

Real Estate Inspection Report



SAMPLE REPORT

Beverly Hills (PO), CA 90210

Inspector - Bud Hayes
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SAMPLE REPORT

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SITE PHOTO



INSPECTION CONDITIONS

CLIENT & SITE INFORMATION:

TIME OF INSPECTION: 9:00 AM.
CLIENT NAME: SAMPLE REPORT.
CITY: Beverly Hills (PO), CA 90210.
INSPECTOR: Bud Hayes.

CLIMATIC CONDITIONS:

WEATHER: Overcast.
TEMPERATURE: 50's.

BUILDING CHARACTERISTICS:

BUILDING TYPE: Single Family Residence, with a guest area.
STORIES: One.

UTILITY SERVICES:

UTILITIES STATUS: The electricity and water were on but the gas was off.

OTHER INFORMATION:

BUILDING OCCUPIED: No, but there are some furnishings.
CLIENT PRESENT: Yes.

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.

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.

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: Serviceable for the flow of water at the fixtures.

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

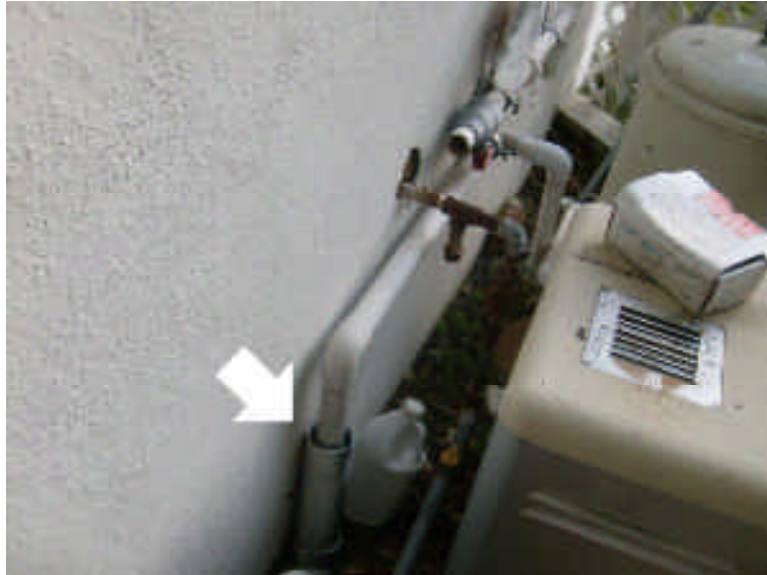
PIPING COMMENTS: Needs Attention: There were areas where the water supply pipes were not well attached and they should be properly secured to the framing such as along the exterior left side of the house near the gas meter.

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, the open waste line at the back left side of the guest house has the pool filter back wash drain connected to it.

The clean out access cap was missing on the left side of the house.



Newer plastic & older rusty cast iron

There are rusty areas on the exterior of the older waste lines. It is not possible to tell when but they will need replacing in the future as they

continue to wear out



wood block

The attachment of the waste line piping to the framing of the building is substandard and may cause the drains to function improperly in the future (metal straps on plastic and some wood blocks instead of straps are used)



Metal straps



Laying on the ground, uneven, poor slope

The fall of waste line which appears to be the waste line from the guest area is insufficient for adequate drainage as the line slopes down and then back up. This may cause it to block up or fill with sediment and drain poorly.

**WASTE LINE
COMMENTS:**

An additional or newer, waste line has been added to provide better access for clean-out. It may mean that it has to be cleaned out often. Please check with the owner for the history of the plumbing system. The added line is on the left side.

Note: the sewer line was inspected today by Sewer line Inspection and it was mentioned they video'ed this section of the waste line and no obvious sediment or problems were reported. See their report for more details.

GAS SYSTEM:

**SEISMIC GAS SHUT
OFF VALVE:**

There is no automatic seismic gas shut-off valve on the main gas line. This may need to be installed before the close of escrow.

**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. This was done earlier today during the middle of the inspection. Only problems with the range right oven and the wall oven were mentioned found by the gas company technician.

WATER HEATER:

LOCATION: The water heater is located on the exterior of the building, at the left.

**LOCATION
CONDITION:** Serviceable.

FUEL: Gas.

SIZE: This is a tankless on-demand type water heater. It does not store and continually heat water, but instead provides it as needed by the occupants.

AGE: The age of the water heater is unknown but it appears newer.

CONDITION:



Needs Attention, these tankless units require special installation specifications and it is missing the bonding (grounding) wire between the water supply lines and the gas line and is missing a GFCI (Ground Fault Circuit Interrupter) protective device or outlet.



The unit was not turning on until the thermostat control was found loose laying on the pipes under the unit. This is not secured to the building. The owners plumbing contractor was present during the end of the inspection and when mentioned, he reported that this does not have to be installed inside the house per the manufacturers specifications. It is advised to have this properly mounted and the exposed wire connections weather proofed properly.

COMBUSTION AIR: Serviceable.

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.

WATER HEATER:

LOCATION: The water heater is for the back guest house and is located in an exterior closet at the front left area.

LOCATION
CONDITION: Needs Attention, there are rodent droppings inside the closet.

FUEL: Gas.

SIZE: 40 Gallons.

- AGE: 13 years old. Water heaters have an expected life of 8 - 12 years.
- CONDITION: **Needs Attention, the water heater is old and nearing the end of its expected life span**
- The gas is off to the property so the water heater could not be fully tested and its condition is unknown at this time.
- COMBUSTION AIR: **Needs Attention, the water heater does not have sufficient air to properly combust the natural gas it is burning. It is supposed to have two vents. One vent needs to be high and one low, each vent is required to provide at least 50 square inches of air flow.**
- WATER HEATER STRAPPING AND SUPPORT: Needs Attention, the water heater needs to be properly strapped for earthquake safety in accordance with standards established by state regulations.
- TEMPERATURE/PRESSURE RELIEF VALVE: Needs Attention, the temperature/pressure relief valve has no drain line installed to take the water away to a safe location if the valve releases. We recommend this drainline be installed in case this valve ever released.
- VENTING: Needs Attention, the water heater vent is too close to combustible material. It needs to have adequate clearance to prevent any possibility of a fire hazard.
- COMMENTS: **There are many repairs needed on this unit and this appears to be at the end of its useful life and probably needs replacement instead of repairs.**
- 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:

- 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 house, sometimes visible and sometimes not, and the 'sewer lines' start 2 feet outside the house and run to the city sewer. A typical 'sewer line inspection' is only the portion outside the house to the city sewer, and not under the house. Some plumbers 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.

There are some plumbing corrections seen to be needed such as the straps and supports of the waste lines, the guest area water heater and the tankless unit. 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.

COMMENTS:

The toilets are marked as low flow and appear to qualify as being low flow fixtures.

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, determining over current capacity for any item including appliances, comparing circuit breaker capacity to installed appliance listings, 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, 110/220 Volt.

ELECTRICAL
SERVICE TO THE
BUILDING:

Serviceable.

MAIN PANEL
LOCATION:

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

MAIN PANEL
AMPERAGE:

Service Amperage - 200.

TYPE OF CIRCUIT
PROTECTION
DEVICE:

The main electrical panel is on circuit breakers.

MAIN PANEL
CONDITION:

Serviceable.

MAIN PANEL CIRCUIT
BREAKERS:

Serviceable.

GROUNDING SYSTEM:



Needs Attention, the grounding clamp to the water line was laying in the ground and was not connected to the cold water line or ground rod. This leaves the system without proper grounding which is a safety hazard.

INTERIOR ELECTRICAL WIRING:

TYPE OF WIRING:

The wiring consists of plastic coated wires.

TYPE OF WIRING CONDUIT:

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

WIRING CONDITION:



Back yard left side-no conduit

Needs Attention, the non-metallic sheathed wiring, romex, is installed where it is exposed and can be damaged. This is non-standard and needs to be corrected.

**ELECTRICAL WIRING
COMMENTS:**



Many open junction boxes in attic

There are open junction boxes with wires exposed. These need to have covers installed over them, in the attic.

OUTLETS:

CONDITION:

Needs Attention, there are outlets that have 3 prongs, but there was no ground in them. Repair to the existing wires or upgrade to new wiring would be needed for these outlets to have a ground in them such as in the guest bath.

Not Acceptable, the Ground Fault Circuit Interrupter (GFCI) outlet did not turn off (trip) when tested in the master bath. It should be replaced.

Note: the outlets are a combination of 2 prong and 3 prong outlets. The 2 prong are the older ungrounded type. In many cases they could be upgraded to the 3 prong type with a ground installed in them but it is not a requirement.



The exterior plug in the back patio and the switches at the pool equipment do not have the proper weather caps.

OUTLET COMMENTS:

It is recommended that a Ground Fault Circuit Interrupter (GFCI) to be installed in various places such as bathrooms, laundry & kitchen outlets. There are areas that do not appear to have this safety feature such as in the exterior. It is an upgrade to have this done and is not a requirement at the time of sale

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.

There are some missing cover plates.

SWITCHES:

CONDITION:

There are mystery switches found and it is not known what exactly they operate. These may operate switched outlets or other items, but these were not traced, located or tested. It is advised to check with the owner regarding these. such as at the pool pump area.

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 at the right side porch, front porch and some bulbs are out in the master bath.

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.

There is an older light which was not seen to be operating and the conduit is very rusty in the back near the pool equipment.

SMOKE DETECTORS:

CONDITION:

Smoke detectors are needed to comply with local safety regulations and escrow instructions. Most local cities require detectors 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.

There are some minor repairs seen to be needed. 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:

This unit is for the entire living space of the main house.

HEATING SYSTEM:

LOCATION:



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

LOCATION
CONDITION:

Needs Attention, there is no cat-walk installed to access the furnace, this is a standard requirement for safe working conditions around the furnace.

Also, there is no service light above the furnace. This is a standard requirement for safe working conditions around the furnace.

SYSTEM TYPE: The furnace is a gas-fired forced air system.

FAN AND MOTOR: Serviceable.

CONDITION: Serviceable.

THERMOSTAT: Serviceable.

COMBUSTION AIR: Serviceable.

RETURN AIR AND FILTERS: Serviceable, though the air filter is a little dirty and nearing the time to replace or clean it.

The furnace has an electronic air cleaner, its operation is beyond the scope of this inspection. This system should be periodically serviced and if it has not been done recently it should be done at this time. Check with the owner for more details and any documentation.

DUCTING AND AIR FLOW:



Loose piece of insualtion

Not Acceptable, there are many pieces of loose older insulation, remnant duct connectors and the older remaining connectors where newer ducts have attached have the older insulation which is torn and was not encapsulated properly.



Loose old sections with insulation



unencapsulated older insulation

The insulation of the ducts is the type of material that is often found to contain asbestos. It would have to be tested in a laboratory to confirm what its composition is. These torn and damaged pieces of insulation now appears to be in a friable (dusty and breathable) condition.

This should be further examined by a Heating and Cooling Specialist and properly abated and corrected.

The owner reported she had hired a Heating contractor to remove this several years ago and showed some receipts. Check with the owner for more details and any documentation.

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.

COOLING SYSTEM:

LOCATION:

The condenser for the air conditioning is located in the sideyard on the right.

TYPE:

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

**CONDENSER
CONDITION:**



Needs Attention, the condenser is leaning a little and not level. This can cause the system to not operate efficiently and wear out rapidly. It should be positioned so it is on a flat level surface.

SYSTEM CONDITION:

Serviceable.

CONDENSATE LINE:

Serviceable.

**ELECTRICAL
DISCONNECT:**

Serviceable.

COMMENTS:

The air conditioner is working fine during the inspection. It should be noted that the temperature was not high during the inspection and so there was not a full heat load on the unit. If it does not perform as well when the temperature is higher then it would need to be serviced to ensure that it is operating to full capacity.

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 this air loss exceeds the maximum allowed of 15%. This test can only be done by a qualified technician and is beyond the scope of this inspection. It is advised to consult with a qualified specialist on this matter as the examination may determine that repairs or replacement of the ducting system is required.

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 sellers disclosure about the presence of any roof leaks or prior repairs. Also it should be noted that all gutters have rust 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 with the heating ducts and poor walkways.
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.
ATTIC CONDITION:	Not Acceptable, there is asbestos like insulation loose and exposed. See the Heating section of the report for more details.
ATTIC VENTILATION:	Serviceable.

ATTIC INSULATION:

INSULATION CONDITION:	Serviceable.
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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:



The roof appeared generally serviceable.

This is a newer appearing roof. Roof warranties are generally not transferable to different or new owners of the property. This includes the labor of the licensed roofing contractor and the manufacturers material warranty. Check with the owner for more details and any documentation.

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

EXPOSED FLASHINGS:

CONDITION:



Needs Attention, there are two vent pipes seen which have been added and the flashing is on top of the shingles instead of below them. It will require high maintenance in this state.

SKYLIGHTS:

CONDITION:

Serviceable, for the house.



Needs Attention, the guest area skylight, the mastic is deteriorated and worn on the skylight and needs to be checked out and repaired at this time. This appears to have been added after the roof shingles were installed and does not appear to be a reliable.

GUTTERS, DOWNSPOUTS & ROOF DRAINAGE:

GUTTER CONDITION:



Needs Attention, there are areas where the gutter system is filled with debris and needs to be cleaned out. This includes all accumulated roof debris on the roof itself.

DOWNSPOUT CONDITION:



Left down spout

Needs Attention, the left downspout and the front down spout are buried in the dirt and will not drain properly.

ROOF COMMENTS:

COMMENTS:

There is some typical maintenance and repairs seen to be needed. It is advised to have a roofing contractor further examine this and make any needed corrections.

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 hairline cracks as a result of the normal drying process of the concrete plus the stress occurring by settlement and seismic activity. Crawl spaces are observed in a cursory fashion and wood probing is not done and wood damage, dryrot and termites are not part of this inspection but part of the structural pest control operators report.

FOUNDATION:

SLAB ON GRADE:

This guest building is on a concrete slab over earth, with no crawl space underneath. There were no observable signs of significant settlement or deflection in the slab from observing the finish flooring. It appears to be performing its function of supporting the structure however the actual slab itself was not seen and it may appear different once the finish flooring is removed. By the nature of slab construction the structure would be bolted to this concrete slab per the standards at the time of construction.

SLAB ON GRADE COMMENTS:

The concrete slab of the guest area is not visible due to floor coverings, thus any cracks cannot be seen, however all concrete has some typical cracking and it is expected that this would have them if it would be fully exposed to view.

CRAWL SPACE:



Left middle area

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.

Note: some of the crawl space was restricted and difficult access and the back right and front right areas were not fully inspected.



Right middle area



There are areas of excessive dampness in the soil under the building. The soil gets damper and darker closer to the front on the right side. There is no obvious source of this moisture intruding and appears to be percolating up from below and a result of the water table. This property has a large hillside behind. Moisture can be seen wicking up the concrete foundation area (some fine plant roots are also growing up on the concrete). See the ground section of the report for more details and recommendations.

Note: This may cause the building to feel damp and create the growth of mold and/or mildew. It is typically 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

**RAISED
FOUNDATION:**



Rusting exposed rebars

Not Acceptable, there is some rusty steel rebar seen in the front middle stem wall. This is the area where moisture is wicking up the

concrete. Moisture penetrating the concrete can rust the steel bars, then they expand as rusting and crack the concrete/foundation. This compromises the integrity of the structure.



Right stem wall appears leaning a little
This area of damp soil also is showing the stem walls leaning a little and the sloping floors in the front hall indicate some settlement has occurred.

**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.

**FOUNDATION
CRIPPLE WALLS:**

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

FLOOR FRAMING:

Serviceable.

FOUNDATION VENTS:

Needs Attention, there are damaged fresh air vent screens such as on the left side. This may allow animals or insects to enter.

Also, the access door to the crawl space on the left side is damaged, does not close securely and needs to be repaired or replaced.

FOUNDATION COMMENTS:

**GENERAL
SUGGESTIONS:**

It is advised to have a foundation specialist examine the site and make any recommendations concerning the property and the structure. This specialist may find more problems and situations to correct with the foundation.

Note: A standard property inspection cannot determine the potential of the structure to experience future problems, geological conditions or the potential of the underlying soils to experience movement or water flow or whether the soil is stable. If information is required regarding this geological conditions it is advised to retain a Geo-Technical specialist who can provide more information regarding this area. There was a geologist inspecting the property during the inspection. See their report for more details.

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. Many times chimneys have hidden undisclosed cracks that cannot be seen. A chimney specialist inspector should be employed to determine the true condition of the structure of any chimney as it is beyond the scope of this inspection to determine damage to chimneys. All exterior grades should allow for surface and roof water to flow away from the foundation and exterior walls.

EXTERIOR COVERING OF THE BUILDING:

MATERIAL:

The exterior building covering is stucco, wood siding and some brick fascia in the front.

CONDITION:



Pipe penetration at guest area

Needs Attention, there are several pipe penetrations which are not properly sealed such as along the left wall and at the back guest house area near the pool equipment.



The exterior of the building has vegetation growing on it such as on the left side. While this may be attractive it can deteriorate the covering of the building over time.

ADDITIONAL NOTES:

The water from the sprinklers appear to hit the exteriors of the building such as the front bricks (these are showing some deterioration of the mortar), this can cause deterioration and/or damage and moisture intrusion, water should be directed away from the structure.

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 in use 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:

Needs Attention, the glazing material that holds the glass in is showing cracks and is deteriorated in areas.

SCREENS:

Needs Attention, some of the screens are bent and not fitting tightly such as on the left side.

EXTERIOR DOOR SURFACES:

MATERIAL:

The exterior door surfaces are wood.

CONDITION:

Serviceable, with typical wear.

SCREENS: Serviceable.

EXTERIOR DOOR THRESHOLDS:

CONDITION: Serviceable.

EXTERIOR TRIM:

MATERIAL: The exterior trim surfaces are wood.

CONDITION: Serviceable.

CHIMNEY:

MATERIAL:



The chimney is made of brick.

CONDITION:



Needs Attention, there are cracks in the mortar chimney cap that need minor repair.

There is some deterioration seen between the flue tiles on the back flue.

It is advisable to have a chimney specialist examine the structure and make all needed repairs to ensure a safe and properly operating fireplace and chimney.

It is beyond the scope of the inspection to determine the condition of the chimney as this can only be done by observing the inside of the flue for cracks. A chimney expert can do a proper examination of this system and it advised to consult with one and get it checked out at this time.

SPARK ARRESTERS:

Needs Attention, the back flue of 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

This is not a mold or fungus inspection, it is therefore 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.

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.

Note: there is no garage, nor evidence of a past garage or carport.

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: Needs Attention, there are deteriorated areas of asphalt due to typical wear and tear and there are what appears to be two abandoned post holes which are now a trip hazard near the kitchen side door.

WALKWAYS:

CONDITION: Serviceable, with typical wear and tear in areas.

FRONT PORCH AND STEPS:

CONDITION: Serviceable.

LANDSCAPING:

CONDITION: **The grounds on the property are very overgrown and neglected, they will need clean up and maintenance, such as the vegetation on the left side of the house, behind the guest area and the dirt accumulated up against many of the wood fence sections.**

DRAINAGE:

SITE: The site is a combination of flat and sloping areas.

DRAINAGE
CONDITION: **Not Acceptable, there is excessive moisture under the house which appears to be from water percolating up from the ground under the house. It is advisable to have a Drainage Specialist fully examine the site and make any recommendation concerning erosion and drainage.**

Note: there are no area drains seen in the back yard and an in depth french drain may be required to capture the ground water and divert it away from the house.

**CONDITION OF THE
RETAINING WALL
WITHIN SIX FEET:**

There is no retaining wall with in six feet of the house.



Needs Attention, there is a short retaining wall in the back behind the pool area and there is dirt eroding down the hill and piling up behind the wall. There should be free space behind the wall and this has been filled in and should be cleaned out.

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:

Serviceable, though the bricks are a little uneven.

PROPERTY WALLS, FENCES & GATES:

CONDITION:

Needs Attention, the fencing is generally worn in areas and there is dirt and vegetation piled up and in contact with the wood which will deteriorate prematurely.

The gate on the right is worn, out of adjustment and closes poorly.

GROUND COMMENTS:

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

**GENERAL
COMMENTS:**

It is typically advisable to have a Geologist fully examine the site and make any recommendations concerning the geological condition of the property. There was a geologist inspecting the property today. See their report for further information.

PICTURES:



There is an older deteriorated shed in the upper back area. It is beyond the scope of this general inspection to examine this but it appears old and possibly unsafe in its current condition.

POOL AND SPA EQUIPMENT

The inspection was limited to those areas which are above ground or water level. The distortion of the water in the pool makes observing the pool surface difficult. The only way to detect an underground leak in a supply line, buried pipe fitting, or pool surface crack is by observation of the persistent and continuous loss of water from the pool over an extended period of time. Pool filtering devices are not disassembled to determine the condition of any installed filter elements. Operation of time clock motors and thermostatic temperature controls cannot be verified during a visual inspection. Pilot lights on gas pool heaters are not lit during the inspection.



POOL/SPA SURFACE:

TYPE OF POOL
SURFACE:

The pool surface is made of plastered concrete.

CONDITION:

Serviceable, however, the water in the pool is not even with the line of the pool tiles, this typically indicates that the pool is no longer level and may have settled/shifted.

POOL/SPA COVER:

CONDITION:



There is a solar blanket in a pile on the back left part of the house. There is some visible wear showing on part of it. Check with the owner for more details.

SKIMMER & BASKET:

CONDITION:



Needs Attention: The weir door is missing from the skimmer basket and no skimming action is taking place because no surface tension is being created.

Also, there was not a normal amount of suction observed and this should be checked and serviced.

The skimmer return cover sits down below the surface of the patio/walkway over the opening and is a trip hazard.

COPING AND DECKING:

CONDITION: Serviceable.

POOL/SPA LIGHT:

CONDITION: The pool light switch was not located during the inspection. It is advised to verify that it works and that there is a GFCI protection device for the pool light, this is an important safety feature.

PUMPING EQUIPMENT:

PUMP MOTOR
CONDITION: Serviceable.

LEAF BASKET: Serviceable.

PRESSURE IN PSI: 15 pounds per square inch.

POOL FILTER: **Not Acceptable, the back wash drains empties into the waste line for the guest house. This typically should empty into another drain.**

VISIBLE PLUMBING LINES:

CONDITION: Serviceable, though there are some extra pipes around as if some repairs and replacement were done in the recent past. Check with the owner for more details and any documentation.

POOL/SPA HEATERS:

TYPE: The pool has a gas-fired heater to heat the water.

CONDITION: Serviceable.

POOL AND SPA ELECTRICAL ITEMS:

CONDITION:



Needs Attention, the timer box has a missing plastic cover guard inside it. The electrical wires are exposed to contact in this condition and it is recommended that this be re-installed.

The switches and the GFCI protective device are exposed to the weather and do not have a proper weather cap/guard.

POOL/SPA ENCLOSURE:

CONDITION:

Needs Attention, there are no barriers or fencing to prevent easy access to the pool from the house, this is a potential safety hazard.

Also, the gates to the pool/spa are not self-closing as they are required to be for pool safety.

There is a pile of child safety type fencing near the pool cover. Check with the owner for more details.

EQUIPMENT AREA:

CONDITION:

Serviceable.

POOL/SPA COMMENTS:

There are some repairs and servicing seen to be needed. It is advised to have a pool specialist examine the pool and equipment and make any and all repairs to it to ensure that it is operating properly. The specialist may find more problems with the pool and equipment as some problems were noted and it should be fully examined to ensure it is all working properly.

Pool safety is an important issue and it is advisable to ensure that gates and

fencing are working properly around the pool at all times. As there is no separate fence and self closing gate around the pool this is specifically advised for added child safety.

Pool leaks cannot be detected during a general visual inspection. The only way to detect an underground leak in a supply line, buried pipe fitting, or pool surface crack is by observation of the persistent and continuous loss of water from the pool over an extended period of time. There are specialists that may have other methods for locating leaks but all of these are beyond the scope of this inspection.

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.
BREAKFAST AREA:	Serviceable.
LAUNDRY AREA:	Serviceable.
HALLS:	Serviceable.
MASTER BEDROOM:	Serviceable.
SECOND BEDROOM:	Serviceable.
THIRD BEDROOM:	Serviceable.

DOORS:

MAIN ENTRY DOOR
CONDITION: Serviceable.

EXTERIOR DOORS
CONDITION: Needs Attention, the exterior door hardware is out of adjustment and will need adjustments/repairs to operate properly (the guest area sliding door does not lock).

The kitchen side door swings out over the stairs on the outside and is a trip hazard.

EXTERIOR DOOR
COMMENTS: There are older glass panes in the doors which do not have safety glass labels visible. While this may have been okay when originally installed, it is a potential safety hazard. A safety film can be added to the glass to make this into a safety glass.

**INTERIOR DOORS
CONDITION:**

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

There are interior doors that are out of adjustment. They will need adjustments/repairs such as in the hallway (does not latch) and the dining room (rubs and does not latch), the master bath (does not latch) and the master bedroom (lock does not work).

WINDOWS:

**WINDOW
CONDITION:**

Needs Attention, many of the windows are painted shut and the paint appears to be preventing the windows from opening properly such as in the laundry and kitchen, each window will individually have to be evaluated to determine the exact cause for it not opening. Many of the windows will not latch closed. There appears to be a lot of repairs needed to get all of the windows functioning properly.

FLOORS:

**GENERAL
CONDITION:**



Needs Attention, the threshold at the kitchen tile floor to the hall and dining area is steeper than typically allowed and is a trip hazard.

**HARDWOOD
CONDITION:**



Needs Attention, the hardwood flooring is cupped in areas such as in the middle of the living room, this is usually due to moisture (it was reported by the owner there had been a plumbing leak under the house in this area). It usually will not go back to its original position and be completely flat without refinishing.

**FLOORING
COMMENTS:**

There are areas where the flooring is sloping and not level, such as near the front entry hall and office room, see the Foundation section of this report for more information.

FIREPLACE/WOOD BURNING DEVICES:

LOCATION:

Living room.

**MASONRY FIREBOX
TYPE:**



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

**MASONRY FIREBOX
CONDITION:**

Serviceable, with typical wear.

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.

The flue of the chimney cannot be fully examined without a special video camera to look into all the potential areas of damage. This is beyond the scope of this inspection as these areas are not visible and the view is limited. It is advised that a chimney specialist inspect the chimney fully to ensure safe operation and structural stability.

DAMPER:

Serviceable, with typical wear.

**GAS LOG LIGHTER
SYSTEM:**

Serviceable.

MANTLE/HEARTH:

Needs Attention: There is combustible material (wood mantle) too close to the firebox opening. This should be modified to reduce the risk of fire hazard.

**SCREENS/GLASS
DOORS:**

The screen in front of the fireplace is not attached, it is free standing. Consult with the owner about whether this will stay with the house. This is important for fireplace safety.

FIREPLACE/WOOD BURNING DEVICES:

LOCATION:	Dining room.
MASONRY FIREBOX TYPE:	This is a masonry wood burning fireplace with a gas log lighter installed in it.
MASONRY FIREBOX CONDITION:	Serviceable, with typical wear.
FLUE:	<p>Needs Attention: The mortar coating on the surface of the brick inside the chimney is deteriorating. It has fallen off in areas and will continue to deteriorate. It is advised to have this checked out by a chimney specialist to determine the condition and recommend any needed repairs. The specialist may also find additional system components that need repair.</p> <p>The flue of the chimney cannot be fully examined without a special video camera to look into all the potential areas of damage. This is beyond the scope of this inspection as these areas are not visible and the view is limited. It is advised that a chimney specialist inspect the chimney fully to ensure safe operation and structural stability.</p>
DAMPER:	Serviceable, with typical wear.
GAS LOG LIGHTER SYSTEM:	Serviceable.
MANTLE/HEARTH:	Serviceable.
SCREENS/GLASS DOORS:	The screen in front of the fireplace is not attached, it is leaning and is not secured properly. Consult with the owner about whether this will stay with the house. This is important for fireplace safety.

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 signs of settlement in areas of the building. The floors are not level and the windows and door frames may not be plumb such as in the front hall.

GENERAL COMMENTS: The interior of the building has personal items and furniture blocking the view and therefore access to parts of the property.

The house 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 house is occupied and under normal use again.

The property has older fixtures and systems. While most of them are operating acceptably 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.

ADDITIONAL NOTES:

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 in a timely fashion.

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.

The building has had some work done to it recently including new painting, flooring etc. It is not known what the condition of the property was before this work was undertaken. Many of these new items may not have been tested under actual living conditions or undergone weather testing.

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.

Note: the inspector from SOS mold inspected the property today. Some moisture was reported to have been measured under the kitchen sink. See his report for more details.

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.

COUNTERS: Serviceable.

CABINETS: Serviceable.

KITCHEN SINK:

CONDITION: Serviceable.

FAUCET: Needs Attention, the supply lines to the faucet is loose at the wall connection.

DRAIN: Serviceable.

KITCHEN APPLIANCES:

GARBAGE DISPOSAL: Serviceable.

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.**

Also, the flooring surface is higher than the base frame of the dishwasher and it may prevent the dishwasher from being removed without damage to the flooring and/or the counter top.

COOKTOP TYPE: The kitchen has a gas cooktop.

COOKTOP: This is an older vintage gas range with double ovens. It was reported that there was a gas leak at this unit so the gas was turned off to the building and a plumber is scheduled for noon today to come do the repairs. The gas company came during the inspection and turned on the gas lit the appliances.

OVEN TYPE:

The kitchen also has a gas wall oven which is an older vintage model.

OVEN:

Not Acceptable, the wall oven is not turning on. The pilot was lit but it is responding to the controls.

Also, the right range oven has a delayed ignition which causes a large flame when it ignites..

Service and repairs are needed.

The gas company technician worked a long time relighting and cleaning the range and oven.

VENTILATION FAN:



Needs Attention, the light is wired with a light duty extension type cord and not is a proper protective conduit.



Not Acceptable, the vent duct is laying in the attic and it appears to

have been disconnected and the fan is now just blowing into the attic area

LAUNDRY:

LOCATION:

The laundry facilities are near the kitchen area.

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.

Note: the units are unplugged and not operating. There is only one half plug seen behind the dryer.

TYPE OF CLOTHES DRYER HOOKUPS:

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

LAUNDRY SINK AND FAUCETS:

Needs Attention, the bottom shelving under the sink has stains, gaps and holes and appears to be open partially to the crawl space area.

Note: the interior of the cabinets are not properly sealed and the wood which is an absorbent material when wet will retain moisture and will promote the growth of mold. This should be properly sealed such as with primer and paint.

The caulking and grout is deteriorated at the wall connection.

LAUNDRY AREA:

Serviceable.

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.

Note; it is typical that older vintage appliances require more maintenance and typically need repairs to fully function properly and reliably.

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 a powder room in the entry hall.
WALLS AND CEILING:	Serviceable.
FLOORING:	Serviceable, though wood flooring is generally not recommended around plumbing fixtures since it gets easily water damaged.
COUNTERS:	Serviceable.
CABINETS:	Needs Attention, the bathroom cabinet doors do not operate perfectly and need some adjustments or repairs to work properly.
SINKS:	Needs Attention, the bathroom sink stopper does not work properly.
FAUCETS:	Serviceable.
TOILETS:	Serviceable.
MIRRORS:	Serviceable.
BATH VENTILATION:	Serviceable.
BATHROOM COMMENTS:	The toilet is marked as being the low flow water saving type.

BATHROOM AREA:

BATH LOCATION:	This bathroom is located in the hallway.
WALLS AND CEILING:	Needs Attention, there are cracked tiles around the tub wall.
FLOORING:	Needs Attention, the bathroom linoleum is peeling in areas.
SINKS:	Needs Attention, the bathroom sink stopper is missing.
FAUCETS:	Serviceable.
TOILETS:	Serviceable.

TUB FIXTURES: Serviceable.



Not Acceptable. the outlet on the wall is close too the tub and is not GFCI protected for safety.

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, the window is used, though this does not latch properly.

BATHROOM COMMENTS: The toilet is marked as being the low flow water saving type.

BATHROOM AREA:

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

WALLS AND CEILING: Serviceable.

FLOORING: Serviceable.

COUNTERS: Serviceable.

CABINETS: Needs Attention, the bathroom cabinet doors do not operate perfectly and need some adjustments or repairs to work properly.

SINKS:	Serviceable.
FAUCETS:	Serviceable.
TOILETS:	Serviceable.
SHOWER FIXTURES:	Serviceable.
SHOWER WALLS:	Serviceable.
SHOWER ENCLOSURE:	Serviceable.
MIRRORS:	Serviceable.
BATH VENTILATION:	Serviceable.
BATHROOM COMMENTS:	The toilet is marked as being the low flow water saving type.

GUEST AREA



INTERIORS:

GUEST ROOM: Serviceable.
ENTRY: Serviceable.
LIVING ROOM: Serviceable.
HALLS: Serviceable.

DOORS:

MAIN ENTRY DOOR
CONDITION: Serviceable.

EXTERIOR DOORS
CONDITION: Needs Attention, the exterior door hardware is out of adjustment and will need repairs to operate properly (the sliding door does not lock)

INTERIOR DOORS
CONDITION: Serviceable.

WINDOWS:

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

FLOORS:

GENERAL CONDITION: The general condition of the flooring appears serviceable.

KITCHEN AREA:

WALLS AND CEILINGS: Serviceable.

FLOORING: Serviceable.

COUNTERS: Serviceable.

CABINETS:



Not Acceptable: The upper cabinets appear to be too close to the cooktop. The cabinets should be 36 inches above it with out a metal hood to reduce the risk of fire.

KITCHEN SINK:

CONDITION: Serviceable.

FAUCET: Needs Attention, the kitchen faucet drips a little and is hard to close.

DRAIN: Serviceable.

KITCHEN APPLIANCES:

COOKTOP TYPE: The kitchen has an electrical cooktop.

COOKTOP: Serviceable.
OVEN TYPE: The kitchen has an electric oven.
OVEN: Serviceable.
VENTILATION FAN: There is no exhaust vent and though not required is typically recommended.

BATHROOM AREA:

BATH LOCATION: **This bathroom is located in the hallway off of the kitchen.**
WALLS AND CEILING: Serviceable.
FLOORING: Serviceable.
SINKS: Serviceable.
FAUCETS: Serviceable.
TOILETS: Serviceable.
SHOWER FIXTURES: Needs Attention, the shower neck is loose at the wall connection.
SHOWER WALLS: Serviceable.
SHOWER ENCLOSURE: There is no enclosure for the shower.
MIRRORS: Serviceable.
BATH VENTILATION: Serviceable.
BATHROOM COMMENTS: The toilet is marked as being the low flow water saving type.

HEATING SYSTEM:

LOCATION: The heating unit is located inside the building.
LOCATION CONDITION: Serviceable.
SYSTEM TYPE: The furnace is a gas-fired wall unit.
CONDITION: Serviceable.
THERMOSTAT: Serviceable.
VENTING: 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 furnace including the firebox. This can and should be done by a licensed heating contractor at this time.

COOLING SYSTEM:

LOCATION:

There is no central cooling system in the guest area.

ROOF:

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

There is some unevenness of the shingles and the ridge caps appear to have been recently replaced. This roof appears older than the house roof.

There is also a poor connection to the shed roof but appears to be performing.

Needs Attention: The skylight has excessive mastic around it and does not appear to be a reliable seal. It is advised to have a roofing contractor further examine this and make any needed repairs.

See the main roof section of the report for more details.

FOUNDATION:

Serviceable.

EXTERIOR:



Back of shed

Needs Attention, there is damaged and deteriorated wood at the back of the shed which attaches to the guest house.



The soil is high against the back side. This appears to be a condition called a "faulty grade" where the ground level on the outside is above the base of the foundation which allows moisture to intrude into the wood framing of the structure, see the pest control report for more information.

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. Mold can be a serious problem and should not be overlooked. The structure should be inspected for mold during the inspection contingency

period by a specialist in this field to ensure that this hazard does not exist.

**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 are 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 manufacturer'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.