

# Real Estate Inspection Report

November, 2009.



## Sample Investors Sale Report

Los Angeles, CA 90064

Inspector - Bud Hayes  
Confidential and Proprietary  
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## CLIENT INFORMATION



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CLIENT NAME: Sample Investors Sale House Report.  
CITY: Los Angeles, CA 90064.  
INSPECTION DATE: November, 2009.  
INSPECTION TIME: 4:00 PM.  
TOTAL FEE: \$TBA.  
INSPECTOR: Bud Hayes.

# INSPECTION CONDITIONS

## **CLIMATIC CONDITIONS:**

WEATHER: Partly Cloudy.

TEMPERATURE: 60's.

## **BUILDING CHARACTERISTICS:**

BUILDING TYPE: Single Family Residence.

STORIES: One.

## **UTILITY SERVICES:**

UTILITIES STATUS: The utilities were on.

## **OTHER INFORMATION:**

BUILDING  
OCCUPIED: No.

CLIENT PRESENT: Yes.

## **INTRODUCTORY COMMENTS:**

***ADDED NOTE: It was disclosed or appears that this was a 'bank owned' property which was purchased by an investor. The property appears to have had a minimum of repair work done and some painting and clean up. (This may be considered a typical "Paint & flip" type property) There were no disclosures supplied by the owner to the buyer claiming no one had lived in the house. While the intent of this inspection is to determine the present condition of the property there may be concealed problems as in the plumbing, roof, electrical, foundation, heating-cooling etc that may not manifest until after the building is again occupied.***

***There was a sticker found indicating this had been inspected by another home inspector about 6 weeks ago and copies of that report have not been supplied to the buyer.***

## **GENERAL COMMENTS:**

The building appears to be vacant. In some situations this has lead to unforeseen conditions such as blocked sewer pipes and other hidden defects in the electrical, heating and plumbing systems, that may not become evident until the building is occupied and under normal use

again. We recommend a sewer line video inspection to evaluate this vital and concealed system.

**ADDITIONAL NOTES:**

This appears to be a newly remodeled building. It may have not had the appliances, fixtures and systems fully tested under actual living conditions. It is not uncommon for defects to show up when the building is occupied and most construction has a warranty by the builder to cover this time period. It is advised to check out what this warrantee covers and its time frame.

# DEFINITIONS AND STANDARDS

## TERMS OF THE INSPECTION:

- SERVICEABLE:** It is the inspectors opinion that this item is doing the job for which it was intended and exhibits normal wear and tear.
- NEEDS ATTENTION:** It is the inspectors opinion that this item is in need of further investigation and/or repairs or appears to be at the end of its service life. The inspector has made the client aware of this situation by calling it "needs attention" in the report 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.
- NOT ACCEPTABLE:** It is the inspectors opinion that this item is either a safety hazard or not functioning properly, The inspector has made the client aware of this situation by calling it "not acceptable" 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.
- STANDARDS:**
- A. The report conforms 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.
  - 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 life. 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.

# PLUMBING SYSTEM

While some plumbing observation may be code related, this inspection does not determine if the system complies with code. Supply 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 the drain during actual usage is undetermined. Drain blockage is common in vacant property. It is advised to have any underground drain/sewer lines examined by a specialist with a camera to determine their actual condition. The following are not included; inaccessible supply or waste lines, leaks in inaccessible areas such as walls, underground or the crawl space, the interior of pipes for mineral or corrosive clogging, water hammering, solar equipment or water temperature, and the condition of shower pans or if a shower will leak when used. No water testing of any type is performed. The type of copper, whether it is M, L, or K, is not part of this inspection and will not be determined. The gas system is not tested for leaks and any underground or hidden gas lines are specifically excluded from this report. Determining the operation of sewer ejection systems is excluded from this inspection and it should be examined by a specialist. The angle stops under sinks and other plumbing valves, such as the main shut off valve, are not turned or tested. The finish fixtures as toilets, sinks and faucets etc are covered in the Kitchen and Bathroom section of this report.

## MAIN WATER SUPPLY LINE:

### MAIN WATER LINE

#### MATERIAL:

Copper piping is viewed coming out of the ground by the building and as the main line runs underground from the street to the building, this appears to be the main water line. As the underground portion is not seen, no assumption is made as to its condition or material.

### MAIN WATER SHUT

#### OFF LOCATION:

On the left side of the building near the front.

#### CONDITION:

Serviceable.

## WATER SUPPLY PRESSURE REGULATOR:

#### CONDITION:

There was a pressure regulator observed on the water supply system. It is not known how well or if it is functioning as all its parts are enclosed inside the regulator casing.

#### WATER PRESSURE:

**Not Acceptable: The pressure is over 80 psi. (120 Psi was measured at the side hose and the flow of water at some fixtures is stronger than normal) This is too high, it should be between 40 and 80. The pressure regulator should be adjusted or replaced to bring this down into proper range.**

## INTERIOR WATER SUPPLY LINES:

### WATER SUPPLY

#### PIPING MATERIAL:

The interior water piping that supplies the water throughout the building is made of mostly copper piping with one section which appears to be used of older galvanized steel pipes in the system.

CONDITION:



Needs Attention: The water lines are a combination of copper and galvanized steel piping. The original galvanized steel piping that is left in the system has rust and is showing deterioration. Some of the original pipes have been replaced with copper piping as they wore out, which is why there is copper in the system. The remaining galvanized steel pipes will need to be replaced in the future as they continue to wear out.

**WASTE LINES:**

WASTE LINE  
MATERIAL:

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

CONDITION:



Master bath drain area

**Not Acceptable:** There are several areas of leaking waste lines such as under the master bath, kitchen and Hall shower drains.



Leak under the hall shower also has the drain line go uphill a little as passes through the concrete stem wall.



Kitchen drain area has old pipes , rusting and needing repair and some of the old pipes do not appear sealed or capped off properly.



Needs Attention, The waste/drain lines have areas of incorrect slope as the line slopes down and then back up such as at the hall shower drain and there is a very flat area in the middle of the house. This may cause it to block up or fill with sediment and drain poorly and should be repaired by a plumbing specialist.



Needs Attention, there are metal straps seen in direct contact and supporting the plastic lines which is non standard and will eventually wear and cut into the pipes.

**WASTE LINE  
COMMENTS:**

There was no exterior clean- out located for the waste / drain system.

**HOSE FAUCETS:**

**CONDITION:**

A sampling of the exterior hose faucets show them to be operating properly.

**GAS SYSTEM:**

**SEISMIC GAS SHUT  
OFF VALVE:**

There is an automatic seismic gas shut-off valve installed on the main gas line.

**GAS METER  
LOCATION:**

The gas meter was located on the left side of the building.

**CONDITION:**

It is advised to have the gas provider inspect the gas system to determine its condition and check all the gas appliances and fixtures. This is usually a free service.

**WATER HEATER:**

LOCATION:

The water heater is located in an exterior closet, at the back.



LOCATION  
CONDITION:

The metal shed that contains the water heater is in poor condition.

FUEL:

Gas.

SIZE:

About 50 Gallons.

AGE:

About 15 years old. Water heaters have an expected life of 8 - 12 years.

CONDITION:

**Needs Attention: The water heater is very old and past its expected life span. It may need to be replaced soon.**

COMBUSTION AIR:

Serviceable.

WATER HEATER  
STRAPPING AND  
SUPPORT:

Serviceable, the water heater is strapped to help prevent movement in case of seismic activity.

TEMPERATURE/  
PRESSURE RELIEF  
VALVE:

Serviceable.

VENTING: Serviceable.

COMMENTS: The adequacy or efficiency of the hot water heater cannot be determined in a limited time visual inspection. It is not known how hot the water will get or how long it will last and this is many times a matter of personal preference.

## **PLUMBING COMMENTS:**

### BATH & KITCHEN FIXTURES

COMMENTS: **The plumbing fixtures are worn and need repair, a plumber should make all needed repairs. See the kitchen and bathroom pages for details.**

### WASTE LINE COMMENTS:

The sewer lines that go out to the sewer system are installed underground and are not visible. Their condition is unknown. The only way to determine what is going on with them is to have them checked out with a camera by a specialist to determine their true condition and any needed repairs.

NOTE: 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 house, the 'waste line' is under the building, sometimes visible and sometimes not, and the 'sewer lines' start 2 feet outside the house and extends to the city sewer.

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

IMPORTANT! a recent change in LA building code requires that any structure built before 1965 that is undergoing plumbing repair or building remodeling with permits is required to have a video inspection of the sewer line between the house and the public sewer main to check for the presence of concrete sewer pipe, and if found, this may need to be repaired or replaced.

### GENERAL COMMENTS:

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. Their condition cannot be determined and no representation is made as to their status.

**It is advisable to have a licensed plumber examine the system and make all needed repairs to ensure a properly installed and correctly operating plumbing system. This investigation of the system should be done prior to the expiration of the contingency**

**period so the repair or replacement costs are known and unexpected expenses are avoided. It is expected that when the plumbing specialist checks out the system they will find more problems as this is a general inspection and not designed to list every fault but refer it over to them when problems show up in the system.**

# ELECTRICAL SYSTEM

Electrical features are operated with normal controls. The general wiring, switches, outlets and fixtures are randomly checked in accessible areas. Wiring in the main box is inspected by removing the cover if accessible. While some observations may be code related, this inspection does not determine if the system complies with code. The inspection does not determine electrical capacity, determine over current capacity for any item including appliances, compare circuit breaker capacity to installed appliance rating. Also excluded are interior or exterior low voltage wiring or fixtures, telephone, security, intercom, stereo, cable or satellite TV, remote controls or timers. The 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. This inspection does not certify or warrant the system to be free of risk of fire, electrocution or personal injury or death.

## **MAIN ELECTRICAL SERVICE:**

TYPE OF  
ELECTRICAL  
SERVICE:

The electricity is supplied by an overhead line from the power pole, 120/240 Volts.

ELECTRICAL  
SERVICE TO THE  
BUILDING:

Serviceable:

MAIN PANEL  
LOCATION:

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

MAIN PANEL  
AMPERAGE:

Service Amperage - 100 Amps.

TYPE OF CIRCUIT  
PROTECTION  
DEVICE:

The main electrical panel is on circuit breakers.

MAIN PANEL  
CONDITION:

Needs Attention: this panel and circuit breaker system is an old system. It is nearing the end of its expected life span. As with all older systems it will be more prone to failure due to its age and design. Some of these older systems have a reputation for unreliability, failing to trip, jamming, or overheating. Some electricians may recommend the panel be replaced and upgraded for safety.

**MAIN PANEL CIRCUIT  
BREAKERS:**



Needs Attention, this is a "Federal Pacific " brand of electrical panel and circuit breakers. This is an older system and they are known for not safely tripping off when they are suppose to and get even less reliable as they get older. Some electricians may recommend to replace the panel if any repairs are needed.It is advised to have an electrician examine the system and verify that it will operate safely.

**GROUNDING  
SYSTEM:**

The house has been repiped with copper and is suspect that the ground was not transferred properly. This needs to be further examined and repaired as needed by an licensed electrician.

**GROUNDING SYSTEM COMMENTS:**

**COMMENTS:**

There was no driven ground rod observable at the main electrical panel. While not required in the past this is an important safety feature. It advised to have a secondary grounding system installed as a back up to the primary ground connection to the cold water pipe. This is a recommended upgrade but it is not a mandatory requirement unless alterations or modifications are made to the system.

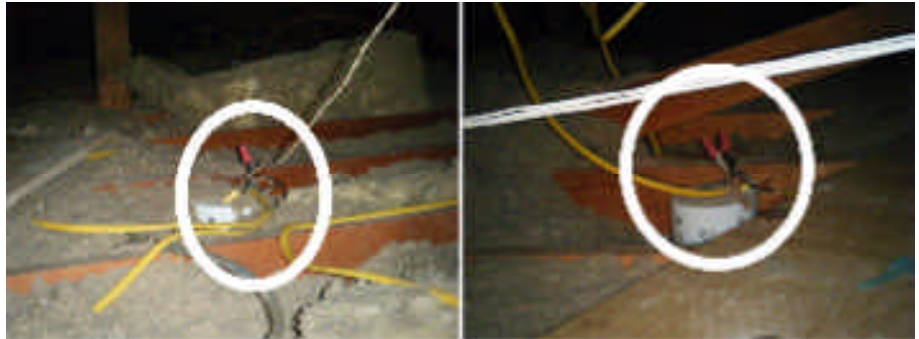
The connection of the grounding wires to the grounding system is not visible. It should be connected to a grounding rod and/or the cold water piping system but in many cases these connections are not observable and are covered over within the building.

## **INTERIOR ELECTRICAL WIRING:**

TYPE OF WIRING: The wiring consists of plastic insulated wires.

TYPE OF WIRING CONDUIT: The conduit that carries the wiring is a combination of different types.

WIRING CONDITION:



**Not Acceptable:** There are some wiring connections in the building that are not made within junction boxes such as at the lights in the attic area. These connections have exposed wires and are not standard. This is a safety hazard and the wiring needs to be installed properly.

(ADDED NOTE: After the report was done it was found that these older wires had been covered over before the inspection and it is suspect that it was purposely done to hide or camouflage over these older wires and hazards.)



**There are areas of dangling wiring that are not properly secured to the framing such as in the front left corner area. This needs to be further examined and repaired as needed by an licensed electrician.**



**There are exposed wires in the attic with no wire nut caps and left in a unsafe condition.**

**OUTLETS:**

**CONDITION:**

A representative sampling of outlets were tested and those that were checked were found to be in working order.



Needs Attention, there is an extension cord plugged in to the back outlet for an out side light. If this is continued to be used it should have a different rain guard type cover

**OUTLET COMMENTS:**

**It is recommended that Ground Fault Circuit Interrupter (GFCI)(safety) outlets be installed in various places such as bathrooms, laundry & kitchen outlets. There are areas that do not appear to have this safety feature. It is an upgrade to have this**

**done and is not a requirement at the time of sale, There are areas that do not appear to have the required GFCI safety devices (Ground Fault Circuit Interrupter).These are required in specific areas near water. These should be installed in the kitchen outlets, These should be installed in the garage and laundry areas.**

There are not a lot of outlets in some rooms. It was built at a time when there were less electrical appliances used and each room may only have a plug or two in it.

## **SWITCHES:**

CONDITION: A representative sampling of switches were checked and those that were tested were found to be in working order.

## **FIXTURES:**

CONDITION: Needs Attention: There are many light fixtures that did not work. This can be a burnt out bulb but it is not known exactly why they are not working.

## **EXTERIOR ELECTRICAL:**

CONDITION: The exterior lighting outside the building such as in the yard, planters and on the grounds is not part of the inspection.

## **SMOKE ALARMS:**

CONDITION: **Needs Attention: There are missing smoke detectors in areas, such as in the hallway**

**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 door of the sleeping areas. It is advised to check with the local municipality to determine their requirements**

**This is typically checked and certified by a retrofitting company and is required to have in place correctly or upgraded before the close of escrow.**

## **ELECTRICAL COMMENTS:**

ELECTRICAL WIRING  
COMMENTS:

Low voltage lighting and wiring is excluded from a standard property inspection including outdoor lights, phone lines, security systems and speaker systems. Regular voltage exterior lighting is also excluded.

ELECTRICAL  
COMMENTS:

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

**It is advisable to have an electrician examine the system and make all needed repairs to ensure a properly installed and correctly operating electrical system. It is expected that when the electrical specialist checks out the system they will find more problems as this is a general inspection and not designed to list every fault but to isolate areas in need of further detailed inspections.**

# HEATING AND COOLING SYSTEM

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 checked for carbon monoxide leakage or fire risks. There are carbon monoxide and fire detection devices which can be purchased and installed, which we recommend. Air ducts and registers are randomly checked 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 the 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 building, electronic air filters, solar equipment, programmable thermostats and determining the remaining life of the system. Window A/C's are not built in units and therefore not inspected.

## HEATING AND COOLING SYSTEM:

Front original house section.

## HEATING SYSTEM:

LOCATION:



The heating unit is located inside the building in the floor.

LOCATION  
CONDITION:

Serviceable.

SYSTEM TYPE:

The furnace is a gas-fired gravity floor unit.

CONDITION:

**Not Acceptable:, this is not working. This should be further examined by a Heating and Cooling Specialist.**

There is rust and corrosion in the burner area, this indicates a lack of

maintenance and it should be serviced to ensure that it is working properly and safely. This is older and nearing the end of its expected useful life.



The gas is shut off to the furnace under the house.

**THERMOSTAT:** The furnace did not respond and is not working at this time so the thermostat could not be tested.

**COMBUSTION AIR:** Serviceable.

**VENTING:** Serviceable.

**COMMENTS:** **It is advised to have a licensed heating contractor examine the heating system and make all needed repairs to ensure a safe and properly operating system. It is expected that the heating specialist may find additional items that need repair as the general inspection is designed to turn it over to them when problems show up in a system so it can be further investigated.**

## **HEATING AND COOLING SYSTEM:**

Family room and master bedroom.

### **HEATING SYSTEM:**

**LOCATION:** The heating unit is located inside the building in the wall(s)

**LOCATION  
CONDITION:** Serviceable.

**SYSTEM TYPE:** These are electric heating elements with a small fan blower.

**CONDITION:** Serviceable.

**GENERAL  
COMMENTS:** It is advised to keep the unit serviced and cleaned on a periodic basis to ensure a safe and properly functioning system. It is beyond the scope of the inspection to inspect the inner working of the system. This can and should be done by a licensed heating contractor at this time.



# ROOF SYSTEM

The report is not intended to be conclusive regarding the life span of the roofing system, if it is leak free or how long it will remain leak free in the future. The inspection and report are based on 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. Unless a rain has fallen just prior to the inspection, it is not possible to determine if active leakage is occurring. Not all attic areas are readily accessible for inspection. 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, guaranty, or policy of insurance. All roofs require periodic maintenance to achieve typical life spans and should be inspected annually. Expect to make minor repairs to any roof.

While it is possible some prior repairs and leaks may be reported, it is not the intention of the inspection to identify and report all prior repairs and conditions. It is recommended to refer to the seller and seller's disclosure about the presence of any roof leaks or prior repairs. Also it should be noted that all gutters deteriorate and have a limited life span before they need to be replaced.

## ATTIC:

**ACCESS TO ATTIC:** The attic access is located in the hallway.

**ACCESS CONDITION:**



Serviceable where visible. It is noted that the attic was not fully entered and fully inspected since there was difficult access to the back addition area and was just viewed through the opening.

**AREA OF ATTIC:** There is an attic space over the entire floor plan of the building.

**TYPE OF ATTIC FRAMING:** The attic has conventional framing in it.

**ATTIC FRAMING CONDITION:** Serviceable, where visible.

**ATTIC CONDITION:** Serviceable.

**ATTIC VENTILATION:** Serviceable.

**ATTIC INSULATION:**

INSULATION  
CONDITION: Serviceable.

**ROOF:**

ROOF STYLE: The roof is a sloped type with a pitch to it.

TYPE OF ROOFING  
MATERIAL:



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

ROOF ACCESS: The roof was walked on to inspect it.

ROOF COVERING  
STATUS:



Needs Attention, there is excessive mastic (caulking type material) around the vent pipes and onto the roof shingles. This will will shrink and crack and possibly will crack and damage the shingles. This will require more maintenance to insure it remains leak free.

**EXPOSED FLASHINGS:**

CONDITION:

Needs Attention: The flashing is not standard and may not be a reliable installation, it will require high maintenance to ensure that it remains leak free.

**SKYLIGHTS:**

CONDITION:



Needs Attention:, there is excessive mastic around the edges.

**GUTTERS, DOWNSPOUTS & ROOF DRAINAGE:**

GUTTER CONDITION: None.

GUTTER COMMENTS: **It is advised to have a complete gutter system with downspouts to help take the water away from the building and improve site drainage.**

**ROOF COMMENTS:**

The roof has been inspected at a time when it was not raining. 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 tested under wet conditions and how it performs in these condition 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.**

# FOUNDATION SYSTEM

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. It is typical for concrete floor slabs to have some 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, dryrot and termites are not part of this inspection but part of the structural pest control operators report.

## FOUNDATION:

### CRAWL SPACE:

**Not Acceptable: There are areas of excessive dampness in the soil under the building. This may cause the building to feel damp and create the growth of mold and/or mildew. It is advised to have this examined by specialists to have the source of the moisture detected and any needed corrections performed plus any growth properly abated**

Needs Attention: The crawl space has debris in it, it is advisable to have it removed and the area cleaned up. Wood / cellulose especially should be removed to help prevent future infestations.

### RAISED FOUNDATION:



Front right corner & new extension

Serviceable, with typical wear and tear in areas.

However, there is what appears to be a newer section of foundation

and an addition along the front four feet. There are some noticeable humps in the floors in the living room and front bedroom and some leaning and stucco cracking at the right front corner. This appears to be caused from the modifications done but some may be from settling.

**FOUNDATION  
BOLTING:**

The structure has anchor bolts attaching the framing of the building to the concrete foundation to help prevent movement in case of seismic activity, it is noted that The structure has some original anchor bolts. There are not many of these bolts and it does not meet today's standards that have been established for bolting. This would be evaluated by a foundation expert if additional work was to be undertaken to bring it up to these standards.

**FOUNDATION  
CRIPPLE WALLS:**

There are no perimeter cripple walls in this type of structure.

**FLOOR FRAMING:**

Serviceable, with typical wear and tear in areas.

**POSTS AND PIERS:**

Serviceable.

**FOUNDATION VENTS:**

Serviceable.

# EXTERIOR

The exterior is viewed in a cursory fashion. Areas of the exterior that are hidden from view 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. 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 surface of the building is stucco.

**CONDITION:** **Needs Attention:, there are some cracks along the addition joint and at the front right corner and repairs are needed to ensure there is no water intrusion.**

**ADDITIONAL NOTES:** There is no weep screed installed as part of the stucco system. This is a piece of metal trim installed at the bottom of the stucco. Weep screeds were not required at the time this stucco was installed and so are not part of this system. As a result there may be times where the moisture behind the stucco does not drain properly or moisture wicks up into the stucco from the earth.

## EXTERIOR WINDOW SURFACES:

**MATERIAL:** The exterior window surfaces are various types of materials.

**CONDITION:** Serviceable.

**SCREENS:** Serviceable.

## EXTERIOR DOOR SURFACES:

**MATERIAL:** The exterior door surfaces are various types of material.

**CONDITION:** Serviceable.

**SCREENS:** Needs Attention: The screens are missing on the doors.

**EXTERIOR DOOR THRESHOLDS:**

CONDITION: Serviceable.

**EXTERIOR TRIM:**

MATERIAL: The exterior trim surfaces are wood.

CONDITION:



**Not Acceptable: The trim has areas of damage such as at the roof fascia in the front (this is below the valley where the roof slopes come together and funnel the water toward this area), see the pest control report for more information.**

**CHIMNEY:**

**MATERIAL:**

The chimney is made of brick.



**CONDITION:**



Needs Attention: There are cracks in the mortar chimney cap that need repair. The metal rebar is exposed along the top and will rust and get damaged.



Needs Attention, there is deteriorated mortar seen between the flue tiles.

**SPARK ARRESTERS:** Needs Attention: The chimney is not equipped with a proper spark arrester. It is advisable to install a spark arrester with a weather cap for safety and to protect the structure of the chimney.

**FLASHINGS:** Serviceable.

### **EXTERIOR COMMENTS:**

**COMMENTS:** This inspection is not a structural pest control inspection, otherwise known as a termite inspection. The "termite" inspection also covers such things as dryrot 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

## GARAGE - CARPORT

Garage doors, starting in 1992, were required to have an electronic beam installed across the garage door opening to automatically reverse the garage door if there was a blockage of the beam. This prevents the door from closing and damaging people or objects that may be in the garage door opening when the door is operated. Prior to the above date, some garage doors had an automatic reverse feature that operated on pressure. If while descending, the door met resistant, it would automatically reverse and not continue to close. The pressure feature of the garage door will not be checked by the inspector as it may damage the garage door to stop it during its operation. It is advised to have all garage doors upgraded with an electronic beam to ensure the safe operation of the door.



### **STYLE:**

LOCATION: The property has a detached garage.

### **GARAGE ATTIC:**

TYPE OF ATTIC FRAMING: The attic has conventional type framing in it.

ATTIC FRAMING CONDITION: Serviceable.

### **GARAGE ROOF:**

ROOF STYLE: The garage roof is in the same condition as the roof of the main structure.

TYPE OF ROOFING  
MATERIAL:

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

ROOF COVERING  
STATUS:

Needs Attention, on the composition roof, there are tree branches growing over the roof and brushing against the structure which needs to be trimmed back.

**GARAGE FLOOR:**

CONDITION:

Serviceable, with typical wear and tear in areas.

**GARAGE DOORS:**

TYPE:

The garage door is the sectional door type.

CONDITION:

Serviceable.

HARDWARE:

Serviceable.

OPENERS:

**Needs Attention: The automatic reverse feature of the garage door opener did not stop the door from closing when light pressure was applied, this is a potential safety hazard. This should be repaired / adjusted or it is possible this older system does not include this feature. If that is found to be the case, replacement is advised.**

The safety light beams operated when testing.

**GARAGE INTERIOR:**

CONDITION:

Needs Attention: The garage interior has areas of deterioration, see the pest control report for more information.

**GARAGE EXTERIOR:**

MATERIAL:

The exterior garage covering is, stucco.

CONDITION:



**Not acceptable:, there is rotted wood at the door trim and framing area, see the pest control report for more information.**

**SIDE/REAR DOORS:**

CONDITION:

Serviceable, with typical wear and tear in areas.

# 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, a B.B.Q. and other similar items are 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.

## DRIVEWAY:

CONDITION: Serviceable in the back with typical wear and tear in areas.

## WALKWAYS:

CONDITION:



**Not Acceptable:**, there is what appears to be a sink hole at the front and there has been asphalt filled in but there are still some trip hazards.

**FRONT PORCH AND STEPS:**

CONDITION: Serviceable.

**LANDSCAPING:**

CONDITION: The grounds on the property need general maintenance in areas.

**DRAINAGE:**

SITE: Flat site.

DRAINAGE  
CONDITION: Needs Attention: There are areas where the water may pond instead of flowing off the site during heavy rains, such as at the front of the building and especially at the right front area (there are no gutters)

COMMENTS: Determining the adequacy of the grounds to shed water and prevent moisture intrusion into the structure is beyond the scope of the inspection. It is advised to obtain the history of any drainage problems and monitor the site regarding water run-off and drainage in general.

This inspection does not address drainage issues further than 6 feet from the building. Additionally drainage systems that are not visible such as underground systems are not evaluated or inspected. If more information is required it is advised to consult with a drainage specialist.

**PATIO:**

CONDITION: Needs Attention:, there are some stones in the back which have settled a little and a crack on the back sidewalk.

**PROPERTY WALLS, FENCES & GATES:**

CONDITION: It is beyond the scope of this general inspection to examine these, but as a courtesy it is noted they appear generally serviceable.

**GROUNDS COMMENTS:**

The manual or automatic sprinkler systems of the property are not tested or examined. These are not part of any property inspection.

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.

# INTERIOR

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 always possible due to weather, temperature and lighting conditions. 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 cracking or damage to the chimney or its flue. This can only be determined by a chimney expert.

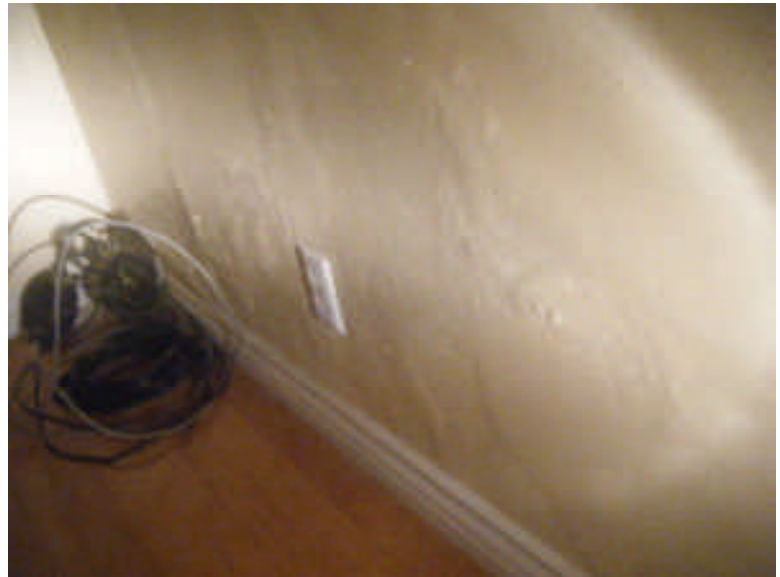
## INTERIOR ROOMS:

ENTRY: Serviceable.

LIVING ROOM: Serviceable.

DINING AREA: Serviceable.

FAMILY ROOM:



Needs Attention:, there is a patched (poorly done) area in the back wall on the back side of the master bath fixtures.

HALLS: Serviceable.

MASTER BEDROOM: Serviceable.

SECOND BEDROOM: Serviceable.

THIRD BEDROOM: Serviceable.

**DOORS:**

MAIN ENTRY DOOR  
CONDITION: Serviceable.

EXTERIOR DOORS  
CONDITION: **Not Acceptable:, the sliding door does not latch and requires the stick to secure the door.**

INTERIOR DOORS  
CONDITION: Needs Attention:, there is no lock on the master bath door and the middle bedroom closet door is hard to latch.

**WINDOWS:**

WINDOW  
CONDITION: A representative sampling was taken of the windows. Windows as a grouping are generally operational.

Note: the windows have been upgraded from the original with metal and vinyl framed windows.

WINDOW  
COMMENTS: There are panes of glass that are within 18 inches of the floor with out any safety glass labels such as next to the back sliding door.. 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.

**FLOORS:**

GENERAL  
CONDITION: Needs Attention: The carpeting is generally worn, with some stains in areas.

There is a missing piece of threshold molding at the middle bedroom.

HARDWOOD  
CONDITION: The general condition appears serviceable.

**FIREPLACE/WOOD BURNING DEVICES:**

LOCATION:



**Family room.**

MASONRY FIREBOX  
TYPE:

This is a masonry wood burning fireplace with a gas log lighter installed in it.

MASONRY FIREBOX  
CONDITION:

Needs Attention: There are stains in the firebox. This is usually due to water entering down through the chimney.

FLUE:

Needs Attention: The flue is dirty and needs to be cleaned and inspected by a professional chimney cleaning company. During their inspection they may find additional items that need repair.

Only a small area of the flue is visible and can be observed , the majority of the flue system cannot be viewed or evaluated in this limited general inspection. There is a real risk of concealed damage that may pose a fire hazard. It is advised that a chimney specialist with a video camera inspect the chimney and flue system fully to ensure safe operation and structural stability.

DAMPER:

Serviceable, with typical wear.

GAS LOG LIGHTER  
SYSTEM:

Needs Attention: The gas line into the fireplace does not have a proper fireproof seal where it enters the firebox, this is typically a matter of filling the gap with a fireproof sealant.

MANTLE/HEARTH:

Serviceable.

SCREENS/GLASS  
DOORS:

Serviceable.

## **INTERIOR COMMENTS:**

COMMENTS:

Because we do not inspect for mold or fungus etc, should you have any concerns at all about mold or the future discovery of mold, we always recommend that a buyer has a building inspected for mold during the contingency period and prior to the close of escrow.

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 by pointing out those items which are found during the course of a general inspection as prescribed in the Standards of Practice of the California Real Estate Inspection Association. This report is not a complete itemized list of each and every individual flaw and should not be relied upon as such.

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

ADDITIONAL NOTES:

Items noted in this report as Needs Attention or Not Acceptable require that the client take steps to remedy the situation prior to the expiration of the contingency period and prior to the close of escrow. 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.

**It appears that there have been alterations and upgrades to the property over the years. 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 any and all documentation that might possibly be available. This should be done prior to the expiration of the contingency period.**

It is typical when a building is remodeled or repairs are undertaken that additional problems surface that were not noted on the 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 inspection. Any remodeling work undertaken on a property should be expected to reveal some of these problems and it is recommended that additional sums be set aside for this purpose.

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

## KITCHEN - APPLIANCES - LAUNDRY

Built-in appliances are visually inspected and operated briefly, by using their normal controls to determine whether or not the appliance is functional. 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 including portable dishwashers. No opinion is offered as to the actual adequacy, accuracy or effectiveness of appliance operation. The oven temperature is not verified or tested for accuracy. Refrigerators, ice makers, the water line to the refrigerator and water purifiers are not inspected. Washers and dryers are considered personal property and they and their connections are not tested or moved as part of this inspection.

### **KITCHEN AREA:**

WALLS AND CEILINGS: Serviceable.

FLOORING: Serviceable, though wood flooring is generally not recommended around plumbing fixtures since it gets easily water damaged.

COUNTERS: Serviceable.

CABINETS: Serviceable.

### **KITCHEN SINK:**

CONDITION: Serviceable.

FAUCET: **Needs Attention, the kitchen faucet is loose and not properly attached to the sink.**

**On the single handle faucet control the Hot and Cold are reversed, the hot turns on first as the handle is turned and gradually changes to cold, this is a safety concern and should be repaired.**

WATER DISPENSER: Serviceable. There is a water filter system installed and operating. The quality and efficiency of the water filter is beyond the scope of this general inspection.

DRAIN: Serviceable.

### **KITCHEN APPLIANCES:**

GARBAGE DISPOSAL: Serviceable.

DISHWASHER: Serviceable.

RANGE COMMENT



**Not Acceptable, this unit has a "red tag" from the gas company indicating this gas line is capped off and is not connected. This needs to be further examined by an approved professional and repaired to insure this is safe and properly operating.**

**Needs Attention, this gas range does not go all of the way to the back wall. It appears that the gas line behind the unit is in the wrong position preventing this from sliding all of the way back.**

COOKTOP TYPE:

The kitchen has a gas cooktop.

COOKTOP:

The gas service is disconnected so the unit was not tested.

OVEN:

The gas service is disconnected so the unit was not tested

VENTILATION FAN:

**Needs Attention, non-standard corrugated flexible materials are being used as the range hood exhaust vent pipe, rigid smooth wall material is recommended.**

**LAUNDRY:**

LOCATION:



The laundry facilities are outside on the exterior of the building.

CONDITION OF  
CLOTHES WASHER  
HOOKUPS:

There are washer facilities present but they were not tested. Also the washer was not tested.

CONDITION OF  
CLOTHES DRYER  
HOOKUPS:

There are dryer hookups present but they are not tested and the dryer was not tested.

TYPE OF CLOTHES  
DRYER HOOKUPS:

A gas dryer hook-up was observed in the laundry area.

LAUNDRY AREA:

Needs Attention, this wood shed attached to the back of the house is deteriorated.

**KITCHEN COMMENTS:**

Refrigerators, ice makers, the water line to the refrigerator and water purifiers are not part of a general inspection. This is due to there being many components that can not be accurately tested for efficiency and function such as cooling controls, ice maker function and freezing ability. It is recommended that these units be serviced by a manufacturer's authorized technician at this time.

Washers and dryers are considered personal property and they and their connections are not tested or moved as part of this inspection.

# 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 condition. 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. Proper ongoing maintenance is always required whenever there is contact of water with various materials.

## **BATHROOM AREA:**

**BATH LOCATION:** This bathroom is located in the hallway.

**WALLS AND CEILING:**



**Needs Attention:**, there is a poorly patched wall section under the shower with some plastic laminate which is not secure when pushed on.

**FLOORING:** Serviceable.  
**COUNTERS:** Serviceable.  
**CABINETS:** Serviceable.  
**SINKS:** Serviceable.  
**FAUCETS:** Serviceable.  
**TOILETS:** Serviceable.  
**SHOWER FIXTURES:** Serviceable.

SHOWER WALLS: Serviceable.

SHOWER ENCLOSURE: **Needs Attention: The shower enclosure does not appear to have tempered glass, approved safety glass material is recommended for this location, it is advised to ensure that tempered glass enclosures are installed**

MIRRORS: Serviceable.

BATH VENTILATION: Serviceable.

BATHROOM HEATERS: **Not Acceptable: The fan at the ceiling heater is not working at the time of inspection (the fan only blows cool air)**

### **BATHROOM AREA:**

BATH LOCATION: **This bathroom is located in the master bedroom.**

WALLS AND CEILING: Serviceable, though there is a patched wall area behind the toilet.

FLOORING: Serviceable.

COUNTERS: Serviceable.

CABINETS: Serviceable.

SINKS: Serviceable.

FAUCETS: Serviceable.

TOILETS: **Not Acceptable: The toilet is loose and not properly attached to the floor. It needs to be properly bolted down.**

TUB FIXTURES: Needs Attention: This is the type of tub with a rounded top lip that may not be intended for installation against a wall, Typically there is a lip built into the tub to catch and direct water back into the tub, without this water may be able to leak at this seam into the wall space. This seam will need to be kept caulked and maintained.

JETTED TUB:



**Needs Attention: There was no GFCI protection device located for the tub motor electrical system. The bonding wire is missing and not connected on the jetted tub.**

**The tub panel is loose and does not secure back in place (the velcro strips have become unglued).**

The tub operated when testing. The jetted tub discharged debris into the tub when operated. It is recommended this be properly cleaned.

SHOWER FIXTURES: Serviceable.

SHOWER DIVERTER: **Not Acceptable:, the diverter is frozen and stuck on mostly the shower mode.**

SHOWER WALLS: Serviceable.

SHOWER ENCLOSURE: Needs Attention: there is no enclosure for the shower.

MIRRORS: Needs Attention: There is no mirror in the bathroom.

BATH VENTILATION: Serviceable.

BATHROOM HEATERS: Serviceable.

BATHROOM COMMENTS: The bathroom door does not lock.

# INSPECTION LIMITATIONS

## SPECIFIC EXCLUSIONS AND LIMITATIONS:

**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. **Thus the goal is not to identify every defect concerning the property but 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.

**PRE-INSPECTION AGREEMENT:** Terms and conditions crucial to interpretation of the report are contained in a separate pre-inspection agreement. Do not use this report without consulting the pre-inspection agreement as use of this report constitutes the acceptance of all the terms, conditions and limitations in that agreement.

**MOLD, MILDEW AND FUNGI:**

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. In some cases mold has been found to be a serious problem and should not be overlooked. Because we do not inspect for mold, should you have any concerns at all about mold or the future discovery of mold, we always recommend that a buyer has a building inspected for mold during the contingency period and prior to the close of escrow.

**WOOD DESTROYING ORGANISMS:**

Termites, dryrot, wood rot and wood destroying organisms are covered by the structural pest control operator's report. These are not part of the 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.

**BUILDING CODES:**

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.

**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 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 manufacture's 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.