



4.6 Item 1(Picture)

4.12 FOOD WASTE DISPOSER**See Comments**

Disposer casing is rusted.

5(A) . Rooms / Dining Room**5.3.A FLOORS****See Comments**

Wood flooring is showing gaps scratched and weathered.



5.3.A Item 1(Picture)



5.3.A Item 2(Picture)

5(B) . Rooms / Living Room**5.0.B SMOKE DETECTORS****Yes, See Comments**

Smoke detector in the upstairs hallway is not working. Advise to replace as needed.



5.0.B Item 1(Picture)

5.2.B WALLS**See Comments**

Patchwork noted to the wall around the doggy door, moisture meter is reading 13% moisture. Advise to repair as needed.



5.2.B Item 1(Picture)



5.2.B Item 2(Picture)

5.3.B FLOORS**See Comments**

Wood flooring is scratched and weathered.



5.3.B Item 1(Picture)

5(C) . Rooms / Master Bedroom

5.0.C SMOKE DETECTORS

See Comments, No

Smoke detector is missing.

5.3.C FLOORS

See Comments

Wood flooring is scratched and blemished.

5.8.C CLOSET/RAILS

See Comments

Closet door is missing. Advise to replace as needed.

5(D) . Rooms / Front Bedroom

5.0.D SMOKE DETECTORS

See Comments, No

Smoke detector is missing.

5.3.D FLOORS

See Comments

Carpet is torn at the entry and entry to the bath. Advise to repair or replace as needed.



5.3.D Item 1(Picture)

5.8.D CLOSET/RAILS

See Comments

Closet door is missing. Advise to replace as needed.



5.8.D Item 1(Picture)

6(A) . Bathroom and Components / Master Bath

6.2.A FLOOR

See Comments

Wood flooring is scratched and blemished.

6.3.A COUNTERS CABINETS AND FIXTURES

See Comments

Caulking needed at the countertop backsplash.



6.3.A Item 1(Picture)

6.4.A SHOWER STALL/BATHTUB

See Comments

Tile at the shower stem is not cut or sealed properly. Advise to repair as needed.



6.4.A Item 1(Picture)

6.8.A PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

See Comments

Sink is chipped and rusted around the drains at both sinks. Advise to repair as needed.

Bathtub spout is not sealed properly. Advise to repair as needed.



6.8.A Item 1(Picture)



6.8.A Item 2(Picture)

6(B) . Bathroom and Components / Private Bath

6.8.B PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

See Comments

Bathtub spout diverter is not working. Advise to have a Plumber inspect and repair or replace as needed.



6.8.B Item 1(Picture)

6(C) . Bathroom and Components / 1/2 Bath

6.2.C FLOOR

See Comments

Wood flooring is blemished.

6.7.C OUTLETS SWITCHES AND FIXTURES

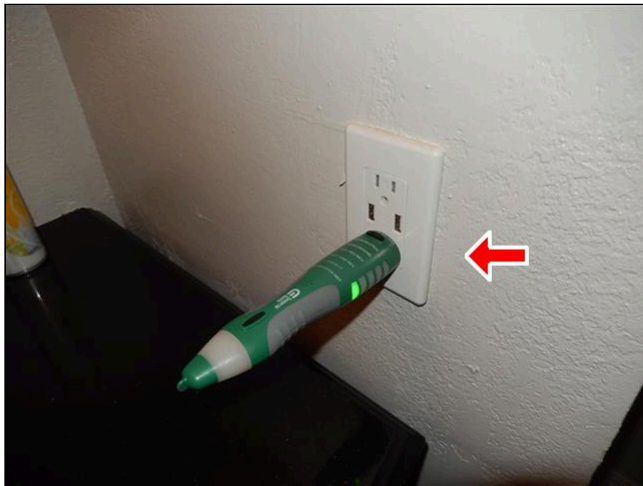
See Comments

(1) Exhaust fan is controlled with light switch not on a separate switch. Advise to have a Electrician inspect and repair as needed.



6.7.C Item 1(Picture)

(2) One "three-prong" outlet is outdated and not a three-prong GFCI (Ground Fault Circuit Interrupt) . . .



6.7.C Item 2(Picture)

8. Plumbing System

8.8 WATER HEATER RAISED FROM GROUND

Yes, See Comments

Drywall covered stand is damaged at several areas. Advise to repair as needed.



8.8 Item 1(Picture)

8.12 SEDIMENT TRAP INSTALLED

See Comments, No

No sediment trap installed. Advise to have a Plumber inspect and install as needed.

9. Electrical System

9.8 SMOKE DETECTORS

Yes, See Comments

Smoke detectors should be tested and replaced with 10 year lithium and or hard wired smoke detectors in the bedrooms and common hallway.

9.9 CARBON MONOXIDE DETECTORS

See Comments, No

There is no carbon monoxide detector found in home. It is recommended that one be installed according to the manufacturer's instructions.

10. Heating / Central Air Conditioning

10.4 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

See Comments

Insulation wrap on the ducts are damaged at several areas. Advise to have a HVAC service Company inspect and repair or replace as needed.



10.4 Item 1(Picture)

10.7 SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)

See Comments

The damper for fireplace at the Living room is missing a clamp or lock that forces lid to stay open (required for Vented Gas/LP logs). . .



10.7 Item 1(Picture)



10.7 Item 2(Picture)

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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