RSM Inspections

(949) 565-5904
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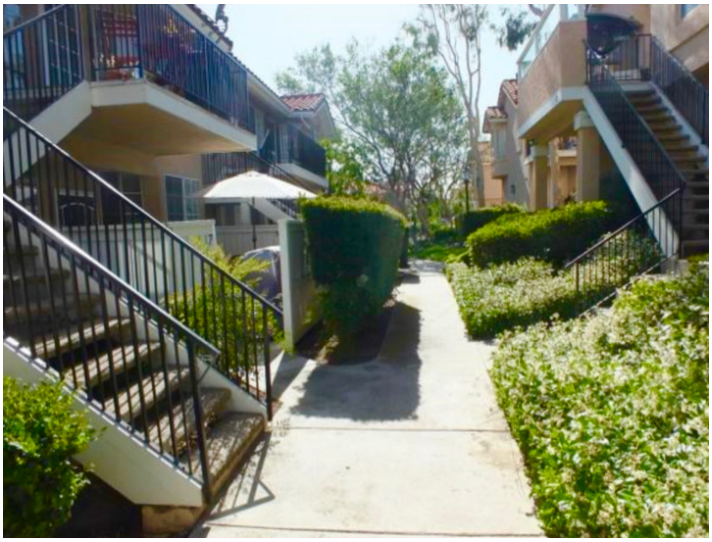
Confidential Inspection Report

LOCATED AT: 7 Vía Honrado
Rancho Santa Margarita, CA 92688

PREPARED EXCLUSIVELY FOR: Kimberly Bobb

INSPECTED ON: Friday, February 4, 2022



CALIFORNIA REAL ESTATE INSPECTION ASSOCIATION
REIA
CERTIFIED CREIA INSP

NSPF® CERTIFIED CPI POOL•SPA INSPECTOR™

Friday, February 4, 2022
Kimberly Bobb
7 Vía Honrado
Rancho Santa Margarita, CA 92688

Dear Kimberly Bobb,

I have enclosed the report for the property inspection I conducted for you on Friday, February 4, 2022 at:

7 Vía Honrado
Rancho Santa Margarita, CA 92688

My report is designed to be clear, easy to understand, and helpful. Please take the time to review it carefully. If there is anything you would like me to explain, or if there is other information you would like, please feel free to call me. I would be happy to answer any questions you may have.

I have inspected the major structural components and mechanical systems for signs of significant non- performance, excessive or unusual wear and general state of repair. The following report is an overview of the conditions observed.

In the report, there may be specific references to areas and items that were inaccessible. I can make no representations regarding conditions that may be present but were concealed or inaccessible for review. With access and an opportunity for inspection, reportable conditions may be discovered. Inspection of the inaccessible areas may be performed upon arrangement and at an additional cost, after access is provided.

I do not review plans, permits, recall lists, and/or government or local municipality documents. Information regarding recalled appliances, fixtures and any other items in this property can be found on the Consumer Product Safety website. These items may be present but are not reviewed.

My recommendations are not intended as criticisms of the building, but as professional opinions regarding conditions present. It is ultimately your responsibility to review the entire report. If you have questions regarding any of the items listed, please contact me for further consultation.

Lower priority conditions contained in the report that are neglected may become higher priority conditions. Do not equate low cost with low priority. Cost should not be the primary motivation for performing repairs. All repair and upgrade recommendations are important and need attention.

This report is a "snapshot" of the property on the date of the inspection. The structure and all related components will continue to deteriorate/wear out with time and may not be in the same condition at the close of escrow.

Photos in this report just a snapshot to help you understand the report. Photos are a representative sample, they are not necessarily all inclusive.

My inspection of items/systems outside the Standards of Practice consists of a limited, courtesy, safety inspection, the objective of which is to determine if this item presents an immediate and significant hazard to health and safety. While conducting this limited safety inspection, I might observe and report visible deficiencies. Reporting deficiencies does not expand the scope of the inspection. These items/systems do not appear to present an immediate or significant hazard to health and safety unless otherwise specified in this report.

Anywhere in the report that I recommend further evaluation, it is strongly recommended that this be done prior to the end of the contingency period. Anytime I direct you to the services of a third party (plumber, electrician, roofer...), This third party should always be a competent, licensed contractor. This contractor should be able to provide you with a warranty and a receipt for his work. This report is not intended for use by anyone other than the client named herein. No other persons should rely upon the information in this report. Client agrees to indemnify, defend and hold inspector harmless from any third party claims arising out of client's unauthorized distribution of the inspection report.

Often, following my advice will result in improved performance and/or extended life of the component(s) in question. In listing these items, I am not offering any opinion as to who, among the parties to this transaction, should take responsibility for addressing any of these concerns. As with most of the facets of your transaction, I recommend consultation with your Real Estate Professional for further advice.

Throughout the report, you'll find special symbols at the front of certain comments. Below are the symbols and their meanings:

= Hazardous condition that should be corrected as soon as possible.

= Issue that warrants your attention.

I thank you for the opportunity to be of service to you.

Sincerely,

Inspector, Bill Bryan
RSM Inspections

RSM Inspections
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rsminspections.com

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General Information

REFERENCE
1: For the purpose of this inspection, all locations are referenced as you are standing in front of the building, facing the building.

2: This symbol means: "Hazardous condition that should be corrected, as soon as possible."

3: This symbol means: "Issue that warrants your attention."

CURRENT INFORMATION
4: Temperature was between 60-70° and sunny. This is a attached condo that was built around 1986, is approximately 36 years old and is approximately 700 sft. This is a two story - this unit only occupies the first floor. structure with a detached 1 car garage. I cannot confirm the age and square footage of this property - ask seller and check the disclosures for information about this.

INSPECTION TIME
5: 11:30 to 1:30.

PRESENT FOR THE INSPECTION
6: The seller.

OCCUPANCY
7: This property was occupied and furnished. Access to some items such as: electrical receptacles, windows, wall/floor surfaces, closets and cabinet interiors were restricted by furniture or personal belongings at this time. Any such items are excluded from this inspection report.

UTILITIES
8: Utilities were on (Gas, Water, Electricity).

SCOPE OF INSPECTION
9: Even though this is a Sellers Inspection, I followed the same format that I use for a Buyer's Inspection. I want you to see the same things a Buyer's Inspection Report will say. This way, there will be no surprises when you see the Buyer's Report.

I followed the California Real Estate Inspection Association (CREIA) Standard Of Practice to conduct this inspection.

HOME OWNERS ASSOCIATION

10: This residential dwelling unit is part of a complex that is managed, and maintained by a "Home Owners Association." My inspection is limited to a visual survey and basic operation of the systems and components of the residential unit within the interior space defined by its walls, floors and ceilings.

My Inspection will not include exterior systems or components including "Common Areas" under the direction and control of the Home Owners Association. "Common Areas" are defined as exterior systems and components such as, but not limited to; land, walkways, patios, decks, stairs, landings, porches, hallways, balconies, exterior siding, roofs, pools, spas, recreational areas/equipment, elevators, utility metering, fire suppression systems, alarms, parking stalls, storage facilities, drainage systems, building site conditions, and structural stability. I may choose to inspect any and all of these areas. Your questions or concerns of conditions at any "Common Areas" should be addressed to the "Home Owners Association" or their certified representative.

It is suggested that the Home Owners Association's "Proforma Operating Budget" including a Reserve Study as required by California Civil Code section 1365 & 1365.5 and the Department of Real Estate be carefully reviewed. The reserve study should provide awareness as to the anticipated remaining life expectancies of the major components and systems. The budget should also include a statement of present funds, and a funding strategy to cover future major repairs and/or replacements.

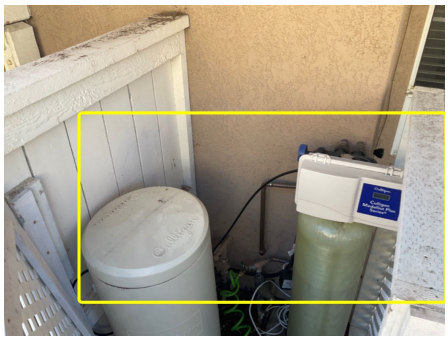
It is also recommended that the current property owner (seller) and the "Home Owners Association" be consulted regarding known past and current defects, and disclose all corrective work performed. You are also encouraged to thoroughly review the "C.C.& Rs" and "Reserve Study" for disclosure of pertinent facts effecting the current condition, and market value of the residential unit, the complex's common elements, and areas, and any past, existing or pending legal litigation.

GENERAL OBSERVATIONS

11: All or part of this building may have been recently painted inside and/or outside. While common in preparation to place a building on the market, this also can mask defects which would otherwise be visible during my inspection. Stains on ceilings, or on walls, which indicate possible roof leaks or other water intrusion, can be covered by a fresh coat of paint. Only the owners or occupants of a property should have knowledge of any visible clues to such defects which might have been covered. I will point out visible evidence of damage, repairs or leaks which might be apparent from all locations I inspect. While I strive to conduct a thorough property inspection, I cannot report on conditions that are not visible, or may have been intentionally or unintentionally masked.
12: If a portion of this property has been renovated or remodeled, you should request documentation that would include permits and any warranties or guarantees that might be applicable, because I do not approve of, or tacitly endorse, any work that was completed without permits, and latent defects could exist.
13: Although not always required, I always recommend a termite inspection by a branch 3 pest control operator. A termite inspection looks for wood destroying pests and organisms. I am not a pest control operator. If I see damaged or deteriorating wood, I will refer you to the termite report. If there is no termite report, again, I recommend you get one.

Site Conditions

ADDITIONAL OUTDOOR ITEMS
14: Water softener present, beyond the scope of this inspection. Recommend you seek advice of a specialist in evaluating this system before use and I also recommend that you find out if this is owned by the seller or if there is a monthly service contract.



Exterior

SIDING
15: TYPE: Siding is mostly clad with stucco.

SURFACE GRADE WITHIN 10'
16: Plants along the perimeter of the house. This is a defect in design. Watering these plants keeps moisture against the siding. If you opt to keep the plants next to the house, ensure this area has a means to drain excess water away from the house.

TRIM
17: Trim on the siding was in satisfactory condition.

WINDOWS
18: WINDOWS: Most, if not all, of the windows appear to be original aluminum framed, single-pane windows.

DRIVEWAY
19: Driveway was in satisfactory condition.

WALKWAY
20: Walkways were in satisfactory condition.

PORCH
21: CONDITION: Porch is in satisfactory condition.

FRONT DOORBELL
22: Doorbell was functional.

Foundation

Type

SLAB-ON-GRADE
23: I could not find any defects or distress in the concrete slab foundation. I could only see a very small sample of the foundation slab (visible edges of the foundation side wall, from the exterior of the house). As this is a slab foundation, there is no man made insulation associated with this type of foundation. Due to the walls being sheathed or covered, I could not view or confirm the presence of anchor bolts. Also, I did not see any wood framing to soil contact.

Roof

DETAILS
24: No access to the roof. Not inspected. Common area maintained by HOA.

AGE
25: I estimate this roof to be over 10 years old. However, this is just an estimate. I always recommend that any roof over 10 years old be further evaluated by a roofing contractor.

COVERING
26: MATERIAL: The roof covering consists of concrete tiles. While the roof covering is designed to last 40 years or more, the underlayment is life-limiting. This underpayment felt is generally designed to last 20 to 25 years before deterioration can cause the underlayment to leak. The method of installation can vary, including the type of paper and number of layers, which can also affect the life of this roof. The underlayment cannot be directly viewed under the tile, and its condition is not known. I will report on any visible evidence of defects, stains, leaks or obvious repairs.

DRAINAGE
27: Partial gutters. Full installation is recommended to keep water away from the structure. Water can weaken the foundation and deteriorate the siding. Recommend correction by a roofing contractor.

ADDITIONAL ROOF ITEMS
28: Satellite dishes attached to roof. Roofs typically are not constructed to support anything other than the tiles or shingles, the structural and functional integrity of the roof can be compromised when additional structural, mechanical, or utility systems are attached to them with screws, bolts, etc. Recommend having old satellite dishes removed and have the location evaluated by a roofing contractor.

Fireplace / Chimney

Fireplace

NO FIREPLACE
29: There is no fireplace at this property.

Plumbing

The visible areas of the main water line, shut off valves, water supply / drain lines, gas meter and piping are examined to determine their current condition. Areas concealed from view by any means are excluded from this inspection. Leakage or corrosion in underground or concealed piping cannot be detected by a visual examination. A video inspection of drain/waste lines by an appropriate specialist is recommended. Older fixtures or components

should be budgeted for replacement. I do not operate shut-off valves as they are prone to leakage.

Gas

GAS METER
30: Main gas shut-off valve is located at the gas meter. Visible portions of the gas pipes are steel and are in acceptable condition.

Water

WATER MAIN
31: HOME SHUT-OFF: House water shut-off valve is located in the front of the house.

WATER PRESSURE
32: Water pressure after the pressure regulator is between 40-80 psi. This is an acceptable amount of pressure.

WATER PIPING
33: TYPE: Water piping, where visible, is copper.

FUNCTIONAL FLOW / FUNCTIONAL DRAINAGE
34: Functional flow of water and the functional drainage at this property appears to be adequate.

Drain, Waste And Venting

PIPING
35: TYPE: I observed the proper plastic pipe (ABS) used for the visible portions of the Drain, Waste and Vent pipe (DWV).

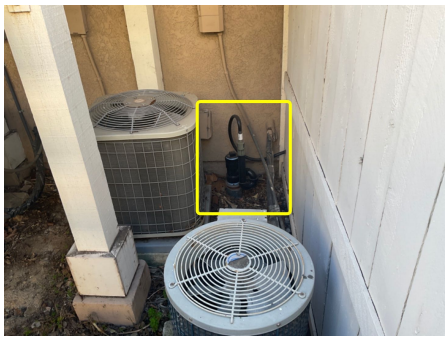
WASTE

36: During the limited testing of your drainage system, all drains were tested. This limited inspection will not replicate day to day usage. A large portion of the systems are not fully observable. Portions are in walls, in ceilings, blocked by framing and underground, etc... The unobservable portions are excluded from this inspection. Drains have been known to block at any time, whether new construction, older properties or properties with either new and/or mature tree growth. As a sewer scope inspection is not within the scope of a home inspection, I recommend having a video camera test performed on the drainage system prior to close of the inspection contingency period.

Because I can't confirm if sewer is public or septic, I recommend you ask the seller and check the disclosures for information about this.

CLEANOUT

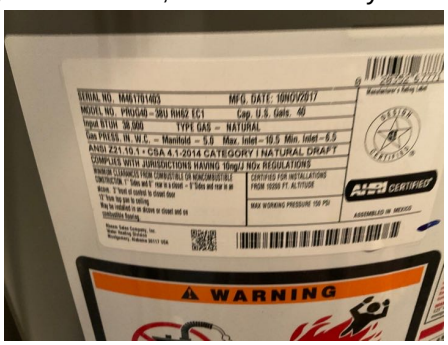
37: Waste line, cleanout located in the front yard.



Gas Water Heater

DETAILS

38: MANUFACTURER: 40 gallon, gas, water heater, manufactured by Rheem.



AGE

39: Water heater is approximately 5 years old. The average life of a water heater is 12 years in Southern California.

BASE

40: TYPE: Water heater is a Flammable Vapor Ignition Resistant (FVIR) type. There is no requirement to lift this water heater 18" off the ground.

GAS SUPPLY

41: LINE: No sediment trap installed on the gas line, at the water heater. A sediment trap catches debris or sediment that can otherwise clog the gas orifice. Recommend the installation of a proper sediment trap by a plumbing contractor.

DRIP PAN OVERFLOW LINE

42: Unable to determine where drip pan drain line discharges. Recommend having plumber evaluate when installing a new water heater.

TPRV DISCHARGE TUBE

43: Discharge pipe improperly runs uphill. This is a safety hazard. Should the release valve trip due to pressure, the scalding pressurized water would have a difficult time discharging from the pipe and an explosion is possible. This is a safety hazard. Recommend correction by a plumbing contractor.

SUPPLY PIPING

44: CONDITION: Insulation missing on water heater, water supply piping. Insulation will reduce energy loss. Recommend you insulate both hot and cold water pipes.

THERMAL EXPANSION TANK

45: No expansion tank installed on the water distribution system. This is a moisture intrusion hazard. Thermal expansion created by the water heater generates additional pressure on your supply lines. Recommend correction by a plumbing contractor, to mitigate the additional pressure caused by thermal expansion.

STRAPPING

46: Water heater is properly, seismically strapped.

Electrical

Main Electrical Service

MAIN
47: PANEL: Main panel is manufactured by Crouse-Hinds. The main disconnect is at the main electric panel. This switch will turn off all power to the home. This switch has a maximum amp capacity of approximately 100 amps/ 240 volts.

48: PANEL: The main electrical panel is functional and in satisfactory condition.

Sub Electrical Panel

SUB
49: PANEL: Sub panel is manufactured by General Electric. This panel has an amp capacity of approximately 100 amps/ 240 volts.

BREAKERS
50: No major system safety or function concerns with the circuit breakers, in the sub panel.

PANEL WIRING
51: WIRES: Panel wiring appears to be safe and functional.

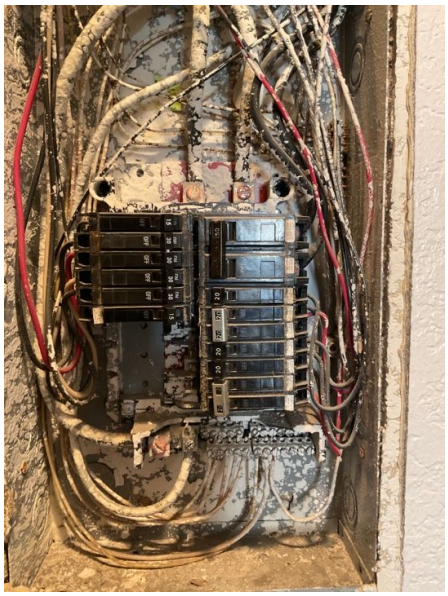
BRANCH CIRCUITS
52: Branch circuit wiring primarily consists of copper wiring with non-metallic sheathing.

NEUTRAL BAR
53: Neutral bar is properly floating in the sub panel.

GROUNDING
54: Sub panel appears to be properly grounded to the main electrical panel.

PANEL INTERIOR

55: Interior of the panel is contaminated with overspray. This is a safety hazard. Recommend correction by an electrician.



HVAC

A/C

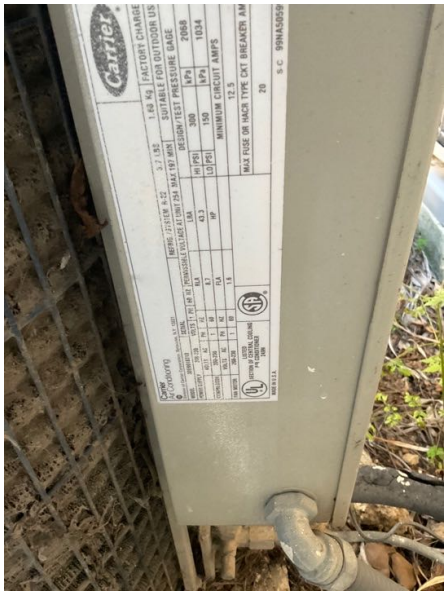
Primary A/C HVAC

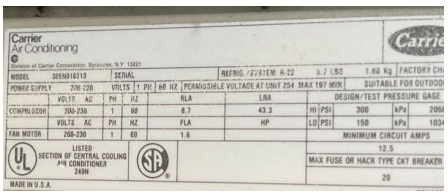
AIR CONDITIONING TYPE

56: TYPE: Air-conditioning consists of an electrical, split system. There is a compressor unit outside and the evaporator coil inside the home.

OUTSIDE COMPRESSOR UNIT

57: MANUFACTURER: The outside air conditioning compressor unit was manufactured by Carrier. This has a 1.5 ton capacity. This unit uses R22 refrigerant. (R22 refrigerant, sometimes known as Freon, is an environmental danger because it contributes to the depletion of the ozone layer. The U.S. government has placed restrictions on R22 and issued the requirement that R22 refrigerant must be eliminated from use in cooling systems by the year 2020. R22 is no longer manufactured and cannot be used as a refrigerant in new air conditioning systems. R22 was replaced by R-410A, a safer material which is the current and compliant standard refrigerant in air conditioning equipment) refrigerant. The data plate says that the circuit breaker must be no greater than 20 amps. This unit is approximately unknown years old. The average life expectancy of an compressor unit, in Southern California, is approximately 15 years.





OUTSIDE REFRIGERANT LINES OUTSIDE

58: No deficiencies observed at the visible portions of the exterior refrigerant lines.

OUTSIDE DISCONNECT

59: DISCONNECT: The compressor unit, fused disconnect is safe and functional. And, the circuit breaker, in the main service panel, for the A/C compressor, is the correct size.

OUTSIDE AGE DATA

60: Compressor unit appears to have exceeded its designed life expectancy of 15 years. I make no warranty, guarantee or estimation as to the remaining useful life of this unit. Due to the age, I recommend further evaluation/ service by an HVAC contractor. Budget for replacement in the near future.

INSIDE LOCATION

61: The evaporator coil is connected to the furnace in the outside closet.

INSIDE PRIMARY CONDENSATE LINE

62: There is only 1 condensate removal line present. Should this line become blocked, this would cause moisture damage. Recommend installing either a backup method of removing condensate or a way to automatically turn off the A/C, by an HVAC contractor.

63: TERMINATION LOCATION: Unable to determine the point at which the primary condensate line discharges. It is commonly located at an interior location. However, because I was unable to locate it, I recommend it be traced, by an HVAC contractor, to ensure it is functional and discharges to an approved location.

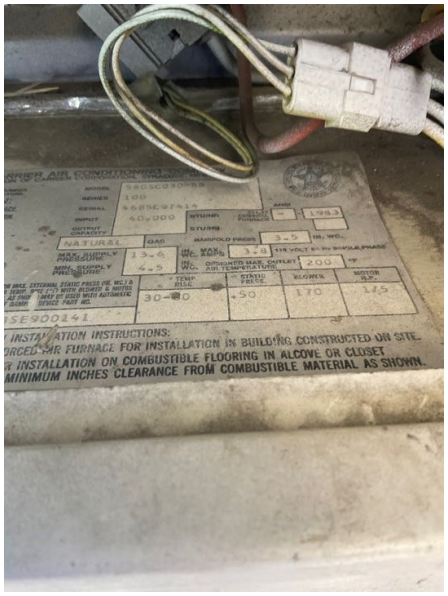
64: CONDITION: Primary condensate line has no P trap. A P trap prevents the escape of cooling energy, as well as, stops contaminated air from entering the system. Recommend correction by an HVAC contractor.

INSIDE DIFFERENTIAL TEMPERATURES
65: A/C responded and achieved a differential temperature split (between the air temperature entering the system at the return and temperature of the air coming out of a register) of 16 - 22°. This just tells me that the A/C system is functioning. For a more definitive analysis of the efficiency of your air conditioning system, contact an HVAC contractor.

Heating

Primary Heating HVAC

HEATING HEATING DETAILS
66: MANUFACTURER: Furnace is manufactured by Carrier.



67: TYPE: Gas, forced air, furnace present. Furnace is rated for MAX Input 40,000 BTUs.

HEATING AGE
68: Furnace is approximately 37 years old and has exceeded its designed life expectancy of 25 years. I make no warranty, guarantee or estimation as to the remaining useful life of this unit. Budget for replacement in the very near future. I also recommend further evaluation of the heat exchanger for cracks, as the chances leakage of carbon monoxide from a furnace this old have increased, by an HVAC contractor.

HEATING COMBUSTION AIR
69: Indoor air source (combustion air) is sufficient for the furnace operation.

HEATING ELECTRICAL CONNECTION
70: No major system safety or function concerns with the electrical connection at the furnace.

HEATING GAS LINE
71: LINE: No sediment trap installed on the gas line, at the furnace. A sediment trap catches debris or sediment that can otherwise clog the gas orifice. Recommend the installation of a proper sediment trap by a plumber.

HEATING VENTING
72: EXHAUST VENT: Visible portions of the exhaust, vent pipe appeared functional.

HEATING THERMOSTAT
73: LOCATION: Thermostat is located in the hallway.

74: Thermostat was functional.

HEATING AIR SUPPLY
75: Air supply system appears to be functional.

HEATING AIR RETURN
76: Return air supply system appears to be functional.

HEATING FILTERS
77: LOCATION: Filter is located in furnace cabinet.
78: CONDITION: Filter is a washable, reusable filter. Recommend checking at least every 3 months.

HEATING DIFFERENTIAL TEMPERATURE
79: Furnace responded and achieved a differential temperature split (between the air temperature entering the system at the return and the temperature of the warm air coming out of a register) of 22°. This just tells me that the furnace is functioning. For a more definitive analysis of the efficiency of your furnace, contact an HVAC contractor.

Attic

ATTIC ACCESS
80: INSPECTION METHOD: No attic present. Not inspected.

Interior

My review of the interior includes inspection of the rooms walls, ceilings, floors, doors, windows, steps, lights, switches, receptacles, ceiling fans, stairways and the common areas. Some of these components may not be visible/accessible because of furnishings, floor coverings and/or storage. In such cases, these items are not inspected. Efficiency testing of any appliances is beyond the scope of this inspection. If concerned, you should seek further review by qualified appliance technician. I also recommend you purchase new smoke alarms and carbon monoxide detectors - this way you know they are good for 10 years!

Room

Living Room Interior

ROOM SUMMARY
81: No deficiencies noted in this room. Ceiling, walls, permanently installed cabinets, flooring, doors, windows, outlets, lights and switches were all satisfactory.

Dining Room Interior

ROOM SUMMARY
82: No deficiencies noted in this room. Ceiling, walls, permanently installed cabinets, flooring, doors, windows, outlets, lights and switches were all satisfactory.

Bedroom

Primary Bedroom Interior

BEDROOM SUMMARY
83: No deficiencies noted in this room. Ceiling, ceiling fan, walls, permanently installed cabinets, flooring, doors, windows, closet, egress, smoke detector, outlets, lights and switches were all satisfactory.

Bathroom

Primary Bathroom Interior

BATHROOM SUMMARY
84: No deficiencies noted in this room. Ceiling, walls, permanently installed cabinets, flooring, doors, cabinets, countertop, sink, toilet, tub, shower, fan, outlets, lights and switches were all satisfactory.

Hallway

HALLWAY SUMMARY
85: No deficiencies noted in this hallway. Ceiling, smoke detector, CO alarm, walls, permanently Installed cabinets, flooring, doors, outlets, lights and switches were all satisfactory.

Kitchen

KITCHEN GARBAGE DISPOSAL
86: Garbage disposal was tested using normal operating controls and appeared to be functional.

KITCHEN DISHWASHER
87: Dishwasher was tested using normal operating controls and appeared to be functional.
88: AIR GAP: Proper "air gap" observed at dishwasher drain line. In the event of a sewer backup, this device prevents sewer matter from entering back into dishwasher.

KITCHEN MICROWAVE
89: Microwave oven was tested using normal operating controls and appeared to be functional.

KITCHEN RANGE
90: The range is NOT equipped with a required anti-tip device, which prevents the range from tipping or its contents from spilling, should a child attempt to climb on it or its open door. This is a recommended safety feature that should be installed by a general contractor. Attached is a diagram of a simple "anti-tip device." The range was tested using normal operating controls and appeared to be serviceable.
The range is functional. The stovetop, oven, and gas valve are functional.

KITCHEN COOKTOP EXHAUST
91: TYPE: Recirculating cooktop exhaust hood present. Cooktop exhaust was tested using normal operating controls and appeared to be serviceable. Lights and fan were both operational.

KITCHEN REVERSE OSMOSIS
92: Reverse osmosis system noted; beyond the scope of this inspection. Suggest verification of performance prior to closing.

ROOM COMPONENTS BUILT-IN CABINETS
93: Cabinets appeared functional and in satisfactory condition.

ELECTRICAL OUTLETS / RECEPTACLES

94: Receptacle is missing on the peninsula countertop. There should be a receptacle that serves the peninsula portion of the countertop. Receptacles that are under a 6" overhang or more than 12" below the countertop do not count. This is a safety hazard. Recommend correction by an electrical contractor.

KITCHEN SUMMARY

95: Other than the above deficiency, I observed the ceiling, walls, permanently installed cabinets, flooring, doors, outlets, lights and switches were all satisfactory.

Laundry Room

LAUNDRY ROOM APPLIANCES

96: Washer and dryer present. Not inspected, beyond the scope of this inspection. If these appliances convey with the property, I recommend you have the seller demonstrate at the final walk-through.
97: Limited inspection, laundry room only had enough room for the washer and dryer. I was unable to see any other parts of the room.

LAUNDRY ROOM VENTILATION

98: No fans or window observed. Recommend an exhaust fan be installed in laundry room for proper ventilation and moisture control by an HVAC contractor.

LAUNDRY ROOM GAS LINE

99: VALVE: Gas valve not seen.

LAUNDRY ROOM DRYER VENT
100: CONDITION: Could not inspect the dryer vent, obscured by the washing machine / dryer.

LAUNDRY ROOM DRYER OUTLET
101: 15 amp receptacle present.

LAUNDRY ROOM LAUNDRY FLOOR
102: CONDITION: Cannot inspect the entire floor. Flooring blocked by washer and dryer.

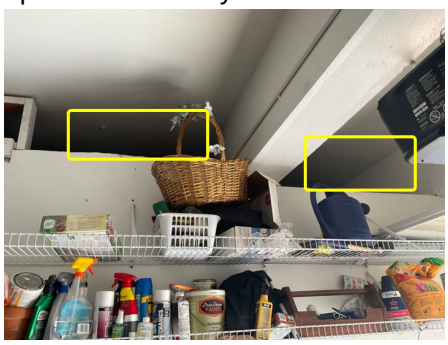
LAUNDRY ROOM SUMMARY
103: No deficiencies noted in this room. Ceiling, walls, permanently installed cabinets, flooring, doors, outlets, lights and switches were all satisfactory.

Parking Structure

Garage

PERSONAL ITEMS
104: Limited inspection, garage contained a large volume of personal items. I was unable to see many parts of the garage. Make sure you inspect these locations after the personal items are removed.

STRUCTURE DETAILS
105: Shared garage. This is a security hazard. Recommend further evaluation with the HOA about remedial options for security.



GARAGE FLOORS
106: CONDITION: Garage floor in good shape. Some shrinkage cracks.

GARAGE SUMMARY
107: Other than the above deficiencies, the rest of the garage was in satisfactory condition.

Garage Door

GARAGE VEHICLE DOOR / OPENER
108: Roll up garage door is properly balanced and functional. Garage door opener is functional. There should be, at least, one remote for the garage door opener. Ask the seller for the remote at walk-through. There is a garage door passcode device outside the door. Remember to ask the seller for the passcode and have them show you how to change the passcode, prior to the completion of the final walk-through.

GARAGE DOOR OPENER
109: MANUAL UNLOCK: There should be, at least, one key for the manual, garage door opener. Ask the seller for the key at walk-through.

Conclusion

SELLERS INSPECTION
110: Good luck in your preparation to sell this house!

I am proud of my service, and trust that you will be happy with the quality of my report. I made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, I may not have tested every outlet, and opened every window and door, or identified every minor defect. Also because I am not a specialist or because my inspection is essentially visual, latent defects could exist. Therefore, you should not regard my inspection as conferring a guarantee or warranty. It does not. It is simply a report on the general condition of a particular property at a given point in time. Furthermore, as a homeowner, you should expect problems to occur. Roofs will leak, drain lines will become blocked, and components and systems will fail without warning. For these reasons, you should take into consideration the age of the house and its components and keep a comprehensive insurance policy current. If you have a home protection policy, read it carefully. Such policies may only cover insignificant costs, such as that of rooter service, and the representatives of some insurance companies may deny coverage on the grounds that a given condition was preexisting or not covered because of a code violation or manufacturer's defect. Therefore, you should read such policies very carefully, and depend upon my company for any consultation that you may need.

Thank you for taking the time to read this report, and call me if you have any questions or observations at all. I am always attempting to improve the quality of my service and my report, and I will continue to adhere to the highest standards of the industry and to treat everyone with kindness, courtesy, and respect.

Thank you,
Bill Bryan, CCI, ACI, CPI
Certified CREIA Inspector
Certified ASHI Inspector
Certified NSPF Pool & Spa Inspector
RSM Inspections

Standard Of Practice

SOP
111: RESIDENTIAL HOME INSPECTION STANDARDS OF PRACTICE - Four or Fewer Units

Part I. Definitions and Scope
These Standards of Practice provide guidelines for a home inspection and define certain terms relating to these inspections. Italicized words in these Standards are defined in Part IV, Glossary of Terms.

A. A home inspection is a noninvasive, visual survey and basic operation of the systems and components of a home which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may result in damage to the property or personal injury to the Inspector. The purpose of the inspection is to provide the Client with information regarding the general condition of the building(s) to assist client in determining what corrections or further evaluations the Client should have corrected, evaluated or obtained estimates for repair prior to the release of contingencies.

B. A home inspection report provides written documentation of material defects discovered in the inspected building's systems and components which, in the opinion of the Inspector, are safety hazards, are not functioning properly, or appear to be at the ends of their service lives. The report will include the Inspector's recommendations for correction or further evaluation.

C. All corrections or further evaluations need to be provided by an appropriate, competent, licensed and/or certified professional as stated in the CA Business and Professions Code 7195(c).

D. Client should consider all available information when negotiating regarding the Property.

E. Inspections performed in accordance with these Standards of Practice are not technically exhaustive and shall apply to the primary building and its associated primary parking structure.

F. Cosmetic and aesthetic conditions shall not be considered.

112: Part II. Standards of Practice
A home inspection includes the readily accessible systems and components, or a representative number of multiple similar components listed in Sections 1 through 9 subject to the limitations, exceptions, and exclusions in Part III.

Section 1 - Foundation and Under-floor Areas - Items to be inspected/reported: 1. Foundation
2. Floor framing
3. Under-floor ventilation
4. Foundation anchoring
5. Cripple wall bracing
6. Wood separation from soil
7. Insulation

Section 2 - Exterior - Items to be inspected/reported:
1. Surface grade directly adjacent to the building
2. Doors and windows
3. Attached decks, porch, and balconies
4. Stairways that are attached to the building, attached decks or porch
5. Wall cladding and trim
6. Portions of patios, walkways and driveways that are adjacent to the buildings
7. Pool/spa drowning prevention safety features, for the sole purpose of identifying which, if any, are present
8. Pool/spa drowning prevention safety features, for the sole purpose of identifying if less than two are present

Section 3 - Roof - Items to be inspected/reported:
1. Covering
2. Drainage
3. Flashings
4. Penetrations
5. Skylights

Section 4 - Attic Areas and Roof Framing - Items to be inspected/reported:
1. Framing
2. Ventilation
3. Insulation

Section 5 - Plumbing - Items to be inspected/reported:
1. Water supply piping
2. Drain, waste, and vent piping
3. Faucets, toilets, sinks, tubs, and showers
4. Fuel gas piping
6. Water heaters

Section 6 - Electrical - Items to be inspected/reported:
1. Service equipment
2. Electrical panels
3. Circuit wiring
4. Switches, receptacles, outlets, and lighting fixtures

Section 7 - HVAC - Items to be inspected/reported:
1. Heating equipment
2. Central cooling equipment
3. Energy source and connections
4. Combustion air
5. Exhaust vents

6. Condensate drainage
7. Conditioned air distribution systems

Section 8 - Interior - Items to be inspected/reported:
1. Walls, ceilings, and floors
2. Doors and windows
3. Stairways
4. Permanently installed cabinets
5. Permanently installed cook-tops
6. Ovens
7. Cooktop exhaust vents
8. Dishwashers
9. Food waste disposals
10. Absence of smoke and carbon monoxide alarms
11. Vehicle doors and openers

Section 9 - Fireplaces and Chimneys - Items to be inspected/reported:
1. Chimney exterior
2. Spark arrestor
3. Firebox
4. Damper
5. Hearth extension

113: Part III. Limitations, Exceptions, and Exclusions
A. The following are excluded from a home inspection:

1. Determine size, spacing, location, or adequacy of foundation bolting or bracing components or reinforcing systems
2. Determine the composition or energy rating of insulation materials.
3. Inspect door or window screens, shutters, awnings, or security bars
4. Inspect fences or gates or automated door or gate openers or their safety devices, except as required by applicable law 5. Use a ladder to inspect systems or components
6. Walk on the roof if in the opinion of the Inspector there is risk of damage or a hazard to the Inspector
7. Warrant or certify that roof systems, coverings, or components are free from leakage
8. Inspect mechanical attic ventilation systems or components
9. Fill any fixture with water, inspect overflow drains or drain stops, or evaluate backflow devices, waste ejectors, sump pumps, or drain line cleanouts
10. Inspect or evaluate water temperature balancing devices, temperature fluctuation, time to obtain hot water, water circulation, or solar heating systems or components
11. Inspect whirlpool baths, steam showers, or sauna systems or components 12. Inspect fuel tanks or determine if the fuel gas system is free of leaks
13. Inspect wells, private water supply or water treatment systems
14. Operate circuit breakers
15. Inspect de-icing systems or components
16. Inspect onsite electrical generation or storage or emergency electrical supply systems or components
17. Inspect heat exchangers or electric heating elements
18. Inspect non-central air conditioning units or evaporative coolers
19. Inspect radiant, solar, hydronic, or geothermal systems or components
20. Determine volume, uniformity, temperature, airflow, balance, or leakage of any air distribution system
21. Inspect electronic air filtering or humidity control systems or components
22. Determine whether a building is secure from unauthorized entry
23. Operate, test or determine the type of smoke or carbon monoxide alarms
24. Inspect chimney interiors, fireplace inserts, seals, or gaskets. Operate any fireplace or determine if a fireplace can be safely used
25. Test vehicle door safety impact reversing devices
26. Inspect systems or components of a building, or portions thereof, which are not readily accessible, not permanently installed, or not inspected due to circumstances beyond the control of the Inspector or which the Client has agreed are not to be inspected
27. Inspect site improvements or amenities (i.e., accessory buildings, fences, planters, landscaping, irrigation, swimming pools, spas, ponds, waterfalls, fountains, landscape stairs...)
28. Inspect auxiliary features of appliances beyond the appliance's basic function
29. Inspect systems or components, or portions thereof, which are under ground, under water, or where the Inspector must come into contact with water
30. Inspect common areas as defined in California Civil Code section 1351, et seq., and any dwelling unit systems or components located in common areas
31. Determine compliance with manufacturers' installation guidelines or specifications, building codes, accessibility standards, conservation or energy standards, regulations, ordinances, easements, setbacks, covenants, or other restrictions
32. Determine adequacy, efficiency, suitability, quality, age, marketability or advisability of purchase or remaining life of any building, system, or component.
33. Conduct structural, architectural, geological, environmental, hydrological, land surveying, or soils-related examinations
34. Evaluate acoustical or other nuisance characteristics of any system or component of a building, complex, adjoining property, or neighborhood
35. Report Wood Destroying Organisms (WDO) including termites or any insect, as well as rot or any fungus, that damage wood. 36. Inspect or identification for the presence of animals or animal activity

37 Evaluate risks associated with events or conditions of nature including (i.e., geological, seismic, wildfire, flood...)
38. Conduct any water testing or determine leakage in any body of water (i.e., shower pans, water features...)
39. Determine the integrity of hermetic seals or reflective coatings at multi-pane glazing
40. Differentiate between original construction or subsequent additions or modifications
41. Review or interpret information or reports from any third-party (i.e., permits, disclosures, product defects, construction documents, litigation concerning the Property, recalls, insurance requirements...)
42. Specify correction procedures or estimating cost to correct
43. Inspect communication, computer, security, or low-voltage, timer, sensor, or similarly controlled systems or components
44. Evaluate fire extinguishing and suppression systems and components or determine fire resistive qualities of materials or assemblies
45. Inspect elevators, lifts, and dumbwaiters
46. Lighting pilot lights or activating or operate any system, component, or appliance that is shut down, unsafe to operate, or does not respond to normal user controls
47. Operate shutoff valves or shutting down any system or component
48. Dismantle any system, structure or component or removing cover plates or access panels other than those provided for homeowner maintenance
49. Test, operate or determine if any drowning prevention safety feature is installed properly or is adequate, effective or meets ASTM standards

B. The Inspector may, at his or her discretion:

1. Inspect any building, system, component, appliance, or improvement not included or otherwise excluded by these Standards of Practice, as a courtesy to the Client, which may include an additional fee. Any such inspection shall comply with all other provisions of these Standards, as applicable.
2. Include photographs in the written report or take photographs for Inspector's reference without inclusion in the written report. Photographs may not be used in lieu of written documentation of conditions found in the report.

114: IV. Home Glossary of Terms
Note: All definitions apply to derivatives of these terms when italicized in the text.

Appears: When the Inspector observes an item or defect but, cannot determine the state or cause of the item or defect, when analysis or procedures are out of the scope of the Standard of Practice, or it is beyond the Inspectors' expertise
Appliance: An item such as an oven, dishwasher, heater, etc. which performs a specific function
Building: The subject of the inspection and its primary parking structure
Component: A part of a system, appliance, fixture, or device
Condition: Conspicuous state of being
Correction: The appropriate corrective action taken by the appropriate, competent, licensed and/or certified person (i.e., repair, replace, remove...)
Determine: Arrive at an opinion or conclusion
Device: A component designed to perform a particular task or function
Drowning Prevention Safety Features (as per CA Health and Safety Code 115992):
1 - Isolation barrier
2 - Mesh barrier
3 - Pool/spa cover
4 - Home exit alarms
5 - Self-closing and self-latching home doors
6 - Pool/spa alarm
Equipment: An appliance, fixture, or device
Evaluate: form an idea of the amount, number, or value of; assess
Fixture: A plumbing or electrical component with a fixed position and function
Function: The normal and characteristic purpose or action of a system, component, or device
Further Evaluation: a recommendation when the Inspector can not determine the state or cause, when analysis or procedures are out of the scope of the Standard of Practice, or it is beyond the Inspectors' expertise
Home Inspection: Refer to Part I, 'Definitions and Scope', Paragraph A
Inspect: Refer to Part I, 'Definition and Scope', Paragraph A
Inspector: One who performs a home inspection
Isolation Barrier: The barrier around the pool area that isolates the pool area from the house
Mesh Barrier: The barrier around the pool area that isolates the pool area from the house of which any portion is made of mesh Natural Barrier: A portion of the barrier that is not man-made (cliff, lake, boulder...)
Normal User Control: Switch or other device that activates a system or component and is provided for use by an occupant of a building
Operate: Cause a system, appliance, fixture, or device to function using normal user controls
Permanently Installed: Fixed in place, e.g. screwed, bolted, nailed, or glued
Primary Building: A building that an Inspector has agreed to inspect
Primary Parking Structure: A building for the purpose of vehicle storage associated with the primary building, which may be attached or detached. Only one primary parking structure may be designated as primary.
Readily Accessible: Can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may harm persons or property
Representative Number: Example, an average of one component per area for multiple similar components such as windows, doors, and electrical outlets
Safety Hazard: A condition that could result in significant physical injury
Shut Down: Disconnected or turned off in a way so as not to respond to normal user controls
System: An assemblage of various components designed to function as a whole
Technically Exhaustive: Examination beyond the scope of a home inspection, which may require disassembly, specialized knowledge, specialized equipment, measuring, calculating, quantifying, specialized testing, exploratory probing, research, or analysis

Executive Summary

.This is just a summary of the findings for your convenience, you must read the entire report.

GENERAL INFORMATION REFERENCE

s-2: This symbol means: "Hazardous condition that should be corrected, as soon as possible."

s-3: This symbol means: "Issue that warrants your attention."

ROOF DRAINAGE

s-27: Partial gutters. Full installation is recommended to keep water away from the structure. Water can weaken the foundation and deteriorate the siding. Recommend correction by a roofing contractor.

ROOF ADDITIONAL ROOF ITEMS

s-28: Satellite dishes attached to roof. Roofs typically are not constructed to support anything other than the tiles or shingles, the structural and functional integrity of the roof can be compromised when additional structural, mechanical, or utility systems are attached to them with screws, bolts, etc. Recommend having old satellite dishes removed and have the location evaluated by a roofing contractor.

DRAIN, WASTE AND VENTING PLUMBING WASTE

s-36: During the limited testing of your drainage system, all drains were tested. This limited inspection will not replicate day to day usage. A large portion of the systems are not fully observable. Portions are in walls, in ceilings, blocked by framing and underground, etc... The unobservable portions are excluded from this inspection. Drains have been known to block at any time, whether new construction, older properties or properties with either new and/or mature tree growth. As a sewer scope inspection is not within the scope of a home inspection, I recommend having a video camera test performed on the drainage system prior to close of the inspection contingency period.

Because I can't confirm if sewer is public or septic, I recommend you ask the seller and check the disclosures for information about this.

GAS WATER HEATER PLUMBING GAS SUPPLY

s-41: LINE: No sediment trap installed on the gas line, at the water heater. A sediment trap catches debris or sediment that can otherwise clog the gas orifice. Recommend the installation of a proper sediment trap by a plumbing contractor.

GAS WATER HEATER PLUMBING DRIP PAN OVERFLOW LINE

s-42: Unable to determine where drip pan drain line discharges. Recommend having plumber evaluate when installing a new water heater.

GAS WATER HEATER PLUMBING TPRV DISCHARGE TUBE

s-43: Discharge pipe improperly runs uphill. This is a safety hazard. Should the release valve trip due to pressure, the scalding pressurized water would have a difficult time discharging from the pipe and an explosion is possible. This is a safety hazard. Recommend correction by a plumbing contractor.

GAS WATER HEATER PLUMBING SUPPLY PIPING

s-44: CONDITION: Insulation missing on water heater, water supply piping. Insulation will reduce energy loss. Recommend you insulate both hot and cold water pipes.

GAS WATER HEATER PLUMBING THERMAL EXPANSION TANK

s-45: No expansion tank installed on the water distribution system. This is a moisture intrusion hazard. Thermal expansion created by the water heater generates additional pressure on your supply lines. Recommend correction by a plumbing contractor, to mitigate the additional pressure caused by thermal expansion.

SUB ELECTRICAL PANEL ELECTRICAL PANEL INTERIOR

s-55: Interior of the panel is contaminated with overspray. This is a safety hazard. Recommend correction by an electrician.

PRIMARY A/C HVAC OUTSIDE AGE DATA

s-60: Compressor unit appears to have exceeded its designed life expectancy of 15 years. I make no warranty, guarantee or estimation as to the remaining useful life of this unit. Due to the age, I recommend further evaluation/ service by an HVAC contractor. Budget for replacement in the near future.

PRIMARY A/C HVAC INSIDE PRIMARY CONDENSATE LINE

s-62: There is only 1 condensate removal line present. Should this line become blocked, this would cause moisture damage. Recommend installing either a backup method of removing condensate or a way to automatically turn off the A/C, by an HVAC contractor.

s-63: TERMINATION LOCATION: Unable to determine the point at which the primary condensate line discharges. It is commonly located at an interior location. However, because I was unable to locate it, I recommend it be traced, by an HVAC contractor, to ensure it is functional and discharges to an approved location.

s-64: CONDITION: Primary condensate line has no P trap. A P trap prevents the escape of cooling energy, as well as, stops contaminated air from entering the system. Recommend correction by an HVAC contractor.

PRIMARY HEATING HVAC HEATING AGE

s-68: Furnace is approximately 37 years old and has exceeded its designed life expectancy of 25 years. I make no warranty, guarantee or estimation as to the remaining useful life of this unit. Budget for replacement in the very near future. I also recommend further evaluation of the heat exchanger for cracks, as the chances leakage of carbon monoxide from a furnace this old have increased, by an HVAC contractor.

PRIMARY HEATING HVAC HEATING GAS LINE

s-71: LINE: No sediment trap installed on the gas line, at the furnace. A sediment trap catches debris or sediment that can otherwise clog the gas orifice. Recommend the installation of a proper sediment trap by a plumber.

KITCHEN INTERIOR KITCHEN RANGE

s-90: The range is NOT equipped with a required anti-tip device, which prevents the range from tipping or its contents from spilling, should a child attempt to climb on it or its open door. This is a recommended safety feature that should be installed by a general contractor. Attached is a diagram of a simple "anti-tip device." The range was tested using normal operating controls and appeared to be serviceable.
The range is functional. The stovetop, oven, and gas valve are functional.

KITCHEN INTERIOR ELECTRICAL OUTLETS / RECEPTACLES

s-94: Receptacle is missing on the peninsula countertop. There should be a receptacle that serves the peninsula portion of the countertop. Receptacles that are under a 6" overhang or more than 12" below the countertop do not count. This is a safety hazard. Recommend correction by an electrical contractor.

GARAGE PARKING STRUCTURE DETAILS

s-105: Shared garage. This is a security hazard. Recommend further evaluation with the HOA about remedial options for security.

GARAGE DOOR PARKING STRUCTURE GARAGE DOOR OPENER

s-109: MANUAL UNLOCK: There should be, at least, one key for the manual, garage door opener. Ask the seller for the key at walk-through.