

Real Estate Inspection Report

November 2009



Sample Short Sale Condo

Northridge, CA.

Inspector - Bud Hayes
Confidential and Proprietary

10623 Sherman Grove Ave., Sunland, CA
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CLIENT INFORMATION



CLIENT NAME: Sample Short Sale Condo.
CITY: Northridge, CA.
INSPECTION DATE: November 2009.
INSPECTION TIME: 12:30 PM.
TOTAL FEE: \$TBA.
INSPECTOR: Bud Hayes.

INSPECTION CONDITIONS

CLIMATIC CONDITIONS:

WEATHER: Clear.

TEMPERATURE: 60's.

BUILDING CHARACTERISTICS:

BUILDING TYPE: Condo.

STORIES: Two.

UTILITY SERVICES:

UTILITIES STATUS: The utilities were on.

OTHER INFORMATION:

BUILDING
OCCUPIED: No.

CLIENT PRESENT: No, but the client had a representative at the inspection.

COMMENTS: It is important to understand that though the Inspection Agreement in the back of the report may not have been signed by the client it is understood that use of this Report implies the acceptance of the agreement and all its terms by the client.

INTRODUCTORY COMMENTS:

It was disclosed or appears that this may be a 'Short Sale' property. This may be from a distress situation. Often there are limited or no disclosures from the past owner which could have revealed hidden existing concerns or conditions. 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.

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.

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, hidden defects may become evident.

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:

In the front of the building.

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:

70 psi, this is serviceable.

INTERIOR WATER SUPPLY LINES:

WATER SUPPLY

PIPING MATERIAL:

The interior piping that supplies the water throughout the building is made of copper.

CONDITION:

Serviceable.

**WATER SUPPLY
PIPING COMMENTS:**

Some of the shut off valves under the sinks are the older round plastic handled types which are known to break easily when operated.

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:

Not Acceptable: there is a leak under the upstairs hall bath sink.

GAS SYSTEM:

CONDITION:

There is no natural gas service provided to this all electric unit.

WATER HEATER:

LOCATION:



The water heater is located in the closet under the stairs.

**LOCATION
CONDITION:**

Needs Attention: There is no drain pan below the water heater, this is advised in case the water heater leaks so that the water can be carried away from the living space

Note: the building has not been designed to allow a drain for this pan or the emergency release valve. Check with the HOA for more information and to coordinate repair/modification.

FUEL:

Electric.

SIZE: About 30 Gallons.

AGE: 6 years old. Electric Water heaters have an expected life of 12-15 years.

CONDITION: Serviceable appearing.

WATER HEATER STRAPPING AND SUPPORT: Serviceable, the water heater is strapped to help prevent movement in case of seismic activity.

TEMPERATURE/PRESSURE RELIEF VALVE: **Not Acceptable: There is no temperature/pressure relief valve installed on the hot water tank. This is a valve that releases if the pressure or temperature is too high and it is advised that one be installed per manufacturer's specifications.**

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

Note: this is a small unit for this size of home.

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:

MAIN PANEL LOCATION: The main electrical panel is located on the right exterior side of the building.

MAIN PANEL AMPERAGE: Service Amperage - 125 Amps. for this unit.

TYPE OF CIRCUIT PROTECTION DEVICE: The main electrical panel is on circuit breakers.

MAIN PANEL CIRCUIT BREAKERS: Serviceable appearing.

GROUNDING SYSTEM: Serviceable, seen connected to a water line.

ELECTRICAL SUBPANELS:

SUBPANEL LOCATION: There is an electrical subpanel in the front lower bedroom.

**SUBPANEL
CONDITION:**



Green ground wire to neutral bar.

Needs Attention:, The neutral and grounding wires appear to be interconnected within the sub panel. This was allowed at one time and may have been approved at the time this panel was installed. It should be noted that this is no longer an approved installation and upgrade should be considered by a license electrician to improve the overall safety of the electrical system.

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: Extension cord type light duty wiring is being used to provide power in areas. It needs to have proper wiring installed as this cord wiring is not rated to supply permanent power. This is found at the master bedroom ceiling light connected to an outlet.

OUTLETS:

CONDITION:



Not Acceptable: The Ground Fault Circuit Interrupter (GFCI) outlet did not turn off (trip) when tested. It should be replaced, outside the building in the patio area.



There are outlets that had the wires reversed in them (this is called reversed polarity) such as in the upstairs hall bath. These outlets are still live and will work but could potentially harm anything that is plugged into them



The outlet near the front door has a broken piece jammed into the bottom ground plug hole.

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 verified as protecting all

bathrooms. These should be installed in the kitchen outlets.

SWITCHES:

CONDITION: Needs Attention:, there is not a switch near the entry door to the downstairs bedroom as is typically required.

FIXTURES:

CONDITION: Needs Attention: There are light fixtures that did not work. This can be a burnt out bulb but it is not known exactly why they are not working, such as the exterior front patio.

There are fixtures that have missing covers.

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: Smoke alarms are installed in the correct locations but they are not tested as part of this inspection.

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 SYSTEM:

LOCATION: The heating unit is located inside the building in the hall closet.

LOCATION CONDITION: Serviceable.

SYSTEM TYPE: The system is a heat pump. This is an all electric system that has a condenser that pumps the refrigerant in one direction to cool the building and it goes in reverse to heat it.

FAN AND MOTOR: Serviceable.

CONDITION:



Needs Attention:, the inner cover panels are loose and not screwed and secured.

THERMOSTAT: Serviceable, though older.

RETURN AIR AND
FILTERS:



Needs Attention: The filter is not properly secured in place within the furnace and will float out of position and not filter the air when the fan is in operation. NOTE, a missing filter or loose can allow dust to cover and block the A/C evaporative coils that are concealed inside the furnace. This should be checked by a heating specialist and cleaned/repared as needed.

The area under the filter is very dirty and needs servicing and cleaning.

DUCTING AND AIR
FLOW:

Needs Attention:, some of the ducts are seen to be dirty and the filter is very dirty.

Needs Attention:, it is advised to have a Duct Cleaning Contractor examine and possibly clean out the ducts.



There is a leak at the duct connection inside of the closet. This should be further examined by a Heating and Cooling Specialist.

**GENERAL
COMMENTS:**

It is advised to have the unit serviced and cleaned to ensure a safe and properly functioning system. It is beyond the scope of the inspection to inspect the inner workings of the system This can and should be done by a licensed heating contractor at this time.

COOLING SYSTEM:

LOCATION:



The condenser for the air conditioning is located on the roof.

TYPE:

The air conditioning is a heat pump system, this is where the heating and cooling are both electric and the refrigerant goes in one direction for heating and reverses when cooling is needed.

CONDENSER
CONDITION:



Needs Attention: The refrigerant lines have damaged insulation on them. This will cause them to be inefficient and they should have the insulation repaired. This is usually not an expensive item.

SYSTEM CONDITION:

Needs Attention: The air coming out of the unit is somewhat cool and has less than the expected temperature difference between the return air and the cooled air. This is not cooled enough to be considered functioning properly as it should be more like a 15 - 20 degrees differential. The air conditioner is not working at full strength and should be evaluated and serviced by a licensed cooling contractor to determine the reason this is occurring. It is recommended to have the system serviced and refrigerant level checked to help ensure its best performance.

CONDENSATE LINE:

Needs Attention: There is no secondary condensate line installed. All air conditioning pulls moisture from the air and this moisture has to be taken somewhere. There is supposed to be a main condensate line to do this and a back up in case the primary line fails. The secondary backup line is missing.

Note: this is an older type with out an overflow or secondary drain connection. There are plastic pans and containers under the drain and some rust seen on the metal covers indicating this has clogged and leaked in the past.



On older models the design does not allow for a secondary drain line. There are ways that the main primary drain line can be set up to allow proper drainage such as adding a trap formation to the line with a short vent section, so it can be easily inspected, drains better and easy access to clean out when they become clogged.

ELECTRICAL DISCONNECT:

Serviceable.

COMMENTS:

The air conditioning system will need further evaluation to determine its true condition and any repairs or replacement carried out by a qualified air conditioning contractor. The air conditioning specialist may find addition items that need repair to the system. This is expected and why it is being turned over to them for further investigation.

HEATING AND COOLING COMMENTS:

COMMENTS:

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 he 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.

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 and 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, though it is noted that there are areas of stress cracks in the ceiling and some disturbed popcorn ceiling.
HALLS:	Serviceable.
MASTER BEDROOM:	Serviceable.
SECOND BEDROOM:	Serviceable (upstairs right bedroom), though there are some loose panels in the closet.
THIRD BEDROOM:	Serviceable.
FOURTH BEDROOM:	Needs Attention (downstairs bedroom), there is no switch for lighting as is typically required for bedrooms.

DOORS:

MAIN ENTRY DOOR CONDITION:	Serviceable.
EXTERIOR DOORS CONDITION:	Needs Attention, the sliding glass exterior doors do not slide well and will need repairs or cleaning to operate properly. The downstairs screen door does not slide properly.
EXTERIOR DOOR SECURITY:	Needs Attention. The movable, sliding section of the sliding glass door has been installed on the exterior of the door frame and not on the interior as is standardly done. This may allow the sliding portion to be lifted out and removed from the outside. It is advised to verify if this is

an incorrect installation on this type of door and determine what needs to be done to make the door secure.

**INTERIOR DOORS
CONDITION:**

Needs Attention, there are interior doors that have been removed such as at the laundry closet.

The built in cabinets are older and many doors are not self closing.

WINDOWS:

**WINDOW
CONDITION:**

Needs Attention, some of the windows slide a little roughly and need cleaning and lubrication and possibly some repair to the bottom wheels so they will slide smoothly.

FLOORS:

**GENERAL
CONDITION:**

Needs Attention, the carpeting is generally worn, with some stains in areas

there are areas of cracked floor tiles such as near the front door and across the dining room area.

The floor squeaks in areas such as on the stairs.

There is a threshold trim piece missing at one bedroom upstairs.

STAIRS & HANDRAILS:

RAILING CONDITION:



Needs Attention, the railing does not return to the wall but stops with the end of it exposed. This is considered a safety hazard as the end of it could catch a garment or handbag and cause someone to trip or fall

The lower railing is a little loose

The space between the rails is greater than is currently recommended for child safety. The railings should not have any space greater than four inches in any portion of them.

STAIR CONDITION: Serviceable.

INTERIOR COMMENTS:

COMMENTS: This is a general visual inspection, there was no destructive or intrusion testing performed. The intention of this report is to inform the client of the overall condition of the property and the material defects therein, not to itemize or list all the individual flaws.

There are areas of stress cracks in the walls and ceilings. These stress cracks appear to be cosmetic in nature and would normally be patched and painted.

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.

There are areas of possible mold and mildew observed in areas of the building such as under the kitchen sink area. It is advised to have this examined and fully checked out by a mold specialist to ensure any problem is identified and corrected.

GENERAL
COMMENTS:

The property has older fixtures and systems. While most of them are operating it should be expected that they will require regular maintenance and repairs to keep them operating correctly. This is typical for a property of this age.

The property appears to have problems in many areas. It is typical when a building is in this condition to have more problems show up later as the inspection will not be able to itemize all of them. Some of these problems may be hidden and if work is undertaken on the building these hidden defects may present themselves as the walls are opened up and items exposed and further tested.

ADDITIONAL NOTES:

It is advised to obtain information regarding the Home Owners Association of the complex that this unit is part of. This includes the CCR's (Covenants Conditions & Restrictions), the Reserve Study or financial reports and minutes of the meetings.

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.

The unit was vacant at the time of inspection and may have been so for a while. This condition has been known to lead to hidden problems that may not become evident until the unit is lived in again, as plumbing seals may dry and develop leaks, drain lines may harden and not drain properly, unused parts may stick or freeze, or loosen, and require future repairs.

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 not of any mold that may affect the health or safety of the occupants.

During this inspection there may be items discovered that require further inspection and/or subsequent repairs. Where further inspection by a specialty trade is advised, this is meant to be done during the inspection period, prior to the contingency expiring and certainly prior to the close of escrow. The whole intent of this procedure being to fully discover the extent of the repairs needed and the associated costs.

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.



Note: the kitchen is dirty and has some damage and odd odors and will need professional deep cleaning besides repairs recommended.

KITCHEN AREA:

WALLS AND
CEILINGS:

Serviceable.

FLOORING:

Serviceable, though dirty.

COUNTERS:

Needs Attention, with moderate to heavy wear on the counter top and some plastic edge pieces are missing.

CABINETS:



Not Acceptable, the cabinet area below the sink has damage/deterioration which appears to have been caused by moisture. The bottom shelf is missing. There is a black growth which appears to be a mold like substance. This needs to be properly examined and abated by a mold specialist.

KITCHEN SINK:

CONDITION: Serviceable, though this has minor wear to the sink.
FAUCET: Serviceable.
DRAIN: Serviceable.

KITCHEN APPLIANCES:

GARBAGE DISPOSAL: **Not Acceptable, the disposal did not operate when it was turned on. It is not known why it was not working, it may need repair/replacement.**

DISHWASHER: **Needs Attention, a proper air gap is not installed in the dishwasher drain line. This is considered a vital part of a dishwasher installation and usually a standard requirement.**

COOKTOP TYPE: The kitchen has an electrical cooktop.

COOKTOP: Needs Attention, it is older and showing wear and stains but was functioning.

OVEN TYPE: The kitchen has an electric oven.

OVEN: Needs Attention, this operated but is dirty and is an older freestanding range.

VENTILATION FAN: Needs Attention, one light bulb is missing and the grills are removed and stored in a plastic bag and very dirty.

LAUNDRY:

LOCATION: The laundry facilities are in the powder room area on the first floor.

CONDITION OF CLOTHES WASHER HOOKUPS: There are washer hookups present, but these were 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: An electric dryer hookup was observed in the laundry area.

LAUNDRY AREA:



Laundry area & close up

Not Acceptable, there are areas of moisture damage on the lower wall at the washer area and some rotted wood is seen, see the pest control report for more information.

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 downstairs, This bathroom is a powder room.
This also has the laundry hookups in this room.

WALLS AND CEILING: **Not Acceptable:**, the wall is moisture damage near the washer area (see the laundry section of the report for more details)

FLOORING: Serviceable, though dirty.

COUNTERS: Serviceable.

CABINETS: Serviceable.

SINKS: Serviceable.

FAUCETS: Serviceable.

TOILETS: **Not Acceptable: The toilet was found turned off. It was turned on and tested and then turned off again. The toilet is running continuously after it is flushed.**

MIRRORS: Serviceable.

BATH VENTILATION: **Not Acceptable: The bathroom exhaust fan did not work.**

BATHROOM AREA:

BATH LOCATION: This bathroom is upstairs, This bathroom is located in the hallway.

WALLS AND CEILING: Serviceable., though there are areas of stress cracks.

FLOORING:



Not Acceptable:, the floor is a little soft around the loose toilet. This appears to be rotted, see the pest control report for more information.

COUNTERS:

Needs Attention: There are areas of deteriorated caulking on the bathroom counter top.

CABINETS:

Needs Attention:, there is chipped paint on these older cabinets.

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: The tub stopper did not work.

SHOWER FIXTURES:

Not Acceptable:, The faucet handles are loose and not secure in the wall and the position of the hot and cold is reversed. This also whistles while operating.

SHOWER DIVERTER:

Serviceable.

SHOWER WALLS:

Serviceable.

SHOWER ENCLOSURE:

There is no enclosure for the shower.

MIRRORS:

Needs Attention: The mirror surfaces are deteriorated in areas.

BATH VENTILATION:

Serviceable.

BATHROOM AREA:

- BATH LOCATION: **This bathroom is located in the master bedroom.**
- WALLS AND CEILING: Serviceable, with some wear.
- FLOORING: Serviceable, though dirty.
- COUNTERS: Needs Attention: There are areas of deteriorated caulking on the bathroom counter top.
- CABINETS: Serviceable, though older.
- SINKS: **Not Acceptable: There is a leak at the drain connection under the sink. The bathroom sink is cracked (but was not found to leak during testing but is unreliable).**
- FAUCETS: Needs Attention: the aerator is missing.
- TOILETS: Serviceable.
- SHOWER FIXTURES:



Not Acceptable; the valve is loose and stuck on the hot mode and does not change. It is advised to have a licensed Plumber further examine this and make any needed repairs.

- SHOWER WALLS: Needs Attention: The shower has areas of deteriorated caulking.
- 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
- There are areas of corrosion and rust on the metal frame on the shower door.

MIRRORS: Needs Attention: The mirror surfaces are deteriorated in areas.

BATH VENTILATION: Needs Attention: The bathroom exhaust fan is noisy / loud and not working well.

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.

EXTERIOR WINDOW SURFACES:

MATERIAL: The exterior window surfaces are metal.

CONDITION: Serviceable.

SCREENS: Needs Attention:, one screen is smaller than the opening upstairs.

EXTERIOR DOOR SURFACES:

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

CONDITION: Serviceable.

SCREENS: Needs Attention: The sliding screen door does not slide properly and is deteriorated.

EXTERIOR DOOR THRESHOLDS:

CONDITION: Serviceable.

DECKS AND BALCONIES:

TYPE: The deck has a waterproof coating on the surface of it.

DECK CONDITION: Needs Attention:, there are some stains on the deck and some blinds.

RAILINGS:

CONDITION: 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

PICTURES:



Needs Attention, the roof downspout empties close to the building and does not appear that the water will drain properly. An extension diverter piece could be added and some landscaping modifications should be done to allow the water to drain to the area drains. Check with the HOA for more information and to coordinate repair.



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.