Property Inspection Report



Prepared Exclusively for:
Dan McKernan
Date of Inspection: 9/11/2026
Report# MCKERNAN091126

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Norco, CA. 92860

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DIAMOND
PROPERTY INSPECTIONS

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Introduction

We have inspected the major structural components and mechanical systems for signs of significant nonperformance, excessive or unusual wear and general condition. The following report is an overview of the conditions observed. In this report, there may be references to areas and items that were inaccessible. We can make no representations regarding conditions that may be present but were concealed or inaccessible for view hidden damage may exist. With access and an opportunity for inspection, reportable conditions that may be present may be discovered. Inspection of the inaccessible areas will be performed upon arrangement at additional cost after access is provided. Our recommendations are not intended as criticisms of the building, but as professional opinions regarding the present conditions. We are often asked how to prioritize the repairs and upgrading identified in the report.

(A). Conditions, which affect performance and life safety issues, are the highest priorities.
(B). Next are conditions that need repair, but have not yet affected performance. Typically, these are deferred maintenance items. We also suggest upgrades, which will enhance the property. When we recommend repair or replacement, the determination of appropriate corrective action must be left to the licensed professionals retained for detailed evaluation and repair. Lower priority conditions 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 includes photos of a number of these conditions. The photos are included for clarification purposes, “Pictures are worth a thousand words”. The photos are a representative sample of these conditions and are not to be considered all-inclusive. These photos should be NOT substituted in place of our recommendation for further evaluation by a licensed tradesman.

WARNING! THIS REPORT CANNOT BE SOLD OR TRANSFERRED.
If your name does not appear on the cover of this report, you shall not rely on it whatsoever. Client agrees to indemnify, defend and hold harmless the inspector and inspection company from any third party claims relating to this inspection report. If you have been given this report by a real estate agent or any other person representing this property, realize that it was not prepared for you and conditions may have changed since the original inspection date. All of the pages of this report are numbered. Notify this inspection company immediately if any pages are found to be missing.

Time

Start Time: 10:00 am

Completion Time: 2:30 pm

Orientation

Locations of various property features will be described as left or right, etc., as though standing on the street and looking at the building.

Weather

The weather was hot and sunny.

General Information

The following people were present at the time of the inspection or at some point during the inspection: Client

The structure was occupied at the time of the inspection.

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Notes

For additional information regarding environmental issues; suggest obtaining and reviewing the State of California publication, “Environmental Hazards: Guide for Homeowners and Buyers” available from your real estate professional.

No representations as to the extent or presents of code violations, nor do we warrant the legal use of this building. This information would have to be obtained from the local building and/or zoning department.

If caulking is needed for maintenance, or in preparation for the next paint job, a high quality urethane-base sealant is recommended, rather than latex, butyl, oil based, silicone or “architectural grade” sealants.

It is recommended that after the close of escrow a qualified locksmith be retained to "re-key" all exterior entry doors in the interest of normal homeowner security. Plus any WiFi controls the seller or previous occupant credentials should be revoked and obtain new login credentials.

It is recommended that the property owner (seller) provide our client(s) copies of all invoices, permits and record of inspections and sign-offs by the local authority having jurisdiction, where required, on any repairs or replacement performed on the property before the end of the contingency period.

Reinspection's are only performed on items not accessible at the time of original inspection or that were unable to be inspected due to utilities not turned on. Should repairs be necessary we suggest they be performed by appropriate persons and that work complies with applicable Law, including governmental permit, inspection, and approval requirements.

Buyer should obtain from seller receipts for Repairs performed by others, a written statement indicating the date of Repairs performed by Seller and provide Copies of receipts and statements of seller prior to final verification of condition. (Ref: California Residential Purchase Agreement and related addenda)

NOTE: The client is strongly advised to further investigate or contract with appropriate persons to further investigate any and/all conditions/items in the inspection report not listed in Serviceable Condition, or are Inoperable, Beyond the scope of a CREIA Inspection or which may have been disclosed by others or which you may be concerned before the close of escrow or sooner if your residential purchase agreement has a contingency time limit.

Environmental issues include but are not limited to radon, asbestos, mold or any fungi, lead contamination, toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, groundwater contamination and soil contamination, animal or insect waste or carcasses. We are not trained or licensed to recognize or discuss any of these materials, and we may refer to one or more of these materials in this report when we recognize one of the common forms of these substances. If further study or analysis seems prudent, the advice and services of the appropriate specialists are advised. For animals, contact a licensed branch II pest control inspector.

Emergency Control Locations

In an emergency you may need to know where to shut off the water, electrical system, and/or the gas supply. We have listed the locations of the controls for your convenience. We strongly recommend you familiarize yourself with their location and operation.

Main Water Shut-off

The domestic water supply shut-off was located at the front of the house.

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Main Gas Shut-off

The main gas shut-off was located at the left side of the house.

Main Electrical Disconnect

The main electrical disconnect was located at the left side of the house.

Sewer Cleanout

A sewer clean out was located at the front of the house.

Structure

Structure Condition

The structural elements include foundation, footings, lower support framing and components, wall framing, and roof framing. The inspector examined these items, where visible, for proper function, excessive wear or unusual wear, and general state of repair. Many structural components are inaccessible because they are buried below grade or behind finishes. Therefore, much of the structural inspection is performed by identifying resultant symptoms of movement, damage, and deterioration. There are no visible symptoms, conditions requiring further review or repair may go undetected, and identification will not be possible. Except as exhibited by their performance, no representations of the internal conditions or stabilities of soils, concrete footings, and foundations are made.

Slab

This report describes the foundation, floor, wall, ceiling and roof structures and the method used to inspect any accessible under floor crawlspace areas. Inspectors inspect and probe the structural components of the home, including the foundation and framing, where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not done when doing so will damage finished surfaces or when no deterioration is visible or presumed to exist. Inspectors are not required to offer an opinion as to the structural adequacy of any structural systems or components or provide architectural services or an engineering or structural analysis of any kind. Despite all efforts, it is impossible for a home inspection to provide any guaranty that the foundation, and the overall structure and structural elements of the building is sound.

Slab Condition

Slab foundation was not visible due to floor coverings.

A large crack was noted in the floor slab surface. Further evaluation and correction are recommended.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed foundation contractor before the end of the contingency period.

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Mudsill

The mudsill is the first wood member of the framing, resting directly on the slab foundation. All the mudsill is inaccessible for inspection. There was no evidence of any cosmetic conditions on the visible and accessible interior or exterior finishes to indicate the need for destructive testing and further examination.

Anchor Bolts

Anchor bolts are fasteners that connect the wood framing to the foundation. They limit the framing's ability to move independently on the foundation in the event of seismic activity. The wall surfaces of the structure prevent access to verify the presence or condition of the anchor bolts. Due to the age structure, it is assumed that proper bolting was installed per the standards in effect during construction.

Moisture

Due to changing weather conditions and variations in rainfall accumulation, we are unable to determine the extent of slab seepage in sustained and heavy rain. Although access to the slab was limited due to the installation of finished flooring, we found no visible evidence of seepage or other moisture related conditions. The slab should be monitored during the rainy season for evidence of moisture. If moisture appears, drainage upgrading should be considered. We are unable to determine the extent or presence of any perimeter foundation drainage systems that may have been installed, as their underground placement would render them inaccessible for our inspection.

Grading/Drainage

Current grading recommendations suggest a minimum grade slope ratio of 1/2 inch per foot for six feet away from the structure to prevent moisture retention and possible penetration under the structure. There were areas around the perimeter where adjustments of the grading would be advised to help excess moisture flow away from the foundation. Further evaluation of the drainage conditions and any corrective action recommended by a qualified drainage specialist is advised before the end of the contingency period.

Sandbags were noted against the front of the house; further evaluation and correction are recommended.

For attention to the condition(s) noted above, and/or cost estimates, if necessary, we recommend the advice and services of a licensed contractor before the end of the contingency period.

Exterior Walls

Our review of the exterior walls includes the finished surfaces and siding. These items are visually examined for proper function, excessive or unusual wear and general state of repair. Components may not be visible because of soil, vegetation, storage, and/or the nature of construction. In such cases these items are considered inaccessible.

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Stucco Condition

Hairline cracks are typical and no action is indicated. They can be patched and sealed in the course of routine maintenance.

The stucco siding terminated below finish grade height at the perimeter walls and foundation. This condition is no longer permissible under currently accepted construction industry standards and practices due to the potential of moisture infiltration migrating into the wood framing support members resulting in moisture damage. It is recommended that every effort by made by the property owner to maintain a positive finish grade slope away from the building's perimeter foundation including the building's exterior stucco siding in order to help avoid expensive repairs and replacements. It is also suggested that the state licensed pest control inspector's report be carefully reviewed concerning this condition.

Sections of the stucco are deteriorated. We recommend the stucco be repaired in these areas.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed stucco contractor before the end of the contingency period.










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Siding

Brick retrofit facing observed at one or more locations. Visual inspection cannot confirm the presence and/or condition of any installed fastenings, flashings, or moisture barriers, behind the brick facing due to concealment. It should be noted that inadequate protection from exterior moisture intrusion behind the facing may result in damage to the structure walls and/or the interior.

The siding was in serviceable condition.

Exterior Areas

This section describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps porches and their associated railings, any attached decks and balconies and eaves, soffits and fascias accessible from ground level.

Exterior Doors

Daylight was visible at some doors when they are in closed position. This may allow moisture or air entry. We recommend adjusting the weatherstripping or replacing as needed.

There was water staining at exterior door casing; recommend the source of the moisture be identified and corrective action be taken, if necessary.

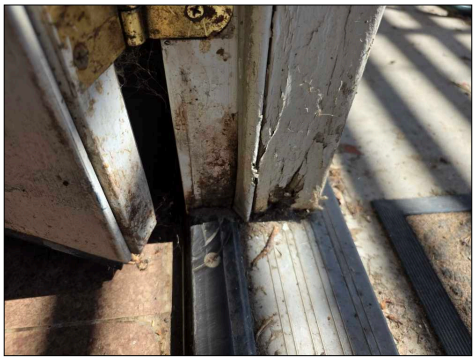
The pedestrian door in the master bathroom was damaged beyond repair; further evaluation and correction are recommended.

The lower latch for the inactive door was damaged; replacement is recommended.

Signs of wood-destroying pest/organisms noted at the door and frame; recommend further evaluation and correction by a licensed pest control operator before removing any contingencies.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed door contractor before the end of the contingency period.





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Eaves, Fascia, & Trim

Caulking was needed at the exterior trim in a number of locations.

Moisture staining was found at the eaves, we recommend the source be identified and corrected.

One of the eave blockers was out of place; further evaluation and correction are recommended.

The open-beam design at the front of the house leaves the wood framing exposed to rain and repeated moisture intrusion. Existing water-related deterioration and damage were observed at multiple framing members. Finishing the roof in this area with a properly designed and flashed weather-resistant roof covering is the preferred repair to protect the wood from further damage. Further evaluation and correction, including replacement of all damaged wood, by a qualified roofing contractor are recommended.

Signs of wood-destroying pest/organism damage noted at the eaves and fascia; recommend further evaluation and correction by a licensed pest control operator before removing any contingencies.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed contractor before the end of the contingency period.

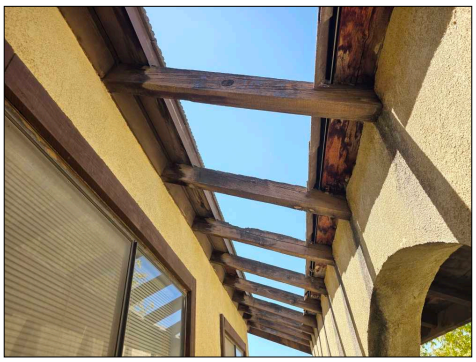




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Paint/Stain

Portions of the exterior finish around the dwelling were failing, exposing the underlying surfaces to damage. We recommend thorough scraping, sanding, caulking, and priming prior to application of a high quality exterior finish in accordance with the manufacturer's directions.

Caulking was needed at the exterior trim in a number of locations.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed paint contractor before the end of the contingency period.




Safety Glazing

Because it is harder to break and less likely to cause injury if broken, safety glass is now required in specified locations. These include, but are not limited to, all door glass, most large windows, and windows near doors and floors.

All currently required safety glazing areas have a visible safety stamp.

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Lights

There are areas of missing caulking around the lights. We recommend caulking around the lights to help prevent moisture intrusion.

The exterior light fixture globe was missing, we recommend replacing the globe or fixture.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed electrical contractor before the end of the contingency period.





Hose Faucets

Backflow preventers were not installed on the hose faucets. Backflow preventers allow water to flow in only one direction, preventing cross contamination of the drinking water supply. While these devices were not required at the time of construction, you may wish to, as an upgrade install backflow preventers on every hose faucet.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed plumbing contractor before the end of the contingency period.



Backflow Preventer

Grounds

Inspectors shall inspect adjacent or entryway walkways, patios, and driveways; vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.

Driveway

The driveway was in serviceable condition.

The cracks in the driveway are of a cosmetic nature only. No action is indicated.

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Walkway

A trip hazard was found in the walkways on the front of the house; recommend the trip hazards be eliminated to reduce risk of personal injury.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed general contractor before the end of the contingency period.



Patio

The patio was in serviceable condition.

The cracks in the patio are of a cosmetic nature only. No action is indicated.

Patio Cover

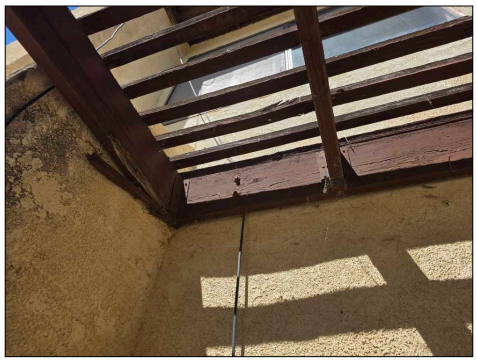
Signs of wood-destroying pest/organism damage found in a number of locations; recommend further evaluation and correction by a licensed pest control operator before removing any contingencies.

The patio cover ledger was pulled away from the house, this is a structural and safety concern; further evaluation and correction are recommended.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed general contractor before the end of the contingency period.








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Gate Condition

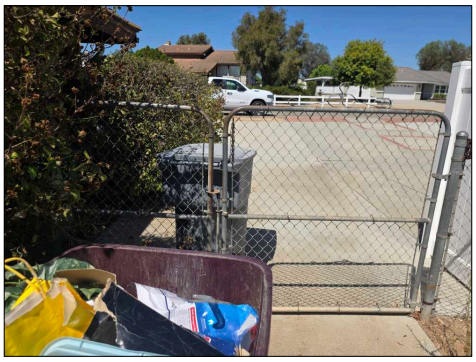
Materials: Chain link

The gates are in serviceable condition.

The gates leading to the pool and lack a self-closing device, we recommend installing self-closing devices on both gates for increased pool safety.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed contractor before the end of the contingency period.





Fence Condition

Materials: Masonry • Chain link

The perimeter fencing was not fully visible due to vegetation, all areas that are concealed from view are excluded from this report.

The fencing at the perimeter of the property was not inspected and are not included in this report. Fences immediately adjacent to the house were inspected.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed fencing contractor before the end of the contingency period.





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Sprinklers

The sprinklers and automatic timers were not tested and are excluded from inspection. Recommend seller demonstrate their operation prior to close of transaction.

Chimney & Fireplace

This inspection of the fireplace is a visual inspection only, and is not a warranty and/or guarantee that the fireplace(s), chimney(s), and termination cap(s) has/have been properly or safely installed/built. No seismic damage assessments are made on fireplace(s).

Fireplace

Location(s): Family room

Accessible components are visually inspected for signs of significant nonperformance, excessive or unusual wear and general state of repair. Portions of standard fireplace construction are inaccessible for our inspection. Our inspection does not include actual operation of the fireplace and we cannot offer opinions regarding its performance. We suggest inquiries of the owner or occupant in this regard. A fireplace has an interior, exterior and a fire burning area. Individual fireplaces may have a foundation, flue, firebox, mantel, hearth, damper, smoke shelf, lintel, cap, wash, gas log and/or gas lighter.

The fireplace appears in serviceable condition with no signs of excessive or unusual wear.

The fireplace damper operated when tested.

Gas line was capped, we are unable to inspect the valve operation.

The fireplace screen was damaged; recommend replacement.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed chimney contractor before the end of the contingency period.





Roof

The roof system consists of the surface, connections, penetrations, and drainage (gutters and downspouts). We evaluate the condition of the roof components by inspecting the surface materials, connections, penetrations and drainage for evidence of damaged and deterioration. If we find conditions suggesting damage or limited service life, these will be noted. We may also offer opinions concerning repair and replacement. Opinions stated herein concerning the roof are based on the general condition of the roof system as evidence by our visual inspection. Notice: Gutters and subsurface drains are not water tested for leakage or blockage. Regular maintenance of drainage systems is required to avoid water

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problems at the roof and foundation.

Basic Roof Information

Location(s):House & garage
Roof Slope: Steep Pitch
Layers: Single
Roof Materials: Concrete Tile

Inspection Method

The roof was inspected or partly inspected with the use of a remote control drone due to limited access. Our comments are based on limited access.

Surface Condition

Moss covering portions of the roof. This condition can be removed by power washing but in all likelihood will return. If desired a licensed roofing contractor can install zinc strips to help prevent the return of the moss once it has been removed.

Loose/ slipped tiles were found, these tiles should be secured into place. Loose tiles can lead to moisture infiltration; recommend correction.

Cracked tiles were found, cracked tiles should be replaced as they can lead to leaks; recommend correction.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed roofing contractor before the end of the contingency period.





Appliance Vents

The appliance vents appear to be in serviceable condition.

Plumbing Vents

The plumbing vents lack storm collars, separations were noted at a number of vents. We suggest re-sealing all through roof vents and projections as part of routine maintenance

Suggest complete review/correction including cost estimate (bids) by a qualified licensed roofing contractor before the end of the contingency period.

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Chimney at Roof

The chimney flashing was serviceable.

Weather Blocking

Mortar plugs are balls of concrete that are placed at the ends or ridge, and gable runs to help divert water to appropriate channels, or protect concealed building materials. These plugs are essential to keeping water on the surface of the tiles.

The weather blocking was in serviceable condition.

Flashings: Overall

The flashings appear to be in serviceable condition.

Gutters & Downspouts

The home was not equipped with roof gutters and downspouts; recommend adding gutters and downspouts to enhance drainage around the structure.

Attic

The attic contains the roof framing and serves as a location for components of the mechanical systems. There are often heating ducts, electrical wiring and appliance vents in the attic. We visually examine the attic components for proper function, excessive or unusual wear, and general state of repair, leakage, venting and misguided improvements. Much of the systems will be covered by insulation and not visible.

Access/Entry Location

The attic accesses were located in the hallway and upper-right bedroom closet.

The attic access covers are in serviceable condition.

Rafters

Rafters are boards that support the roof sheathing and roof covering. The roof structure appears to be constructed typically for this type and age home. A representative number of rafters were inspected and found to be generally in good condition.

Sheathing

The roof sheathing is the material directly supporting the roof covering. The sheathing used was "OSB" - Oriented Strand Board nailed over a previously installed layer of skip sheathing.

We checked a representative portion of the roof sheathing and found it to be in good condition.

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Purlins

Purlins are the boards, perpendicular to the rafters, which provide mid-span support. The original purlins are in place and appear to have performed adequately, although the existing configuration may not meet present standards. No Action is indicated.

Celing Joists

Ceiling joist are the structural members which support the finished ceiling and often serve as an important component of the roof structure.

Ventilation

Our feeling regarding ventilation is that "you can never have too much." Attic ventilation can be provided by eaves, gable, and ridge vents as well as by automatic and wind driven fans. We encourage use of any or all of the above. The attic is adequately vented.

Vent Screens

The visible ventilation screens are in acceptable condition.

Insulation

Insulation, weather-stripping, dampers, double-glazed glass and set-back thermostats are features that help reduce heat loss and/or gain and increase system and appliance efficacy. Our visual inspection includes review to determine if these features are present in representative locations and we may offer suggestions for upgrading. Our review of insulation is based upon a random sampling of accessible areas and does not constitute a warranty that all such areas are uniformly insulated to current standards.

Attic Insulation

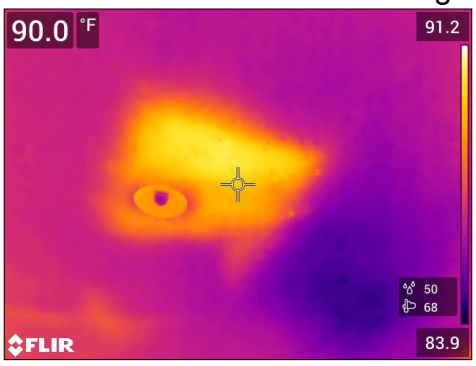
The attic was insulated with batt type insulation.

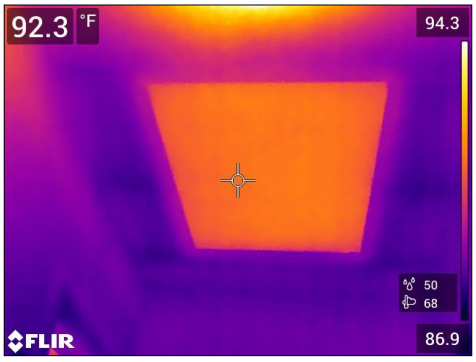
Attic Insulation Condition

The attic access covers are missing the insulation; recommend installing insulation on the access covers for increased energy efficiency.

The attic space had some bare areas; recommend additional insulation to increase energy efficiency.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed general contractor before the end of the contingency period.





Weather-Stripping

Weather-stripping was found at all exterior doors and was in serviceable condition.

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Electrical

The electrical system consists of the service, distribution, wiring and convenience outlets (switches, lights, and receptacles). Our examination of the electrical system includes the exposed and accessible conductors, branch circuitry, panels, over-current protection devices, and a random sampling of connivance outlets. Capacity, grounding and fusing are focal points. We look for adverse conditions such as improper installation of aluminum wiring, lack of grounding, overfusing, exposed wiring, running splices, reversed polarity, and fused neutrals. The hidden nature of the electrical wiring prevents inspection of every length of wire.

Basic Electrical Information

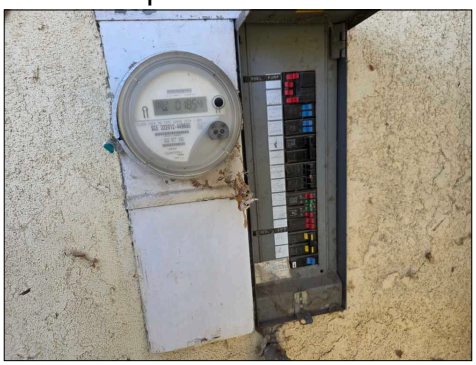
Main Panel: Left side
Main Ampacity: 125 amp
Service Type: Underground
Overcurrent Protection:Breakers
Wire Type:Copper, Braided Aluminum Alloy
Ground Type: Location was not accessible/verified

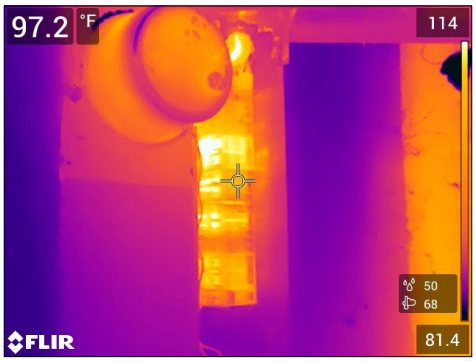
Cable Feeds

The electrical service was underground, the service conductors are not visible for inspection.

Electrical Panel Condition

The main service panel was in serviceable condition.





Breakers / Fuses Condition

The circuits in the panel are labeled. The accuracy of the labeling appears typical but was not verified. When the opportunity arises, suggest checking the labeling by operating the breakers to see what turns off.

Exposed conductor were observed in several areas. The individual conductors are insulated to protect the conductor. The conductor should not be exposed at the breaker connections. We recommend exposed wiring be adequately trimmed to eliminate the exposed conductors.

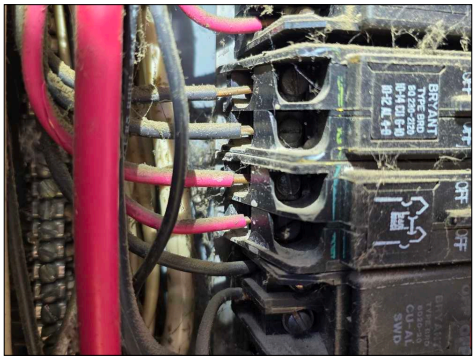
Antioxidant paste was not found on the aluminum wire connections. We recommend the paste be applied to help resist corrosion.

One of the connections at the main breaker was hotter than the other connection; further evaluation and correction are recommended.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed electrical contractor before the end of the contingency period.

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Grounding and Bonding

Visible grounding electrode conductor was noted inside the main panel.

The water heater does not have a proper bonding jumper wire between the hot and cold supply lines. The bonding jumper wire provide bonding protection for the hot water side of the supply piping.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed electrical contractor before the end of the contingency period.

Plumbing

Underground pipes or pipes inside walls cannot be judged for size, leaks or corrosion. Water quality testing or testing for hazards such as lead is not part of this inspection. Be advised that some 'polybutylene' plastic piping systems have experienced documented problems. City sewer service, septic systems and all underground pipes are not a part of this inspection. Future drainage performance is also not determined. Be advised that some "ABS' plastic piping systems have experienced documented problems. Contact the manufacturer or plumbing expert for further information and evaluation.

Basic Plumbing Information

Main Water Line: Copper
Supply Piping: Copper
Approximate Water Pressure: Unable to dertermine
Waste Piping: Plastic & Cast Iron
Gas Piping: Iron Pipe

Water Shut-off Valve

The main water supply shut-off valve was located, but testing the operation of this valve is not within the scope of a home inspection. Operation of the valve from time to time will keep it functional and maximize its useful life.



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Water Pressure

Functional flow of water at the fixtures was judged to be adequate. Several fixtures were operated simultaneously. Minor changes in flow, when other fixtures are turned on or turned off, are considered normal.

Pressure Regulator

The pressure regulator was installed at the main line entrance no evidence of leaks was found at the regulator.

Main Supply

There was no evidence of surface corrosion or leakage at the exposed and accessible main supply.

Interior Supply

The exposed and accessible supply piping generally appears to be in good condition where visible.

Vacant homes may exhibit leaks once occupied, especially if the house has been winterize. These leaks could be faucet packing drips, shower or tub seepage, long running toilets or pin hole solder joint leaks. In some cases, these problems correct themselves; in other, repairs are needed. These conditions may or may not occur.

Drain / Waste Piping

The piping should be routinely cleaned to remove the buildup of grease, hair, and dirt, and help prevent debris blockage and subsequent drainage failures.

During the inspection of the visible portions of the building drain and waste system, it was observed that older cast iron drains were installed. This is a visual inspection of the drainage piping and our inspection is limited to running water into sinks, bathtubs, etc. a downstream blockage or deterioration may be present in the building sewer system. The remaining cast iron waste piping is beyond its expected lifespan and upgrades are recommended.

A video scan and analysis of the main building drain and sewer system to the municipal connection by a licensed plumber before the close of escrow is highly recommended confirming that a blockage or deterioration of the non-visible portions of the plumbing system is not present.

The drain connection in the cabinet adjacent to the kitchen sink cabinet was corroded and may leak; further evaluation and correction are recommended.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed plumbing contractor before the end of the contingency period.



Vent Piping

The visible portions of the vent piping for the waste system appear to be in good condition.

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Gas Meter

The condition and placement of the gas meter were acceptable. A meter wrench could not be located in the vicinity of the gas meter as recommended in areas subject to seismic activity. A proper wrench should be chained to the meter to provide a convenient means for shut-off in an emergency. The valve can be turned 90 degrees in either direction to shut the gas supply off.

The meter was not equipped with an automatic seismic gas shut-off valve. We recommend further investigation regarding local jurisdiction requirements for installation of these devices upon sale or transfer of the dwelling. A competent, licensed plumber should be retained to install such shut-off devices as required to help prevent gas leakage in the event of an earthquake.



Gas Piping

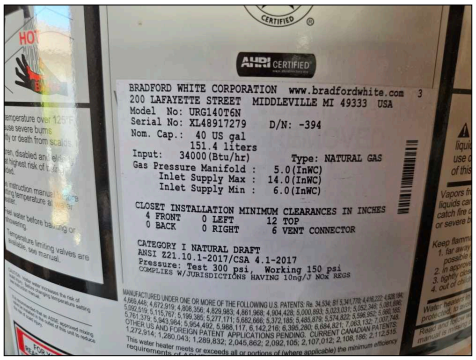
The gas piping was in acceptable condition. No evidence of leakage was detected at any of the exposed gas piping. Pressure testing may reveal leaks, but this procedure would be considered beyond the scope of a home inspection.

Water Heater

Our review of the water heaters includes the tank jacket, water and gas connections, electrical connections, venting and safety valves. These items are examined for, excessive or unusual wear, leakage and general state of condition. The hidden nature of piping and venting prevents inspection of every pipe, joint, vent and connection.

Basic Water Heater Information

Location:Garage
Energy Source: Natural Gas
Capacity: 40 Gal Tank
Manufacture Date: 2021



Water Heater Tank

The exterior water heater tank jacket was in good condition with no visible signs of rust or corrosion.

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Temperature / Pressure Relief Valve

The water heater installation included a temperature and pressure relief valve. This device is an important safety device and should not be altered or tampered with.

The TPR valve discharge pipe terminates into the garage. Although this may have been acceptable at the time of construction, it is not recommended. The pipe should be extended to the exterior in a conspicuous location with a termination at least 6" above grade; further evaluation and correction are recommended.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed plumbing contractor before the end of the contingency period.



Gas valve(s) & flexible line(s)

The gas piping for the water heater includes a 90 degree shut-off valve for use in an emergency or in case of repair. The valve was not tested at the time of the inspection, but this is of a type usually found to be serviceable.

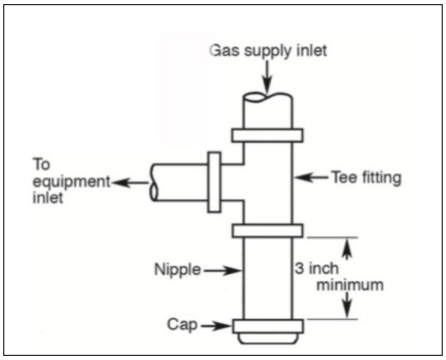
The gas connector was a flexible type and was in good condition.

The sediment trap at the water heater was improperly installed. The sediment trap should be installed at the appliance with the flex line coming in from the top to direct debris into the collection leg and then allow gas to flow into the gas controls. We recommend further evaluation and correction.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed plumbing contractor before the end of the contingency period.

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Vent Piping

The heat vent includes a Transite pipe, which is composed of a solid, cement-like material that is known to contain asbestos fibers. Admittedly, these fibers could not easily escape from within the material, but the majority of heat vents, and certainly those that pass through attics, are currently required to be double-walled, or Type-B. Additional information concerning asbestos and the risks of exposure can be found at http://www.cpsc.gov/cpscpub/pubs/5080.html and http://www.epa.gov/asbestos/

The water heater vent pipe was a combination of steel and Transite pipe, joined together. This combination of these dissimilar materials can cause unwanted condensation of flue gases inside the vent, which can drip back into the gas appliance and hasten deterioration of both. Corrosion found at the vent; recommend a qualified licensed contractor replace the vent material with similar materials the entire vent distance to prevent unwanted condensation and potential damage.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed plumbing contractor and asbestos abatement contractor before the end of the contingency period.



Combustion Air

Combustion air provides the oxygen for fuel burning appliances. Adequate ventilation around all fuel burning appliances is vital for their safe operation. The air can come from inside or out, providing industry standards are met. The combustion air appears to be sufficient.

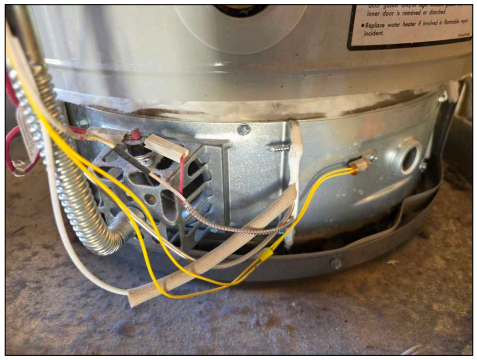
Ignition System

The standing pilot light was controlled by a thermocouple which ensures that the gas valve will remain closed if the pilot light is extinguished. This system appears to be in serviceable condition.

Burners

Because of the configuration of the water heater, which was a fully enclosed, the burner was not accessible for inspection.

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Water Connections

The cold water inlet and hot water outlet connections are in serviceable condition.

Expansion Tank

An expansion tank was not installed on the system. Heated water when in a closed system will expand. Water is not compressible, therefore, the additional water volume created has to go someplace. With an expansion tank installed the excess water enters the pre-pressurized tank. As the temperature and pressure reaches its maximum, the diaphragm flexes against an air cushion (air is compressible) to allow for increased water expansion. When the system is opened again or the water cools, the water leaves the tank and returns to the system. We recommend an expansion tank be installed by a licensed plumbing contractor.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed plumbing contractor before the end of the contingency period.

Seismic Restraint

The water heater tank has been properly secured. This feature will help prevent water heater movement and possible gas leakage, limit damage and provide a source of usable domestic water in the event of a major earthquake.

Clearance

There was adequate clearance to combustible materials in the area around the water heater as long as the space is not used for storage. We encourage good housekeeping practices in this area.

Elevation & Location

The water heater has been elevated above the garage floor in accordance with present standards. This is a beneficial configuration which helps prevent the ignition of fumes from spilled flammable liquids.

Catch pan

The tank was equipped with a catch pan, although the catch pan was installed the discharge pipe does not extend to the exterior of the building, you may wish to extend the piping to an exterior location with a termination of 6" above grade to control water flow in the event of a leak.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed plumbing contractor before the end of the contingency period.

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General Comments

The water heater was functional.

We recommend draining a few gallons from the unit periodically to flush sludge from the bottom of the tank. However, water heater drain valves often become encrusted with deposits and do not completely close as the unit gets older. Therefore, unless the water heater is flushed regularly from the time it is new, we do not recommend operation of the drain valve except in an emergency or when the unit is replaced.

The water temperature was not verified/tested. Water that is hotter than the manufacturers recommended setting is a scald/safety hazard. The water temperature should never be set higher than the manufacturers recommended setting. We recommend that the temperature setting be checked at move-in for safety. Maximum delivery water temperature at faucets should not be more than 120F, except for bidets which are 110F maximum.

Heat

A heating system consists of the heating equipment, operating and safety controls, venting and the means of distribution. These are visually examined for, excessive wear and general state of condition. The system(s) is operated via normal user controls. Regular service and inspection is encouraged.

Basic Heater Information

Location: Attic
Energy Source: Natural Gas
BTU's: 120,000
Manufacture Date: 2016

Forced air furnaces operate by heating a stream of air moved by a blower through a system of ducts. Important elements of the system include the heat exchanger, exhaust venting, blower, controls, and ducting.



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Gas Supply

The gas piping installation included a 90 degree shut-off valve for emergency use. The valve was not operated, but this age and style of valve is normally found to be operable by hand and generally trouble free.

The gas valve and line are installed and in serviceable condition.

Regulator & Control

The gas pressure regulator and control valve appear to be in serviceable condition.

Burners

The burners were inspected and found to be clean and in good working order.

Heat Exchanger

The heat exchanger was inaccessible and could not be visually examined.

Ignition

The heating unit was equipped with an electronic ignition system, which is an energy saving feature that allows operation without the need for a continuously burning pilot light. The ignition system is in serviceable condition.

Inducer Fan

The inducer fan operated when tested.

Blower Motor

The blower motor was in serviceable condition.

Fan Limit Switch

The devices controlling the internal temperatures of the system and the opening and closing of the fuel valve appear to be working properly and are in serviceable condition.

Plenum

The upper and lower plenums are the "boxes", or portion of the ductwork, attached directly to the furnace acting as the termination or collector for all individual supply or return ducts attached to it.

Air leaks noted at the plenum of the furnace, we recommend the plenum be sealed to maximize efficiency and help keep energy costs down.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed HVAC contractor before the end of the contingency period.







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Filter Condition

Filter Location(s): Inside unit

The air filter for the heating unit was a conventional, disposable filter.

The filter appears to be new.

Clearance

There was adequate clearance to combustible materials in the area around the heating unit as long as the space is not used for storage. We encourage good housekeeping practices in this area.

Vent

The heater vent piping was improperly assembled at one of the joints. The lower section of vent piping should extend inside the section above rather than overlapping the outside of it. Improperly assembled vent joints may allow condensation or combustion byproducts to escape from the venting system. Further evaluation and correction by a licensed HVAC contractor are recommended.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed HVAC contractor before the end of the contingency period.



Combustion Air

Combustion air provides oxygen for fuel burning appliances. Adequate ventilation around all fuel burning appliances is vital for their safe operation.

The combustion air supply for the furnace was adequate.

Ducts

Portions of the duct insulation was damaged or missing in the attic. This can result in energy inefficiency and higher energy costs. As an upgrade; recommend repairing these areas in accordance with present standards.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed HVAC contractor before the end of the contingency period.

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Heat Registers

The heat registers are intact.

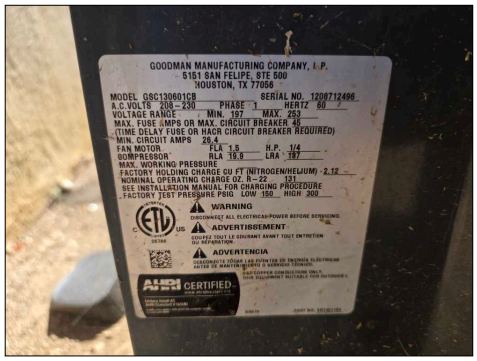
Thermostat

The thermostat responded to the user controls, and was properly located.

Air Conditioning

Basic Air Conditioning Information

Number of units: 1
Method of cooling: Gas compression
Type of system: Gas heat with air conditioning
Type of equipment: Split or Remote system
Location of equipment: Right side
Refrigerant type: R-22
Electrical disconnect location: Adjacent to condensing unit.
Manufacture Date: 2012

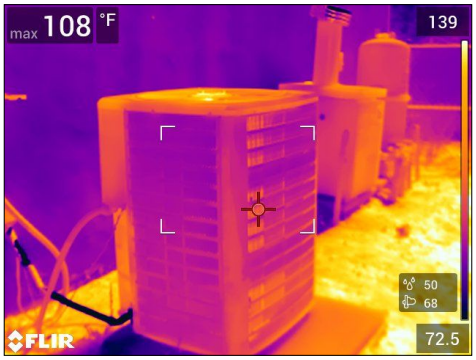


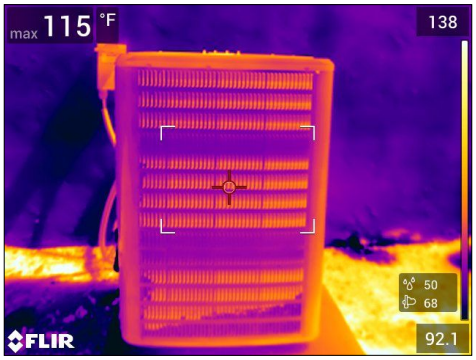
Condenser

The condenser contains all the equipment necessary to reclaim the refrigerant gas and convert it back to a liquid. It consists of a compressor, condenser, condenser fan, electrical panel box and some accessory components. The condensing equipment responded to normal user controls.

The condenser unit was dirty and should be cleaned as part of routine maintenance. A dirty condenser will result in poor performance of the system, we recommend cleaning and annual maintenance of the system to keep it operating in peak condition.

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Refrigerant Lines

Insulation was deteriorated and damaged from a portion of the refrigerant lines near the condensing unit. We recommend replacing all deteriorated insulation to increase energy efficiency.

This unit uses R22 refrigerant. Repairs will become more costly as the EPA phases out use of this refrigerant by 2030.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed HVAC contractor before the end of the contingency period.





Evaporator Coil

An evaporator is a device used to transfer or absorb heat from the air surrounding the evaporator to the refrigerant. In doing so, the liquid refrigerant is evaporated or boiled off as it passes through the evaporator.

The evaporator coil was concealed and was not directly observed. Damage is not likely because the evaporator operated normally.

Ducts

The air conditioning ducts are the same as the heating.

Thermostat

The thermostat was operable and the air conditioning functioned.

Wiring

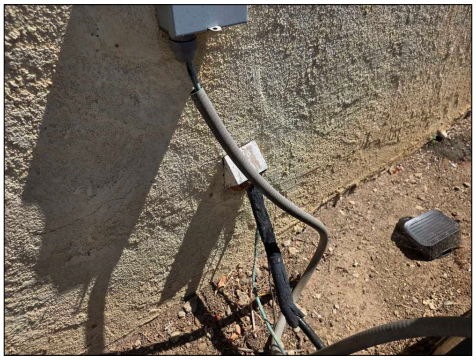
Unsecured conduit was noted at the condenser unit. We recommend that it be secured in accordance with present standards.

Disconnected conduit was noted at the local disconnect panel; recommend that it be secured in accordance with present standards.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed electrical contractor before the end of the contingency period.

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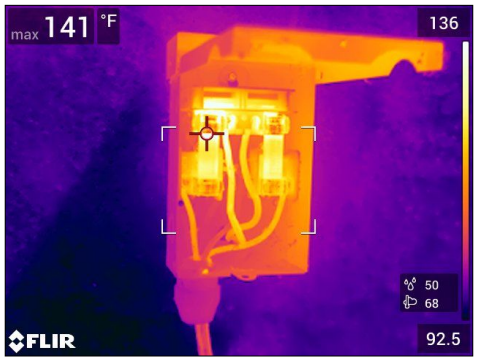




HVAC Disconnect

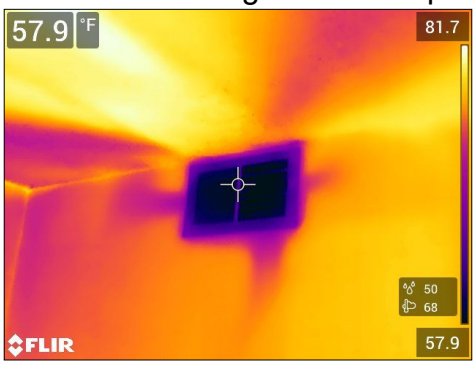
Overheating noted at one of the disconnect connections; further evaluation and correction are recommended.

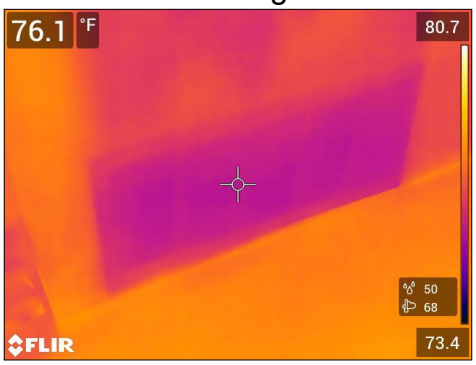
Suggest complete review/correction including cost estimate (bids) by a qualified licensed electrical contractor before the end of the contingency period.



Air Temperature Drop

Our testing of the system is with a temperature differential between the supply and return air of system. We typically look for a temperature differential of 17-22 degrees between register closest to unit and the return air grill. The temperature drop was within the normal range.





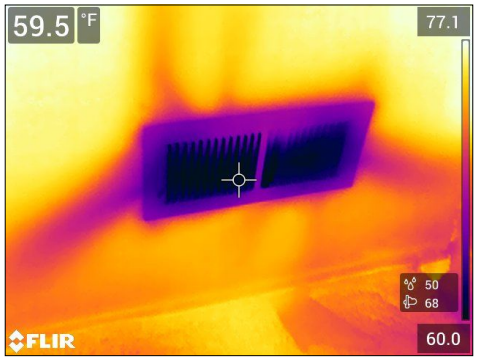
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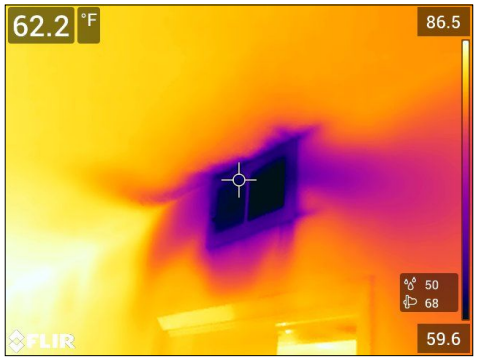
General Comment

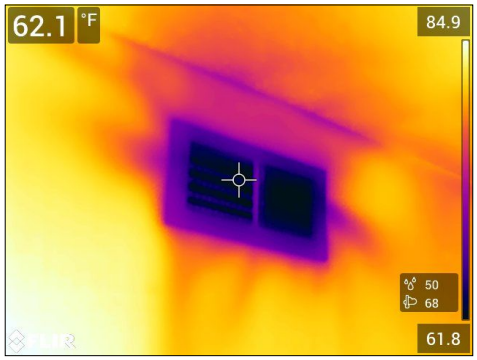
Air temperatures were warmer than industry standard; recommend further evaluation and correction.

The condenser unit was near the end of its expected service life. Although operating, the need for replacement should be expected. Older systems are less efficient and subject to failure. Determining the future performance of the system is beyond the scope of this inspection. System could require repairs and/or replacement at any time.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed HVAC contractor before the end of the contingency period.







Tips

It is extremely important that the homeowner, or a qualified professional, replace the furnace filter(s) every 60 to 90 days during both the heating and cooling seasons.

During heating season, a dirty filter restricts airflow across the furnace heat exchanger. This causes the heat exchanger to overheat and can trigger the high-limit switch to shut down the burner prematurely. If the furnace continues cycling against the high-limit control, it puts unnecessary strain on the system and may lead to costly repairs.

During cooling season, a dirty filter allows dust and debris to bypass the filter and accumulate on the evaporator coil—made up of hundreds of thin, closely spaced aluminum fins—which then acts as a secondary filter. Once clogged, the coil severely reduces airflow and requires an expensive professional cleaning to restore proper operation.

To prevent these problems, always install replacement filters correctly, with the arrow marked “Air Flow” pointing toward the furnace blower compartment. Regular filter changes are one of the simplest and most effective ways to protect your HVAC system, improve efficiency, and avoid costly repairs.

Interior Areas

Interior areas consist of hallways, foyer, living room, family room, dining room, kitchen nook, bedrooms, bathrooms, and other open areas. All exposed walls, ceilings, and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Visible damage, wear and tear, and moisture problems is seen will be reported. Personal items in the structure may prevent the inspector from viewing all areas, as the inspector will not move personal items.

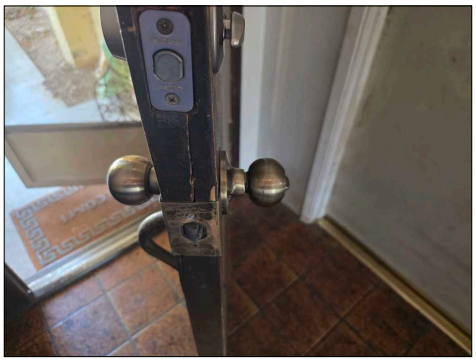
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Main Entry Door

The upper latch for the inactive door was not functional and did not engage the frame; further evaluation and correction are recommended for increased security.

The main entry door was cracked; recommend replacement for increased security

Suggest complete review/correction including cost estimate (bids) by a qualified licensed contractor before the end of the contingency period.





Doorbell

The doorbell operate when tested.

Floor Condition

Materials: Tile • Carpet

Furnishings prevent full view and access to floors. Do a careful check on your final walk-through. Contact inspector with any questions or concerns prior to close of transaction.

The carpet was old, faded, and stained in several areas; replacement is recommended.

Some floor tiles are cracked and/or damaged. For a better appearance and to minimize additional damage, we recommend the affected tiles be replaced.

The floor squeaks when walked on. This does not affect the functional use of the floor. Squeaks can usually be eliminated, if desired, by additional attachment of the subfloor to the floor joists.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed flooring contractor before the end of the contingency period.



Interior Walls

Furnishings prevent full view and access to walls. Do a careful check on your final walk-through. Contact inspector with any questions or concerns prior to close of transaction.

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Interior Ceilings

There are water stains on the master bedroom ceiling. These are indications of old leaks. No current leakage is evident or suspected. No action is indicated.

There are moisture stains in the upper-right bedroom closet, the stains are dry this does not mean the stains are not active; recommend further evaluation and corrections by a licensed contractor.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed drywall contractor before the end of the contingency period.





Windows

Materials: Aluminum / Single pane

Furnishings prevent full view and access to all windows. Do a careful check on your final walk-through. Contact inspector with any questions or concerns prior to close of transaction.

Cracked window glass found at the kitchen window. Replacement is recommended.

Signs of wood-destroying pest/organisms were noted at the left-front bedroom window; recommend further evaluation and correction by a licensed pest control operator before removal of any contingencies.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed window contractor before the end of the contingency period.



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Smoke Alarm Condition

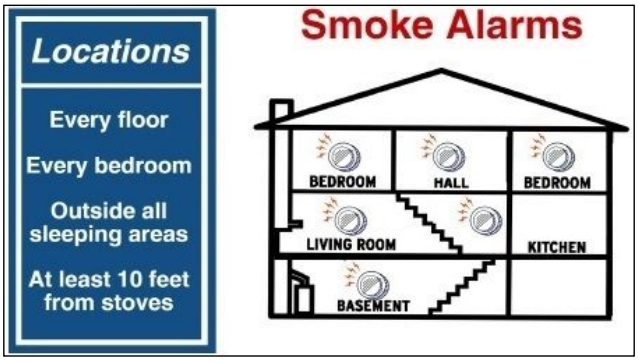
Location(s): Upper Hallway

Testing of smoke alarms is beyond the scope of the inspection; the report will note the presence or absence of alarms but does not verify their operation. Pressing an alarm's test button is the standard method recommended to confirm power, sounder, and internal circuitry, but it does not ensure the sensing chamber will respond to smoke. If a sensor check is desired, it is recommended to use manufacturer-approved simulated smoke and follow the manufacturer's instructions. It is recommended to test alarms monthly. For units with replaceable batteries, it is recommended to replace the battery at least annually; alarms with sealed 10-year batteries should be replaced as a whole at end of life. It is recommended to replace smoke alarms after 10 years of service (or sooner if specified by the manufacturer). If smoke alarms are missing, damaged, outdated, or improperly located, it is recommended that compliant smoke alarms be installed, interconnected as appropriate, and verified operational by a qualified person prior to removal of any contingencies.

The smoke alarms are appropriately located.

Smoke alarms were not installed in the sleeping rooms. The latest standards require smoke alarms in all bedrooms at time of construction and when any significant work is done on the residence. Whether installation is required prior to sale of this building, upgrading should be considered and is recommended.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed contractor before the end of the contingency period.





Carbon Monoxide Alarm

The home was not equipped with carbon monoxide alarms. Current standards and California law requires all single family dwelling to have carbon monoxide alarms installed per manufacturers instructions, to provide protection to occupants from potential poisoning from fossil fuel burning appliances including fireplaces. Carbon monoxide alarms are required on each level of the home, and adjacent to the sleeping rooms.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed contractor before the end of the contingency period.

Ceiling Fans

The ceiling fan operated when tested.

The competency of the method of attachment was not verified.

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Closets

Stored items in the closet prevent a full inspection of the closets. Do a careful check on your final walk-through. Contact inspector with any questions or concerns prior to close of transaction.

The upper hallway closet door was off the tract; further evaluation and correction are recommended.

For attention to the condition(s) noted and/or cost estimates, if necessary, we recommend the advice and services of a licensed contractor.

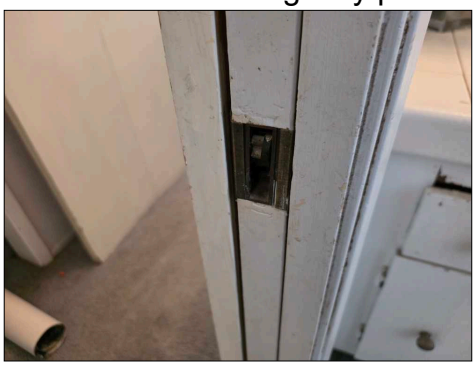


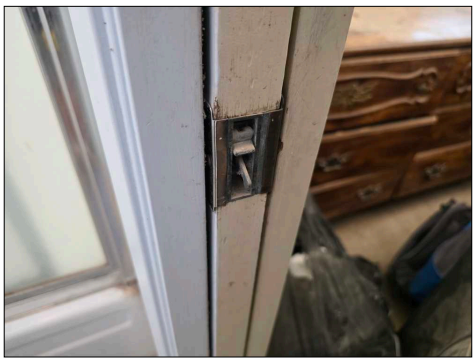
Doors

A number of the doors are missing their door stops. This condition will lead to damage to the wall surfaces. We recommend door stops be installed where needed.

The pocket doors had damaged hardware; replacement is recommended.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed contractor before the end of the contingency period.





Receptacles

The occupants belongings prevented testing of some receptacles. We checked a representative number of receptacles.

A number of receptacles showed evidence of potential loose connections or "tired" receptacles. We recommend replacement of all tired receptacles.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed electrical contractor before the end of the contingency period.

Light Condition

The interior lights are in serviceable condition.

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Light Switch Condition

The interior light switches are in serviceable condition.

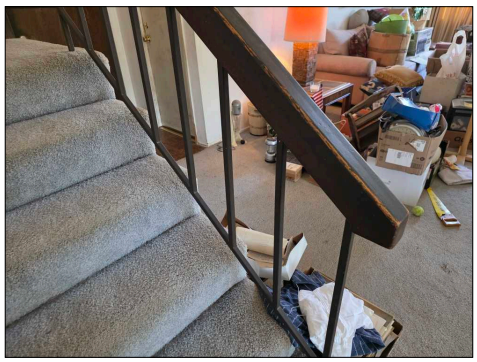
Stairs & Handrail

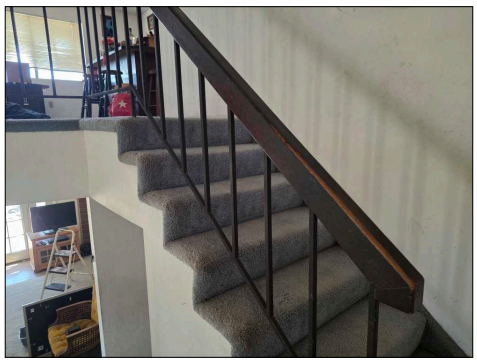
The handrail does not return to post and creates a snag hazard for loose clothing and purse straps, although at the time of construction this may have been permissible; recommend correcting this issue as a safety upgrade.

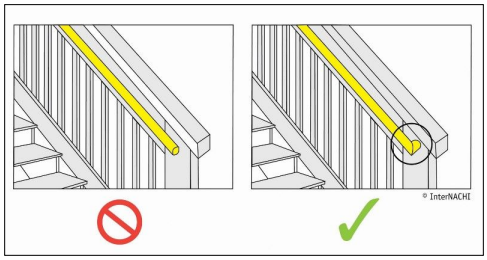
Spacing of balusters at railings was too wide by today's standards. Current standards require less than 4" space between balusters to prevent children and pets from falling through or becoming entrapped. Upgrading or using safety netting is desirable where children and pets are present.

The railings were not sturdy enough to resist a person's weight. We recommend that the railings be reinforced or replaced in accordance with present standards.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed contractor before the end of the contingency period.







Bar Countertop Condition

The countertop was in serviceable condition.

Bar Cabinet Condition

The bar cabinet was in serviceable condition.

Stored items in the closet prevent a full inspection of the cabinets. Do a careful check on your final walk-through. Contact inspector with any questions or concerns prior to close of transaction.

Bar Sink Faucet Condition

The faucet was not tested because the valves were off; further evaluation and correction are recommended.

For attention to the condition(s) noted and/or cost estimates, if necessary, we recommend the advice and services of a licensed contractor.

Bar Sink Condition

The bar sink was in serviceable condition.

Bar Water Supply Lines

The angle stops and supply lines are older, we recommend upgrading the stops and lines.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed plumbing contractor before the end of the contingency period.

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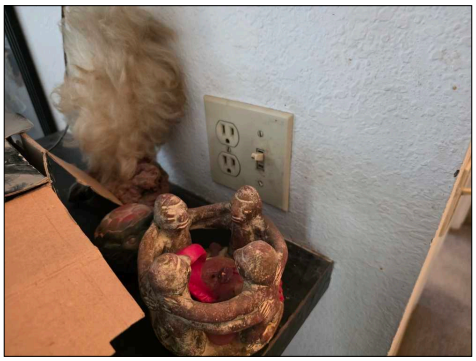
Bar Drain Piping

The drain piping was in serviceable condition.

Bar Electrical

No GFCI protection was found at the bar receptacle. Ground fault circuit interrupter devices (GFCI) afford additional protection against electrical shock. This home was built prior to the requirement. Consideration should be given to installation GFCI outlets to provide safety protection as a beneficial upgrade by a qualified licensed electrician.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed electrical contractor before the end of the contingency period.



Interior Features and Recalls

Product recalls and consumer product safety alerts are added almost daily. If client is concerned about appliances or other items installed in the home that may be on such lists, client may wish to visit the U.S. Consumer Protection Safety Commission (CPSC) website http://www.cpsc.gov or www.recalls.com for further information. A basic home inspection does not include the identification or research for appliances and other items installed in the home that may be on the CPSC lists.

Laundry

Location(s)

Garage

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Laundry Plumbing

The hook ups for the washer appear to be in serviceable condition. The washer stand pipe was not visible and was not tested. The supply valves were not tested. Expect these valves to leak when used and most likely maintenance will be needed.

Most manufactures recommend the water supply hoses be replaced every five years.

The water supply shut off valve handles have been removed; replacement is recommended.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed plumbing contractor before the end of the contingency period.





Laundry Receptacles

The 120 volt receptacle(s) tested grounded.

240 volt Receptacle

240 volt dryer receptacle was not provided. No action is indicated

Gas Valves

The gas piping for the clothes dryer includes a 90 degree shut-off valve for use in an emergency or in case of repair. The valve was not tested at the time of the inspection, but this is of a type usually found to be serviceable.

Dryer Vent Condition

The dryer vent was provided.

We recommend cleaning and regular maintenance of the dryer vent pipe.

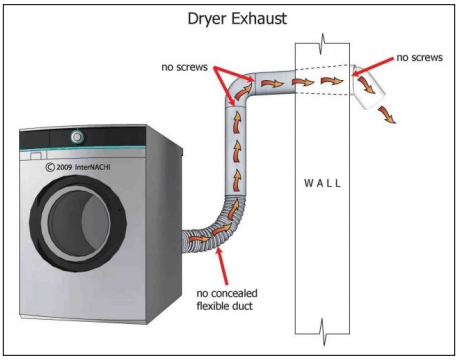
The flexible ducting was improperly installed in the garage. Recommend properly sized, rigid, smooth wall duct be installed from the termination to the dryer hook up, then a properly sized flex duct can be installed.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed contractor before the end of the contingency period.

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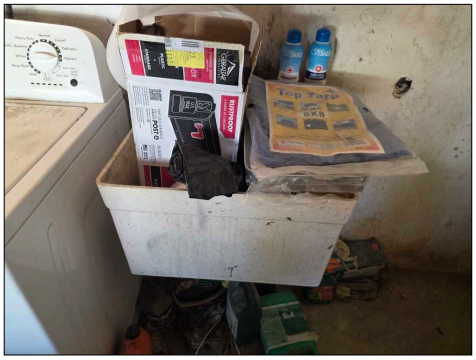
Combustion Air

Combustion air provides the oxygen for fuel burning appliances. Adequate ventilation around all fuel burning appliances is vital for their safe operation. The air can come from inside or out, providing industry standards are met. The combustion air supply appears adequate.

Wash Basin

The angle stops and supply lines are older, we recommend upgrading the stops and lines.

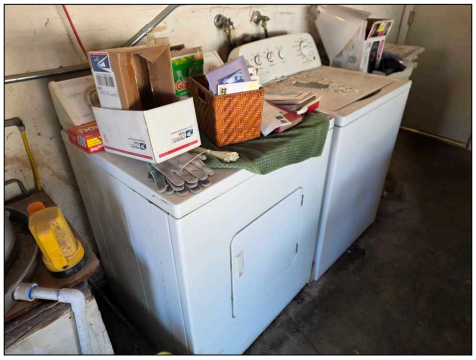
Suggest complete review/correction including cost estimate (bids) by a qualified licensed plumbing contractor before the end of the contingency period.





General Comments

The clothes washer and dryer were present. Testing and inspecting these appliances is outside the scope of this inspection.

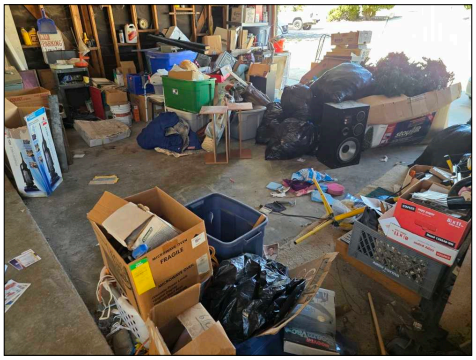


Garage

Garage floor

Stored items prevent full view and access to floors. Do a careful check on your final walk-through. Contact inspector with any questions or concerns prior to close of transaction.

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Walls

Stored items prevented full access to walls for inspection. Do a careful check, preferably before the end of the contingency period but no later than the final walk-through. Contact inspector with any questions or concerns prior to close of transaction.

There are holes in the garage separation wall, all holes need to be sealed to help prevent the passage of fire.

There are unsealed penetrations in the garage separation wall, all penetrations need to be sealed to help prevent the passage of fire.

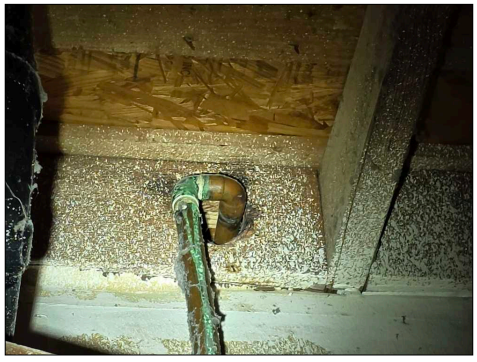
There are failed tape joints in the garage separation wall, all joints need to be sealed to help prevent the passage of fire.

Black staining observed at the wall in the garage. It is beyond the scope of the inspection to identify this type of material. This material is present because of a moisture problem. Recommend a qualified moisture intrusion specialist, identify the source of the moisture and make repair recommendations. You may also wish to have an air quality test done by a state licensed industrial hygienist.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed contractor before the end of the contingency period.

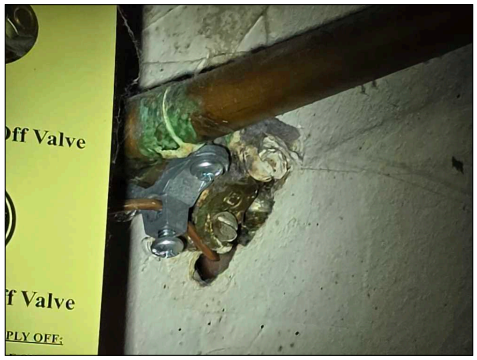




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Fire Door

The door leading from the house to the garage was operational and in serviceable condition.

Moisture Evidence

A water stain was found on the garage ceiling. The stain was dry, but this does not mean that it is not active. We recommend checking with the seller for any knowledge of the stain, or corrective action. If the Seller is unaware and no corrective action has been taken, the further evaluation by a licensed contractor is recommended to locate and repair the source.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed moisture intrusion contractor before the end of the contingency period.



Electrical

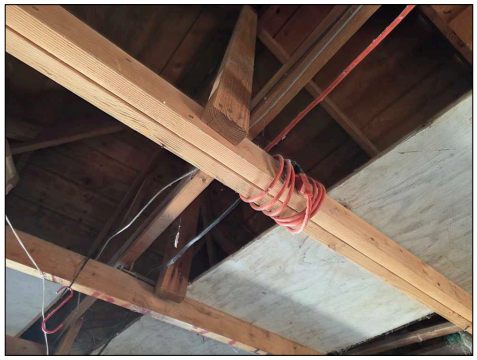
The occupants belongings prevented testing of some receptacles and switches.

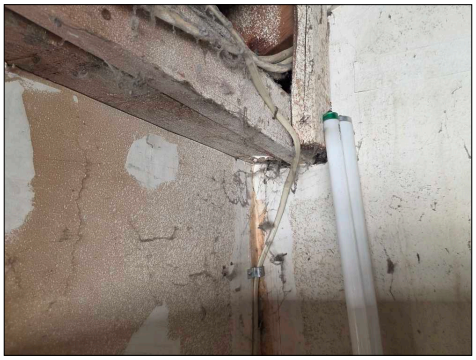
We found extension cord wiring in use. This type of wiring is easy to overload and can be easily damaged. Removal of all substandard wiring and replacement with proper circuitry is recommended.

Conductors installed within 7-feet above the floor. The wiring was not well protected and is subject to physical damage. We recommend the installation of mechanical protection to help prevent physical damage.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed electrician contractor before the end of the contingency period.

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GFCI

GFCI protection was not provided in the garage. Ground fault circuit interrupter devices (GFCI) afford additional protection against electrical shock. Installation of GFCI protection by a qualified licensed electrician should be considered and is recommended.

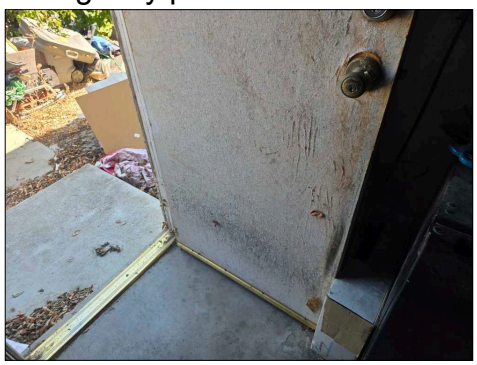
Suggest complete review/correction including cost estimate (bids) by a qualified licensed electrical contractor before the end of the contingency period.

Pedestrian door

The garage pedestrian door was delaminated; recommend replacement of the door.

The garage pedestrian door was not equipped with weather stripping, we recommend installation as an upgrade.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed door contractor before the end of the contingency period.



Garage Vehicle Door Condition

Type: Sectional door

The garage door operated and was in serviceable condition.

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Garage Door Parts

The garage door tracks and rollers are in serviceable condition.

Garage Door Opener

The garage door opener worked properly to operate the door, and stopped when meeting resistance, prior to fully closing.

The garage door opener does not have a backup battery. While this may have been acceptable at the time of construction, we recommend a backup battery be installed or upgrading the opener in the interest of safety. Openers with battery backup can function when there is no power, such as during an emergency evacuation event.

The mechanical opener was an older model lacking the typical safety features of newer models. Recommend it be upgraded as a safety enhancement.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed garage door contractor before the end of the contingency period.

Ventilation

The ventilation appears adequate and the screens are in serviceable condition.

Kitchen

The kitchen is visually inspected for proper function of components, active leakage excessive or unusual wear and general state of repair. We inspect built-in appliances to the extent possible using normal operating controls. Free standing stoves are operated but refrigerators, portable dishwashers, and portable microwave ovens are not tested.

Cabinets

Two cabinet door were missing; replacement is recommended.

The cabinet surfaces were peeling in several locations; further evaluation and correction are recommended.

Cabinet hinges are faulty or loose. We recommend they be repaired or replaced.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed contractor before the end of the contingency period.





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Countertop Condition

Materials: Tile

The countertops were in serviceable condition.

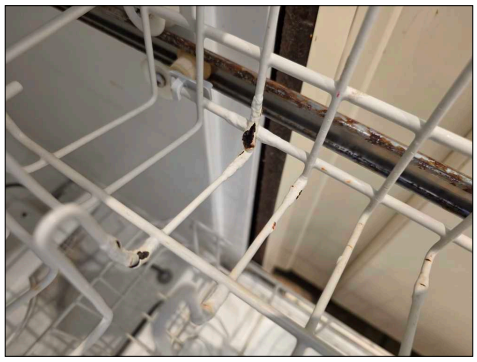
Dishwasher

The upper rack slide was missing a stop which allowed the rack to fall; further evaluation and correction are recommended.

The dishwasher racks are rusted and damaged. We recommend replacement.

The dishwasher was not functional. Further evaluation and correction is recommended.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed repair technician before the end of the contingency period.






Garbage Disposal

The garbage disposal was rusted and leaks; replacement is recommended.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed contractor before the end of the contingency period.




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Kitchen Receptacles

The receptacles tested serviceable in the kitchen.

Kitchen GFCI

The kitchen receptacles did not have GFCI protection. Ground fault circuit interrupter (GFCI) affords additional protection against electrical shock. While this may not have been required at the time of construction, installing GFCI protection by a qualified licensed electrical contractor should be considered and is recommended.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed electrical contractor before the end of the contingency period.

Kitchen Lights

The kitchen lights are in serviceable condition.

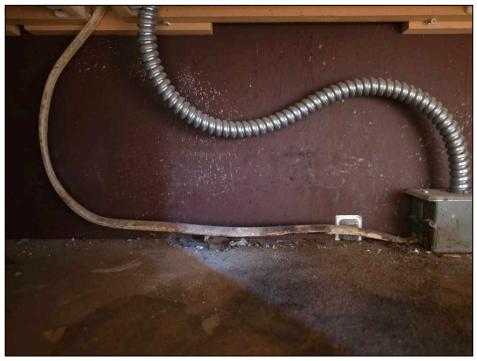
Kitchen Light Switches

The kitchen light switches are in serviceable condition.

General Electrical

Exposed wires found below the cooktop. The wiring was not well protected and is subject to physical damage; recommend the installation of mechanical protection to help prevent physical damage.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed electrical contractor before the end of the contingency period.



Vent Condition

Type: Hood Vent

The hood vent was operational.

The vent screen(s) are dirty and should cleaned or replaced.



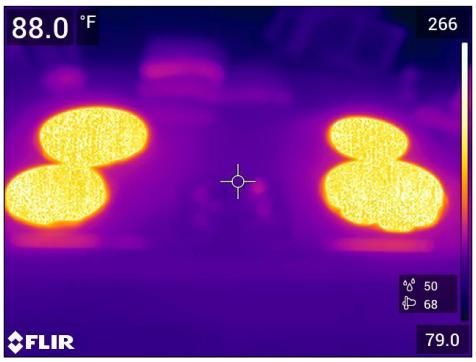


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Cooktop Condition

Fuel Type: 240v Electric

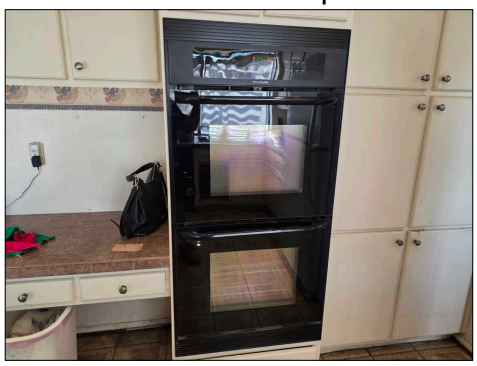
The cooktop operated and was in serviceable condition.



Oven Condition

Number of Ovens: 2
Fuel Type: 240v Electric

The built-in ovens responded to normal user controls and are in serviceable condition.





Appliances Not Inspected

Refrigerator was present. Testing and inspecting the refrigerator is outside the scope of this inspection.



Kitchen Sink

The kitchen sink needs to be sealed at the countertop to prevent moisture damage to the substrates below.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed contractor before the end of the contingency period.

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Kitchen Sink Faucet

The kitchen faucet leaks during operation; replacement is recommended.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed contractor before the end of the contingency period.





Supply Lines

The refrigerator valve leaks, further evaluation and corrections are recommended.

Drain/Waste Piping

The water drain lines are corroded and leakage may become apparent over time. These connections should be monitored for leakage and repaired or replaced if necessary.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed plumbing contractor before the end of the contingency period.

Bathroom

Bathrooms are visually inspected for proper function of components, active leakage, excessive or unusual wear and general state of repair. Fixtures are tested using normal operating features and controls.

Locations

Master • Upper hallway • Lower hallway

Cabinets

One of the upper hallway bathroom cabinet drawers was missing; further evaluation and correction are recommended.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed contractor before the end of the contingency period.

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Countertop Condition

The bathroom countertops were in serviceable condition.

Bathroom Sink(s)

The bathroom sinks are in serviceable condition.

Sink Faucet

The sink faucets are in serviceable condition with no visible leaks.

Supply Lines

The supply lines are in serviceable condition.

Sink Drain Piping

The drain/waste piping in the upper hallway bathroom was improper. Flexible drain lines are not approved; recommend a licensed plumber replace it with approved smooth wall piping.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed plumbing contractor before the end of the contingency period.



Receptacle Condition

The receptacles in the bathrooms tested serviceable and are protected by a GFCI.

GFCI

The GFCI receptacles responded to the test button.

Light Condition

The master bathroom light globe was missing; recommend the globes or whole fixture be replaced.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed electrical contractor before the end of the contingency period.

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Light Switch Condition

The bathroom light switches were in serviceable condition.

Ventilation

The bathroom fans operated when tested.

Toilets

The toilets were flushed and functioned correctly.

Te master bathroom toilet was missing the seat and the water was off; further evaluation and correction are recommended.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed plumbing contractor before the end of the contingency period.



Tub

The tub overflow drain was not tested by filling the tub water above it to see if it leaks. Seals tend to dry out and can leak over time. It is recommended that the seals be checked and or replaced to prevent leakage as part of regular home maintenance.

The bathtub was chipped in the upper hallway bathroom; recommend repairing and resurfacing the tub.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed contractor before the end of the contingency period.

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Shower Pan

A test of the shower pan is beyond the scope of this inspection. This test is often performed as part of a standard pest inspection. We recommend checking the pest control report for further information.

Shower Walls

The shower surrounds are in serviceable condition.

Shower Head(s)

The shower head(s) are low by today's standards. No action is required, but may be considered.

The shower head in the upper hallway bathroom leaks during operation; correction is recommended.

For attention to the condition(s) noted and/or cost estimates, if necessary, we recommend the advice and services of a general contractor.

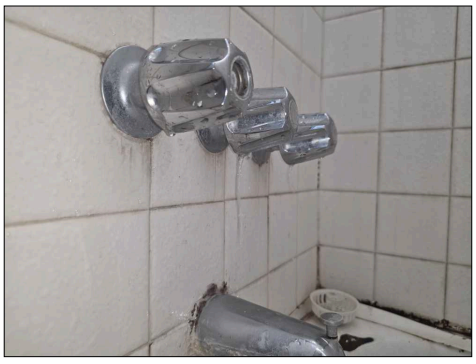
Tub/Shower Faucet

We recommend caulking the valve and tub spigot at the shower wall.

The shower valves in the upper hallway bathroom leak; recommend repair or replacement.

The tub spigot in the upper hallway bathroom leaks at the wall; further evaluation and correction are recommended.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed plumbing contractor before the end of the contingency period.





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Mirror

There are black spots on the mirror in the hallway bathroom. This can be caused by ammonia in window cleaner when it is sprayed on the mirror and gets behind the mirror and damages the silvering on the back of the mirror. Replacement is recommended.

For attention to the condition(s) noted, and/or cost estimates, if necessary, we recommend the advice and services of a general contractor.



Medicine Cabinet

The medicine cabinets are rusted. We recommend they be painted or replaced.

For attention to the condition(s) noted, and/or cost estimates, if necessary, we recommend the advice and services of a general contractor.

Bedrooms

Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

Locations

Upper right • Upper left • Lower right-rear (Master) • Lower right-front • Lower left-front

Closets

Personal belongings prevent full view and access to walls, and floors inside the closets. Do a careful check on your final walk-through. Contact inspector with any questions or concerns prior to close of transaction.

The closet door floor guides were missing in a number of bedrooms. This allows the doors to swing, we recommend installing floor guides.

For attention to the condition(s) noted, and/or cost estimates, if necessary, we recommend the advice and services of a general contractor.

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Receptacles

The occupants belongings prevented testing of some receptacles. We checked a representative number of receptacles and found them operating and generally in serviceable condition.

Light Switch Condition

The bedroom light switches are in serviceable condition.

Pool / Spa

The visible areas of the vessel, drains, lights, waterline tiles, coping, decking, ladders and accessories are examined to determine their present condition. Areas concealed from view by any means are excluded from this report/inspection. The permanently installed components or equipment are checked for basic operation only. Determination of underground pipe and vessel leakage and disassembly of any equipment is beyond the scope of the inspection. Operation of time clock motors and thermostatic controls, solar heating equipment, pool sweeps, water/chemical condition and chlorination equipment are not verified during a visual inspection.

Drowning Safety Feature Condition

Existing Safety Features: Removable mesh fence

The pool was not inspected. SB552 requires we provide you with the following information.

A “swimming pool” or “pool” means any structure intended for swimming or recreational bathing that contains water over 18-inches deep. “Swimming pool” includes in-ground and above ground structures and includes, but is not limited to, hot tubs, spas, portable spas, and non-portable wading pools.

The spa has less than two pool drowning safety features. We recommend at least two of the following safety features be installed. Pool enclosure, removable mesh fence, Approved safety pool cover, exit alarms, self-closing/self latching devices, or pool alarm. We recommend consulting with a licensed pool contractor for installation of these safety features.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed pool contractor before the end of the contingency period.

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Conclusion

Conclusion

This structure was presently in need of repair. There was also considerable deferred maintenance.

Additional reportable conditions will, in all likelihood, be discovered in the course of repair.

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Executive Summary

The summary is a review of the inspectors findings during this inspection, however, it does not include every detailed observation. This is provided as an additional service to our Client, and is presented in the form of a listing of the items which, in the opinion of your inspector, merit further evaluation, investigation, or improvement. Some of these conditions are of such a nature as to require repair or modification by a skilled craftsman, technician or specialist. Others can be easily handled by an owner such as yourself. As with most other facets of your transactions; recommend consultation with your Real Estate Professional for further advice with regards to the following.

Slab		
Page 5	Slab Condition	A large crack was noted in the floor slab surface. Further evaluation and correction are recommended. Suggest complete review/correction including cost estimate (bids) by a qualified licensed foundation contractor before the end of the contingency period.
Exterior Walls		
Page 7	Stucco Condition	Sections of the stucco are deteriorated. We recommend the stucco be repaired in these areas. Suggest complete review/correction including cost estimate (bids) by a qualified licensed stucco contractor before the end of the contingency period.
Exterior Areas		
Page 8	Exterior Doors	The lower latch for the inactive door was damaged; replacement is recommended. Signs of wood-destroying pest/organisms noted at the door and frame; recommend further evaluation and correction by a licensed pest control operator before removing any contingencies. Suggest complete review/correction including cost estimate (bids) by a qualified licensed door contractor before the end of the contingency period.

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Page 9	Eaves, Fascia, & Trim	The open-beam design at the front of the house leaves the wood framing exposed to rain and repeated moisture intrusion. Existing water-related deterioration and damage were observed at multiple framing members. Finishing the roof in this area with a properly designed and flashed weather-resistant roof covering is the preferred repair to protect the wood from further damage. Further evaluation and correction, including replacement of all damaged wood, by a qualified roofing contractor are recommended. Signs of wood-destroying pest/organism damage noted at the eaves and fascia; recommend further evaluation and correction by a licensed pest control operator before removing any contingencies. Suggest complete review/correction including cost estimate (bids) by a qualified licensed contractor before the end of the contingency period.
Grounds		
Page 12	Walkway	A trip hazard was found in the walkways on the front of the house; recommend the trip hazards be eliminated to reduce risk of personal injury. Suggest complete review/correction including cost estimate (bids) by a qualified licensed general contractor before the end of the contingency period.
Page 12	Patio Cover	Signs of wood-destroying pest/organism damage found in a number of locations; recommend further evaluation and correction by a licensed pest control operator before removing any contingencies. The patio cover ledger was pulled away from the house, this is a structural and safety concern; further evaluation and correction are recommended. Suggest complete review/correction including cost estimate (bids) by a qualified licensed general contractor before the end of the contingency period.
Page 13	Gate Condition	The gates leading to the pool and lack a self-closing device, we recommend installing self-closing devices on both gates for increased pool safety. Suggest complete review/correction including cost estimate (bids) by a qualified licensed contractor before the end of the contingency period.

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Roof		
Page 15	Surface Condition	Loose/ slipped tiles were found, these tiles should be secured into place. Loose tiles can lead to moisture infiltration; recommend correction. Cracked tiles were found, cracked tiles should be replaced as they can lead to leaks; recommend correction. Suggest complete review/correction including cost estimate (bids) by a qualified licensed roofing contractor before the end of the contingency period.
Page 15	Plumbing Vents	The plumbing vents lack storm collars, separations were noted at a number of vents. We suggest re-sealing all through roof vents and projections as part of routine maintenance Suggest complete review/correction including cost estimate (bids) by a qualified licensed roofing contractor before the end of the contingency period.
Electrical		
Page 18	Breakers / Fuses Condition	One of the connections at the main breaker was hotter than the other connection; further evaluation and correction are recommended. Suggest complete review/correction including cost estimate (bids) by a qualified licensed electrical contractor before the end of the contingency period.
Plumbing		
Page 20	Drain / Waste Piping	The drain connection in the cabinet adjacent to the kitchen sink cabinet was corroded and may leak; further evaluation and correction are recommended. Suggest complete review/correction including cost estimate (bids) by a qualified licensed plumbing contractor before the end of the contingency period.
Water Heater		
Page 23	Vent Piping	The water heater vent pipe was a combination of steel and Transite pipe, joined together. This combination of these dissimilar materials can cause unwanted condensation of flue gases inside the vent, which can drip back into the gas appliance and hasten deterioration of both. Corrosion found at the vent; recommend a qualified licensed contractor replace the vent material with similar materials the entire vent distance to prevent unwanted condensation and potential damage. Suggest complete review/correction including cost estimate (bids) by a qualified licensed plumbing contractor and asbestos abatement contractor before the end of the contingency period.

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Heat		
Page 26	Plenum	Air leaks noted at the plenum of the furnace, we recommend the plenum be sealed to maximize efficiency and help keep energy costs down. Suggest complete review/correction including cost estimate (bids) by a qualified licensed HVAC contractor before the end of the contingency period.
Page 27	Vent	The heater vent piping was improperly assembled at one of the joints. The lower section of vent piping should extend inside the section above rather than overlapping the outside of it. Improperly assembled vent joints may allow condensation or combustion byproducts to escape from the venting system. Further evaluation and correction by a licensed HVAC contractor are recommended. Suggest complete review/correction including cost estimate (bids) by a qualified licensed HVAC contractor before the end of the contingency period.
Air Conditioning		
Page 28	Condenser	The condenser unit was dirty and should be cleaned as part of routine maintenance. A dirty condenser will result in poor performance of the system, we recommend cleaning and annual maintenance of the system to keep it operating in peak condition.
Page 29	Wiring	Unsecured conduit was noted at the condenser unit. We recommend that it be secured in accordance with present standards. Disconnected conduit was noted at the local disconnect panel; recommend that it be secured in accordance with present standards. Suggest complete review/correction including cost estimate (bids) by a qualified licensed electrical contractor before the end of the contingency period.
Page 30	HVAC Disconnect	Overheating noted at one of the disconnect connections; further evaluation and correction are recommended. Suggest complete review/correction including cost estimate (bids) by a qualified licensed electrical contractor before the end of the contingency period.

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Page 31	General Comment	Air temperatures were warmer than industry standard; recommend further evaluation and correction. The condenser unit was near the end of its expected service life. Although operating, the need for replacement should be expected. Older systems are less efficient and subject to failure. Determining the future performance of the system is beyond the scope of this inspection. System could require repairs and/or replacement at any time. Suggest complete review/correction including cost estimate (bids) by a qualified licensed HVAC contractor before the end of the contingency period.
Interior Areas		
Page 32	Main Entry Door	The upper latch for the inactive door was not functional and did not engage the frame; further evaluation and correction are recommended for increased security. The main entry door was cracked; recommend replacement for increased security Suggest complete review/correction including cost estimate (bids) by a qualified licensed contractor before the end of the contingency period.
Page 33	Windows	Cracked window glass found at the kitchen window. Replacement is recommended. Signs of wood-destroying pest/organisms were noted at the left-front bedroom window; recommend further evaluation and correction by a licensed pest control operator before removal of any contingencies. Suggest complete review/correction including cost estimate (bids) by a qualified licensed window contractor before the end of the contingency period.
Page 34	Smoke Alarm Condition	Smoke alarms were not installed in the sleeping rooms. The latest standards require smoke alarms in all bedrooms at time of construction and when any significant work is done on the residence. Whether installation is required prior to sale of this building, upgrading should be considered and is recommended. Suggest complete review/correction including cost estimate (bids) by a qualified licensed contractor before the end of the contingency period.

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Page 34	Carbon Monoxide Alarm	The home was not equipped with carbon monoxide alarms. Current standards and California law requires all single family dwelling to have carbon monoxide alarms installed per manufacturers instructions, to provide protection to occupants from potential poisoning from fossil fuel burning appliances including fireplaces. Carbon monoxide alarms are required on each level of the home, and adjacent to the sleeping rooms. Suggest complete review/correction including cost estimate (bids) by a qualified licensed contractor before the end of the contingency period.
Page 35	Receptacles	A number of receptacles showed evidence of potential loose connections or "tired" receptacles. We recommend replacement of all tired receptacles. Suggest complete review/correction including cost estimate (bids) by a qualified licensed electrical contractor before the end of the contingency period.
Page 36	Stairs & Handrail	The railings were not sturdy enough to resist a person's weight. We recommend that the railings be reinforced or replaced in accordance with present standards. Suggest complete review/correction including cost estimate (bids) by a qualified licensed contractor before the end of the contingency period.
Page 37	Bar Electrical	No GFCI protection was found at the bar receptacle. Ground fault circuit interrupter devices (GFCI) afford additional protection against electrical shock. This home was built prior to the requirement. Consideration should be given to installation GFCI outlets to provide safety protection as a beneficial upgrade by a qualified licensed electrician. Suggest complete review/correction including cost estimate (bids) by a qualified licensed electrical contractor before the end of the contingency period.
Laundry		
Page 38	Dryer Vent Condition	The flexible ducting was improperly installed in the garage. Recommend properly sized, rigid, smooth wall duct be installed from the termination to the dryer hook up, then a properly sized flex duct can be installed. Suggest complete review/correction including cost estimate (bids) by a qualified licensed contractor before the end of the contingency period.

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Garage		
Page 40	Walls	There are holes in the garage separation wall, all holes need to be sealed to help prevent the passage of fire. There are unsealed penetrations in the garage separation wall, all penetrations need to be sealed to help prevent the passage of fire. There are failed tape joints in the garage separation wall, all joints need to be sealed to help prevent the passage of fire. Black staining observed at the wall in the garage. It is beyond the scope of the inspection to identify this type of material. This material is present because of a moisture problem. Recommend a qualified moisture intrusion specialist, identify the source of the moisture and make repair recommendations. You may also wish to have an air quality test done by a state licensed industrial hygienist. Suggest complete review/correction including cost estimate (bids) by a qualified licensed contractor before the end of the contingency period.
Page 41	Moisture Evidence	A water stain was found on the garage ceiling. The stain was dry, but this does not mean that it is not active. We recommend checking with the seller for any knowledge of the stain, or corrective action. If the Seller is unaware and no corrective action has been taken, the further evaluation by a licensed contractor is recommended to locate and repair the source. Suggest complete review/correction including cost estimate (bids) by a qualified licensed moisture intrusion contractor before the end of the contingency period.
Page 41	Electrical	Conductors installed within 7-feet above the floor. The wiring was not well protected and is subject to physical damage. We recommend the installation of mechanical protection to help prevent physical damage. Suggest complete review/correction including cost estimate (bids) by a qualified licensed electrician contractor before the end of the contingency period.
Kitchen		
Page 44	Dishwasher	The dishwasher was not functional. Further evaluation and correction is recommended. Suggest complete review/correction including cost estimate (bids) by a qualified licensed repair technician before the end of the contingency period.

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Page 44	Garbage Disposal	The garbage disposal was rusted and leaks; replacement is recommended. Suggest complete review/correction including cost estimate (bids) by a qualified licensed contractor before the end of the contingency period.
Page 45	General Electrical	Exposed wires found below the cooktop. The wiring was not well protected and is subject to physical damage; recommend the installation of mechanical protection to help prevent physical damage. Suggest complete review/correction including cost estimate (bids) by a qualified licensed electrical contractor before the end of the contingency period.
Page 47	Kitchen Sink Faucet	The kitchen faucet leaks during operation; replacement is recommended. Suggest complete review/correction including cost estimate (bids) by a qualified licensed contractor before the end of the contingency period.
Bathroom		
Page 48	Sink Drain Piping	The drain/waste piping in the upper hallway bathroom was improper. Flexible drain lines are not approved; recommend a licensed plumber replace it with approved smooth wall piping. Suggest complete review/correction including cost estimate (bids) by a qualified licensed plumbing contractor before the end of the contingency period.
Page 50	Shower Head(s)	The shower head in the upper hallway bathroom leaks during operation; correction is recommended. For attention to the condition(s) noted and/or cost estimates, if necessary, we recommend the advice and services of a general contractor.
Page 50	Tub/Shower Faucet	The shower valves in the upper hallway bathroom leak; recommend repair or replacement. The tub spigot in the upper hallway bathroom leaks at the wall; further evaluation and correction are recommended. Suggest complete review/correction including cost estimate (bids) by a qualified licensed plumbing contractor before the end of the contingency period.

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Pool / Spa		
Page 52	Drowning Safety Feature Condition	The spa has less than two pool drowning safety features. We recommend at least two of the following safety features be installed. Pool enclosure, removable mesh fence, Approved safety pool cover, exit alarms, self-closing/self latching devices, or pool alarm. We recommend consulting with a licensed pool contractor for installation of these safety features. Suggest complete review/correction including cost estimate (bids) by a qualified licensed pool contractor before the end of the contingency period.

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