



CAL WEST HOME INSPECTION

<http://www.reporthost.com/calwesthomeinspection>

ken@calwesthomeinspection.com

(714) 673-8618

9121 Atlanta Ave Ste 822

Huntington Beach CA 92646-6309

Inspector: Ken Knipe



Summary

Client(s): **Lori Loucks**

Property address: **94 New Season**

Irvine CA 92602-2477

Inspection date: **Monday, December 6, 2021**

This report published on Tuesday, December 7, 2021 4:17:45 PM PST

This report is the exclusive property of this inspection company and the client(s) listed in the report title. Use of this report by any unauthorized persons is prohibited.

Concerns are shown and sorted according to these types:

Safety	Poses a safety hazard
Repair/Replace	Recommend repairing or replacing
Repair/Maintain	Recommend repair and/or maintenance
Maintain	Recommend ongoing maintenance
Evaluate	Recommend evaluation by a specialist
Monitor	Recommend monitoring in the future
Comment	For your information

General Information

1) **Evaluate** - Confirm any additions or modifications made to this property have been made with the owner or past owners having attained the proper permits and inspections from the local municipality. Confirm licensed contractors performed the work. A general property inspection is a non-invasive, visual examination of the accessible areas of a residential property.

2) **Comment** - The residential dwelling unit appeared to be part of a complex that is managed and maintained by a "Home Owners" or "Condo" association. This inspection is limited to a visual evaluation of the systems and components that are located within the dwelling unit inspected. The current condition of "Common Elements" are excluded from this inspection. Such elements include, but are not limited to:

- The building site condition, structural stability, drainage systems and insulation
- All exterior surfaces, materials and structure
- All roof surfaces, materials and structure
- All attic spaces
- The building foundation, floor substructure and all spaces below, such as basements and/or crawl spaces
- All stairs, landings, porches, hallways, walks and balconies, elevators, utility metering, parking stalls/ports
- All decks, patios, pools, spas, recreational areas/equipment
- All common areas on the property

Any comments regarding these items in this report have been made as a courtesy only. Consult with the Home Owner's or Condo Association regarding these items.

3) **Comment** - Radon Testing is a specialized test excluded from this inspection report.

Grounds

4) **Repair/Maintain, Evaluate** - One or more wrought iron gates was not latching.

5) **Evaluate, Comment** - Testing of area drains, deck or roof drains is beyond the scope of this inspection.

6) **Comment** - The exterior of the building and/or the common areas may be controlled and maintained by an HOA.

Exterior and Foundation

7) **Maintain, Evaluate, Comment** - Check and maintain the weather seal at all exterior wall penetrations. Repair or seal minor stucco cracks or holes. Exterior sealant maintenance should be maintained as necessary in the future.

8) **Comment** - The exterior of the building and/or the common areas may be controlled and maintained by an HOA.

9) **Comment** - Slab and/or structural footings were not fully visible at time of inspection.

Attic and Roof Structure

10) **Evaluate, Comment** - The attic space was viewed from the furnace platform(s) due to the small attic space. Consult with the owner for more information on any known issues, past repairs or modifications made in the attic space. See sample picture(s) below.

Garage / Carport / Shed

11) **Safety, Comment** - Post tension cables in slab and/or footing. Do not cut or core.

12) **Repair/Replace** - Garage door hardware, including locksets were damaged. Recommend that a qualified person repair or replace as necessary. See sample picture(s) below

13) **Repair/Maintain** - Minor dents found on the bottom panel of the garage vehicle door. Repair door as necessary.

14) **Comment** - Minor cracks and/or deterioration noted in the concrete slab and/or stem walls are typical. Minor marks or deterioration noted in walls and ceilings are typical. Appears serviceable with wear and conditions consistent with the age of the structure and materials. Repair or seal as necessary. See sample picture(s) below.

Electric

15) **Safety, Repair/Replace, Evaluate** - One or more ground fault circuit interrupter (GFCI) receptacles (outlets) would not trip at the bathroom(s). Second floor bathroom(s). Labeled as GFCI protected. This is a potential shock hazard. Recommend that a licensed electrical contractor evaluate and repair as necessary. See sample picture(s) below

16) Safety, Repair/Replace, Evaluate - One or more electric receptacles (outlets) at the kitchen, garage and/or exterior had no visible ground fault circuit interrupter (GFCI) protection. If not GFCI-protected, receptacles in wet areas pose a shock hazard. Recommend that a licensed electrical contractor evaluate and install GFCI protection if necessary and per standard building practices. General guidelines for GFCI-protected receptacles include the following locations:

- Outdoors (since 1973)
- Bathrooms (since 1975)
- Garages (since 1978)
- Kitchens (since 1987)
- Crawl spaces and unfinished basements (since 1990)
- Wet bar sinks (since 1993)
- Laundry and utility sinks (since 2005)

For more information, visit:

<https://www.reporthost.com/?GFCI>

17) Safety, Repair/Replace, Evaluate - Missing or broken cover plates found at one or more locations. This is a safety hazard. Recommend that a licensed electrical contractor evaluate and repair as necessary. See sample picture(s) below

18) Safety, Repair/Replace - Smoke alarms were missing from bedrooms. On site but not installed. Additional smoke alarms should be installed as necessary so a functioning alarm exists in each hallway leading to bedrooms, in each bedroom and on each level. For more information, visit:

<https://www.reporthost.com/?SMKALRM>

19) Safety, Repair/Replace - Carbon monoxide alarms were missing from one or more sleeping areas. On site but not installed. This is a potential safety hazard. Some states and/or municipalities require CO alarms to be installed in the vicinity of each sleeping area, on each level and in accordance with the manufacturer's recommendations. Recommend installing additional carbon monoxide alarms per these standards. For more information, visit:

<https://www.reporthost.com/?COALRM>

20) Safety, Maintain, Comment - Batteries in all the smoke alarms and carbon monoxide detectors should be replaced after taking occupancy, and annually in the future. "Chirping" noises emitted from alarms typically indicate that batteries need replacing. For more information, visit:

<https://www.reporthost.com/?SMKALRM>

21) Evaluate - Bulbs in one or more light fixtures were missing, broken or not operational. These light fixtures couldn't be fully evaluated. If replacement bulbs are inoperable, then recommend that a licensed electrical contractor evaluate and repair or replace light fixtures as necessary. See sample picture(s) below

22) Comment - The main electrical service panel and disconnect location #A.

23) Comment - Sub-panel #B was located in the laundry.

Plumbing / Fuel Systems

24) Repair/Replace, Evaluate - Minor rust or corrosion was found on water supply lines and/or drain lines. Leaks can occur as a result. Recommend that a qualified plumber evaluate and repair or replace components as necessary. See sample picture(s) below.

25) Repair/Maintain - The hose bib at one or more locations (front patio) was leaking at the packing nut. Recommend that a qualified person repair or replace as necessary.

26) Evaluate - Irrigation systems or sprinkler systems are excluded from this inspection report.

27) Evaluate - If a water softener or a water filtration system is installed on the premises, these are specialty systems and are excluded from this inspection report.

28) Evaluate - If a fire suppression system is installed on the premises, these are specialty systems and are excluded from this inspection report.

29) Comment - The normal water pressure range for a building is 40-80 PSI. Water pressure at the time of inspection was 56 psi.

30) Comment - The water main shut-off valve. Pressure reducing valve installed.

31) Comment - Expansion tank installed.

32) Comment - The gas meter and the shut-off valve.

Water Heater, Boiler or Tankless

33) Comment - Water heater.

34) Comment - The estimated useful life for most water heaters is 8-12 years. This water heater appeared to be beyond this age and/or its useful lifespan

and may need replacing at any time. Recommend budgeting for a replacement in the near future, or considering replacement now before any leaks occur. The client should be aware that significant flooding can occur if the water heater fails.

Heating, Ventilation and Air Condition (HVAC)

35) **Safety, Repair/Replace, Evaluate** - Refrigerant line locks were missing at the AC condenser. Evaluate and replace as necessary.

36) **Repair/Maintain** - Dirty at time of inspection. Recommend checking air handler filters regularly and in the future and replacing or washing them as necessary.

37) **Comment** - Forced Air Furnace(s).

38) **Comment** - AC Condenser(s) or Heat pump(s).

39) **Comment** - Edison controlled energy conservation device(s) installed for Air Conditioning unit(s). Contact SCE for more information.

Kitchen

40) **Safety, Comment** - The range could tip forward. An anti-tip bracket may not be installed. This is a potential safety hazard since the range can tip forward when weight is applied to the open door, such as when a small child climbs on it or if heavy objects are dropped on it. Gas lines can break if it's gas-fired, or electric wiring can be damaged if it's electrical. Anti-tip brackets have been sold with all freestanding ranges since 1985. Client should consider installing an anti-tip bracket to eliminate this safety hazard.

41) **Repair/Maintain, Monitor** - Stains were found in the shelving or cabinets under the sink. Minor water damage. Stains found on the garbage disposal. Plumbing leaks may have occurred in the past. No leaks detected at time of inspection. Consult with the property owner for more information. Repair or clean as necessary and monitor in the future. See sample picture(s) below.

42) **Repair/Maintain** - The finish on one or more drawer fronts or cabinet doors were deteriorated. Recommend that a qualified person repair as necessary. See sample picture(s) below.

43) **Repair/Maintain** - The kitchen sink had minor wear, stains or deterioration.

44) **Evaluate, Comment** - The microwave combo ventilation exhaust vents back into the room.

45) **Comment** - The estimated useful life for most kitchen appliances is 10-15 years. One or more appliances (range/oven and/or sink food disposal) may be near, at or beyond their service life. Even if operable, recommend budgeting for replacements in the near future.

Bathrooms, Restrooms, Laundry and Sinks

46) **Repair/Replace, Evaluate** - One or more sink faucet handles were leaking at bathroom location(s) #A. The hot water supply flow for the sink at location(s) #A was low or inoperable. Recommend that a qualified plumber evaluate and repair as necessary. See sample picture(s) below

47) **Repair/Maintain, Comment** - The bathtub at location(s) #C was damaged or deteriorated. See sample picture(s) below

48) **Repair/Maintain** - Sealant or grout was deteriorated at one or more bathroom countertops and backsplashes at at one or more bathroom locations. Water can penetrate these areas and cause damage. Recommend that a qualified person repair as necessary.

49) **Repair/Maintain** - Wall damage or hole(s) were found at bathroom location(s) #A. Toilet room cabinet. Repair as necessary. See sample picture(s) below.

50) **Repair/Maintain** - The tub/shower controls were leaking at bathroom location(s) #A. And the tub spout was turned. Repair as necessary.

51) **Maintain, Comment** - Bathtubs and shower pans are visually inspected for leaks at the time of inspection. Verifying tub and/or shower surrounds are water tight is beyond the scope of this inspection. Sealant or grout maintenance should be maintained and repaired as necessary.

52) **Maintain** - Recommend cleaning exhaust fans and clothes dryer exhaust ducts at the time of taking occupancy and on a regular basis in the future.

Interior, Doors and Windows

53) **Repair/Maintain, Evaluate** - Drawers or doors at one or more built-in cabinets were in need of adjustment. For example: Master bedroom and hallway cabinets.

54) **Repair/Maintain** - The sash-side spring or control mechanisms in one or more windows were broken. The window(s) were difficult to operate as a result, and not square in their frames or tracks. Recommend that a qualified contractor or service technician repair as necessary. See sample picture(s) below. For example: Master bathroom, toilet room.

55) **Repair/Maintain** - Carpeting in one or more areas was stained, soiled or deteriorated. Recommend having carpet professionally cleaned, repaired or

replaced as necessary.

56) Evaluate, Monitor - Interior window gasket material appeared to be breaking down in one or more dual pane windows. Monitor. See sample picture(s) below.

57) Comment - Minor cracks, substandard paint, nail pops, marks and/or deterioration noted in walls and ceilings are typical. Appears serviceable with wear and conditions consistent with the age of the structure and materials. Repair or seal minor cracks or deterioration as necessary. See sample picture(s) below.



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Pre-Listing Property Inspection Report

Client(s): **Lori Loucks**

Property address: **94 New Season**

Irvine CA 92602-2477

Inspection date: **Monday, December 6, 2021**

This report published on Tuesday, December 7, 2021 4:17:45 PM PST

Congratulations on your property purchase and thank you for selecting CAL WEST HOME INSPECTION.

This report describes the property conditions on the day of inspection. A property inspection is a non-invasive, visual examination of the accessible areas of a property. When we inspect your future property, we must report to you exactly what we see and find. Taking the age of the property into consideration, design, and location of the property, we may find minor cracks on walkways, driveways, or walls. We may find paint peeling off walls, minor cracks on tiles, or minor cracks over windows or doors. These issues are cosmetic and normal conditions found over time. Therefore, our recommendation to you is that "No property" is perfect until you add your personal touches and modifications.

CAL WEST HOME INSPECTION is a proud Certified Member of the International Association of Certified Home Inspectors (InterNACHI). They are a recognized professional organization of real estate inspectors. InterNACHI requires all company members to provide knowledgeable inspection services, abide by a Code of Ethics, adhere to the Standards of Practice, and are required to attend continuing education courses.

Unless otherwise indicated in a separate writing, the client understands that the inspector will not test for compliance with applicable building codes or for the presence of potential dangers arising from asbestos, lead paint, formaldehyde, molds, soil contamination, and other environmental hazards or violations. The inspection of the property and the report are in no way a guarantee or warranty, express or implied, regarding the future use, operability, habitability or suitability of the building(s) or its components.

This report is the exclusive property of CAL WEST HOME INSPECTION and the client(s) listed in the report title. Use of this report by any unauthorized persons is prohibited. THIS REPORT IS NON-TRANSFERABLE TO ANOTHER PARTY, NO EXCEPTIONS.

If you have any questions regarding this report please feel free to call - we're here to help!!

Thank you again for selecting CAL WEST HOME INSPECTION.

How to Read this Report

This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and is shown in bold type. Items of concern follow descriptive information. Concerns are shown and sorted according to these types:

Safety	Poses a safety hazard
Repair/Replace	Recommend repairing or replacing
Repair/Maintain	Recommend repair and/or maintenance
Maintain	Recommend ongoing maintenance
Evaluate	Recommend evaluation by a specialist
Monitor	Recommend monitoring in the future
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Contact your inspector If there are terms that you do not understand, or visit the glossary of construction terms at <https://www.reporthost.com/glossary.asp>

General Information

Report number: 20211206A-17M-1487

Time started: 2pm

Present during inspection: Client(s), Realtor(s)

Client(s) present for discussion at end of inspection: No. Agent to go over the inspection report with the client. The client should call with any follow up questions.

Weather conditions during inspection: Dry (no rain), Sunny, Cloudy

Temperature during inspection: Cool, 60-65

Soil conditions: Moist, Sprinklers

Inspection fee: 425

Payment method: Check

Type of building: Townhouse

Age of main building: 2005

Source for main building age: Municipal records or property listing

Front of building faces: West

Main entrance faces: West

Occupied: No

1) **Evaluate** - Confirm any additions or modifications made to this property have been made with the owner or past owners having attained the proper permits and inspections from the local municipality. Confirm licensed contractors performed the work. A general property inspection is a non-invasive, visual examination of the accessible areas of a residential property.

2) **Comment** - The residential dwelling unit appeared to be part of a complex that is managed and maintained by a "Home Owners" or "Condo" association. This inspection is limited to a visual evaluation of the systems and components that are located within the dwelling unit inspected. The current condition of "Common Elements" are excluded from this inspection. Such elements include, but are not limited to:

- The building site condition, structural stability, drainage systems and insulation
- All exterior surfaces, materials and structure
- All roof surfaces, materials and structure
- All attic spaces
- The building foundation, floor substructure and all spaces below, such as basements and/or crawl spaces
- All stairs, landings, porches, hallways, walks and balconies, elevators, utility metering, parking stalls/ports
- All decks, patios, pools, spas, recreational areas/equipment
- All common areas on the property

Any comments regarding these items in this report have been made as a courtesy only. Consult with the Home Owner's or Condo Association regarding

these items.

3) **Comment** - Radon Testing is a specialized test excluded from this inspection report.

Grounds

Limitations: Unless specifically included in the inspection, the following items and any related equipment, controls, electric systems and/or plumbing systems are excluded from this inspection: detached buildings or structures; fences and gates; retaining walls; underground drainage systems, catch basins or concealed sump pumps; swimming pools and related safety equipment, spas, hot tubs or saunas; whether deck, balcony and/or stair membranes are watertight; trees, landscaping, properties of soil, soil stability, erosion and erosion control; ponds, water features, irrigation or yard sprinkler systems; sport courts, playground, recreation or leisure equipment; areas below the exterior structures with less than 3 feet of vertical clearance; invisible fencing; sea walls, docks and boathouses; retractable awnings. Any comments made regarding these items are as a courtesy only.

Site profile: Level

Condition of driveway or roadways: Appeared serviceable

Driveway or roadway material: Asphalt, Poured in place concrete

Condition of sidewalks and/or patios: Appeared serviceable

Sidewalk / patio material: Poured in place concrete, Paving stones

Fence / Planter wall condition: Appeared serviceable

Fence Material: Stucco clad, Wrought Iron, Glass/metal

Gate(s) Condition: See comment(s) below

Gate(s) Material: Wrought Iron

4) **Repair/Maintain, Evaluate** - One or more wrought iron gates was not latching.

5) **Evaluate, Comment** - Testing of area drains, deck or roof drains is beyond the scope of this inspection.

6) **Comment** - The exterior of the building and/or the common areas may be controlled and maintained by an HOA.

Wood Destroying Organism Findings

Limitations: This report only includes findings from accessible and visible areas on the day of the inspection. In addition to the inaccessible areas documented in this report, examples of other inaccessible areas include: sub areas less than 18 inches in height; attic areas less than 5 feet in height, areas blocked by ducts, pipes or insulation; areas where locks or permanently attached covers prevent access; areas where insulation would be damaged if traversed; areas obscured by vegetation. All inaccessible areas are subject to infestation or damage from wood-destroying organisms. The inspector does not move furnishings, stored items, debris, floor or wall coverings, insulation, or other materials as part of the inspection, nor perform destructive testing. Wood-destroying organisms may infest, re-infest or become active at any time. No warranty is provided as part of this inspection.

Comment: A full termite inspection always recommended.

Exterior and Foundation

Limitations: The inspector performs a visual inspection of accessible components or systems at the exterior. Items excluded from this inspection include below-grade foundation walls and footings; foundations, exterior surfaces or components obscured by vegetation, stored items or debris; wall structures obscured by coverings such as siding or trim. Some items such as siding, trim, soffits, vents and windows are often high off the ground, and may be viewed using binoculars from the ground or from a ladder. This may limit a full evaluation. Regarding foundations, some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying. Note that the inspector does not determine the adequacy of seismic reinforcement.

Wall inspection method: Viewed from ground

Condition of wall exterior covering: See comment(s) below

Wall covering: Wood, Stucco

Condition of foundation and footings: See comment(s) below

Apparent foundation type: Concrete slab on grade, Concrete garage slab and/or stem walls.

7) **Maintain, Evaluate, Comment** - Check and maintain the weather seal at all exterior wall penetrations. Repair or seal minor stucco cracks or holes. Exterior sealant maintenance should be maintained as necessary in the future.

8) **Comment** - The exterior of the building and/or the common areas may be controlled and maintained by an HOA.

9) **Comment** - Slab and/or structural footings were not fully visible at time of inspection.

Attic and Roof Structure

Limitations: The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access;

areas and components obscured by insulation. Any comments made regarding these items are made as a courtesy only. The inspector does not determine the adequacy of the attic ventilation system. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high/low temperatures, high/low humidity, high wind and rain, melting snow) would be needed to do so. The inspector is not a licensed engineer and does not determine the adequacy of roof structure components such as trusses, rafters or ceiling beams, or their spacing or sizing.

- Attic inspection method:** Furnace platform(s), See comment(s) below
- Condition of attic space and roof structure:** Appeared serviceable
- Roof structure type:** Trusses
- Ceiling structure:** Trusses
- Condition of insulation in attic (ceiling, skylight chase, etc.):** Appeared serviceable
- Ceiling insulation material:** Fiberglass loose fill
- Insulation in inches:** Insulation in inches, 8-10
- Condition of roof ventilation:** Appeared serviceable
- Roof ventilation type:** Box vents (roof jacks)

10) **Evaluate, Comment** - The attic space was viewed from the furnace platform(s) due to the small attic space. Consult with the owner for more information on any known issues, past repairs or modifications made in the attic space. See sample picture(s) below.



Photo 10-1



Photo 10-2



Photo 10-3



Photo 10-4



Photo 10-5



Photo 10-6

Garage / Carport / Shed

Limitations: The inspector does not determine the adequacy of firewall ratings. Requirements for ventilation in garages vary between municipalities.

Type: Attached

Condition of door(s) between garage and house: See comment(s) below

Type of door between garage and house: Metal

Condition of garage vehicle door(s): See comment(s) below

Type of garage vehicle door(s): Sectional, Roll-up

Number of vehicle doors: 1

Condition of automatic opener(s): Appeared serviceable

Mechanical auto-reverse operable: Yes

Condition of garage floor & stem walls: Floor covering installed, See comment(s) below

Condition of garage interior: See comment(s) below

11) **Safety, Comment** - Post tension cables in slab and/or footing. Do not cut or core.



Photo 11-1

12) **Repair/Replace** - Garage door hardware, including locksets were damaged. Recommend that a qualified person repair or replace as necessary. See sample picture(s) below



Photo 12-1

13) **Repair/Maintain** - Minor dents found on the bottom panel of the garage vehicle door. Repair door as necessary.

14) **Comment** - Minor cracks and/or deterioration noted in the concrete slab and/or stem walls are typical. Minor marks or deterioration noted in walls and ceilings are typical. Appears serviceable with wear and conditions consistent with the age of the structure and materials. Repair or seal as necessary. See sample picture(s) below.



Photo 14-1



Photo 14-2

Electric

Limitations: The following items are not included in this inspection: generator systems, transfer switches, surge suppressors, inaccessible or concealed wiring; underground utilities and systems; low-voltage lighting or lighting on timers or sensors and recall checks. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of grounding or bonding, if this system has an adequate capacity for the client's specific or anticipated needs, or if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, and does not install or change light bulbs. The inspector does not evaluate every wall switch or receptacle, but instead tests a representative number of them per various standards of practice. When furnishings, stored items or child-protective caps are present some receptacles are usually inaccessible and are not tested; these are excluded from this inspection. Receptacles that are not of standard 110 volt configuration, including 240-volt dryer receptacles, are not tested and are excluded. The functionality of, power source for and placement of smoke and carbon monoxide alarms is not determined as part of this inspection. Upon taking occupancy, proper operating and placement of smoke and carbon monoxide alarms should be verified and batteries should be changed. These devices have a limited lifespan and should be replaced every 10 years. The inspector attempts to locate and evaluate all main and sub-panels. However, panels are often concealed. If panels are found after the inspection, a qualified electrician should evaluate and repair if necessary. The inspector attempts to determine the overall electrical service size, but such estimates are not guaranteed because the overall capacity may be diminished by lesser-rated components in the system. Any repairs recommended should be made by a licensed electrician.

Electric service condition: Appeared serviceable

Primary service type: Underground

Primary service overload protection type: Circuit breakers

Service entrance conductor material: Stranded aluminum, To sub panel

Main disconnect rating (amps): 100

System ground observed: Rebar

Condition of main service panel: Appeared serviceable

Condition of sub-panel(s): Appeared serviceable

Location of MAIN service panel #A: Utility room or cabinet, Building exterior, South

Location of sub panel #B: Laundry room

Location of main disconnect: At main disconnect panel outside

Condition of branch circuit wiring and fixtures: See comment(s) below

Branch circuit wiring type: Non-metallic sheathed

Smoke alarms installed: Yes. See comment(s) below

Carbon monoxide alarms installed: Yes. See comment(s) below

15) Safety, Repair/Replace, Evaluate - One or more ground fault circuit interrupter (GFCI) receptacles (outlets) would not trip at the bathroom(s). Second floor bathroom(s). Labeled as GFCI protected. This is a potential shock hazard. Recommend that a licensed electrical contractor evaluate and repair as necessary. See sample picture(s) below



Photo 15-1

16) Safety, Repair/Replace, Evaluate - One or more electric receptacles (outlets) at the kitchen, garage and/or exterior had no visible ground fault circuit interrupter (GFCI) protection. If not GFCI-protected, receptacles in wet areas pose a shock hazard. Recommend that a licensed electrical contractor evaluate and install GFCI protection if necessary and per standard building practices. General guidelines for GFCI-protected receptacles include the following locations:

- Outdoors (since 1973)
- Bathrooms (since 1975)
- Garages (since 1978)
- Kitchens (since 1987)
- Crawl spaces and unfinished basements (since 1990)
- Wet bar sinks (since 1993)
- Laundry and utility sinks (since 2005)

For more information, visit:

<https://www.reporthost.com/?GFCI>



Photo 16-1

17) Safety, Repair/Replace, Evaluate - Missing or broken cover plates found at one or more locations. This is a safety hazard. Recommend that a licensed electrical contractor evaluate and repair as necessary. See sample picture(s) below



Photo 17-1

18) Safety, Repair/Replace - Smoke alarms were missing from bedrooms. On site but not installed. Additional smoke alarms should be installed as necessary so a functioning alarm exists in each hallway leading to bedrooms, in each bedroom and on each level. For more information, visit: <https://www.reporthost.com/?SMKALRM>



Photo 18-1



Photo 18-2

19) Safety, Repair/Replace - Carbon monoxide alarms were missing from one or more sleeping areas. On site but not installed. This is a potential safety hazard. Some states and/or municipalities require CO alarms to be installed in the vicinity of each sleeping area, on each level and in accordance with the manufacturer's recommendations. Recommend installing additional carbon monoxide alarms per these standards. For more information, visit: <https://www.reporthost.com/?COALRM>



Photo 19-1

20) Safety, Maintain, Comment - Batteries in all the smoke alarms and carbon monoxide detectors should be replaced after taking occupancy, and annually in the future. "Chirping" noises emitted from alarms typically indicate that batteries need replacing. For more information, visit: <https://www.reporthost.com/?SMKALRM>

21) Evaluate - Bulbs in one or more light fixtures were missing, broken or not operational. These light fixtures couldn't be fully evaluated. If replacement bulbs are inoperable, then recommend that a licensed electrical contractor evaluate and repair or replace light fixtures as necessary. See sample picture(s) below



Photo 21-1



Photo 21-2



Photo 21-3

22) **Comment** - The main electrical service panel and disconnect location #A.



Photo 22-1



Photo 22-2

23) **Comment** - Sub-panel #B was located in the laundry.



Photo 23-1



Photo 23-2

Plumbing / Fuel Systems

Limitations: The following items are not included in this inspection: private/shared wells and related equipment; private sewage disposal systems; hot tubs or spas; main, side and lateral sewer lines; gray water systems; pressure boosting systems; trap primers; sump pumps enclosed or hidden from view (confirm sump all pumps are fully operational with owner) - owners to notify buyer and/or inspector of sump pumps on site; incinerating or composting toilets; fire suppression systems; water softeners, conditioners or filtering systems; plumbing components concealed within the foundation or building structure, or in inaccessible areas such as below tubs; underground utilities and systems; overflow drains for tubs and sinks; backflow prevention devices; supply and drain lines at washing machines. Any comments made regarding these items are as a courtesy only. Note that the inspector does not operate water supply or shut-off valves due to the possibility of valves leaking or breaking when operated. The inspector does not test for lead in the water supply, the water pipes or solder, does not determine if plumbing and fuel lines are adequately sized, and does not determine the existence or condition of underground or above-ground fuel tanks.

Condition of service and main line: Appeared serviceable

Water service: Public, Per property listing

Water pressure (psi): 56 psi.

Location of main water shut-off: Garage, Ball Valve

Condition of supply lines: See comment(s) below

Supply pipe material: Copper

Condition of drain pipes: Appeared serviceable

Drain pipe material: Plastic, Copper

Condition of waste lines: See comment(s) below

Waste pipe material: Not determined (inaccessible or obscured)

Vent pipe condition: Appeared serviceable

Vent pipe material: Plastic

Condition of fuel system: Appeared serviceable

Location of main fuel shut-off valve: At gas meter, South

24) Repair/Replace, Evaluate - Minor rust or corrosion was found on water supply lines and/or drain lines. Leaks can occur as a result. Recommend that a qualified plumber evaluate and repair or replace components as necessary. See sample picture(s) below.



Photo 24-1



Photo 24-2

25) Repair/Maintain - The hose bib at one or more locations (front patio) was leaking at the packing nut. Recommend that a qualified person repair or replace as necessary.

26) Evaluate - Irrigation systems or sprinkler systems are excluded from this inspection report.

27) Evaluate - If a water softener or a water filtration system is installed on the premises, these are specialty systems and are excluded from this inspection report.

28) Evaluate - If a fire suppression system is installed on the premises, these are specialty systems and are excluded from this inspection report.

29) Comment - The normal water pressure range for a building is 40-80 PSI. Water pressure at the time of inspection was 56 psi.



Photo 29-1

30) Comment - The water main shut-off valve. Pressure reducing valve installed.



Photo 30-1

31) **Comment** - Expansion tank installed.



Photo 31-1

32) **Comment** - The gas meter and the shut-off valve.



Photo 32-1



Photo 32-2

Water Heater, Boiler or Tankless

Limitations: Evaluation of and determining the adequacy or completeness of the following items are not included in this inspection: water recirculation pumps; solar water heating systems; Energy Smart or energy saver controls; catch pan drains. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on water heaters, does not provide a recall check, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit or a shut-off valve to be operated.

Condition of Water Heater(s) or Tankless system(s): See comment(s) below

Type: Tank(s), Bradford White

Energy source: Natural gas

Estimated age of water heater(s): 2005

Capacity (in gallons): 50

Temperature-pressure relief valve(s) installed: Yes

Location of water heater(s) or tankless system(s): Garage

Hot water temperature tested: Yes

Water temperature (degrees Fahrenheit): 114

Condition of burners: Appeared serviceable

Condition of venting system: Appeared serviceable

Condition of Combustion Air: Appeared serviceable

33) Comment - Water heater.



Photo 33-1



Photo 33-2

34) Comment - The estimated useful life for most water heaters is 8-12 years. This water heater appeared to be beyond this age and/or its useful lifespan and may need replacing at any time. Recommend budgeting for a replacement in the near future, or considering replacement now before any leaks occur. The client should be aware that significant flooding can occur if the water heater fails.

Heating, Ventilation and Air Condition (HVAC)

Limitations: The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters, air purifiers or air scrubbers; solar, coal or wood-fired heat systems; thermostat or temperature control accuracy and timed functions; heating components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on heating or cooling system components, does not test ducts for leaks, does not provide a recall check, does not determine if heating or cooling systems are appropriately sized, does not test coolant pressure, or perform any evaluations that require a pilot light to be lit, a shut-off valve to be operated, a circuit breaker to be turned "on" or a serviceman's or oil emergency switch to be operated. It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of leaks. Condensation pans and drain lines may clog or leak at any time and should be monitored while in operation in the future. If there is a condensate pump as part of the AC system, these are automatic systems that cannot be tested for correct operation in the limited inspection time. Where buildings contain furnishings or stored items, the inspector may not be able to verify that a heat source is present in all "liveable" rooms (e.g. bedrooms, kitchens and living/dining rooms).

General heating system type(s): Forced air, Furnace(s), Aire-Flo

General heating distribution type(s): Ducts and registers

Condition of air handling system(s): Appeared serviceable

Forced air heating system fuel type: Natural gas

Estimated age of forced air furnace(s): 2005, Confirm with owner

Location of forced air furnace(s): Attic

Forced air system capacity in BTUs or kilowatts: 50;000

Condition of furnace filter(s): Dirty, See comment(s) below

Location for forced air filter(s): Behind return air grill(s), First and second floor hallway ceilings

Approximate Filter Size(s): 20x24, 12x24

Condition of forced air ducts and registers: Appeared serviceable

Condition of burners: Appeared serviceable

Condition of combustion air supply: Appeared serviceable

Type of combustion air supply: Intake duct

Condition of venting system(s): Appeared serviceable

Condition of cooling system(s) and/or heat pump(s): See comment(s) below

Cooling system and/or heat pump fuel type: Electric

AC Condenser(s) Location: West side of building

Type: Central, Split system

The AC temperature range(s) for the supply and return air at the time of inspection was: 45-61

Estimated age of heat pump(s) or air conditioning unit(s): 2005, Confirm with owner

Approximate tonnage: 2.5

Manufacturer: Aire-Flo

Condition of control(s): Appeared serviceable, Located in hallway, First floor

35) Safety, Repair/Replace, Evaluate - Refrigerant line locks were missing at the AC condenser. Evaluate and replace as necessary.

36) Repair/Maintain - Dirty at time of inspection. Recommend checking air handler filters regularly and in the future and replacing or washing them as necessary.

37) Comment - Forced Air Furnace(s).



Photo 37-1



Photo 37-2



Photo 37-3



Photo 37-4

38) Comment - AC Condenser(s) or Heat pump(s).



Photo 38-1

39) Comment - Edison controlled energy conservation device(s) installed for Air Conditioning unit(s). Contact SCE for more information.

Kitchen

Limitations: The following items are not included in this inspection: household appliances such as stoves, ovens, cook tops, ranges, warming ovens, griddles, broilers, dishwashers, trash compactors, refrigerators, freezers, ice makers, hot water dispensers and water filters; appliance timers, clocks, cook functions, self and/or continuous cleaning operations, thermostat or temperature control accuracy, and lights. Any comments made regarding these items

are as a courtesy only. Note that the inspector does not provide an estimate of the remaining life of appliances, and does not determine the adequacy of operation of appliances. The inspector does not note appliance manufacturers, models or serial numbers and does not determine if appliances are subject to recalls. Areas and components behind and obscured by appliances are inaccessible and excluded from this inspection. The inspector is not required to remove personal items from below sinks. The condition of the drain lines, water supply lines/fittings and shelf or cabinet bottom are not determined. Comments provided as a courtesy only.

- Condition of counters:** Appeared serviceable
- Condition of cabinets:** See comment(s) below
- Condition of sinks and related plumbing:** See comment(s) below
- Condition of under-sink food disposal(s):** See comment(s) below
- Condition of dishwasher:** Dishwasher appeared serviceable and drained when tested., Air gap installed, Not all cycles were tested at time of inspection.
- Condition of range, cooktop or oven(s):** See comment(s) below, Not all settings were tested at time of inspection.
- Range, cooktop or oven type:** Natural gas, Electric
- Condition of ventilation:** Appeared serviceable
- Type of ventilation:** Microwave combination
- Condition of refrigerator:** Appeared serviceable
- Condition of built-in microwave oven:** Appeared serviceable, Not all settings were tested at time of inspection.

40) Safety, Comment - The range could tip forward. An anti-tip bracket may not be installed. This is a potential safety hazard since the range can tip forward when weight is applied to the open door, such as when a small child climbs on it or if heavy objects are dropped on it. Gas lines can break if it's gas-fired, or electric wiring can be damaged if it's electrical. Anti-tip brackets have been sold with all freestanding ranges since 1985. Client should consider installing an anti-tip bracket to eliminate this safety hazard.

41) Repair/Maintain, Monitor - Stains were found in the shelving or cabinets under the sink. Minor water damage. Stains found on the garbage disposal. Plumbing leaks may have occurred in the past. No leaks detected at time of inspection. Consult with the property owner for more information. Repair or clean as necessary and monitor in the future. See sample picture(s) below.



Photo 41-1

42) Repair/Maintain - The finish on one or more drawer fronts or cabinet doors were deteriorated. Recommend that a qualified person repair as necessary. See sample picture(s) below.



Photo 42-1

43) Repair/Maintain - The kitchen sink had minor wear, stains or deterioration.



Photo 43-1

44) **Evaluate, Comment** - The microwave combo ventilation exhaust vents back into the room.

45) **Comment** - The estimated useful life for most kitchen appliances is 10-15 years. One or more appliances (range/oven and/or sink food disposal) may be near, at or beyond their service life. Even if operable, recommend budgeting for replacements in the near future.

Bathrooms, Restrooms, Laundry and Sinks

Limitations: The following items are not included in this inspection: overflow drains for tubs and sinks; heated towel racks, saunas, steam generators, clothes washers, clothes dryers. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of washing machine drain lines, washing machine catch pan drain lines, or clothes dryer exhaust ducts. The inspector does not operate water supply or shut-off valves for sinks, toilets, bidets, clothes washers, etc. due to the possibility of valves leaking or breaking when operated. The inspector does not determine if shower pans or tub and shower enclosures are water tight, or determine the completeness or operability of any gas piping to laundry appliances. The inspector is not required to remove personal items from below sinks. The condition of the drain lines, water supply lines/fittings and shelf or cabinet bottom are not determined. Comments provided as a courtesy only.

Location #A: Full bath, Master bath, Second floor, Glass shower door(s)

Location #B: Laundry room/area, Second floor, Hallway

Location #C: Full bath, Second floor, Hallway, No shower door or curtain installed.

Location #D: Half bath, First floor, Hallway

Condition of counters: See comment(s) below

Condition of cabinets: See comment(s) below

Condition of flooring: Appeared serviceable

Condition of sinks and related plumbing: See comment(s) below

Condition of toilets: Appeared serviceable

Condition of bathtubs and related plumbing: See comment(s) below

Condition of shower(s) and related plumbing: See comment(s) below

Condition of ventilation systems: See comment(s) below

Bathroom and/or laundry ventilation type: Windows, Spot exhaust fan(s)

Condition of Laundry Area: See comment(s) below

Gas supply for laundry equipment present: Yes

240 volt receptacle for laundry equipment present: Yes

46) **Repair/Replace, Evaluate** - One or more sink faucet handles were leaking at bathroom location(s) #A. The hot water supply flow for the sink at location(s) #A was low or inoperable. Recommend that a qualified plumber evaluate and repair as necessary. See sample picture(s) below



Photo 46-1

47) Repair/Maintain, Comment - The bathtub at location(s) #C was damaged or deteriorated. See sample picture(s) below



Photo 47-1

48) Repair/Maintain - Sealant or grout was deteriorated at one or more bathroom countertops and backsplashes at at one or more bathroom locations. Water can penetrate these areas and cause damage. Recommend that a qualified person repair as necessary.

49) Repair/Maintain - Wall damage or hole(s) were found at bathroom location(s) #A. Toilet room cabinet. Repair as necessary. See sample picture(s) below.



Photo 49-1

50) Repair/Maintain - The tub/shower controls were leaking at bathroom location(s) #A. And the tub spout was turned. Repair as necessary.



Photo 50-1

51) Maintain, Comment - Bathtubs and shower pans are visually inspected for leaks at the time of inspection. Verifying tub and/or shower surrounds are water tight is beyond the scope of this inspection. Sealant or grout maintenance should be maintained and repaired as necessary.

52) Maintain - Recommend cleaning exhaust fans and clothes dryer exhaust ducts at the time of taking occupancy and on a regular basis in the future.

Interior, Doors and Windows

Limitations: The following items are not included in this inspection: security, intercom and sound systems; communications wiring; central vacuum systems; elevators and stair lifts; cosmetic deficiencies such as nail-pops, scuff marks, dents, dings, blemishes or issues due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; deficiencies relating to interior decorating; low voltage and gas lighting systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials. The inspector does not test for asbestos, lead, radon, mold, hazardous waste, urea formaldehyde urethane, or any other toxic substance. The inspector does not test or identify the installation of Chinese drywall. Some items such as window, drawer, cabinet door or closet door operability are tested on a sampled basis. The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and floor covering defects. If furnishings were present during the inspection, recommend a full evaluation of walls, floors and ceilings that were previously obscured when possible. Determining the cause and/or source of odors is not within the scope of this inspection.

Condition of exterior entry doors: Appeared serviceable

Material of exterior / interior doors: Wood

Condition of interior doors: Appeared serviceable

Condition of windows and skylights: See comment(s) below

Type(s) of windows: Vinyl, Multi-pane, Single-hung, Sliding

Condition of walls and ceilings: See comment(s) below

Wall type or covering: Drywall or plaster

Ceiling type or covering: Drywall or plaster

Condition of Built-in Cabinets: See comment(s) below

Condition of flooring: See comment(s) below

Flooring type or covering: Carpet, Laminate or wood flooring, Tile

Condition of stairs, handrails and guardrails: Appeared serviceable

Interior stair or guardrail material: Wood

53) Repair/Maintain, Evaluate - Drawers or doors at one or more built-in cabinets were in need of adjustment. For example: Master bedroom and hallway cabinets.

54) Repair/Maintain - The sash-side spring or control mechanisms in one or more windows were broken. The window(s) were difficult to operate as a result, and not square in their frames or tracks. Recommend that a qualified contractor or service technician repair as necessary. See sample picture(s) below. For example: Master bathroom, toilet room.

**Photo 54-1**

55) Repair/Maintain - Carpeting in one or more areas was stained, soiled or deteriorated. Recommend having carpet professionally cleaned, repaired or replaced as necessary.

56) Evaluate, Monitor - Interior window gasket material appeared to be breaking down in one or more dual pane windows. Monitor. See sample picture(s) below.

**Photo 56-1**

57) Comment - Minor cracks, substandard paint, nail pops, marks and/or deterioration noted in walls and ceilings are typical. Appears serviceable with wear and conditions consistent with the age of the structure and materials. Repair or seal minor cracks or deterioration as necessary. See sample picture(s) below.

**Photo 57-1****Photo 57-2**

If you have any questions about this report please feel free to contact us at any time. Thank you for using CAL WEST HOME INSPECTION. (714) 673-8618