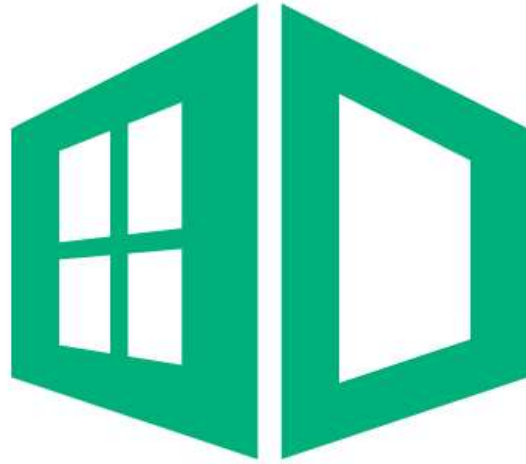


# REAL ESTATE INSPECTION REPORT



**LARocca**  
INSPECTIONS

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709 Wilson Ct Burbank, CA 91501

DATE OF INSPECTION: 6/5/2024  
INSPECTION TIME: 3:00 PM

Use of this report asserts that the Inspection Contract has been accepted and agreed to by the client (whether or not it has been signed) and that the limitations section has been read, understood and accepted.

The goal of this inspection is to render opinions as to the general condition of various aspects of the property, based on available access. This is a general visual inspection, no destructive or intrusive testing is performed. Stored items or furniture are not moved. **This is not a code compliance inspection.**

\*The information contained within this report is for the sole benefit of the client indicated in this report, its use is not transferable.

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# DEFINITIONS of TERMS

**NOT ACCEPTABLE.** It is the inspectors opinion that this item is either not functioning properly, is very old, damaged, in significant need of repairs, etc or is a clear safety hazard. Further evaluation and/or repairs/correction are needed and potential replacement. The inspector has made the client aware of this situation and it is then the clients responsibility to take appropriate action concerning the situation with the appropriate professional during the inspection contingency period and prior to the close of escrow.

It should be noted that items such as soap dispensers or sink stoppers, etc are not necessarily called out as "not acceptable" when not operating or damaged since this is not the focus of our inspection.

**SAFETY ALERT.** It is the inspectors opinion that this is a potential safety issue. The inspector has made the client aware of this situation and it is then the clients responsibility to take appropriate action concerning the situation with the appropriate professional (and if applicable) during the inspection contingency period and prior to the close of escrow.

**SECURITY ALERT.** It is the inspectors opinion that this is a potential security issue. The inspector has made the client aware of this situation and it is then the clients responsibility to take appropriate action concerning the situation with the appropriate professional (and if applicable) during the inspection contingency period and prior to the close of escrow.

**NEEDS ATTENTION.** It is the inspectors opinion that this item is or may not be functioning properly, is in need repairs or appears to be at or near the end of its service life. Further evaluation and/or repairs/correction are needed and potential replacement. The inspector has made the client aware of this situation and it is then the clients responsibility to take appropriate action concerning the situation with the appropriate professional during the inspection contingency period and prior to the close of escrow.

**SERVICEABLE.** It is the inspectors opinion, under testing parameters or visual observation only, that at the time of inspection this component or item appears to be doing the job for which it was intended and exhibits normal wear and tear. The report is not intended to replicate actual "usage and living" conditions. The component may function differently, under "actual usage conditions".

**PRESENT.** In most cases determining the items condition during a visual inspection is not possible. The item is not tested for correct operation or adequacy, (such as venting, circuit breakers, wiring, water supply & drain lines, water valves, etc). No Representation as to its ability to perform is given.

**NOTE.** This is information that the inspector feels is of value to the client and may or may not be within the realm or scope of the generalist. This can also be used to make the client aware of the inspectors limitations so that the client may seek further evaluation of the item or consult with the appropriate specialist as required.

**PLEASE BE ADVISED:** The term used in front of the descriptive text in the report is subjective. One inspector may call out an item as **NEEDS ATTENTION** , while another may use **NOT ACCEPTABLE**. Both suggest an item that is in need of action, correction or further evaluation. The main intent of this report is to indicate the item so that you are aware of it, the focus is not on the exact term preceding the statement of condition.

If a specific term is not given for a particular item, then the statement given would indicate the items condition or would be informational.

# CLIENT RESPONSIBILITY

**Any action or inaction taken by the client after he or she has been made aware of a situation noted in this report is at the sole discretion and responsibility of the client.**

**FURTHER EVALUATION or INSPECTION:** Where further evaluation or inspection, attention or repairs is advised, this is meant to be performed during the inspection period, prior to the expiration of the contingency period and prior to the close of escrow.

The whole intent of this procedure being to fully discover the extent of the repairs/correction needed and the associated costs.

**CLIENT'S DIRECT OBSERVATION:** This inspection is intended to guide the client and direct his/her attention to areas of concern, with the intention that they will, where possible, personally view and evaluate these areas, and follow up with additional specialists as needed.

**WALK THROUGH & DISCLOSURE:** This report does not and is not intended to replace the client's own 'walk through' and personal inspection of the property. This report is also not a replacement for full disclosure of all parties involved and the clients own responsibility for due diligence.

**SPECIFIC CONCERNS:** The client may have specific concerns or expectations for the property that this report may not specifically address. Any questions or concerns should be shared with the inspector before or during the inspection and before the end of inspection contingencies.

**MORE EXPENSES POSSIBLE:** During this inspection there may be items discovered that require further inspection, additional attention and/or subsequent repairs. These items should be addressed before the end of inspection contingencies and the close of escrow.

This inspection is intended to guide the client and direct his/her attention to areas of concern, with the intention that they will, where possible, personally view and evaluate these areas, and follow up with additional specialists as needed.

**All parties involved have a legal responsibility for full disclosure.**

**HAZARDOUS SUBSTANCES:** Identifying hazardous substances is not part of this inspection. Items such as formaldehyde, lead based paint, asbestos, toxic or flammable chemicals and environmental hazards are not tested for and not within the scope of the inspection.

# INSPECTION SUMMARY

**IMPORTANT:** The "INSPECTION SUMMARY" is provided to allow the reader a condensed overview of the potential areas of concern. This Inspection Summary is therefore **NOT** a substitute for reading and understanding the report in its entirety.

The full Inspection Report, including the pictures, the Standards of Practice, limitations, definitions and scope of Inspection, and Client Contract must be fully read and understood for this inspection report to achieve its intended goal.

It is advised that you follow the recommendations listed below and under each section of the report. This would include obtaining the consultation of a specialist, where needed.

## INSPECTION

### ADDITIONAL RECOMMENDATIONS

**NOTE:** Below are some of the overall recommendations. They are not representative of all the recommendations throughout this report.

**MOISTURE & MOLD: Further evaluation by a mold specialist is recommended.**

Signs of moisture intrusion were noted. This is viewed as a concern and should be pursued so that all active sources of moisture entry are corrected and any resulting damage is fully remediated. It is advised that a Moisture and Mold specialist fully examine the property to determine the presence or absence of any mold or moisture that may affect the health and safety of the occupants.

**STRUCTURAL PEST CONTROL:** It is recommended that a structural pest control inspection be performed at this time.

## PLUMBING

### WATER LINES

#### WATER PRESSURE

**NEEDS ATTENTION.** The pressure is over 80 psi. This is too high, it should be between 40 and 80 psi. A pressure regulator should be installed, then the regulator should be adjusted to bring the water pressure into proper range. The pressure tested at 90 PSI.

#### WATER SUPPLY CONDITION

**NEEDS ATTENTION.** The water lines are galvanized steel pipes. These original galvanized steel pipes are rusting, corroded and are showing deterioration. They are at the end of their life and will need to be replaced. It is not possible to determine how much longer they will last.

**NEEDS ATTENTION.** There are copper and galvanized pipes joined without the proper connectors. Copper and Galvanized piping in contact will react and the galvanized piping will rust and corrode prematurely. Since any repair that leaves galvanized piping in the system is a temporary repair, consult with a plumber for a full evaluation of the system.

**NOTE.** No representation is made as to their internal condition or function). Much of the lines are concealed and the condition of the materials in the walls, concealed spaces and within/under the floors, etc is unknown. This inspection does not calculate the water flow at the fixtures and is not intended to determine whether or not adequate flow will be present during all conditions. It cannot be foreseen during a limited time inspection how well the water lines will function under normal or heavy use. For more information or a detailed inspection, it is recommended to consult with a qualified plumber.

#### HOSE FAUCETS

**SAFETY ALERT.** There is no back flow preventer for the hose faucets. This can allow contaminated water to back flow into the potable water supply. This is a potential health and safety issue.

#### WASTE LINES

##### WASTE LINE CONDITION

**NOT ACCEPTABLE.** There are leaks in the waste pipes. These lines should be fully evaluated and repaired/replaced as needed. Such as in the crawl space.

Some of the drain lines in the crawl space appear to be cracked.

#### GAS SYSTEM

##### SEISMIC GAS SHUT OFF VALVE

**SAFETY ALERT.** There is no automatic seismic gas shut-off valve on the main gas line. This is a desirable safety feature and in some areas is required to be installed before the close of escrow. It is advised to consult with a qualified plumber or the gas company for more information.

This may not need to be installed in this municipality at the time of sale. Consult with the city for more information.

##### CARBON MONOXIDE ALARM

Carbon monoxide alarms are generally required at this time, when there is gas to the building/unit, and should be provided and/or verified as working.

##### GAS PIPING CONDITION

**SAFETY ALERT.** There are areas of rusty and deteriorated gas piping on the property. Such as under the building.

## WATER HEATER

### FUEL CONDITION

**NEEDS ATTENTION.** There is no 'Drip Leg' or 'sediment trap' noted on the gas connection for the water heater. This component is recommended and may be a manufacturer and/or city requirement for safe operation. Consult with a qualified plumber for more information.

### WATER HEATER CONDITION

**NEEDS ATTENTION.** The water heater is old and at or beyond the end of its expected life span. It is beyond this inspection to determine how long it will last. It will likely need replacement.

### VENTING:

**SAFETY ALERT.** The water heater vent is too close to combustible/building material. It needs to have adequate clearance to minimize any possible fire hazard. Single wall vent pipe is required to be at least 6 inches from wood framing or roof sheeting.

## PLUMBING RECOMMENDATIONS

**FURTHER EVALUATION.** It is recommended that the plumbing system be fully evaluated by a qualified specialist so that any needed repairs/corrections can be performed to ensure a properly installed and correctly operating plumbing system. This investigation of the system should be performed now and most certainly prior to the end of your inspection contingencies, so that repair or replacement costs are known and unwanted expenses are avoided.

It is expected that when the specialist evaluates the system he/she will discover more deficiencies, since my inspection is a general inspection and not intended or designed to list out every fault but instead refer for further evaluation to a specialist when deficiencies are discovered.

## ELECTRICAL

### MAIN ELECTRICAL

#### MAIN PANEL CONDITION

**NEEDS ATTENTION.** The panel couldn't be opened. It has a security type of screw that can be close but can not be opened. No representation can be made as to its condition.

#### GROUNDING SYSTEM

**NEEDS ATTENTION.** The connection of the grounding wires to the grounding system is not visible. The ground wire should be connected to a grounding rod and the cold water piping system. In many cases these connections are not observable and are covered over within the building. Further evaluation would be needed to determine whether or not the grounding system is installed properly.

### SUB PANEL



## CONDITION

**NEEDS ATTENTION.** This is an older sub panel and it may be considered limited. It may be more prone to failure due to it's age , and repair or replacement parts may be difficult to obtain.

An electrician may recommend replacing and upgrading this system. Further evaluation is recommended.

## FIXTURES & MISC

### LIGHT FIXTURES

**SAFETY ALERT.** The light fixture at the entrance appears low.

### EXTERIOR

The exterior lighting outside the building such as, in the yard, planters and on the grounds is not part of this inspection. Any information given regarding this wiring is given as a courtesy and does not imply an inspection of these excluded items.

### SMOKE ALARMS

Smoke alarms are needed to comply with local safety regulations and escrow instructions. Most local cities require alarms in each sleeping area and the adjoining living area, within twelve feet of the sleeping area doors. It is advised to consult with the local municipality to determine their requirements and to add or replace smoke alarms as needed.

## ELECTRICAL RECOMMENDATIONS

**FURTHER EVALUATION:** The electrical system should be further evaluated by a qualified specialist, so that any needed repairs/replacement can be known.

This evaluation should be performed before the end of inspection contingencies.

## HVAC SYSTEM/S

### HEATING AND COOLING

#### HEATING CONDITION

**NEEDS ATTENTION.** The unit is noisy when it is working.

The system is very old (likely original) and has been in the building for a long time. While is still working at this time, the system is well past its expected working life and no longer reliable and does not meet current safety standards and efficiency.

It is expected it will need to be replaced now or in the near future. Consult with a qualified specialist for more information.

### GAS CONNECTION

There is no 'Drip Leg' or 'sediment trap' noted on the gas line immediately in front of the unit. This component is recommended and may be a manufacturer and/or city requirement for safe operation. Consult with a

qualified plumber for more information.

#### THERMOSTAT

**NEEDS ATTENTION.** The thermostat is older.

#### VENTING:

**SAFETY ALERT.** The furnace vent pipe is too close to combustible/building materials. This is a potential fire hazard and the vent line needs to be corrected so as to have the proper clearances and the vent ensured as being installed correctly.

**NOT ACCEPTABLE.** The vent line is disconnected and exhaust gases from the furnace are escaping. This is a safety hazard and needs to be repaired by a heating contractor.

#### AIR FILTER-RETURN AIR DUCTING

**NEEDS ATTENTION.** The air filters are dirty and would generally be replaced. Consult with a qualified HVAC contractor to determine the exact needs for this system.

**NEEDS ATTENTION.** The filter is not secured in position and will 'float' out of place. This will not filter the air well and should be repaired.

Also they are the wrong size.

**NEEDS ATTENTION.** there is moisture deterioration inside the return air plenum.

#### DUCTING

**NEEDS ATTENTION.** The insulation on the outside of the ducts is a material that is usually found to contain asbestos. It would have to be tested in a laboratory to confirm if it is asbestos or not. Ideally this ducting would be replaced. Further evaluation of this ducting is recommended to determine its true condition. There is also newer ducting. It is beyond this inspection to determine the percentage of newer ducting in relation to old.

#### CONDENSER CONDITION

**NEEDS ATTENTION.** The Unit is older. While still working at this time, it is nearing the end of its expected life span and will need to be replaced in the future. Consult with a specialist for further evaluation. About 18 years old.

The condenser and the air handler by the furnace are of different age. Consult with an HVAC to see if they are compatible.

**NEEDS ATTENTION.** The refrigerant lines have damaged insulation on them. This will cause them to be less efficient.

#### SYSTEM CONDITION

**NEEDS ATTENTION.** The air coming out of the unit is somewhat cool but not

cooled enough to be considered functioning properly. The air conditioner is not working at full strength and may not completely cool the space. The system may need 'coolant' or adjustment, or it may be at the end of its effective useful life and need replacement. It tested as dropping the temperature between the return air grill and the registers only about 8 degrees, while a properly working system typically is between 12 and 20 degrees difference.

#### CONDENSATE LINE

**NEEDS ATTENTION.** There is no secondary condensate line installed. All air conditioning type systems remove a degree of moisture from the air which is then collected in some manner and must be drained safely to prevent damage.

There is supposed to be a main condensate line to do this and a back up line as sometimes the primary line becomes blocked or fails.

#### HVAC RECOMMENDATIONS

**FURTHER EVALUATION.** It is recommended that the HVAC systems be fully evaluated by a qualified contractor so that any needed repairs/corrections can be performed to ensure properly installed and correctly operating systems. This investigation should be performed now and most certainly prior to the end of your inspection contingency period, so that repair or replacement costs are known and unwanted expenses are avoided.

It is expected that when the specialist evaluates the system/s they will discover more deficiencies, since my inspection is a general inspection and not intended or designed to list out every fault but instead refer for further evaluation to a specialist when deficiencies are discovered.

#### ROOF/ATTIC

##### ATTIC

##### ATTIC FRAMING

**NEEDS ATTENTION.** There are areas of staining noted to the framing lumber that may be due to roof leaks. It is not determined if the staining is from a past or current condition.

##### ATTIC INSULATION

##### INSULATION CONDITION

**NEEDS ATTENTION.** The insulation is older and likely no longer meeting its original standard. Consult with a specialist for more information.

##### ROOF

##### ROOF CONDITION

**NEEDS ATTENTION.** On the composition roof: Standard composition shingles are usually not recommended for low pitched roofs in some areas or all areas. This roof may be lower than a 4/12 pitch and hence a double layer of waterproof roofing paper would have been required. I am unable to verify this. Consult with a qualified roofing contractor to determine whether

or not this roof has been installed correctly.

EXPOSED FLASHINGS  
CONDITION

**PRESENT.** Flashings are somewhat hidden by surface materials. Based on my limited observation I discovered no apparent issues with the flashings. It is however not possible during a general visual inspection to determine how well the flashings will perform during all conditions.

SKYLIGHTS  
CONDITION

**NEEDS ATTENTION.** It appears the skylight was repaired with silicone. This repair may be temporary.

GUTTERS, DOWNSPOUTS & ROOF DRAINAGE  
GUTTER CONDITION

**NEEDS ATTENTION.** There are areas where the gutter system is filled with debris and needs to be cleaned out. This includes all accumulated roof debris on the roof itself.

DOWNSPOUT CONDITION

**NEEDS ATTENTION.** The downspouts do not route the water away from the building but instead deposit it next to the structure which commonly causes problems to the foundation over time. These should be extended away from the building.

ROOF RECOMMENDATIONS

**EVALUATION/REPAIRS:** It is recommended that the roof be fully evaluated by a qualified roofer so that the proper maintenance/repairs to the roof system can be determined and implemented.

FOUNDATION

FOUNDATION:

CRAWL SPACE

**NEEDS ATTENTION.** There are areas of damp soil under the house.

**SAFETY ALERT.** There are cracked windows stored in this crawl space. This is an injury hazard.

RAISED FOUNDATION

**NEEDS ATTENTION.** ON the other side of the crawl space wall to the right is the rooms located in the lower floor. The side of this wall facing the rooms has moisture deterioration. Please alert of this condition to the foundation specialist.

**NEEDS ATTENTION.** There is white staining and powder that may be efflorescence, indicating moisture in / through the foundation. This can damage any steel 'rebar' in the foundation and is not ideal

**SAFETY ALERT.** This is a concrete block foundation. It is advised that a foundation specialist verifies that these blocks are reinforced with rebar. This sometimes requires intrusive inspection.

#### FOUNDATION BOLTING

The structure has some original anchor bolts. These bolts are farther apart and smaller than current established bolting standards would dictate.

For more information, further evaluation would be needed by a foundation specialist to determine what additional upgrades could be undertaken to help increase this foundations' ability to withstand seismic activity.

#### FOUNDATION CRIPPLE WALLS

**SAFETY ALERT.** The cripple walls have not been strengthened with shear panels. Ideally plywood shear panels would be applied to a majority of the cripple walls. Cripple walls are short walls on top of the foundation that hold up the floor and building.

In some cases, insurance companies require that the cripple walls be strengthened.

#### FLOOR FRAMING

**NEEDS ATTENTION.** There are damaged and deteriorated areas of floor framing - it is advisable to consult the structural pest control operator report for more information on this situation

#### POSTS AND PIERS

**SAFETY ALERT.** The interior stem walls that hold up the structure are undermined in areas where the earth under them has been removed. They do not have full bearing on the soil and cannot give full support.

**NEEDS ATTENTION.** A number of pieces of wood such as shims are being used in place of a single support post in areas. These tend to fall out during seismic activity and are not attached to each other or the framing of the structure.

#### FOUNDATION VENTS

**NEEDS ATTENTION.** Some of the under house vents are at or below the level of the outside earth. This can allow moisture to enter during wet conditions or rains.

## FOUNDATION RECOMMENDATIONS

**FURTHER EVALUATION.** It is recommended that the foundation be fully evaluated by a qualified specialist so that any needed repairs/corrections can be performed. This investigation of the system should be performed now and most certainly prior to the end of your inspection contingencies, so that repair or replacement costs are known and unwanted expenses are avoided.

It is expected that when the specialist evaluates the system he/she will discover more deficiencies, since my inspection is a general inspection and not intended or designed to list out every fault but instead refer for further evaluation to a specialist when deficiencies are discovered.

## GROUNDS

### HARDSCAPE/PATHWAYS

#### DRIVEWAY

**NEEDS ATTENTION.** There are significant cracks and shifted areas of the driveway.

**NOT ACCEPTABLE.** It appears that a good portion of the driveway loss the soil from underneath, which would support it.

#### WALKWAYS

**SAFETY ALERT.** The walkway surfaces are uneven in areas, which can pose a trip and fall hazard.

#### FRONT PORCH AND STEPS

**NEEDS ATTENTION.** There are raised and shifted areas of the front steps that appear to be a trip hazard.

**NEEDS ATTENTION.** There is deterioration to the steps area as from moisture.

### LANDSCAPE/PERIMETER

#### LANDSCAPING

**NEEDS ATTENTION.** As this is a hillside site, brush clearance rules may apply.

The grounds on the property are very overgrown and neglected, and will need clean up and maintenance. This also can limit a complete view of areas of the yard and building exterior.

#### DRAINAGE

**NEEDS ATTENTION.** There is a concrete swale surrounding some areas of the house. This swale has large cracks and gaps next to the wall and in the swale itself which would allow moisture intrusion.

There is evidence of improper drainage on the site causing erosion of the soil.

## WALLS/FENCING

### RETAINING WALLS

**Retaining walls (or lack of them) are not part of my inspection. Any information given regarding retaining walls is given as a courtesy only and does not infer an inspection of any retaining walls, either in part or full.**

**NEEDS ATTENTION.** A wooden garden wall is being used to retain the soil, on the right side of the house. This may be inadequate over a long period of time.

## ADDITIONAL GROUNDS INFORMATION

The manual or automatic sprinkler systems of the property are not tested or examined. These are not part of a general visual property inspection. It is advised to have the current property owner demonstrate how these function.

**This report does not include identification of property boundaries. A licensed surveyor would be the person to determine where they are.**

Area drains are not tested as part of this inspection and their condition is unknown. It is recommended that these be tested and cleaned as necessary to ensure they function properly.

## GROUNDS RECOMMENDATIONS

**DRAINAGE:** It is my recommendation that a drainage specialist examine the site and perform all needed corrections.

## GARAGE - CARPORT

### GARAGE FLOOR

#### CONDITION

**NEEDS ATTENTION.** The garage floor may not be raised sufficiently above the earth grade and drive to prevent water entry in some weather conditions. There are moisture stains indicating water may have entered in the past.

### GARAGE DOORS

#### CONDITION:

**NEEDS ATTENTION.** There is wood damage and deterioration to the base of the door where it meets the ground, check the pest control report for additional information.

The garage door is older, worn and sagging.

There are areas of the garage door jamb that are deteriorated.

### OPENERS

**NEEDS ATTENTION.** This older style openers do not have the added safety feature of a photo light beam at the base of the door to cause the closing door to reverse and open, as is recommended for child safety.

**SAFETY ALERT.** The automatic reverse feature of the garage door opener to the right did not stop the door from closing when light pressure was applied, this is a safety hazard. The sensor should be adjusted or the opener replaced.

GARAGE INTERIOR  
CONDITION

**NEEDS ATTENTION.** The garage interior has areas of moisture stains.

**NEEDS ATTENTION.** The garage interior has areas of damage.

**SAFETY ALERT.** The wall between the house and the garage is a fire separation safety wall between the parking area and the living space. It is supposed to give someone 20 minutes to get out of the building in case of fire. There are not supposed to be any gaps or openings in it to maintain this rating. It has been compromised.

SIDE/REAR DOORS  
CONDITION

**SAFETY ALERT.** The door between the living space and the garage is not a solid core door or fire-rated for fire safety.

The door between the garage and the living space is not self closing for fire safety. It needs a spring hinge or a closer on it that will fully close and latch it.

GARAGE RECOMMENDATIONS

**FURTHER EVALUATION.** It is recommended that the garage/structure be fully evaluated by a qualified specialist so that any needed repairs/corrections can be performed to ensure a properly installed and correctly functioning garage.

It is expected that when the specialist evaluates the system he/she will discover more deficiencies, since my inspection is a general inspection and not intended or designed to list out every fault but instead refer for further evaluation to a specialist when deficiencies are discovered.

**EXTERIOR**

EXTERIOR COVERING OF THE BUILDING  
CONDITION

**NEEDS ATTENTION.** There are areas of weather beaten and peeling paint on the exterior of the building.

There is significant cracking in the stucco and repairs are needed to help prevent water intrusion.

Gaps on the walls should be seals such as at penetrations of pipes, etc. There is damage to the walls in the some areas.



This is an older house and the recommended stucco 'weep screed' flashing installed near the grade line to help prevent water from wicking up into the walls. Consult with a qualified specialist to determine if the installation of a weep screed would assist in moisture prevention.

**NEEDS ATTENTION.** The earth against the side of the house is higher than it should be, and can transfer moisture to the wall, which can cause damage, deterioration, and can lead to mold or other problems. The earth should be 4 - 6 inches below the level of the house siding or stucco.

**NOT ACCEPTABLE.** There is a bee hive on the left corner of the house, off the dining area.

#### EXTERIOR WINDOWS CONDITION

**NEEDS ATTENTION.** There are areas of damage to the exterior of the windows.

#### SCREENS

**NEEDS ATTENTION.** There are damaged screens.

#### EXTERIOR DOOR SURFACES CONDITION

**NEEDS ATTENTION.** There are areas of deterioration to the exterior of the doors.

**SECURITY ALERT.** The latch for the exterior door in the living room area is missing. The door couldn't be opened.

The balcony couldn't be inspected.

**SECURITY ALERT.** The movable glass sliding door is outside the fixed panel, this means the door cannot be as easily locked, as with a bar in the track, and sometimes these can be lifted off the track and opened which is a security concern. This may have been installed 'backwards'.

#### THRESHOLDS

**NEEDS ATTENTION.** There are door thresholds that appear to be incorrectly sloped or damaged and may allow water to be directed to under the door and into the building in some weather conditions.

There area gaps between thresholds and frames were moisture could get in.

#### EXTERIOR TRIM/FEATURES CONDITION

**NEEDS ATTENTION.** The trim has areas of damage.

#### DECK/BALCONY DECK SURFACE CONDITION

**NEEDS ATTENTION.** The deck and balcony have roofing material installed that is not suitable for foot traffic.

The decks and balconies should be inspected by a deck specialist.

**NEEDS ATTENTION.** The balcony may not be properly sloped and may pool water in certain areas.

**NEEDS ATTENTION.** Some areas of the floor are "soft" as from damage to the subfloor by moisture.

**SAFETY ALERT.** There are stress crack on tile on the deck by the main door.

## RAILINGS

**SAFETY ALERT.** The guard railing is not tall enough to meet the current safety standard of 42 inch minimum height.

The railings do not meet current safety standards. It is recommended that there is no opening greater than four inches in any portion of the railing for child safety.

**NEEDS ATTENTION.** There is damage to some of the posts.

## EXTERIOR STAIRS

### CONDITION

**NEEDS ATTENTION.** There are stress cracks between walls and stairs where moisture could go in.

**SAFETY ALERT.** The risers of the stairs have uneven heights and may be a trip hazard.

**SECURITY ALERT.** There are pipes in front of the steps, this can be a trip hazard.

## CHIMNEY:

### CONDITION:

**NEEDS ATTENTION.** There are cracks in the concrete chimney cap.

### SPARK ARRESTERS:

**SAFETY ALERT.** The weather cap is missing.

### FLASHINGS:

**NEEDS ATTENTION.** The flashing is not standard in areas and may not be reliable installations. The flashings will require regular maintenance to ensure that they remains leak free.

## FIREPLACE CHIMNEY RECOMMENDATION

**FURTHER EVALUATION:** It is recommended that the fireplaces and chimney/s be fully evaluated by a qualified specialist. This inspection should be performed by an unbiased fireplace and chimney specialist that only performs inspections.

## INTERIORS

The interior of the building has a musty smell. It is advised to have a specialist examine the property to determine the source and true condition, so that any remedial actions can be fully performed as needed.

The interiors show signs of deferred maintenance. Areas of repair and servicing will be required to restore the building to its expected condition. The building should be evaluated by the appropriate contractors that can provide estimates for the needed work. Additional inspections should be performed before the end of inspection contingencies.

There are areas of textured ceilings (acoustic) in the building, these may contain asbestos but samples would have to be tested in a certified laboratory to determine if this was in fact the case.

## ROOMS

### ENTRY

**NEEDS ATTENTION.** there are areas of moisture deterioration inside the closet.

### LIVING ROOM

**NEEDS ATTENTION.** There are areas of moisture stains, on the wall.

### DINING AREA

**NEEDS ATTENTION.** There are areas of moisture stains on the wall.

### FAMILY ROOM

### DOWNSTAIRS

**NEEDS ATTENTION.** There are areas of moisture stains on the ceiling, on the wall.

### OFFICE

**NEEDS ATTENTION.** There are areas of moisture stains on the ceiling, on the wall.

### SPECIALTY ROOM

**NEEDS ATTENTION.** There are areas of moisture stains around the floor, on the wall.

It is advised to consult with the owner regarding the modifications done to this area. It is possible that this area was roof that eventually had a deck and covered patio put on. It is advised to collect any and all information regarding this area, including permits.

It appears that floor may be at the similar height with the floor outside, which may contribute to moisture intrusion.

It is advised that a deck specialist checks the connection between the floor outside and the floor inside.

#### HALLS

**SAFETY ALERT.** There is a laundry chute in the hallway, which is not locked. It appears that it would be easy to climb by a child. This could be a fall hazard.

#### BEDROOMS

##### SECOND BEDROOM

This room is Located Upstairs Front Right

**SERVICEABLE.** The overall condition of the viewable areas appears to be serviceable, with wear is noted.

##### FOURTH BEDROOM

This room is Located in the Main floor

**NEEDS ATTENTION.** There are areas of moisture stains and deterioration, such as in the closet.

#### DOORS

##### MAIN ENTRY DOOR CONDITION

**SAFETY ALERT.** The glass in the door window(s) does not appear to be tempered or safety glass, as is recommended for safety.

**NEEDS ATTENTION.** The front door is out of adjustment and needs repair to operate properly, it is sagging and rubbing the threshold.

##### OTHER EXTERIOR DOOR(S) CONDITION

**NEEDS ATTENTION.** The exterior door hardware is out of adjustment and needs repair to operate correctly.

##### INTERIOR DOORS CONDITION

**SAFETY ALERT.** The glass doors do not seem to have tempered glass.

**NEEDS ATTENTION.** There are pocket doors that do not slide or operate well.

Some interior doors do not always work well and are out of adjustment. They would need adjustments/repairs to operate properly.

## WINDOWS

### CONDITION

**SAFETY ALERT.** There are panes of glass that are within 18 inches of the floor. In newer construction it is required that the glass be a tempered type of safety glass. Making this older glass into safety glass by tempering or putting a safety film on it may not be a requirement for this sale but it is recommended.

**NEEDS ATTENTION.** There is moisture staining on the window sill in some of the windows.

**NEEDS ATTENTION.** The window hardware is older and may need some adjustment/repairs to work properly.

## FLOORS

### GENERAL CONDITION

**NEEDS ATTENTION.** The linoleum in the covered patio is worn or damaged in areas. with some peeling at the seams. Sometimes this is caused by moisture intrusion.

The carpeting has areas of soiling and wear.

### FLOORING CONDITION

**NEEDS ATTENTION.** The floor/s squeaks/creaks in areas, which can be typical for a building of this age.

## STAIRS & HANDRAILS

### STAIR CONDITION:

**NEEDS ATTENTION.** There are gaps between the stairs and the walls, on the stairs going to the downstairs area. Separation of material sometimes is related to moisture exposure.

### HANDRAIL CONDITION:

**SAFETY ALERT.** The space between the rails is greater than is currently recommended for child safety. The railing currently should not have any space greater than four inches in any portion of them. this is not a mandatory upgrade at the time of sale, though we do note it for your information

**SAFETY ALERT.** The handrail does not 'return' to the wall. The end can act as a hook to catch clothing and can be a trip and fall hazard.

### GUARDRAIL CONDITION:

**SAFETY ALERT.** New standards call for a guardrail that is 42 inches high, more than the current 36 inch rail.

## FIREPLACE/WOOD BURNING DEVICES:

LIVING ROOM: All fireplaces should be cleaned and inspected on a regular basis to make sure that they are safe and structurally sound.

**It is beyond the scope of this inspection to determine the existence of defects or damage to the fireplace, chimney or its flue. This can only be determined by a specialty chimney inspection which should be performed at this time.**

FLUE

**NEEDS ATTENTION.** The flue is dirty and needs to be fully evaluated by a professional chimney inspector. During their inspection they may find additional items that need repair.

DAMPER:

**SAFETY ALERT.** The fireplace has a gas log "set" and the damper was not modified to hold the damper fully open, usually a simple clamp can be installed to meet this requirement (This is a safety concern because if the damper is not fully open and the gas is turned on, the gas or the products of combustion fumes will enter the living space).

GAS LOG/LIGHTER:

**SAFETY ALERT.** Where the gas line enters the firebox there is a gap that is not sealed, this can allow heat and fire into the wood framing behind the firebox. This gap needs to be sealed. It is typically an inexpensive repair to fill and seal this opening with approved heat rated caulk.

FIREPLACE/WOOD BURNING DEVICES:

FAMILY ROOM: All fireplaces should be cleaned and inspected on a regular basis to make sure that they are safe and structurally sound.

**It is beyond the scope of this inspection to determine the existence of defects or damage to the fireplace, chimney or its flue. This can only be determined by a specialty chimney inspection which should be performed at this time.**

FLUE

The majority of the fireplace chimney system, and many of the system components cannot be viewed or evaluated in this limited general inspection. There is a risk of concealed damage that may pose a fire hazard.

**Per the NFPA 211: A Level 2 inspection shall be conducted under the following circumstances: "Upon sale or transfer of the property", "After a building or chimney fire, weather or seismic event, or other incident likely to have caused damage to the chimney".**

GAS VALVE:

**SAFETY ALERT.** Where the gas line enters the firebox there is a gap that is not sealed, this can allow heat and fire into the wood framing behind the firebox. This gap needs to be sealed. It is typically an inexpensive repair to

fill and seal this opening with approved heat rated caulk.

## KITCHEN - LAUNDRY

### KITCHEN AREA

#### FLOORING

**NEEDS ATTENTION.** The kitchen linoleum flooring is worn and lifting in areas.

#### COUNTERS

**NEEDS ATTENTION.** There are gaps in the seam where the counter meets the backsplash that should be properly repaired/maintained.

#### CABINETS

**NEEDS ATTENTION.** There is moisture staining and damage to the shelf area under the kitchen sink. There is black staining that may indicate mold and should be further evaluated by a mold specialist.

### KITCHEN SINK

#### CONDITION

**NEEDS ATTENTION.** The seal between the sink and counter top is deteriorated. This can allow water to enter into the cabinet areas.

**NEEDS ATTENTION.** The sink appears to be a top mount sink, not designed to be mounted below the counter.

### KITCHEN APPLIANCES

#### COOKTOP

**NEEDS ATTENTION.** The cooktop is an older model appliance.

#### OVEN

**NEEDS ATTENTION.** The oven is an older model appliance.

#### VENTILATION FAN

**NEEDS ATTENTION.** The unit is older.

### LAUNDRY

#### DRYER VENT DUCT

**SAFETY ALERT.** This dryer duct passes up and into the wall or concealed spaces. This duct can be more likely to fail due to lint build up, etc.

This duct should be evaluated and/or cleaned on a regular maintenance schedule. It is recommended that this duct be fully evaluated and corrected as needed.

#### LAUNDRY AREA

**SAFETY ALERT.** In a garage protection, such as steel posts, are recommended (and sometimes required) to separate a car from the laundry equipment. They are currently not present.

## BATHROOMS

### BATHROOM

#### MAIN BATHROOM:

**NEEDS ATTENTION.** The volume of water coming out of the fixtures drop when there is more than one fixture being used.

#### SINK DRAIN

**NEEDS ATTENTION.** There is corrosion to the drain pipes.

#### SHOWER WALLS

**NEEDS ATTENTION.** The shower has areas of deteriorated grout.

#### SHOWER ENCLOSURE

**SAFETY ALERT.** The shower enclosure is made of glass with embedded wire, which was considered 'safer' but is not safety glass and it can break creating sharp glass shards. It is strongly recommended this be replaced with tempered or other safety material before you use this shower.

### BATHROOM

#### HALLWAY: UPSTAIRS.

**NEEDS ATTENTION.** The volume of water coming out of the fixtures drop when there is more than one fixture being used.

#### SINK DRAIN

**NOT ACCEPTABLE.** There is a leak in the sink drain line.

#### BATH VENTILATION

**NEEDS ATTENTION.** The fan is noisy while in operation. It may need replacement or repairs.

### BATHROOM

#### HALLWAY: DOWNSTAIRS.

#### FAUCETS

**NEEDS ATTENTION.** The volume of water coming out of this fixture is low.

## INSPECTION

### SIGNIFICANT INFORMATION

#### LIMITATIONS

**LIMITED TESTING:** This inspection does not perform testing that would be similar to actual living/occupied conditions or long term use, therefore there may be conditions that exist that could not be determined during a general visual inspection.

**PERSONAL/STORED ITEMS:** The property has a lot of personal items and furniture blocking the view and access to parts of the property (Furniture, personal



items, boxes etc are not moved during the inspection). This limits the inspectors ability to observe. It can be expected that once all personal items are removed that unknown conditions will be exposed.

**VACANT:** The house is vacant. In some situations this can lead to unforeseen conditions such as blocked sewer pipes, and other hidden defects in the electrical, heating and plumbing systems, etc., that may not become evident until the house is occupied and under normal use, or during remodeling or repairs. When possible, it is advised to duplicate the conditions that would be present when the house is occupied to help better ascertain the condition of the property.

#### IMPORTANT INFORMATION

**DEFERRED MAINTENANCE AND REPAIR:** The property is in a state of general disrepair and deferred maintenance. This condition often leads to hidden defects and problems that cannot be detected in a general visual inspection. During repairs and/or further evaluation it should be expected that hidden defects will become evident.

**DURING REMODELING/REPAIRS:** It is typical when a building is remodeled or repairs are undertaken that additional deficiencies surface that were not noted on the General inspection report. This is to be expected as walls, floors and ceilings are opened up during the work to reveal areas that were not accessible during the General visual inspection. It is recommended that additional sums be set aside for unexpected deficiencies that may be discovered during this work.

#### PAST WORK/REMODELING

**UPGRADES:** There have been alterations and upgrades to the property over the years such as plumbing, electrical, heating and cooling, roof, foundation, structure, etc. Modifications to the electrical, plumbing and mechanical systems as well as to the structure of the building require permits and progress inspections.

It is advised to obtain all documentation available. This should be done prior to the expiration of the contingency period. It is beyond the scope of this inspection to determine permit status for these updates or repairs.

**ADDITIONS:** There appear to be addition/s to the property such as the enclosed patio on the second floor and possibly the area downstairs. These modifications require permits. It is beyond this inspection to determine the permit status of this work or to determine the code compliance of this work. Determining the "legal square footage" of a property is beyond the scope of this inspection.

#### ADDITIONAL INSPECTORS PRESENT

**SEWER LINE:** A main sewer line inspector was present at the time of inspection.

# INSPECTION

The information contained within this report is for the sole benefit of the client indicated in this report and its use is not transferable.

## BUILDING/SITE

### CLIENT NAME

Carolee Whitehead.

### PRESENT:

The client was not present during the inspection.

### ADDRESS

709 Wilson Ct Burbank, CA 91501.

### INSPECTOR

Sal Penalba.

### INSPECTION DATE

6/5/2024.

### INSPECTION TIME

3:00 PM.

### WEATHER

Clear.

### TEMPERATURE

70's.

### BUILDING TYPE

Single Family Residence.

### STORIES

3 Story.

### UTILITIES STATUS

The utilities were on.

### OCCUPIED

The property is not occupied.

# PLUMBING

While some plumbing observations may be code related, this inspection does not determine if the system complies with code and does not determine whether any upgrades have been properly permitted and inspected by the city. Water supply, gas and waste lines are inspected only where they are accessible and while operating accessible fixtures and drains.

Performance of the water flow can vary during different times of the day and performance of drains during normal usage is undetermined. Drain blockage is common in vacant properties and repairs may be needed soon after the building is occupied.

The following are not included (but not limited to); Inaccessible water supply, gas or waste lines, leaks in inaccessible areas such as walls or crawl spaces, the interior of pipes for mineral or corrosive clogging, water hammering, solar equipment, water temperature, and projected life. No water quality testing of any type is performed. Determining gas leaks is fully outside the scope of a generalist inspection.

## WATER LINES

The main water line is at the front of the building.

Copper piping was viewed coming out of the ground. Since the underground portion is not observable, no representation is made as to its condition or type of material.

### MAIN WATER LINE CONDITION

The viewable portion of the water supply displayed no outward appearance of failure. The main water supply is almost fully underground and hidden from view (no representation is made or implied as to its condition or type of material), its condition cannot be determined during a general visual inspection. If more information is desired it is recommended to consult with a qualified plumber.



### SHUT OFF VALVE LOCATION

The main shut off is at the front of the building.

### SHUT OFF VALVE CONDITION

During a general visual inspection valves are not operated or tested for correct operation, due to the potential of failure. Their operating condition is not determined. If more information is desired it is recommended to consult with a qualified plumber.

### PRESSURE REGULATOR

The pressure regulator is at the front of the building.



### PRESSURE REGULATOR CONDITION

This device is sealed and its function and condition are not evaluated. Further evaluation by a qualified plumber would be needed to determine its operating condition.

### WATER PRESSURE

**NEEDS ATTENTION.** The pressure is over 80 psi. This is too high, it should be between 40 and 80 psi. A pressure regulator should be installed, then the regulator should be adjusted to bring the water pressure into proper range. The pressure tested at 90 PSI.

### PRESSURE RELIEF VALVE

The safety Pressure Relief valve was located near the main water line.

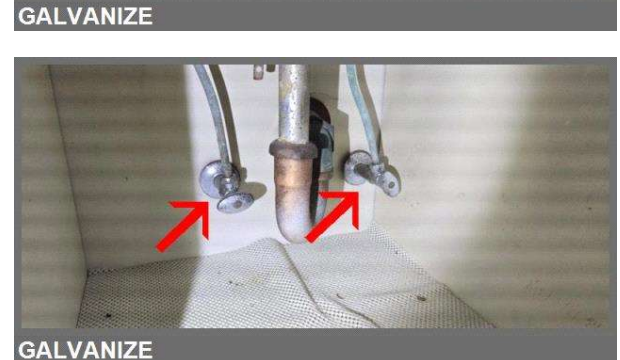


### WATER SUPPLY PIPING MATERIAL

The visible water supply piping is a combination of copper and galvanized steel piping. The remaining galvanized piping is older and usually considered to have past its expected life span. Further evaluation is recommended to determine if this older galvanized piping is in need of replacement now or if more life is left in the old piping.



### WATER SUPPLY CONDITION



**NEEDS ATTENTION.** The water lines are galvanized steel pipes. These original galvanized steel pipes are rusting, corroded and are showing deterioration. They are at the end of their life and will need to be replaced. It is not possible to determine how much longer they will last.



**NEEDS ATTENTION.** There are copper and galvanized pipes joined without the proper connectors. Copper and Galvanized piping in contact will react and the galvanized piping will rust and corrode prematurely. Since any repair that leaves galvanized piping in the system is a temporary repair, consult with a plumber for a full evaluation of the system.

**NOTE.** No representation is made as to their internal condition or function). Much of the lines are concealed and the condition of the materials in the walls, concealed spaces and within/under the floors, etc is unknown. This inspection does not calculate the water flow at the fixtures and is not intended to determine whether or not adequate flow will be present during all conditions. It cannot be foreseen during a limited time inspection how well the water lines will function under normal or heavy use. For more information or a detailed inspection, it is recommended to consult with a qualified plumber.

#### HOSE FAUCETS

**SAFETY ALERT.** There is no back flow preventer for the hose faucets. This can allow contaminated water to back flow into the potable water supply. This is a potential health and safety issue.

#### RECOMMENDATIONS



# WASTE LINES

## WASTE LINE MATERIAL

The piping that takes the waste water to the sewer line is a combination of different materials where visible.

It is beyond this inspection to determine the permit status of this upgrade, nor to determine the adequacy of this installation.



## WASTE LINE CONDITION

**NOT ACCEPTABLE.** There are leaks in the waste pipes. These lines should be fully evaluated and repaired/replaced as needed. Such as in the crawl space.

Some of the drain lines in the crawl space appear to be cracked.



**NEEDS ATTENTION.** There are areas with significant rust and deterioration, with rust blisters on the exterior of the lines. These may seep and leak or could break in the future and allow for flooding under the building.

**These sections of lines have essentially failed. A plumbing specialist should evaluate the waste line system fully to determine the extent of needed repairs and/or replacement.**

**NOTE.** No representation is made as to their internal condition or function). Much of the lines are concealed and the condition of the materials in the walls, concealed spaces and within/under the floors, etc is unknown.

It cannot be foreseen during a limited time inspection how well the waste lines will function under normal or heavy use. For more information or a detailed inspection, it is recommended to consult with a qualified plumber.



LEAK



LEAK



CRACK



BLISTERS AND LEAK

## GAS SYSTEM

### METER:

The gas meter is located in the front of the building.

During a general visual inspection the main gas valve is not operated or tested for correct operation, due to the potential of failure. Additionally, the adequacy of the meter for this property is not evaluated as part of a general visual inspection. If there is a concern consult with your gas provider for more information.



## GAS METER CONDITION

Determining the condition of the gas meter is not part of this inspection.

## SEISMIC GAS SHUT OFF VALVE

**SAFETY ALERT.** There is no automatic seismic gas shut-off valve on the main gas line. This is a desirable safety feature and in some areas is required to be installed before the close of escrow. It is advised to consult with a qualified plumber or the gas company for more information.

This may not need to be installed in this municipality at the time of sale. Consult with the city for more information.

## CARBON MONOXIDE ALARM

Carbon monoxide alarms are generally required at this time, when there is gas to the building/unit, and should be provided and/or verified as working.

## GAS PIPING CONDITION

**SAFETY ALERT.** There are areas of rusty and deteriorated gas piping on the property. Such as under the building.



**NOTE.** The majority of the gas lines are underground, in walls or installed in concealed parts of the structure and thus are not visible. The condition of underground and concealed gas lines is specifically excluded from this report. No representation is made as to their status. Determining whether or not there are gas leaks in the system or whether or not the gas line system is properly sized for the needs of the appliance or dwelling is beyond a general inspection.

If there are concerns with the gas line system (such as suspicion of leaks, etc) then a qualified plumber or the gas company should evaluate the system (this is sometimes a free service by the gas provider).

## WATER HEATER



## LOCATION CONDITION

**SERVICEABLE.** I discovered no issues with the location of the water heater. But my observations of the location are from a generalist view. There may be specific requirements for this unit that should be determined by a qualified specialist. Each manufacturer has their own requirements and there are also varying requirements for different cities and municipalities. Consult with your local building codes or a licensed plumber for more information. Additionally, "set-back" requirements are not determined.



## FUEL

Natural Gas water heater.



## FUEL CONDITION

**NEEDS ATTENTION.** There is no 'Drip Leg' or 'sediment trap' noted on the gas connection for the water heater. This component is recommended and may be a manufacturer and/or city requirement for safe operation. Consult with a qualified plumber for more information.

## SIZE

This is a 50 Gallon water heater.

## AGE

The water heater is about 18 years old. Water heaters have an average life of 8 - 12 years.



## WATER HEATER CONDITION

**NEEDS ATTENTION.** The water heater is old and at or beyond the end of its expected life span. It is beyond this inspection to determine how long it will last. It will likely need replacement.

## COMBUSTION AIR

A combustion air source was observed. Testing for proper combustion air vents or openings in the appliance location are beyond a general visual inspection, they are merely noted as being present. This would have to be further evaluated by a qualified contractor to determine adequacy.

## WATER HEATER STRAPPING

**PRESENT.** The water heater has strapping for the purpose of helping to prevent movement in case of seismic activity. It is beyond this inspection to verify whether or not this strapping meets current state standards. Force is not applied to the water heater to determine whether or not it will move, this is an intrusive action that can be destructive.

The water heater strapping is typically required to be verified by a qualified retrofitter. If found not to be meeting standards, it is supposed to be corrected. It is recommended the water heater strapping verified and is needed, corrected at this time.

## TEMPERATURE/PRESSURE RELIEF VALVE

**PRESENT.** This valve was not tested or operated as part of this inspection. If further information or testing is desired, this should be performed by a qualified plumber.

## VENTING:

**SAFETY ALERT.** The water heater vent is too close to combustible/building material. It needs to have adequate clearance to minimize any possible fire hazard. Single wall vent pipe is required to be at least 6 inches from wood framing or roof sheeting.



## ADDITIONAL PLUMBING INFORMATION

### LIMITATIONS

The majority of the water supply pipes, waste lines and gas lines are underground, in walls or installed in concealed parts of the structure and thus are not visible. The condition of concealed items cannot be determined and no representation is made as to their status.

The plumbing pipes and components do have a 'useful life' and will wear out and need replacement in time, galvanized pipe may last 20-60 years, and copper pipe may last 10-80 years depending on the chemical properties of the water and the quality of the material used (determining the type of copper, whether it is M, L, or K is not part of this inspection and is not determined).

The angle stops under sinks and other plumbing valves, such as the main shut off valve, are not turned or tested and are beyond a generalist inspection.

Determining the operation of sewer ejection systems and/or septic systems is excluded from this inspection and should be examined by a specialist, as is applicable.

### MAIN SEWER LINE

**NOTE:** The sewer line/s that go out to the sewer system are installed underground and are not visible. Their condition is unknown to a generalist. The only way to determine their actual condition is to have them evaluated with a camera by a specialist to determine their true condition and any needed repairs.

There is a distinction between 'waste lines' and 'sewer lines' - while both take the drain / waste water away from sinks and toilets and out of the building, the 'waste line' is under the building and generally within the footprint of the building, sometimes visible and sometimes not, and the 'sewer lines' start 2 feet outside the building and run to the city sewer.

A typical 'sewer line inspection' is only the portion outside the building to the city sewer, and not under the building. Some sewer line inspectors can also inspect the 'waste / drain' lines actually under the building, using a smaller video camera system. This is a separate specialty inspection.

## PLUMBING RECOMMENDATIONS

**FURTHER EVALUATION.** It is recommended that the plumbing system be fully evaluated by a qualified specialist so that any needed repairs/corrections can be performed to ensure a properly installed and correctly operating plumbing system. This investigation of the system should be performed now and most certainly prior to the end of your inspection contingencies, so that repair or replacement costs are known and unwanted expenses are avoided.

It is expected that when the specialist evaluates the system he/she will discover more deficiencies, since my inspection is a general inspection and not intended or designed to list

out every fault but instead refer for further evaluation to a specialist when deficiencies are discovered.

# ELECTRICAL

Electrical features are operated with normal basic controls. The general wiring, switches, outlets and fixtures are randomly checked in accessible areas. Removal or disassembly of wiring or fixtures is not performed.

Breakers are not operated as part of this inspection. Fuses are not removed or evaluated.

While some observations may be code related, this inspection does not determine if the system complies with code. While the breakers within panels should be the same brand as the panel, this is not verified. This inspection does not certify or warrant the system to be free of risk of fire, electrocution or personal injury or death.

## MAIN ELECTRICAL

### MAIN ELECTRICAL LINE

The electricity is supplied by an overhead line from the power pole to the building, 110 / 220 Volt.

### MAIN ELECTRICAL CONDITION

**SERVICEABLE.** No observable issues were discovered with the main electrical service to the building.

### MAIN PANEL LOCATION

The main electrical panel is located on the right exterior side of the building.



### MAIN PANEL AMPERAGE

Service Amperage - 150 Amps.

### MAIN PANEL CONDITION

**NEEDS ATTENTION.** The panel couldn't be opened. It has a security type of screw that can be close but can not be opened. No representation can be made as to its condition.



### TYPE OF CIRCUIT PROTECTION DEVICE

The main electrical panel is on circuit breakers.

### MAIN PANEL CIRCUIT BREAKERS

Breakers are not tripped or tested as part of this inspection.

## GROUNDING SYSTEM

**NEEDS ATTENTION.** The connection of the grounding wires to the grounding system is not visible. The ground wire should be connected to a grounding rod and the cold water piping system. In many cases these connections are not observable and are covered over within the building. Further evaluation would be needed to determine whether or not the grounding system is installed properly.

## SUB PANEL



### CONDITION

**NEEDS ATTENTION.** This is an older sub panel and it may be considered limited. It may be more prone to failure due to its age, and repair or replacement parts may be difficult to obtain.

An electrician may recommend replacing and upgrading this system. Further evaluation is recommended.



## ELECTRICAL WIRING

### INTERIOR WIRING TYPE

The wiring consists of plastic insulated wires where visible.



### WIRING METHOD/CONDUIT

The conduit that carries the wiring is a combination of different types.

### INTERIOR WIRING CONDITION

The viewable portions of the wiring system displayed no outward appearance of failure. Most of the wiring is concealed within the walls and hidden areas of the building and hidden from view (no representation is made or implied as to its condition or type of materials that are beyond view). If more information is desired it is recommended to consult with a qualified electrician.

# FIXTURES & MISC

## OUTLETS

**SERVICEABLE.** A representative sampling of outlets were tested and they were found to be in working order.

## SWITCHES

**SERVICEABLE.** A sampling of switches are tested and were found to be functional.

## LIGHT FIXTURES

**SAFETY ALERT.** The light fixture at the entrance appears low.



## EXTERIOR

The exterior lighting outside the building such as, in the yard, planters and on the grounds is not part of this inspection. Any information given regarding this wiring is given as a courtesy and does not imply an inspection of these excluded items.

## SMOKE ALARMS

**Smoke alarms are needed to comply with local safety regulations and escrow instructions. Most local cities require alarms in each sleeping area and the adjoining living area, within twelve feet of the sleeping area doors. It is advised to consult with the local municipality to determine their requirements and to add or replace smoke alarms as needed.**

# ADDITIONAL ELECTRICAL INFORMATION

Much of the wiring for the building is enclosed within the walls and ceilings and other parts of the structure. Most of the wiring is not visible and its condition cannot be fully determined. No representation is made as to its status.

Low voltage lighting and wiring is excluded from a standard property inspection including outdoor lights, phone lines, security systems, interior or exterior low voltage wiring or fixtures, intercom, stereo, cable or satellite TV, remote controls and timers. All exterior lighting, landscape lighting or any lighting outside the footprint of the building is not inspected. Light bulbs are not removed or changed during an inspection. Any information given is done so as a courtesy and does not imply an inspection of that system in part or full.

Determining the electrical capacity of panels is fully outside the scope of this inspection. Determining over-current capacity for any item including appliances and comparing circuit breaker capacity to installed appliance listings is also beyond this inspection.

# ELECTRICAL RECOMMENDATIONS

**FURTHER EVALUATION:** The electrical system should be further evaluated by a qualified specialist, so that any needed repairs/replacement can be known.

This evaluation should be performed before the end of inspection contingencies.



# HVAC SYSTEM/S

While some observations may be code related, this inspection does not determine if the system complies with code. Weather permitting the systems are operated with normal controls.

In order not to damage the system, the air conditioners are not activated if the outdoor temperature is below 65 degrees. Gas furnaces are not evaluated for carbon monoxide leakage or fire risks. There are carbon monoxide and fire detection devices which can be purchased and installed, which we recommended.

Air ducts and registers are randomly evaluated for air flow. Heat exchangers are specifically excluded from the inspection, they are visually obstructed by the design of the system and a complete inspection requires special tools and disassembly, which is beyond the scope of a general visual inspection.

The following items are beyond the scope of the inspection; balance of the air flow, capacity or velocity of the air flow, humidifiers, air duct cleanliness, the ability of the system to heat or cool evenly, the presence of toxic or hazardous material or asbestos, system refrigerant levels, cooling or heating capacity to determine if its sufficient for the property, electronic air filters, solar equipment, programmable thermostats and determining the remaining life of the system.

Window A/C units are usually not built in units and therefore not inspected.

## HEATING AND COOLING

### HEATING

FURNACE LOCATION: In the hall closet.



### LOCATION CONDITION

**SERVICEABLE.** I discovered no issues with the location of the unit.

### SYSTEM TYPE

The furnace is a gas-fired forced air system.

The Unit is about 50 years old.







## HEATING CONDITION

**NEEDS ATTENTION.** The unit is noisy when it is working.

The system is very old (likely original) and has been in the building for a long time. While it is still working at this time, the system is well past its expected working life and no longer reliable and does not meet current safety standards and efficiency.

It is expected it will need to be replaced now or in the near future. Consult with a qualified specialist for more information.

## GAS CONNECTION

There is no 'Drip Leg' or 'sediment trap' noted on the gas line immediately in front of the unit. This component is recommended and may be a manufacturer and/or city requirement for safe operation. Consult with a qualified plumber for more information.

## THERMOSTAT

**NEEDS ATTENTION.** The thermostat is older.



## COMBUSTION AIR

A combustion air source was observed. Testing for proper combustion air vents or openings in the appliance location are beyond a general visual inspection, they are merely noted as being present. This would have to be further evaluated by a qualified contractor to determine adequacy.

## VENTING:

**SAFETY ALERT.** The furnace vent pipe is too close to combustibles/building materials. This is a potential fire hazard and the vent line needs to be corrected so as to have the proper clearances and the vent ensured as being installed correctly.



**NOT ACCEPTABLE.** The vent line is disconnected and exhaust gases from the furnace are escaping. This is a safety hazard and needs to be repaired by a heating contractor.



**AIR FILTER-RETURN AIR DUCTING**  
**NEEDS ATTENTION.** The air filters are dirty and would generally be replaced. Consult with a qualified HVAC contractor to determine the exact needs for this system.



**NEEDS ATTENTION.** The filter is not secured in position and will 'float' out of place. This will not filter the air well and should be repaired.

Also they are the wrong size.



**NEEDS ATTENTION.** there is moisture deterioration inside the return air plenum.



## DUCTING

**NEEDS ATTENTION.** The insulation on the outside of the ducts is a material that is usually found to contain asbestos. It would have to be tested in a laboratory to confirm if it is asbestos or not. Ideally this ducting would be replaced. Further evaluation of this ducting is recommended to determine its true condition. There is also newer ducting. It is beyond this inspection to determine the percentage of newer ducting in relation to old.



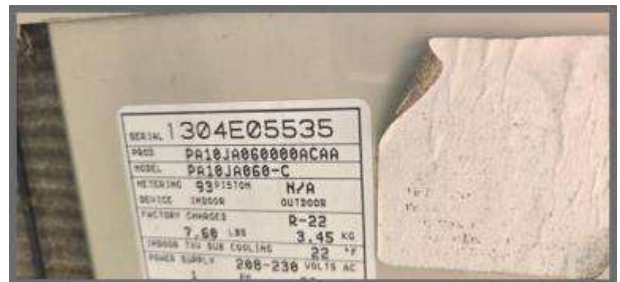
## TYPE

The air conditioning is a split system type. This is where the forced air unit furnace is inside the building and the air conditioner condenser is outside the structure.

## CONDENSER CONDITION

**NEEDS ATTENTION.** The Unit is older. While still working at this time, it is nearing the end of its expected life span and will need to be replaced in the future. Consult with a specialist for further evaluation. About 18 years old.

The condenser and the air handler by the furnace are of different age. Consult with an HVAC to see if they are compatible.



**NEEDS ATTENTION.** The refrigerant lines have damaged insulation on them. This will cause them to be less efficient.



## SYSTEM CONDITION

**NEEDS ATTENTION.** The air coming out of the unit is somewhat cool but not cooled enough to be considered functioning properly. The air conditioner is not working at full strength and may not completely cool the space. The system may need 'coolant' or adjustment, or it may be at the end of its effective useful life and need replacement. It tested as dropping the temperature between the return air grill and the registers only about 8 degrees, while a properly working system typically is between 12 and 20 degrees difference.

## CONDENSATE LINE

**NEEDS ATTENTION.** There is no secondary condensate line installed. All air conditioning type systems remove a degree of moisture from the air which is then collected in some manner and must be drained safely to prevent damage.

There is supposed to be a main condensate line to do this and a back up line as sometimes the primary line becomes blocked or fails.

## ELECTRICAL DISCONNECT

**PRESENT.** A service disconnected is present. This disconnect is not operated or tested as part of this inspection.



## ADDITIONAL HVAC INFORMATION

Per the California Energy Commission, "Beginning October 1, 2005, Title 24 of the Building Energy Efficiency Standards requires that ducts be tested for leaks when a central air conditioner or furnace is installed or replaced. Ducts that leak 15% or more must be repaired"

A property inspection will not be able to determine if air loss (leaky ducts etc) exceeds the maximum allowed of 15%. This test can only be done by a qualified technician and is beyond the scope of this inspection. It is advised to consult with a qualified specialist on this matter as the examination may determine that repairs or replacement of the ducting system is required.

Heating systems have an expected life of 15 - 30 years. A/Cs can operate 15 - 25 years depending on use and maintenance. Heat Pumps may be run more frequently and have an expected life of 10 - 15 years. Regular service and keeping the filter cleaned may extend the life of this equipment.

## HVAC RECOMMENDATIONS

**FURTHER EVALUATION.** It is recommended that the HVAC systems be fully evaluated by a qualified contractor so that any needed repairs/corrections can be performed to ensure properly installed and correctly operating systems. This investigation should be performed now and most certainly prior to the end of your inspection contingency period, so that repair or replacement costs are known and unwanted expenses are avoided.

It is expected that when the specialist evaluates the system/s they will discover more deficiencies, since my inspection is a general inspection and not intended or designed to list out every fault but instead refer for further evaluation to a specialist when deficiencies are discovered.



# ROOF/ATTIC

The report is not intended to be conclusive regarding the life span of the roofing system, its status, if it is leak free or how long it will remain in its current condition of usability. The inspection and report are based on the visible and apparent condition at the time of the inspection. The inspection does not address manufacturing defects, fastener appropriateness, if the roof was installed per code, if flashing is present in all locations or the numbers of layers present.

It is usually not possible to determine whether or not active leakage is occurring. Tile roofs and steeply pitched roofs are not safe to walk on and access is limited on them. Conclusions made by the inspector do not constitute a warranty, guarantee, or constitute a policy of insurance. All roofs require periodic maintenance to achieve typical life spans and should be inspected annually. At a minimum, expect to perform minor repairs to any roof.

It is not the intention of the inspection to identify and report all prior repairs, leaks and conditions. It is recommended to refer to the seller and sellers disclosure regarding the presence of any roof leaks or prior repairs.

It is noted that most gutters have a limited life span before they need to be replaced/repared and need to be regularly cleaned and maintained.

## ATTIC

### ACCESS TO ATTIC

There is an attic access in the closet.

### AREA OF ATTIC

There is an attic space over the entire floor plan of the building.

### TYPE OF ATTIC FRAMING

The attic has conventional type framing in it.



### ATTIC FRAMING

**NEEDS ATTENTION.** There are areas of staining noted to the framing lumber that may be due to roof leaks. It is not determined if the staining is from a past or current condition.



### ATTIC VENTILATION

**PRESENT.** Ventilation was observed. It is beyond this inspection to determine the adequacy of this ventilation.



## ATTIC INSULATION

### INSULATION

The insulation appears to be fiberglass batts. About 3-5 inches.

### INSULATION CONDITION

**NEEDS ATTENTION.** The insulation is older and likely no longer meeting its original standard. Consult with a specialist for more information.



## ROOF

### ROOF STYLE

The roof is a sloped type roof with a pitch.

### TYPE OF ROOFING MATERIAL

The roofing material on the sloped roof is made of standard composition shingles.

### ROOF ACCESS

The roof was walked on for inspection.

## ROOF CONDITION

**NEEDS ATTENTION.** On the composition roof: Standard composition shingles are usually not recommended for low pitched roofs in some areas or all areas. This roof may be lower than a 4/12 pitch and hence a double layer of waterproof roofing paper would have been required. I am unable to verify this. Consult with a qualified roofing contractor to determine whether or not this roof has been installed correctly.



## EXPOSED FLASHINGS

### CONDITION

**PRESENT.** Flashings are somewhat hidden by surface materials. Based on my limited observation I discovered no apparent issues with the flashings. It is however not possible during a general visual inspection to determine how well the flashings will perform during all conditions.



## SKYLIGHTS

## CONDITION

**NEEDS ATTENTION.** It appears the skylight was repaired with silicone. This repair may be temporary.



## GUTTERS, DOWNSPOUTS & ROOF DRAINAGE

### GUTTER CONDITION

**NEEDS ATTENTION.** There are areas where the gutter system is filled with debris and needs to be cleaned out. This includes all accumulated roof debris on the roof itself.

### DOWNSPOUT CONDITION

**NEEDS ATTENTION.** The downspouts do not route the water away from the building but instead deposit it next to the structure which commonly causes problems to the foundation over time. These should be extended away from the building.



## ADDITIONAL INFORMATION

**NOT RAINING:** It was not raining at the time of my inspection. Since one of the purposes of the roof is to repel water this could not be observed and verified as occurring in all cases. Therefore the roof has not been observed under wet conditions and how it performs in these conditions is unknown. No warranty is made that it will not leak when it is under a wet condition.

It is important for all roofs to have regular maintenance, including cleaning out the gutters and drainlines and ensuring all the penetrations are properly sealed. Leaves and debris especially need to be removed from roofs and flat roof scupper drains before the rainy season to allow unimpeded drainage.

## ROOF RECOMMENDATIONS



**EVALUATION/REPAIRS:** It is recommended that the roof be fully evaluated by a qualified roofer so that the proper maintenance/repairs to the roof system can be determined and implemented.

# FOUNDATION

Structural comments are of the conditions observed at the time of the inspection and are the opinion of the inspector and not fact. If further information or facts are needed, they can be obtained through a structural engineer or foundation expert. The inspection does not determine the potential of the structure to experience future problems, geological conditions or the potential of the underlying soils to experience movement or water flow or whether the soil is stable. If any form of prior structural movement is reported you should expect future movements and possible repairs.

The inspection does not calculate crawl space ventilation capacities, deck and balcony capacity, retaining wall conditions, construction material type, quality or capacity. It does not address the existence of prior repairs, the potential of future repairs, failure analysis, documentation of all possible movement or cracks in floor slabs covered by floor furnishings or finish materials. It is typical for concrete floor slabs to have some hairline cracks as a result of the normal drying process of the concrete plus the stress occurring by settlement and seismic activity. Crawl spaces are observed in a cursory fashion and wood probing is not done and wood damage, dry-rot and termites are not part of this inspection but part of the structural pest control operators report.

## FOUNDATION:

### CRAWL SPACE

**NEEDS ATTENTION.** There are areas of damp soil under the house.



**SAFETY ALERT.** There are cracked windows stored in this crawl space. This is an injury hazard.





view of crawl space

**RAISED FOUNDATION**

**NEEDS ATTENTION.** ON the other side of the crawl space wall to the right is the rooms located in the lower floor. The side of this wall facing the rooms has moisture deterioration. Please alert of this condition to the foundation specialist.



**NEEDS ATTENTION.** There is white staining and powder that may be efflorescence, indicating moisture in / through the foundation. This can damage any steel 'rebar' in the foundation and is not ideal



**SAFETY ALERT.** This is a concrete block foundation. It is advised that a foundation specialist verifies that these blocks are reinforced with rebar. This sometimes requires intrusive inspection.



## FOUNDATION BOLTING

The structure has some original anchor bolts. These bolts are farther apart and smaller than current established bolting standards would dictate.

For more information, further evaluation would be needed by a foundation specialist to determine what additional upgrades could be undertaken to help increase this foundations' ability to withstand seismic activity.



## FOUNDATION CRIPPLE WALLS

**SAFETY ALERT.** The cripple walls have not been strengthened with shear panels. Ideally plywood shear panels would be applied to a majority of the cripple walls. Cripple walls are short walls on top of the foundation that hold up the floor and building.

In some cases, insurance companies require that the cripple walls be strengthened.

## FLOOR FRAMING

**NEEDS ATTENTION.** There are damaged and deteriorated areas of floor framing - it is advisable to consult the structural pest control operator report for more information on this situation



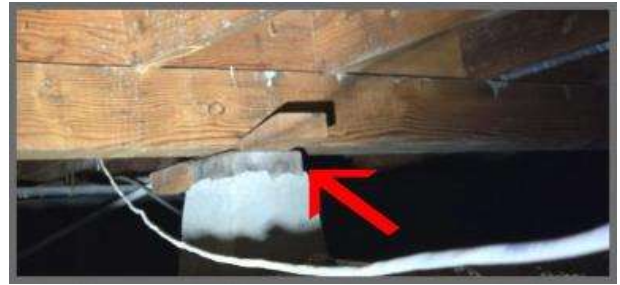
## POSTS AND PIERS

**SAFETY ALERT.** The interior stem walls that hold up the structure are undermined in areas where the earth under them has been removed. They do not have full bearing on the soil and cannot give full support.





**NEEDS ATTENTION.** A number of pieces of wood such as shims are being used in place of a single support post in areas. These tend to fall out during seismic activity and are not attached to each other or the framing of the structure.



## FOUNDATION VENTS

**NEEDS ATTENTION.** Some of the under house vents are at or below the level of the outside earth. This can allow moisture to enter during wet conditions or rains.

## ADDITIONAL FOUNDATION INFORMATION

**GEO:** A standard property inspection cannot determine the potential of the structure to experience future problems, geological conditions or the potential of the underlying soils to experience movement or water flow or whether the soil is stable. If information is desired/required regarding the geological condition it is advised to retain a Geo-Technical specialist who can provide more information regarding this area.

**STRUCTURAL PEST CONTROL:** his inspection is not a structural pest control inspection, otherwise known as a termite inspection. The "termite" inspection also covers such things as dry-rot and wood damage and deterioration as well as wood destroying organisms. Any and all of these items need to be examined and any repairs completed before the close of escrow by the "termite" company and they usually have a guarantee on their work. Please refer to the structural pest control report for any information concerning them.

**MOLD/FUNGUS:** This is not a mold or fungus inspection, it is advised to have a moisture and mold specialist examine the property and structure and do a complete inspection to determine the presence or not of any mold that may affect the health or safety of the occupants.

## FOUNDATION RECOMMENDATIONS

**FURTHER EVALUATION.** It is recommended that the foundation be fully evaluated by a qualified specialist so that any needed repairs/corrections can be performed. This investigation of the system should be performed now and most certainly prior to the end of your inspection contingencies, so that repair or replacement costs are known and unwanted expenses are avoided.

It is expected that when the specialist evaluates the system he/she will discover more deficiencies, since my inspection is a general inspection and not intended or designed to list out every fault but instead refer for further evaluation to a specialist when deficiencies are discovered.

# GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geo-technical engineer should be consulted. Proper grading is important to keep water away from the foundation. If it is not raining during the inspection the course of water flowing toward the structure or off the site cannot be observed. The soil should slope away from the structure to prevent problems caused by excess water not flowing away properly. Gutter discharge should be directed away from the foundation for the same reason.

Out buildings, such as storage sheds, on the property are excluded from the inspection. Fire pits and barbecues are also not inspected nor is the gas to them tested or lit.

This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Landscape lighting, sprinklers and their timers are not part of a general property inspection. The inspection report does not include the identification of the property boundaries.

## HARDSCAPE/PATHWAYS

### DRIVEWAY

**NEEDS ATTENTION.** There are significant cracks and shifted areas of the driveway.



**NOT ACCEPTABLE.** It appears that a good portion of the driveway loss the soil from underneath, which would support it.



### WALKWAYS

**SAFETY ALERT.** The walkway surfaces are uneven in areas, which can pose a trip and fall hazard.



## FRONT PORCH AND STEPS



**NEEDS ATTENTION.** There are raised and shifted areas of the front steps that appear to be a trip hazard.



**NEEDS ATTENTION.** There is deterioration to the steps area as from moisture.



## LANDSCAPE/PERIMETER

### LANDSCAPING

**NEEDS ATTENTION.** As this is a hillside site, brush clearance rules may apply.

The grounds on the property are very overgrown and neglected, and will need clean up and maintenance. This also can limit a complete view of areas of the yard and building exterior.







## DRAINAGE

**NEEDS ATTENTION.** There is a concrete swale surrounding some areas of the house. This swale has large cracks and gaps next to the wall and in the swale itself which would allow moisture intrusion.

There is evidence of improper drainage on the site causing erosion of the soil.



## WALLS/FENCING

### PROPERTY WALLS, FENCES & GATES

Evaluation of property walls, fencing and gates are excluded from the CREIA inspection and standards.



## RETAINING WALLS

Retaining walls (or lack of them) are not part of my inspection. Any information given regarding retaining walls is given as a courtesy only and does not infer an inspection of any retaining walls, either in part or full.



**NEEDS ATTENTION.** A wooden garden wall is being used to retain the soil, on the right side of the house. This may be inadequate over a long period of time.



## ADDITIONAL GROUNDS INFORMATION

The manual or automatic sprinkler systems of the property are not tested or examined. These are not part of a general visual property inspection. It is advised to have the current property owner demonstrate how these function.

**This report does not include identification of property boundaries. A licensed surveyor would be the person to determine where they are.**

Area drains are not tested as part of this inspection and their condition is unknown. It is recommended that these be tested and cleaned as necessary to ensure they function properly.

## GROUNDS RECOMMENDATIONS

**DRAINAGE:** It is my recommendation that a drainage specialist examine the site and perform all needed corrections.

# GARAGE - CARPORT



## GARAGE FLOOR

### CONDITION

**NEEDS ATTENTION.** The garage floor may not be raised sufficiently above the earth grade and drive to prevent water entry in some weather conditions. There are moisture stains indicating water may have entered in the past.



## GARAGE DOORS

### TYPE

The garage door are a one piece wood door.

### CONDITION:

**NEEDS ATTENTION.** There is wood damage and deterioration to the base of the door where it meets the ground, check the pest control report for additional information.

The garage door is older, worn and sagging.

There are areas of the garage door jamb that are deteriorated.

### HARDWARE

**SERVICEABLE.** The garage door hardware functioned at the time of inspection. It is beyond this inspection to determine whether or not this hardware is appropriately installed and sized for this door.

### OPENERS

**NEEDS ATTENTION.** This older style openers do not have the added safety feature of a photo light beam at the base of the door to cause the closing door to reverse and open, as is recommended for child safety.



**SAFETY ALERT.** The automatic reverse feature of the garage door opener to the right did not stop the door from closing when light pressure was applied, this is a safety hazard. The sensor should be adjusted or the opener replaced.



## GARAGE INTERIOR

### CONDITION



**NEEDS ATTENTION.** The garage interior has areas of moisture stains.



**NEEDS ATTENTION.** The garage interior has areas of damage.



**SAFETY ALERT.** The wall between the house and the garage is a fire separation safety wall between the parking area and the living space. It is supposed to give someone 20 minutes to get out of the building in case of fire. There are not supposed to be any gaps or openings in it to maintain this rating. It has been compromised.





## SIDE/REAR DOORS

### CONDITION

**SAFETY ALERT.** The door between the living space and the garage is not a solid core door or fire-rated for fire safety.

The door between the garage and the living space is not self closing for fire safety. It needs a spring hinge or a closer on it that will fully close and latch it.



## GARAGE RECOMMENDATIONS

**FURTHER EVALUATION.** It is recommended that the garage/structure be fully evaluated by a qualified specialist so that any needed repairs/corrections can be performed to ensure a properly installed and correctly functioning garage.

It is expected that when the specialist evaluates the system he/she will discover more deficiencies, since my inspection is a general inspection and not intended or designed to list out every fault but instead refer for further evaluation to a specialist when deficiencies are discovered.



# EXTERIOR

The exteriors are viewed in a cursory fashion. Areas of the exterior that are hidden from view, such as by vegetation or stored items, cannot be judged and are not a part of this inspection. Minor cracks are typical in many exterior wall coverings and most do not represent a structural problem and are not noted in this report.

Peeling and cracking exterior paint on windows, doors and trim allow water to enter and cause damage and deterioration. It is important to keep these exterior surfaces properly painted and/or sealed. All exterior grades should allow for surface and roof water to flow away from the foundation and exterior walls.

Chimney Inspection: This inspection is limited to those areas visible and readily accessible to the general inspector. Due for the potential for hidden damage within a chimney, it is advised to have any fireplace and chimney system fully examined by a qualified chimney specialist using a video camera to determine and report on the structural integrity and fire safety aspects of these systems.

## EXTERIOR COVERING OF THE BUILDING

### MATERIAL

The exterior building covering is stucco and concrete blocks.

### CONDITION

**NEEDS ATTENTION.** There are areas of weather beaten and peeling paint on the exterior of the building.

**There is significant cracking in the stucco and repairs are needed to help prevent water intrusion.**

**Gaps on the walls should be seals such as at penetrations of pipes, etc.**

**There is damage to the walls in the some areas.**

**This is an older house and the recommended stucco 'weep screed' flashing installed near the grade line to help prevent water from wicking up into the walls. Consult with a qualified specialist to determine if the installation of a weep screed would assist in moisture prevention.**





cracks



gaps



damage



peeling/ moisture deterioration

**NEEDS ATTENTION.** The earth against the side of the house is higher than it should be, and can transfer moisture to the wall, which can cause damage, deterioration, and can lead to mold or other problems. The earth should be 4 - 6 inches below the level of the house siding or stucco.



**NOT ACCEPTABLE.** There is a bee hive on the left corner of the house, off the dining area.



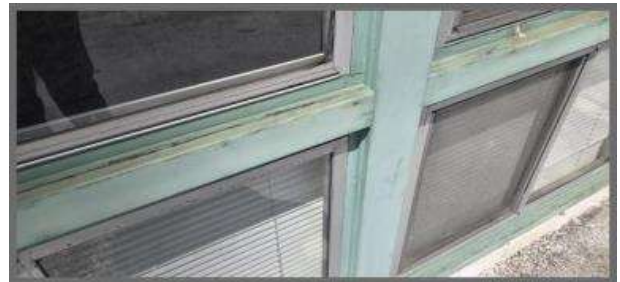
## EXTERIOR WINDOWS

### MATERIAL

The exterior window surface is wood and metal.

### CONDITION

**NEEDS ATTENTION.** There are areas of damage to the exterior of the windows.



### SCREENS

**NEEDS ATTENTION.** There are damaged screens.

## EXTERIOR DOOR SURFACES

### MATERIAL

There are wood exterior doors.

### CONDITION

**SAFETY ALERT.** The exterior doors do not seem to have tempered glass.



**NEEDS ATTENTION.** There are areas of deterioration to the exterior of the doors.



**SECURITY ALERT.** The latch for the exterior door in the living room area is missing. The door couldn't be opened.

The balcony couldn't be inspected.

**SECURITY ALERT.** The movable glass sliding door is outside the fixed panel, this means the door cannot be as easily locked, as with a bar in the track, and sometimes these can be lifted off the track and opened which is a security concern. This may have been installed 'backwards'.

#### SCREENS

There are doors with missing screens.

#### THRESHOLDS

**NEEDS ATTENTION.** There are door thresholds that appear to be incorrectly sloped or damaged and may allow water to be directed to under the door and into the building in some weather conditions.

There are gaps between thresholds and frames where moisture could get in.



# EXTERIOR TRIM/FEATURES

## MATERIAL

The exterior trim surface is wood.

## CONDITION

**NEEDS ATTENTION.** The trim has areas of damage.



# DECK/BALCONY

## TYPE

The deck surface appears to be covered with roofing material.



## DECK SURFACE CONDITION

**NEEDS ATTENTION.** The deck and balcony have roofing material installed that is not suitable for foot traffic.

The decks and balconies should be inspected by a deck specialist.



**NEEDS ATTENTION.** The balcony may not be properly sloped and may pool water in certain areas.



**NEEDS ATTENTION.** Some areas of the floor are "soft" as from damage to the subfloor by moisture.



**SAFETY ALERT.** There are stress crack on tile on the deck by the main door.



## RAILINGS

**SAFETY ALERT.** The guard railing is not tall enough to meet the current safety standard of 42 inch minimum height.

The railings do not meet current safety standards. It is recommended that there is no opening greater than four inches in any portion of the railing for child safety.



**NEEDS ATTENTION.** There is damage to some of the posts.



## PATIO COVER/TRELLIS

# CONDITION



## EXTERIOR STAIRS

### CONDITION

**NEEDS ATTENTION.** There are stress cracks between walls and stairs where moisture could go in.



**SAFETY ALERT.** The risers of the stairs have uneven heights and may be a trip hazard.



**SECURITY ALERT.** There are pipes in front of the steps, this can be a trip hazard.



UNLEVEL

## RAILINGS

### CONDITION

## CHIMNEY:



### MATERIAL:

The chimney is made of masonry.

### CONDITION:

**NEEDS ATTENTION.** There are cracks in the concrete chimney cap.



### SPARK ARRESTERS:

**SAFETY ALERT.** The weather cap is missing.



### FLASHINGS:

**NEEDS ATTENTION.** The flashing is not standard in areas and may not be reliable installations. The flashings will require regular maintenance to ensure that they remains leak free.



### FIREPLACE CHIMNEY RECOMMENDATION

**FURTHER EVALUATION:** It is recommended that the fireplaces and chimney/s be fully evaluated by a qualified specialist. This inspection should be performed by an unbiased fireplace and chimney specialist that only performs inspections.

# INTERIORS

As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported.

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Minor cracks are found on interior surfaces in all buildings and are typically cosmetic in nature. The condition of floors underneath carpet, furniture and other coverings cannot be determined and is specifically excluded from the inspection and report. Only the general condition of visible portions of floors is included in this inspection. Window and door security bars are not tested or operated. Determining the condition of insulated glass is not part of this inspection.

All fireplaces should be cleaned and inspected on a regular basis to make sure that it is a safe and structurally sound system. It is beyond the scope of this inspection to determine damage/cracking to the chimney or its flue. This can only be determined by a chimney expert.

**The interior of the building has a musty smell. It is advised to have a specialist examine the property to determine the source and true condition, so that any remedial actions can be fully performed as needed.**

**The interiors show signs of deferred maintenance. Areas of repair and servicing will be required to restore the building to its expected condition. The building should be evaluated by the appropriate contractors that can provide estimates for the needed work. Additional inspections should be performed before the end of inspection contingencies.**

**There are areas of textured ceilings (acoustic) in the building, these may contain asbestos but samples would have to be tested in a certified laboratory to determine if this was in fact the case.**



## ROOMS

### ENTRY

**NEEDS ATTENTION.** there are areas of moisture deterioration inside the closet.







## LIVING ROOM



**NEEDS ATTENTION.** There are areas of moisture stains, on the wall.



## DINING AREA



**NEEDS ATTENTION.** There are areas of moisture stains on the wall.



BREAKFAST AREA

**SERVICEABLE.** The overall condition of the viewable areas appears to be serviceable, wear is noted.



FAMILY ROOM  
DOWNSTAIRS

**NEEDS ATTENTION.** There are areas of moisture stains on the ceiling, on the wall.





## OFFICE



**NEEDS ATTENTION.** There are areas of moisture stains on the ceiling, on the wall.



## SPECIALTY ROOM LINEN CLOSET

**SERVICEABLE.** The overall condition of the viewable areas appears to be serviceable, with wear is noted.



COVERED PATIO:



**NEEDS ATTENTION.** There are areas of moisture stains around the floor, on the wall.

It is advised to consult with the owner regarding the modifications done to this area. It is possible that this area was roof that eventually had a deck and covered patio put on. It is advised to collect any and all information regarding this area, including permits.



It appears that floor may be at the similar height with the floor outside, which may contribute to moisture intrusion.

It is advised that a deck specialist checks the connection between the floor outside and the floor inside.

HALLS

**SERVICEABLE.** The overall condition of the viewable areas appears to be serviceable, wear is noted.

**SAFETY ALERT.** There is a laundry chute in the hallway, which is not locked. It appears that it would be easy to climb by a child. This could be a fall hazard.



BEDROOMS



## MASTER BEDROOM

**SERVICEABLE.** The overall condition of the viewable areas appears to be serviceable, wear is noted.



## SECOND BEDROOM

This room is Located Upstairs Front Right

**SERVICEABLE.** The overall condition of the viewable areas appears to be serviceable, with wear is noted.



## THIRD BEDROOM

This room is Located Upstairs Back Right

**SERVICEABLE.** The overall condition of the viewable areas appears to be serviceable.

## FOURTH BEDROOM

This room is Located in the Main floor

**NEEDS ATTENTION.** There are areas of moisture stains and deterioration, such as in the closet.



## DOORS



**MAIN ENTRY DOOR CONDITION**

**SAFETY ALERT.** The glass in the door window(s) does not appear to be tempered or safety glass, as is recommended for safety.



**NEEDS ATTENTION.** The front door is out of adjustment and needs repair to operate properly, it is sagging and rubbing the threshold.



**OTHER EXTERIOR DOOR(S) CONDITION**

**NEEDS ATTENTION.** The exterior door hardware is out of adjustment and needs repair to operate correctly.

**INTERIOR DOORS CONDITION**

**SAFETY ALERT.** The glass doors do not seem to have tempered glass.



**NEEDS ATTENTION.** There are pocket doors that do not slide or operate well.

Some interior doors do not always work well and are out of adjustment. They would need adjustments/repairs to operate properly.

## WINDOWS

## CONDITION

**SAFETY ALERT.** There are panes of glass that are within 18 inches of the floor. In newer construction it is required that the glass be a tempered type of safety glass. Making this older glass into safety glass by tempering or putting a safety film on it may not be a requirement for this sale but it is recommended.



**NEEDS ATTENTION.** There is moisture staining on the window sill in some of the windows.



**NEEDS ATTENTION.** The window hardware is older and may need some adjustment/repairs to work properly.



## FLOORS

### GENERAL CONDITION



**NEEDS ATTENTION.** The linoleum in the covered patio is worn or damaged in areas. with some peeling at the seams. Sometimes this is caused by moisture intrusion.

The carpeting has areas of soiling and wear.





#### FLOORING CONDITION

**NEEDS ATTENTION.** The floor/s squeaks/creaks in areas, which can be typical for a building of this age.



## STAIRS & HANDRAILS

#### STAIR CONDITION:



**NEEDS ATTENTION.** There are gaps between the stairs and the walls, on the stairs going to the downstairs area. Separation of material sometimes is related to moisture exposure.



#### HANDRAIL CONDITION:

**SAFETY ALERT.** The space between the rails is greater than is currently recommended for child safety. The railing currently should not have any space greater than four inches in any portion of them. this is not a mandatory upgrade at the time of sale, though we do note it for your information







**SAFETY ALERT.** The handrail does not 'return' to the wall. The end can act as a hook to catch clothing and can be a trip and fall hazard.



GUARDRAIL CONDITION:

**SAFETY ALERT.** New standards call for a guardrail that is 42 inches high, more than the current 36 inch rail.

## FIREPLACE/WOOD BURNING DEVICES:

LIVING ROOM: All fireplaces should be cleaned and inspected on a regular basis to make sure that they are safe and structurally sound.

**It is beyond the scope of this inspection to determine the existence of defects or damage to the fireplace, chimney or its flue. This can only be determined by a specialty chimney inspection which should be performed at this time.**



MASONRY FIREBOX TYPE

This is a masonry wood burning fireplace. Gas logs have been installed within the firebox.

FIREBOX CONDITION

**PRESENT.** Determining the condition of the fireplace and respective flue/chimney is beyond a generalist inspection. This is a specialty item and should be properly evaluated by a fireplace and chimney specialist.

Generally, the fireplace is covered at the back and sides within a chase or the wall framing of the house. These areas are not accessed during a general visual inspection and hence are beyond the scope.



It is recommended that a full evaluation of this system be performed at this time.

## FLUE

**NEEDS ATTENTION.** The flue is dirty and needs to be fully evaluated by a professional chimney inspector. During their inspection they may find additional items that need repair.

## DAMPER:

**SAFETY ALERT.** The fireplace has a gas log "set" and the damper was not modified to hold the damper fully open, usually a simple clamp can be installed to meet this requirement (This is a safety concern because if the damper is not fully open and the gas is turned on, the gas or the products of combustion fumes will enter the living space).



## GAS LOG/LIGHTER:

**SAFETY ALERT.** Where the gas line enters the firebox there is a gap that is not sealed, this can allow heat and fire into the wood framing behind the firebox. This gap needs to be sealed. It is typically an inexpensive repair to fill and seal this opening with approved heat rated caulk.

## GAS VALVE:

**PRESENT.** Gas exited the "log lighter" at the time of inspection. The gas line system is not part of my inspection. The detection of leaks is not performed.

## GAS LOGS:

**PRESENT.** Gas logs are noted as being present. Generally, this type of system is used by operating a gas valve and then lighting the gas that is emitted from the log lighter. The gas valve is then turned off when finished with the operation of the system.

## MANTLE:

**PRESENT.** It is beyond this inspection to determine what these materials are made of or to determine whether or not the required clearances around the fireplace opening have been obtained.

## HEARTH EXTENSION:

**PRESENT.** A hearth Extension was observed as being present. It is beyond this inspection to determine what these materials are made of or to determine whether or not the required heat barriers have been implemented per standards.

In some cases a Hearth Extension is not required for gas appliances. It is beyond this inspection to determine those requirements.

## SCREENS:

A removable screen has been provided.

## FIREPLACE/WOOD BURNING DEVICES:



FAMILY ROOM: All fireplaces should be cleaned and inspected on a regular basis to make sure that they are safe and structurally sound.

**It is beyond the scope of this inspection to determine the existence of defects or damage to the fireplace, chimney or its flue. This can only be determined by a specialty chimney inspection which should be performed at this time.**

#### FIREBOX CONDITION

**PRESENT.** Determining the condition of the fireplace and respective flue/chimney is beyond a generalist inspection. This is a specialty item and should be properly evaluated by a fireplace and chimney specialist.

Generally, the fireplace is covered at the back and sides within a chase or the wall framing of the house. These areas are not accessed during a general visual inspection and hence are beyond the scope.

It is recommended that a full evaluation of this system be performed at this time.

#### FLUE

**The majority of the fireplace chimney system, and many of the system components cannot be viewed or evaluated in this limited general inspection. There is a risk of concealed damage that may pose a fire hazard.**

**Per the NFPA 211: A Level 2 inspection shall be conducted under the following circumstances: "Upon sale or transfer of the property", "After a building or chimney fire, weather or seismic event, or other incident likely to have caused damage to the chimney".**

#### DAMPER:

**PRESENT.** A damper is present and was found to open and close. It is beyond this inspection to determine the efficiency of the damper.

#### GAS VALVE:

**SAFETY ALERT.** Where the gas line enters the firebox there is a gap that is not sealed, this can allow heat and fire into the wood framing behind the firebox. This gap needs to be sealed. It is typically an inexpensive repair to fill and seal this opening with approved heat rated caulk.



#### MANTLE:

**PRESENT.** It is beyond this inspection to determine what these materials are made of or to determine whether or not the required clearances around the fireplace opening have been obtained.

#### HEARTH EXTENSION:

**PRESENT.** A hearth Extension was observed as being present. It is beyond this inspection to determine what these materials are made of or to determine whether or not the required heat barriers have been implemented per standards.

In some cases a Hearth Extension is not required for gas appliances. It is beyond this inspection to determine those requirements.

#### SCREENS:

**PRESENT.** A screen is present. A screen is usually required for a fireplace opening, since it is intended to help prevent items from entering and exiting the fireplace during operation.

# KITCHEN - LAUNDRY

Built-in appliances are visually inspected and operated briefly, by using their normal controls to determine whether or not the appliances turn on. Appliances are not moved and testing of timers, clocks, thermostats, cooking functions, self cleaning functions or other controls is not performed.

Inspection of non-built-in appliances is outside the scope of the inspection, such as portable dishwashers, refrigerators, wine coolers, etc. The water line to the refrigerator and water purifiers (and other similar installations) are not part of a general inspection. It is recommended that these units be serviced by a manufacturer's authorized technician at this time.

The oven temperature is not verified or tested for accuracy. No opinion is offered as to the actual adequacy, accuracy or effectiveness of any appliance operation. This is due to their being many components that can not be accurately tested for efficiency and function such as cooling controls, ice maker function, heating and freezing ability.

Washers and dryers are considered personal property and they and their connections are not tested or moved as part of this inspection. Refrigerators connections/accessories are specifically excluded from the inspectors responsibility.

## KITCHEN AREA



### WALLS AND CEILINGS

**SERVICEABLE.** The general condition of the walls and ceiling appears serviceable. Typical wear is noted.

### FLOORING

**NEEDS ATTENTION.** The kitchen linoleum flooring is worn and lifting in areas.



## COUNTERS

**NEEDS ATTENTION.** There are gaps in the seam where the counter meets the backsplash that should be properly repaired/maintained.



## CABINETS

**NEEDS ATTENTION.** There is moisture staining and damage to the shelf area under the kitchen sink. There is black staining that may indicate mold and should be further evaluated by a mold specialist.



## KITCHEN SINK

### CONDITION

**NEEDS ATTENTION.** The seal between the sink and counter top is deteriorated. This can allow water to enter into the cabinet areas.



**NEEDS ATTENTION.** The sink appears to be a top mount sink, not designed to be mounted below the counter.



## FAUCET

**SERVICEABLE.** The faucet functioned at the time of inspection.

## DRAIN

**SERVICEABLE.** Water drained during this limited time inspection. It is not determined whether or not water will drain adequately during normal use. If this is a concern, the water would need to be left on at this fixture for a greater length of time. During my limited visual inspection I observed no leaks at this time.

# KITCHEN APPLIANCES

## GARBAGE DISPOSAL

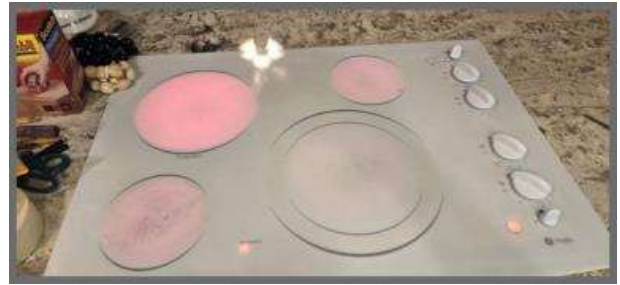
**SERVICEABLE.** The unit functioned at the time of inspection.

## DISHWASHER:

**PRESENT.** The unit turned on at the time of inspection. It was not run through a cycle, therefore I did not determine how well it functioned nor did I determine how well the dishwasher actually cleans the dishes. No warranty or representation is given as to the workability of this unit.

## COOKTOP TYPE

The kitchen has an electrical cooktop.



## COOKTOP

**NEEDS ATTENTION.** The cooktop is an older model appliance.

## OVEN TYPE

The kitchen has an electric oven.

## OVEN

**NEEDS ATTENTION.** The oven is an older model appliance.

## VENTILATION FAN

**NEEDS ATTENTION.** The unit is older.

# LAUNDRY

The laundry facilities are in the garage.



## CLOTHES WASHER HOOKUPS

**PRESENT.** There are washer connections present, they are not tested. The washer is also not operated or tested.

## TYPE OF CLOTHES DRYER HOOKUPS

The laundry area is provided with a gas connection for the dryer.



## CLOTHES DRYER HOOKUPS:

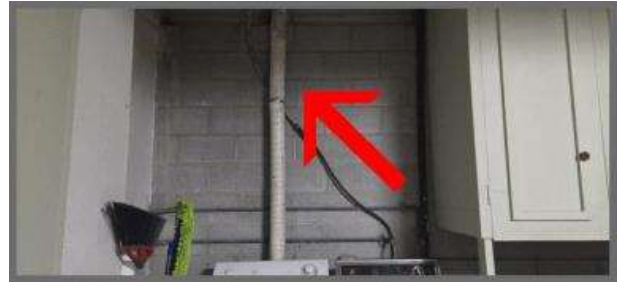
A gas clothes dryer in a garage is required to be raised so that the clothes dryer burner is 18 inches above the garage floor.



## DRYER VENT DUCT

**SAFETY ALERT.** This dryer duct passes up and into the wall or concealed spaces. This duct can be more likely to fail due to lint build up, etc.

This duct should be evaluated and/or cleaned on a regular maintenance schedule. It is recommended that this duct be fully evaluated and corrected as needed.



## LAUNDRY AREA

**SAFETY ALERT.** In a garage protection, such as steel posts, are recommended (and sometimes required) to separate a car from the laundry equipment. They are currently not present.



# BATHROOMS

Bathrooms are inspected in a cursory fashion, however each accessible fixture is operated to test its function and visually inspected to determine its current operation. Determining whether shower pans, tub/shower surrounds are water tight or have any rot or other damage is beyond the scope of this inspection.

It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. While Jetted bathtubs are tested for operation when possible, where there are in line electric booster water heaters these are not and cannot be tested in this limited time inspection. Proper ongoing maintenance is always required whenever there is contact of water with various materials.

## BATHROOM

### MAIN BATHROOM:

**NEEDS ATTENTION.** The volume of water coming out of the fixtures drop when there is more than one fixture being used.



### WALLS AND CEILING

**SERVICEABLE.** The general condition of the walls and ceiling appears serviceable.

### FLOORING

**SERVICEABLE.** The general condition of the flooring appears serviceable.

### COUNTERS

**SERVICEABLE.** The general condition of the counter tops appears serviceable.

## CABINETS

**SERVICEABLE.** The general condition of the cabinets appears serviceable. A sampling of the doors and drawers are accessed during this general visual inspection. Typical wear is noted.



## SINKS

**SERVICEABLE.** The sink surfaces appear serviceable.

## SINK DRAIN

**NEEDS ATTENTION.** There is corrosion to the drain pipes.



## FAUCETS

**SERVICEABLE.** The faucet functioned at the time of inspection. There is some wear to the finish.

## TOILETS

**SERVICEABLE.** The toilet functioned at the time of inspection. The toilet was not operated during normal use. It was merely flushed to determine its operation.

## MIRRORS

**PRESENT.** A mirror is present.

## BATH VENTILATION

**PRESENT.** There is an exhaust fan for ventilation, which worked when tested.

## TUB FIXTURES

**SERVICEABLE.** The fixture functioned at the time of inspection.

## SHOWER FIXTURES

**SERVICEABLE.** The fixture functioned at the time of inspection.

## SHOWER / TUB DIVERTER

**SERVICEABLE.** The diverter functioned at the time of inspection.

## SHOWER WALLS

**NEEDS ATTENTION.** The shower has areas of deteriorated grout.



## SHOWER ENCLOSURE

**SAFETY ALERT.** The shower enclosure is made of glass with embedded wire, which was considered 'safer' but is not safety glass and it can break creating sharp glass shards. It is strongly recommended this be replaced with tempered or other safety material before you use this shower.



## BATHROOM

### HALLWAY: UPSTAIRS.

**NEEDS ATTENTION.** The volume of water coming out of the fixtures drop when there is more than one fixture being used.



### WALLS AND CEILING

**SERVICEABLE.** The general condition of the walls and ceiling appears serviceable. With typical wear.

### FLOORING

**SERVICEABLE.** The general condition of the flooring appears serviceable. Typical wear is noted.

### COUNTERS

**SERVICEABLE.** The general condition of the counter tops appears serviceable.

### CABINETS

The general condition of the cabinets appears serviceable. A sampling of the doors and drawers are accessed during this general visual inspection.

**There are personal items limiting view and access.**

### SINK DRAIN

**NOT ACCEPTABLE.** There is a leak in the sink drain line.



### FAUCETS

**SERVICEABLE.** The faucet functioned at the time of inspection. There is some wear to the finish.

### TOILETS

**SERVICEABLE.** The toilet functioned at the time of inspection. The toilet was not operated during normal use. It was merely flushed to determine its operation.



### MIRRORS

**PRESENT.** A mirror is present.

### BATH VENTILATION

**NEEDS ATTENTION.** The fan is noisy while in operation. It may need replacement or repairs.



### SHOWER FIXTURES

**SERVICEABLE.** The fixture functioned at the time of inspection.

### SHOWER WALLS

**PRESENT:** The surfaces of the shower walls appeared in serviceable condition. However, it is beyond this inspection to determine if the shower walls leak or if the shower walls have been constructed appropriately. There is typical tile/grout wear.

### SHOWER ENCLOSURE

A shower enclosure is present. It is not part of this inspection to determine how well it will function during normal usage as this is a limited time inspection.

## BATHROOM



## HALLWAY: DOWNSTAIRS.



## WALLS AND CEILING

**SERVICEABLE.** The general condition of the walls and ceiling appears serviceable.

## FLOORING

**SERVICEABLE.** The general condition of the flooring appears serviceable.

## COUNTERS

**SERVICEABLE.** The general condition of the counter tops appears serviceable.

## CABINETS

The general condition of the cabinets appears serviceable. A sampling of the doors and drawers are accessed during this general visual inspection.

**There are personal items limiting view and access.**

## SINKS

**SERVICEABLE.** The sink surfaces appear serviceable.

## SINK DRAIN

**SERVICEABLE.** Water drained during this limited time inspection. It is not determined whether or not water will drain adequately during normal use. If this is a concern, the water would need to be left on at this fixture for a greater length of time. During my limited visual inspection I observed no leaks at this time.

## FAUCETS

**NEEDS ATTENTION.** The volume of water coming out of this fixture is low.



## TOILETS

**SERVICEABLE.** The toilet functioned at the time of inspection. The toilet was not operated during normal use. It was merely flushed to determine its operation.

## BATH VENTILATION

**PRESENT.** There is an exhaust fan for ventilation, which worked when tested.

## SHOWER WALLS

**PRESENT:** The surfaces of the shower walls appeared in serviceable condition. However, it is beyond this inspection to determine if the shower walls leak or if the shower walls have been constructed appropriately.

## SHOWER ENCLOSURE

A shower enclosure is present. It is not part of this inspection to determine how well it will function during normal usage as this is a limited time inspection.

# INSPECTION STANDARDS

## LIMITATIONS - EXCLUSIONS

This inspection is not intended to discover every "flaw" and not intended to fully investigate every aspect of a system. Specific workings of systems are not evaluated or tested, other than the typical operation of turning them on and off. For example: An oven is turned on and then off, it is not tested for correct temperature and timers are not operated, etc.

**GENERAL VISUAL:** This is a general visual inspection, there was no destructive or intrusive testing performed. The intention of this report is to inform the client of the overall condition of the property and observable material defects therein. This report is not intended to itemize or list all the individual flaws or faults. This is not a Code Compliance report. If a code compliance report is desired please contact the appropriate specialist for more information.

**INSPECTION LIMITATIONS:** This is a limited time visual inspection. It excludes any items we cannot directly observe such as chimney interiors, furnace heat exchangers, underground piping, etc. These are specialty inspections and those inspections can be arranged using specialized equipment.

Additionally we do not inspect to see if components are installed properly. We do not have the specialized training, instruction sheets or manuals to determine if they meet manufacturer or building code requirements for installation, which can be quite varied. This is part of the specialist's inspection and any questions concerning installation would best be answered by the specialist.

**CODE COMPLIANCE DISCLAIMER:** This is not a building code or code compliance inspection. That is a different type of inspection performed by the local municipality, usually during construction. It is advised to obtain all available documentation such as building permits and certificates of occupancy during the inspection contingency period.

**MOISTURE, MOLD OR FUNGUS:** This is not a moisture, mold or fungus inspection, it is advised to have a moisture and mold specialist examine the property and structure and do a complete inspection to determine the presence or not of any moisture or mold issues that may affect the health or safety of the occupants. Per the CAR Documents, it is recommended to have this specialty inspection performed at this time.

Mold, mildew and fungus are specifically excluded from the inspection and the report. The inspector is not qualified to note the presence or absence of mold.

**STRUCTURAL PEST CONTROL REPORT:** This inspection is not a structural pest control inspection, otherwise known as a termite inspection. The "termite" inspection generally covers such things as dry-rot and wood damage and deterioration as well as wood destroying organisms. Any and all of these items should be examined and any repairs completed before the close of escrow. Please refer to the structural pest control report for any information concerning this aspect of the property and if one was not performed then it is recommended that this be performed at this time.

Termites, dry-rot, wood rot and wood destroying organisms are not part of a generalist inspection and the inspector will not be inspecting for them. The Business and Professions Code prohibits anyone but licensed structural pest control operators from commenting on this subject.

# STANDARDS OF PRACTICE

**CREIA Standards.** The report is intended to conform to the Standards and Practices of the California Real Estate Inspection Association and the Business and Professions Code which defines a real estate inspection as a survey and basic operation of the systems and components of a building which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may result in damage to the property or personal injury to the inspector. The purpose of the inspection is to provide the Client with information regarding the general condition of the building(s). Cosmetic and aesthetic conditions shall not be considered (if cosmetics or aesthetics are reported on, this is done so as a courtesy only).

**MATERIAL DEFECTS.** A real estate inspection report provides written documentation of Material Defects discovered in the inspected building's systems and components which, in the opinion of the Inspector, are safety hazards, are not functioning properly, or appear to be at the end of their expected service life. The report may include the Inspector's recommendations for correction or further evaluation.

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

**OUR GOAL:** Our Goal is to enlighten you as to the condition of the property by identifying material defects that would significantly affect the property and therefore your decisions concerning it. We strive to add significantly to your knowledge of the building. The intention is to render opinions as to the general condition of various aspects of the property. No destructive testing is performed. Stored items or furniture are not moved.

**Thus the goal is not to identify every defect concerning the property but instead to focus upon the material defects and thereby put you in a much better position to make an informed decision.**

**GENERALIST VS SPECIALIST:** A property inspector is a generalist and the inspection is conducted along generalist guidelines as listed above. The generalist job is to note material defects in the property he is inspecting. When he observes and finds one or more problems in a system of the property that affects its performance he may then refer the entire system over to a specialist in that field for a further detailed investigation. The specialist is expected to conduct a more detailed examination on that system from his specialist sphere of knowledge and training to determine all the problems with the system and the related costs of repairs. The specialist is inspecting from a depth of knowledge and experience that the generalist does not have.

**REPRESENTATIVE SAMPLING:** The building has many identical components such as windows, electrical outlets, etc. We inspect a representative sampling of these only. We do not move any furniture or personal belongings. This means that some deficiencies which were there may go unnoted or there may be items which are impossible to anticipate. We suggest that you plan for unforeseen repairs. This is part of property ownership as all buildings will have some of these repairs as well as normally occurring maintenance.

**USE OF THE REPORT:** The inspection report does not constitute a warranty, insurance policy or guarantee of any kind. It is confidential and is given solely for the use and benefit of the client and is not intended to be used for the benefit of or be relied upon by any other buyer or other third party.

# CALIFORNIA REAL ESTATE INSPECTION ASSOCIATION

## RESIDENTIAL STANDARDS OF PRACTICE - FOUR OR FEWER UNITS

### Part I. DEFINITIONS AND SCOPE

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

- A.** A *real estate inspection* is a survey and basic *operation* of the *systems* and *components* of a *building* which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may result in damage to the property or personal injury to the *Inspector*. The purpose of the inspection is to provide the Client with information regarding the general *condition* of the *building(s)*. Cosmetic and aesthetic *conditions* shall not be considered.
- B.** A *real estate inspection* report provides written documentation of material defects discovered in the *inspected building's systems* and *components* which, in the opinion of the *Inspector*, are *safety hazards*, are not *functioning* properly, or appear to be at the ends of their service lives. The report may include the *Inspector's* recommendations for correction or further evaluation.
- C.** *Inspections* performed in accordance with these Standards of Practice are not *technically exhaustive* and shall apply to the *primary building* and its associated *primary parking structure*.

### Part II. STANDARDS OF PRACTICE

A *real estate inspection* includes the *readily accessible systems* and *components* or a *representative number* of multiple similar *components* listed in SECTIONS 1 through 9 subject to the limitations, exceptions, and exclusions in Part III.

## SECTION 1 - Foundation, Basement, and Under-floor Area

### A. Items to be inspected:

1. Foundation system
2. Floor framing system
3. Under-floor ventilation
4. Foundation anchoring and cripple wall bracing
5. Wood separation from soil
6. Insulation

### B. The Inspector is not required to:

1. Determine size, spacing, location, or adequacy of foundation bolting/bracing components or reinforcing systems
2. Determine the composition or energy rating of insulation materials.

## SECTION 2 - Exterior

### A. Items to be inspected:

1. Surface grade directly adjacent to the buildings
2. Doors and windows
3. Attached decks, porches, patios, balconies, stairways and their enclosures, handrails and guardrails
4. Wall cladding and trim
5. Portions of walkways and driveways that are adjacent to the buildings



6. Pool or spa drowning prevention features, for the sole purpose of identifying which, if any, are present

**B. The Inspector is not required to:**

1. Inspect door or window screens, shutters, awnings, or security bars
2. Inspect fences or gates or operate automated door or gate openers or their safety devices
3. Use a ladder to inspect systems or components
4. Determine if any manufacturers' design standards or testing is met or if any drowning prevention safety feature of a pool or spa is installed properly or is adequate or effective. Test or operate any drowning prevention safety feature

### **SECTION 3 - Roof Covering**

**A. Items to be inspected:**

1. Covering
2. Drainage
3. Flashings
4. Penetrations
5. Skylights

**B. The Inspector is not required to:**

1. Walk on the roof surface if in the opinion of the Inspector there is risk of damage or a hazard to the Inspector
2. Warrant or certify that roof systems, coverings, or components are free from leakage

### **SECTION 4 - Attic Areas and Roof Framing**

**A. Items to be inspected:**

1. Framing
2. Ventilation
3. Insulation

**B. The Inspector is not required to:**

1. Inspect mechanical attic ventilation systems or components
2. Determine the composition or energy rating of insulation material

### **SECTION 5 - Plumbing**

**A. Items to be inspected:**

1. Water supply piping
2. Drain, waste, and vent piping
3. Faucets and fixtures
4. Fuel gas piping
5. Water heaters
6. Functional flow and functional drainage

**B. The Inspector is not required to:**

1. Fill any fixture with water, inspect overflow drains or drain-stops, or evaluate backflow devices, waste ejectors, sump pumps, or drain line cleanouts
2. Inspect or evaluate water temperature balancing devices, temperature fluctuation, time to obtain hot water, water circulation, or solar heating systems or components
3. Inspect whirlpool baths, steam showers, or sauna systems or components
4. Inspect fuel tanks or determine if the fuel gas system is free of leaks
5. Inspect wells or water treatment systems

**SECTION 6 - Electrical**

**A. Items to be inspected:**

1. **Service equipment**
2. **Electrical panels**
3. **Circuit wiring**
4. **Switches, receptacles, outlets, and lighting fixtures**

**B. The Inspector is not required to:**

1. **Operate circuit breakers or circuit interrupters**
2. **Remove cover plates**
3. **Inspect de-icing systems or components**
4. **Inspect private or emergency electrical supply systems or components**

**SECTION 7 - Heating and Cooling**

**A. Items to be inspected:**

1. Heating equipment
2. Central cooling equipment
3. Energy source and connections
4. Combustion air and exhaust vent systems
5. Condensate drainage
6. Conditioned air distribution systems

**B. The Inspector is not required to:**

1. Inspect heat exchangers or electric heating elements
2. Inspect non-central air conditioning units or evaporative coolers
3. Inspect radiant, solar, hydronic, or geothermal systems or components
4. Determine volume, uniformity, temperature, airflow, balance, or leakage of any air distribution system
5. Inspect electronic air filtering or humidity control systems or components

**SECTION 8 - Fireplaces and Chimneys**

**A. Items to be inspected:**

- Chimney exterior
- Spark arrestor
- Firebox
- Damper
- Hearth extension

**B. The Inspector is not required to:**

1. Inspect chimney interiors
2. Inspect fireplace inserts, seals, or gaskets
3. Operate any fireplace or determine if a fireplace can be safely used

**SECTION 9 - Building Interior**

**A. Items to be inspected:**

1. Walls, ceilings, and floors
2. Doors and windows
3. Stairways, handrails, and guardrails
4. Permanently installed cabinets
5. Permanently installed cook-tops, mechanical range vents, ovens, dishwashers, and food waste disposals
6. Absence of smoke and carbon monoxide alarms
7. Vehicle doors and openers

**B. The Inspector is not required to:**

1. Inspect window, door, or floor coverings
2. Determine whether a building is secure from unauthorized entry
3. Operate, test or determine the type of smoke or carbon monoxide alarms or test vehicle door safety devices
4. Use a ladder to inspect systems or components