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Property Address:

2030 Black Canyon Rd  
Ramona Ca 92065



Client:

Marilyn Palmer



**Congratulations!** You have chosen the finest inspection company in the industry. In order for you to receive the full value of this inspection please read all of the information in your Inspection Report. Should you have further questions, please contact our office during regular business hours and we will be happy to assist you.

**About your inspection.** During the inspection our inspector will not take apart any equipment or structures, move any personal property, apply stress to any object or structure, turn on any major system or component that is off, and/or do any destructive testing. The inspector does not turn on or off breakers, nor turn plumbing valves at any time. Areas or items that are hidden or not readily visible are not covered in this report. Some items / areas may not be checked because of one of the following factors: item was disconnected or not accessible, was not visible, exhibited improper or unsafe conditions for inspection, was outside the scope of our inspection, and/or was not inspected due to other factors, stated or otherwise. This report provides an unbiased time limited visual inspection. Your report does not include all items covered in the Real Estate transfer disclosure statement. An Attorney and/or other related professional should be consulted on additional items not included in this report

PLEASE NOTE: we are unable to determine leaks in a roof; we do not check furnace fire boxes, flood test shower pans, test the reversing mechanism on garage door openers, or test oven self cleaning cycle. Please refer to our contract for full disclosure. Environmental inspections are not part of a regular inspection. Please contact our office for information and prices on our enhanced services. This report is not a warranty. Our report is not a guarantee or warranty on the condition of the property or its contents. This inspection service only warrants that its inspection service and report will be performed in accordance with scope and standards of practice of the American Society of Home Inspectors (ASHI). Photo Documentation. Your report includes many photographs. Most of the pictures are general view, to help you understand where the inspector has been, what is looked at, and the condition of the item or area at the time of the inspection. Some of the pictures may be of problem areas, the pictures are to help you better understand what is documented in the report and to help you see areas or items that you normally would not see. Not all problem areas and conditions will be supporting pictures, that will be up to the discretion of the inspector



The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The inspection is performed in compliance with generally accepted standard of practice, a copy of which is available upon request. Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with trades people or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to complaint except in the case of an emergency.





January 10, 2018

Client: Marilyn Palmer

RE: 2030 Black Canyon Rd #29  
Ramona, CA 92065



Marilyn:

At your request, a visual inspection of the above referenced property was conducted on January 9, 2018 . An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, reflecting the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

### **SUMMARY OF AREAS REQUIRING FURTHER EVALUATION**

**IMPORTANT:** The Summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report. The entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

It is strongly recommended that you have appropriate licensed contractors evaluate each concern further and the entire system for additional concerns that may be outside our area of expertise or the scope of our inspection BEFORE the close of escrow. Please call our office for any clarifications or further questions.

Here is a list of major defects that need further evaluation or repair by appropriately Licensed Contractors.

#### **GROUNDNS**

Paving Conditions:

Exterior Steps / Stoops:

Type; Wood. South side exterior stairs are showing signs of weathering / moisture damage. Landing at top of stairs is worn. Maintenance is needed.

Patio / Porch:

Structure:

Minor damage is viewed at aluminum carport posts.

Cover / Roof:

Recommend cleaning / servicing roof areas from debris / pine needles. This will help with drainage at gutters.



Grading:

Site:

Evidence of poor drainage is viewed at north side of property. Water is ponding in driveway. Poor drainage is also viewed at West side of property. Recommend Pitch slope of soils away from foundation. Slope should fall away from the foundation at a minimum of 1/2 inch per foot and extend at least 10 feet away from the foundation.

Landscaping:

Condition:

Tree limbs touch / over hang roof. Recommend trimming branches away from structure.

**EXTERIOR - FOUNDATION**

Exterior Walls:

Materials & Condition:

Type: Hardboard siding. Some areas are showing signs of weathering / moisture damage. Soil / landscape is too high at base of exterior walls. Recommend trim grass / landscape away. This will help prevent moisture damage and extend the life of the siding.

Flashing & Trim:

Wood trim showing signs of weathering / moisture damage at some areas. Recommend further evaluation for wood destroying organisms by a qualified professional.

Foundation:

Materials & Condition:

Type: Raised Foundation. Recommend cleaning debris / grass out of crawlspace area. Eliminate soil contact is needed.

**BASEMENT - CRAWLSPACE**

Crawlspace:

Walls:

Type: Wall materials are Hardboard siding / wood. Earth to wood contact is viewed at all sides of exterior walls. Recommend eliminate soil contact. This will help extend the life of the siding.

Floor:

Type: Soil. Earth-to-Wood contact is found. Grass is growing at some areas. Recommend trim landscape / grass away from exterior walls. Recommend removing grass / debris from crawlspace area. Cleaning / servicing is needed.

**ROOF SYSTEM**

Roof:

Roof Covering:

Type: Three tab composition shingles. Opening is viewed at ridge cap above living room east side of roof. Repairs are needed by a qualified professional roofer. Roof covering is showing signs of moderate weathering and age. Cracking and clawing of shingles are the result of long term weathering and an advanced shingle age. Roof shingles show signs of deterioration, especially at the front south facing field. The aggregate surface has shed, leaving the matrix exposed. The roof is near the end of its useful life. Water penetration may occur. Roof replacement will be necessary in the near future and should be budgeted for.



Flashings:

ABS plumbing vent on the roof are not painted for protection from the sun's UV rays. Deterioration of the piping will occur. Repairs by a qualified licensed roofing contractor are recommended. Roof flashings appears serviceable.

Valleys:

The valley(s) shows wear that indicates maintenance / servicing is needed. Shingles are showing signs of weathering / age. Recommend further evaluation by a qualified professional roofer.

Gutters & Downspouts:

Debris / pine needles viewed in gutters. Some gutters are holding water. Annual cleaning / servicing is needed.

## HEATING - AIR CONDITIONING

Heating Equipment:

*Air Filters:*

The filters are in need of replacement. Replacing or cleaning filters every 30 to 45 days is recommended.

Ductwork / Distribution:

*Ducts / Air Supply:*

Type: Flex Round / Metal. Earth contact is viewed in crawlspace at ductwork. Eliminate soil contact is needed. Debris is viewed in floor registers at interior. Recommend having a annual cleaning of ductwork.

## PLUMBING SYSTEM

Water Heater:

*Condition:*

Corrosion is viewed at supply line / tank connection. Water heater is not correctly or inadequately secured and needs to be strapped in accordance with local standards. Gas line is missing drip leg. Tanks listed age is 2003. Water heaters typical lifespan is 10yrs. Tank is Past life expectancy, replacement is recommended.

Fuel System:

*Meter / Tank:*

No leaks detected at time of inspection. Gas meter is missing earth quake automatic shut off valve. This item is recommended based on today's standards.

## KITCHEN - APPLIANCES

Range/ Cooktop / Oven:

*Type & Condition:*

Cooktop / oven operational at time of inspection. Stove has not been secured as required by manufacturer's installation instructions. A tip-over hazard exists for small children. Stove should be properly secured right-away.

Dishwasher:

*Condition:*

Operational at time of inspection. A proper air gap IS NOT installed in the dishwasher drain line. A air gap is required to prevent dirty water from being sucked back into water supply. Recommend installation of air gap by qualified plumber.

## BATHROOMS



Sink & Cabinetry:

*Hall Bath:*

Drain stopper not operational. No leaks detected at supply valves / drain line.

Toilet:

*Master Bath:*

The following problems were noted at the toilet: Toilet is loose at floor.

Recommend upgrade to modern dual flush toilet. These toilets use about 25% less water than a regular 1.6 gpf toilet.

Tub/Shower Fixtures:

*Hall Bath:*

Minor leak is viewed at faucet. Caulking / sealant is needed at fixture / wall connections.

Tub/Shower And Walls:

*Master Bath:*

Caulk and seal all tub and shower areas as a precaution.

## INTERIOR ROOMS

Windows:

*General Type & Condition:*

Living room / bedroom windows are difficult to operate. Recommend servicing window hardware. The thermal seals are showing signs of weathering. Although it is keeping the elements out, it has a clouded appearance. This condition will worsen.

Ceilings:

*General Type & Condition:*

Some cracking is viewed at vaulted ceiling in living room area. Recommend patch / sealant at crack opening. Moisture test reading less than 6%, considered dry. Monitor in the future.

Floors:

*General:*

Carpeting showing signs of moderate wear / stains noted. Loose carpeting noted. Rugs and floor coverings prevent viewing of primary floor materials.

## LAUNDRY AREA

Laundry:

*Clothes Washer:*

Recommend installing a catch pan with exterior drain line under clothes washer.

Other minor items are also noted in the entire inspection report that are Not included in the summary and should receive eventual attention, but do not affect the habitability of the house and the majority are the result of normal wear and tear. Please read through each section of the report for detailed information.

Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the





inspection report or the home, please feel free to call us.

Sincerely,

*PIOC*

*Property Inspections of California*

Inspector: Joe Cosenza

760 822 6162

[Propertyinspction@yahoo.com](mailto:Propertyinspction@yahoo.com)



## GENERAL INFORMATION

### Client & Site Information:

<b>Inspection Date:</b> January 9, 2018 01:00 PM.	<b>Client:</b> Marilyn Palmer.	<b>Inspection Site:</b> 2030 Black Canyon Rd #29 Ramona, CA 92065	<b>People Present:</b> Buyer, buyers agent.
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### Building Characteristics:

<b>Main Entry Faces:</b> North.	<b>Estimated Age:</b> 15yrs.	<b>Building Style &amp; Type:</b> Manufactured Home.	<b>Stories:</b> 1
<b>Space Below Grade:</b> Crawl space.	<b>Water Source:</b> Public.	<b>Sewage Disposal:</b> Public.	<b>Utilities Status:</b> All utilities on.

### Climatic Conditions:

<b>Weather:</b> Rain.	<b>Soil Conditions:</b> Wet.	<b>Outside Temperature (f):</b> 60-70.
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### About Rated Items:

Items not found in this report are beyond the scope of this inspection and should not be considered inspected at this time. Please read the entire report for important details. Inspected items may be generally rated as follows:

**OK = "Serviceable"** = Item is functional and we did not observe conditions that would lead us to believe problems existed with this system or component. Some serviceable items may show wear and tear. Other conditions may be noted in the body of the report.

**MM = "Marginal/Maintenance"** = Item warrants attention or monitoring, or has a limited remaining useful life expectancy and may require replacement in the not too distant future. Further evaluation or servicing may be needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.

**RR = "Repair or Replace"** = Item, component, or unit is not functioning as intended and needs repair or replacement. Further evaluation is needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.

### REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The inspection is performed in compliance with generally accepted standard of practice, a copy of which is available upon request.



Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.



## GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. We do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this can only be confirmed by a geological evaluation of the soil. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. We cannot determine drainage performance of the site or the condition of any underground piping, including subterranean drainage systems and municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. Any areas too low to enter or not accessible are excluded from the inspection. We do not evaluate any detached structures such as storage sheds and stables, nor mechanical or remotely controlled components such as driveway gates. We do not evaluate or move landscape components such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Any such mention of these items is informational only and not to be construed as inspected.

### Paving Conditions:

*Driveway:*

OK MM RR  
.. p ..

Type: Concrete. Cracks noted are typical.



*Exterior Steps / Stoops:*

.. .. p

Type; Wood. South side exterior stairs are showing signs of weathering / moisture damage. Landing at top of stairs is worn. Maintenance is needed.



### Patio / Porch:



Structure:

- ⌋ Minor damage is viewed at aluminum carport posts.



Cover / Roof:

- OK MM RR ⌋ Recommend cleaning / servicing roof areas from debris / pine needles. This will help with drainage at gutters.



Grading:

Site:

- ⌋ Evidence of poor drainage is viewed at north side of property. Water is ponding in driveway. Poor drainage is also viewed at West side of property. Recommend Pitch slope of soils away from foundation. Slope should fall away from the foundation at a minimum of 1/2 inch per foot and extend at least 10 feet away from the foundation.





**Landscaping:**

*Condition:*

OK MM RR  
... .. p

Tree limbs touch / over hang roof.  
Recommend trimming branches  
away from structure.





## EXTERIOR - FOUNDATION

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that appear to be firm and solid can become unstable during seismic activity or may expand with the influx of water, moving structures with relative ease and fracturing slabs and other hard surfaces. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, minor cracks or deteriorated surfaces are common in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. We also routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

### Exterior Walls:

*Materials & Condition:* OK MM RR  
Type: Hardboard siding. Some areas are showing signs of weathering / moisture damage. Soil / landscape is too high at base of exterior walls. Recommend trim grass / landscape away. This will help prevent moisture damage and extend the life of the siding.



*Exterior Siding:* Some areas are showing signs of weathering / moisture damage. Soil / landscape is too high at base of exterior walls. Recommend trim grass / landscape away. This will help prevent moisture damage and extend the life of the siding.



*Flashing & Trim:* Wood trim showing signs of weathering / moisture damage at some areas. Recommend further evaluation for wood destroying organisms by a qualified professional.





**Chimney:**

*Please Note:*

There are a wide variety of chimneys and interrelated components. However, there are three basic types, single-walled metal, masonry, and pre-fabricated metal ones that are commonly referred to as factory-built ones. Single-walled metal ones should not be confused with factory-built metal ones, and are rarely found in residential use, but masonry and factory-built ones are commonplace. Our inspection of them conforms to industry standards, and is that of a generalist and not a specialist. However, significant areas of chimney flues cannot be adequately viewed during a field inspection. Therefore, because our inspection of chimneys is limited to areas easily viewed and does not include the use of specialized equipment, we will not guarantee their integrity or drafting ability and recommend that they be more thoroughly evaluated before the close of escrow.

**Foundation:**

*Materials & Condition:*

OK MM RR

␣ Type: Raised Foundation.  
Recommend cleaning debris /  
grass out of crawlspace area.  
Eliminate soil contact is needed.







## BASEMENT - CRAWLSPACE

While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. During the course of the inspection, the inspector does not enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the inspector or other persons.

**Crawlspace:**

<i>Access:</i>		Access located under carport.
	OK MM RR	
<i>Walls:</i>	.. .. p	Type: Wall materials are Hardboard siding / wood. Earth to wood contact is viewed at all sides of exterior walls. Recommend eliminate soil contact. This will help extend the life of the siding.
<i>Beams/Underfloor:</i>	p .. ..	Underfloor insulation restricts viewing. No readily visible problems noted.
<i>Ventilation:</i>	p .. ..	Satisfactory - The cross-ventilation in the crawlspace appears to be adequate.
<i>Floor:</i>	.. .. p	Type: Soil. Earth-to-Wood contact is found. Grass is growing at some areas. Recommend trim landscape / grass away from exterior walls. Recommend removing grass / debris from crawlspace area. Cleaning / servicing is needed.
<i>Posts / Piers:</i>	p .. ..	Type: Metal. Satisfactory - There are multiple metal post supporting the overhead beams in the crawl space. It appears to be adequately installed.





## ROOF SYSTEM

Although not required to, we generally attempt to evaluate various roof types by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method used to evaluate them. Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance. We can only offer an opinion of the general quality and condition of the roofing material.

The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The waterproof membrane beneath roofing materials is generally concealed and cannot be examined without removing the roof material. Although roof condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings or on framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company. We do not inspect attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

### Roof:

Style:

Gable.



Roof Access:

Roof shingles show signs of deterioration, especially at the front south facing field. The aggregate surface has shed, leaving the matrix exposed. The roof is near the end of its useful life. Water penetration may occur. Roof replacement will be necessary in the near future and should be budgeted for.



OK MM RR



Roof Covering:

.. ..

⌋ Type: Three tab composition shingles. Opening is viewed at ridge cap above living room east side of roof. Repairs are needed by a qualified professional roofer. Roof covering is showing signs of moderate weathering and age. Cracking and clawing of shingles are the result of long term weathering and an advanced shingle age. Roof shingles show signs of deterioration, especially at the front south facing field. The aggregate surface has shed, leaving the matrix exposed. The roof is near the end of its useful life. Water penetration may occur. Roof replacement will be necessary in the near future and should be budgeted for.



Flashings:

OK MM RR

.. ..

⌋ ABS plumbing vent on the roof are not painted for protection from the sun's UV rays. Deterioration of the piping will occur. Repairs by a qualified licensed roofing contractor are recommended. Roof flashings appears serviceable.

Valleys:

.. ..

⌋ The valley(s) shows wear that indicates maintenance / servicing is needed. Shingles are showing signs of weathering / age. Recommend further evaluation by a qualified professional roofer.

Gutters & Downspouts:

.. ..

⌋ Debris / pine needles viewed in gutters. Some gutters are holding water. Annual cleaning / servicing is needed.



In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.



**Attic & Insulation:**

Access:

No access located.



## ELECTRICAL SYSTEM

We are not electricians and in accordance with the standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed contractor. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrician. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment.

### Service:

Type & Condition:

OK MM RR

p " " Underground, Circuit breakers,  
Appears serviceable.





Grounding Equipment:

⌋ " " Grounded via plumbing and rod in ground.



### Electrical Distribution Panels:

Main Panel Location:

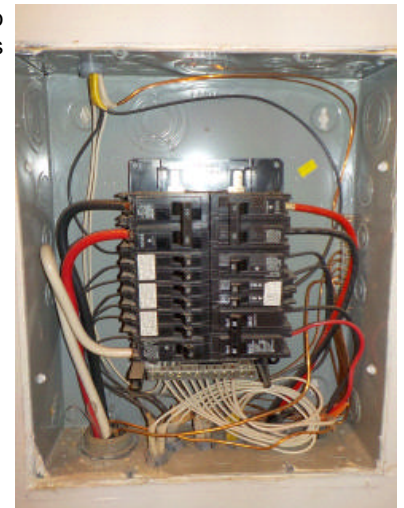
OK MM RR  
⌋ " " Exterior under carport. 100 amp service.

Main Panel Observations:

Circuit and wire sizing correct so far as visible, Grounding system is present. Panels are without the benefit of complete labeling.

Subpanel:

⌋ " " Circuit and wire sizing correct so far as visible, Grounding system is present.

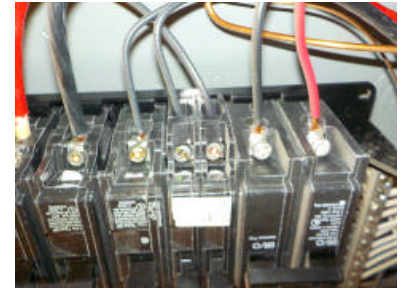


### Conductors:



*Branch Wiring:*

600' of 12 AWG Copper, Appears serviceable.



**Switches & Fixtures:**

*Kitchen Interior:*

The ceiling lights installed in this room did not function using the wall switch. I did not determine if the switch is bad or if the light bulb is bad.



*Master Bath:*

Operational.

*Hall Bath:*

Operational.

*Laundry:*

Operational.

**Electrical Outlets:**

*Exterior Walls:*

Exterior outlet under carport is GFCI protected and operational.

*Kitchen Interior:*

Outlets are GFCI protected and operational.

*Master Bath:*

A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the room are in serviceable condition.

*Hall Bath:*

A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the room are in serviceable condition.



*Laundry:*

Electrical outlet is grounded, 220  
Service-operational.







## HEATING - AIR CONDITIONING

The inspector can only readily open access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, or inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. We perform a conscientious evaluation of the system, but we are not specialists.

Please note that even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations we make for service or further evaluation be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form or warranty or guarantee. Normal service and maintenance is recommended on a yearly basis. Determining the presence of asbestos materials commonly used in heating systems can ONLY be performed by laboratory testing and is beyond the scope of this inspection. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

### Heating Equipment:

*Type & Location:*

Type: Category 1 forced air furnace. Location: Laundry room.

*Fuel Source:*

Natural Gas. Note: Gas pipe lacks a drip leg.





Capacity / Approx. Age: 56,000 BTU. Listed Age: 2005.



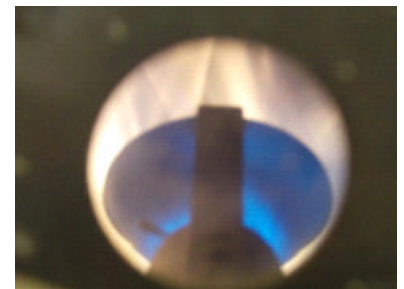
General Operation & Cabinet: OK MM RR  
p

Operational at time of inspection. Heater is dirty, recommend annual cleaning / servicing by a qualified HVAC professional.



Burners / Heat Exchangers: p

Appears serviceable.



Pump / Blower Fan: p

Operational at time of inspection. System lacks cleaning. Fan compartment is dirty. Recommend annual cleaning / servicing by a qualified HVAC professional.



Combustion Air:

␣ " " Adequate.

Flues, Vents, Plenum:

OK MM RR

␣ " " Appears serviceable.

Air Filters:

" " ␣ The filters are in need of replacement. Replacing or cleaning filters every 30 to 45 days is recommended.



Normal Controls:

␣ " " Thermostat in hallway operational.

**Air Conditioning:**

Primary Type:

Central, Split System.



Fuel Source:

No electrical disconnect in line of site / next to exterior condenser. This item is required. Recommend further evaluation by a qualified HVAC professional.



**Approx. Age:**

Listed Age; 2005.

**Return Air Temp:**

70.

**Supply Air Temp:**

49.

**Air Temp Drop:**

21.

System Condition:

" ␣ " Operational at time of inspection.

Recommend annual cleaning / servicing of system/

Condensate Line:

␣ " " Condensate line installed.



**Ductwork / Distribution:**

*Ducts / Air Supply:*

OK MM RR  
" " p

Type: Flex Round / Metal. Earth contact is viewed in crawlspace at ductwork. Eliminate soil contact is needed. Debris is viewed in floor registers at interior. Recommend having a annual cleaning of ductwork.



*Registers:*

Debris is viewed in floor registers at interior. Recommend having a annual cleaning of ductwork.





## PLUMBING SYSTEM

Water quality or hazardous materials (lead) testing is available from local testing labs, and not included in this inspection. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection, nor can the presence of mineral build-up that may gradually restrict their inner diameter and reduce water volume. Plumbing components such as gas pipes, potable water pipes, drain and vent pipes, and shut-off valves are not generally tested if not in daily use. The inspector cannot state the effectiveness or operation of any anti-siphon devices, automatic safety controls, water conditioning equipment, fire and lawn sprinkler systems, on-site water quality and quantity, on-site waste disposal systems, foundation irrigation systems, spa and swimming pool equipment, solar water heating equipment, or observe the system for proper sizing, design, or use of materials.

The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. Therefore a regulator is recommended whenever street pressure exceeds 80 psi. However, regardless of pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress washers and diaphragms within various components.

Waste and drainpipes pipe condition is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. Older homes with galvanized or cast iron supply or waste lines can be obstructed and barely working during an inspection but later fail under heavy use. If the water is turned off or not used for periods of time (such as a vacant house waiting for closing), rust or deposits within the piping can further clog the piping system. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains at the time of inspection. Nonetheless, blockages will still occur in the life of any system.

### Main Line:

*Shut Off:*

Water meter is located under carport.

*Material:*

Copper, Main line is 5/8 inch diameter.





Pressure: 55 PSI. Water pressure appears adequate.



**Supply Lines:**

Material: Plastic- PVC.

Condition: OK MM RR  
p " " No leakage is noted, but monitor in the future.

**Waste Lines:**

Material: Plastic.

Condition: p " " No leakage is noted, but monitor in the future.



**Hose Bibs / Hookups:**

General: " p " Sample operated, appeared serviceable, No anti-siphon valves installed on hose bibs. Anti-siphon valves are required. These are safety devices that prevent contaminated water from flowing into the house water supply.



The temperature pressure relief valve at the upper portion of the water heater is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

**Water Heater:**

<b>Power Source:</b> Type: Gas. No drip leg installed on gas line. This item is needed to help catch	<b>Capacity:</b> 30 Gallons. Listed Age: 2003. The existing water heaters listed age is 2003. The typical lifespan of a water	<b>Location:</b> Exterior closet.
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moisture / debris in gas line. heater is 10yrs, tank is past life expectancy. Replacement is recommended. .

*Condition:* OK MM RR  
 .. .. p

Corrosion is viewed at supply line / tank connection. Water heater is not correctly or inadequately secured and needs to be strapped in accordance with local standards. Gas line is missing drip leg. Tanks listed age is 2003. Water heaters typical lifespan is 10yrs. Tank is Past life expectancy, replacement is recommended.



**Fuel System:**

*Meter / Tank:* .. .. p

No leaks detected at time of inspection. Gas meter is missing earth quake automatic shut off valve. This item is recommended based on today's standards.



See Bathrooms section of report for information about plumbing and fixtures in those areas.

**Fixtures & Drain**

*Kitchen Sink:* .. p ..

No leaks detected at supply lines / drain line connections. Minor corrosion viewed at faucet. Minor / typical wear is viewed at porcelain sink.





**Hose Bibs / Hookups/Sink Faucets:**

*Laundry:*

OK MM RR  
p

Plumbing appears serviceable. Minor corrosion viewed on supply valves, recommend upgrade to quarter turn valves. No leaks detected at time of inspection. There is a connection box installed in the wall with both hot and cold water and a drain pipe. The drain pipe was not flood tested.







## KITCHEN - APPLIANCES

We may test kitchen appliances for basic functionality, but cannot evaluate them for their performance nor for the variety of their settings or cycles. Appliances older than ten years may exhibit decreased efficiency. Even if general comments are made, these items are not inspected: free-standing appliances, refrigerators, freezers, ice makers, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills, or rotisseries, timers, clocks, thermostats, the self-cleaning and cooking capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards. These items should be considered outside the scope of the inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

### Range/ Cooktop / Oven:

<i>Type &amp; Condition:</i>	OK   MM   RR	"   "   p	Cooktop / oven operational at time of inspection. Stove has not been secured as required by manufacturer's installation instructions. A tip-over hazard exists for small children. Stove should be properly secured right-away.
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### Ventilation:

<i>Type &amp; Condition:</i>	p   "   "	Type: Internal, Fan/Hood operational.
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### Refrigerator:

<i>Type &amp; Condition:</i>	"   "   "	No water supply valve installed. Note: Refrigerators (built in or not) are not part of our general inspection and are not inspected or commented on. If concerned about its serviceability and functionality we recommend further evaluation by a licensed appliance contractor prior to the end of your contingency period.
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### Dishwasher:

<i>Condition:</i>	"   "   p	Operational at time of inspection. A proper air gap IS NOT installed in the dishwasher drain line. A air gap is required to prevent dirty water from being sucked back into water supply. Recommend installation of air gap by qualified plumber.
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### Garbage Disposal:

<i>Condition:</i>	p   "   "	Operational at time of inspection.
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**Kitchen Interior:**

*Counters & Cabinets:*

OK MM RR  
p     "

Counters / cabinets overall appears serviceable.



## BATHROOMS

In accordance with industry standards of practice, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans, which is usually the responsibility of a termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants.

Our inspection of interior areas includes the visually accessible areas of walls, floors, cabinets and closets, and a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

### Sink & Cabinetry:

*Master Bath:*

OK MM RR  
p " "

No leaks detected at supply valves / drain lines. Vent pipes do not vent to exterior of roof. Studor vents installed at drain lines.



*Hall Bath:*

" " p

Drain stopper not operational. No leaks detected at supply valves / drain line.



**Toilet:**



Master Bath:

.. .. p

The following problems were noted at the toilet: Toilet is loose at floor. Recommend upgrade to modern dual flush toilet. These toilets use about 25% less water than a regular 1.6 gpf toilet.



Hall Bath:

OK MM RR  
.. p ..

Appears serviceable. Recommend upgrade to modern dual flush toilet. These toilets use about 25% less water than a regular 1.6 gpf toilet.

**Tub/Shower Fixtures:**

Master Bath:

p .. ..

Operational at time of inspection. Recommend caulking at fixture / wall connections.

Hall Bath:

.. .. p

Minor leak is viewed at faucet. Caulking / sealant is needed at fixture / wall connections.



**Tub/Shower And Walls:**



Master Bath:

.. .. p Caulk and seal all tub and shower areas as a precaution.



Hall Bath:

OK MM RR  
p .. .. Caulk and seal all tub and shower areas as a precaution.

**Bath Ventilation:**

Master Bath:

.. p .. Operational, recommend annual cleaning.

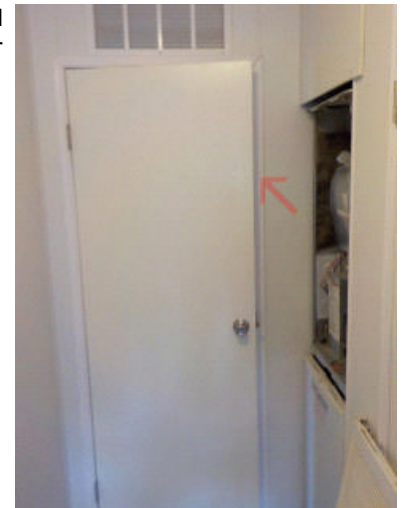


## INTERIOR ROOMS

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the close of escrow.

### Doors:

	OK	MM	RR	
<i>Main Entry Door:</i>	p	..	..	Hardware operational.
<i>Other Exterior Doors:</i>	p	..	..	Hardware operational.
<i>Overall Interior Door Condition:</i>	p	..	..	
<i>Master Bath:</i>				Hardware operational.
<i>Hall Bath:</i>				Hardware operational.
<i>Laundry:</i>				Doorframes are not square. Some binding is noted Door hardware needs some adjustment or repair for it to function appropriately.



### Windows:



*General Type & Condition:*

␣ Living room / bedroom windows are difficult to operate. Recommend servicing window hardware. The thermal seals are showing signs of weathering. Although it is keeping the elements out, it has a clouded appearance. This condition will worsen.



*Kitchen Interior:*

Type: Metal dual pane. Windows at sink are difficult to operate. Recommend cleaning / servicing tracks.



*Master Bath:*

Window tracks are dirty, recommend cleaning / servicing window hardware.



*Hall Bath:*

Hardware operational.

**Walls:**

*General Material & Condition:*

OK MM RR  
␣ Typical nail pops / cracks viewed at some walls. Overall appears serviceable.

*Kitchen Interior:*

Wall paper installed. Overall appears serviceable.

*Master Bath:*

There is some minor cracking in the sheetrock. Most likely this is due to slight settlement or shrinkage.

*Hall Bath:*

There is some minor cracking in the sheetrock. Most likely this is due to slight settlement or shrinkage.

**Ceilings:**

*General Type & Condition:*

␣ Some cracking is viewed at vaulted ceiling in living room area. Recommend patch / sealant at crack opening. Moisture test reading less than 6%, considered dry. Monitor in the future.



*Kitchen Interior:*

Some cracks noted at top of vaulted ceiling. Moisture test at top of ceiling vault reading less than 6%, considered dry. Be sure to take note of any future movement. Most minor cracking is due to shrinkage of the construction materials.



*Master Bath:*

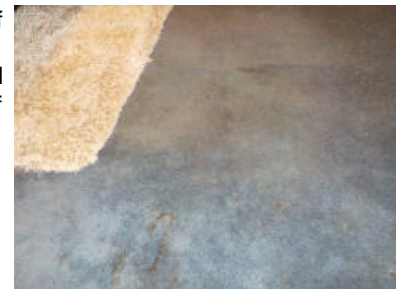
There is some minor cracking in the sheetrock. Most likely this is due to slight settlement or shrinkage.

**Floors:**

*General:*

OK MM RR

⌋ Carpeting showing signs of moderate wear / stains noted. Loose carpeting noted. Rugs and floor coverings prevent viewing of primary floor materials.



*Kitchen Interior:*

Vinyl floor covering overall appears serviceable.

*Master Bath:*

Appears serviceable. Visibility and ability to inspect the primary slab / floor is limited due to the floor covering and/or furnishings.

*Hall Bath:*

Appears serviceable. Visibility and ability to inspect the primary slab / floor is limited due to the floor covering and/or furnishings.

*Laundry:*

Good - The floor covering appears serviceable.

**Closets:**

*General:*

⌋ ⌋ ⌋ Door hardware operational.

**Smoke / Fire Detector:**

*General:*

⌋ ⌋ ⌋ Smoke alarm(s) / CO detectors responded to test button operation.





## LAUNDRY AREA

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned. See Plumbing and Electrical pages for more details about those types of system components.

### Laundry:

*Location:*

Laundry room.

*Fuel System:*

OK MM RR

␣ " " " Gas service pipe is provided. Gas is capped.



*Clothes Washer:*

" " "

␣ Recommend installing a catch pan with exterior drain line under clothes washer.



*Dryer Vent:*

Improper Vinyl / foil type vent used for dryer vent. Foil & Vinyl dryer vents are no longer a permitted material used for dryer ventilation. Upgrade to Metal / rated type vent is needed.

