



Alliance Inspections

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Report: Sample Condo Report, 19231 Anywhere Avenue, Reseda, CA 91335

Confidential Inspection Report 19231 Anywhere Ave. Reseda, CA 91335



Prepared for: John & Jane Doe
Prepared By: Anthony Ambrose

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GENERAL INFORMATION

Client Information:

1.1 INSPECTION DATE:

December 29, 2016.

1.2 TIME:

8am.

1.3 CLIENT:

John & Jane Doe.

1.4 INSPECTION SITE:

19231 Anywhere Avenue
Reseda, CA 91335.

1.5 OCCUPIED?

No.

1.6 INSPECTOR:

Anthony Ambrose.

1.7 PEOPLE PRESENT:

Selling agent, Purchaser, Purchasers spouse.

1.8 COMMENTS:

The illustrations in this report are intended to help client have a visual understanding of what is being expressed in the report. "Code Check" is simply the name of the book that appears in the illustration. It should not be interpreted as being a code compliance report as this is not the intention of the inspection.

Building Characteristics:

1.9 ESTIMATED AGE:

1979.

1.10 BUILDING TYPE:

Townhouse.

1.11 STORIES:

Two story.

Climatic Conditions:

1.12 WEATHER

Clear.

1.13 SOIL CONDITION:

Dry.

1.14 OUTSIDE TEMPERATURE (F):

40-50.

Utility Services:

1.15 WATER SOURCE:

Public.

1.16 ELECTRIC:

Municipal.

1.17 FUEL:

Natural Gas. Supplied by local utility company.

1.18 UTILITIES STATUS:

All utilities on.

Payment Information:

1.19 TOTAL FEE:

\$340.

1.20 PAID BY:

Credit Card.

Definition Of Terms:

1.21 SATISFACTORY/SERVICEABLE:

Both terms mean that the system, component, or unit operated as they should during the inspection. Client should not be under the impression that the term signifies any warranty or guaranty that the system, component or unit is problem free or free of any future defect.

1.22 ATTENTION NEEDED:

This term, when seen in the report, indicates that the system, component or unit is in need of further evaluation by qualified licensed and insured professional prior to the close of escrow and during the inspection contingency. It is the client's sole responsibility to ensure that these specialists conduct further evaluation. Client should also understand that during the course of further evaluation by qualified licensed

contractors, other issues may come up as their inspection is far more detailed than the general visual inspection conducted by this company.

1.23 UNSATISFACTORY:

Unsatisfactory-This term indicates that there is an extremely unsafe condition or that the system, component or unit is in a state of disrepair and is in need of immediate attention by a qualified licensed professional. It is the clients responsibility to ensure that all additional inspections and further evaluations be conducted during the inspection contingency period and prior to the close of escrow.

REPORT LIMITATIONS

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

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

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

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

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

SUMMARY

Client should be aware that during the course of further evaluation by recommended specialist other issues may come up during the course of their inspection that is not noted in this report. The specialist or contractor is conducting a more detailed investigation than our limited general visual inspection. We are not conducting a punch list type inspection so do not limit the evaluation of recommended specialist or contractor to items we simply noted in our report. The purpose in further evaluations is for the specialist to examine the entirety of the component and/or system. Normally when one or two items are not correct the chances are there are more items in that component or system. Client should also not limit the reading of the report to this summary. **Please read the report in its entirety. Having a summary does not limit or negate other items that Need Attention in the body of the report. All noted items that require further inspection need to be done during the inspection contingency prior to the close of escrow. Not after you move in.**

Interiors:

2.1 INSPECTOR COMMENT:

The client should be aware that there is old transite pipe in the garage that may contain asbestos.

Mechanical:

2.2 INSPECTORS COMMENT:

A licensed heating and air contractor needs to conduct further inspection of the systems to determine what corrections or repairs are needed as well as cost.

Electrical:

2.3 INSPECTORS COMMENT:

The electrical sub panel for this dwelling is old and may not perform safely for current demands. Upgrades need to be considered. Overall electrical system was mostly in fair condition though some repairs and further evaluation is needed. All electrical repairs, no matter how simple, should only be attempted by licensed and insured electrician.

Exteriors:

2.4 INSPECTOR COMMENT

Have a qualified chimney expert conduct a more invasive inspection of the chimney component at this time.

Water damage and/ or evidence of wood destroying organisms seen in areas. Contact a licensed termite expert for further evaluation and cost to cure.

Additional Comments:

2.5 INSPECTOR COMMENT:

The structure has undergone modifications or upgrades. Recommend that client research permit records with local building department as verification is not provided. Client should understand that acceptance of report does not constitute any assumption that approval was given by local building authority having jurisdiction.

INTERIORS:

The inspector does not move furniture or items, if present, when conducting the inspection. The interiors are given a precursory examination. The inspector will mostly note issues that may be a sign of something more serious, such as movement cracks, water stains. Stains on flooring or worn flooring may be noted though these are mostly cosmetic issues and do not affect use unless noted otherwise. The inspector will conduct a representative sampling of doors and windows to base his opinion. Client should come to their own conclusion as regards to cosmetic repairs that may be desired. We are not qualified to perform a mold inspection. This should only be done by qualified environmental agency. Other substances that are not tested are and not limited to fungus, asbestos and lead paint. We are not doing air samplings nor testing for radon. Again this is only done by a qualified environmental agency. So please do not ask the inspector other than to seek advise on whether or not you should have further testing. More than likely he will suggest that you do.

Doors:

3.1 ENTRY DOOR:

Satisfactory, however the top pin is loose.



3.2 OTHER EXIT DOORS:

Serviceable.

3.3 INTERIOR DOORS:

A representative sampling of doors was achieved. Those operated were in serviceable condition. However, at least one of the of the door handles was loose. Secure as needed.



Windows:

3.4 TYPE:

Aluminum.

3.5 CONDITION:

A representative sampling of testing windows was achieved. Those tested were in operational condition.

Interior Rooms:

3.6 LIVING ROOM:

Attention Needed- Peeling paint and evidence of apparent water intrusion seen at Northeast corner. Further evaluation is advised by an appropriate specialist.



3.7 DINING ROOM:

Satisfactory, with general wear.



Bedrooms:

3.8 MASTER BEDROOM:

Satisfactory, with general wear.

3.9 BEDROOM 2 BACK RIGHT:

Satisfactory, with general wear.

3.10 BEDROOM 3 BACK LEFT:

Satisfactory, with general wear.

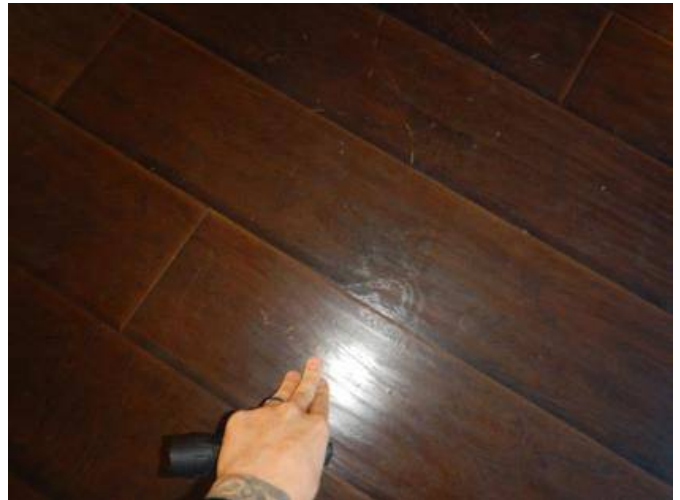
Floors:

3.11 TYPE:

Carpet and laminate.

3.12 CONDITION:

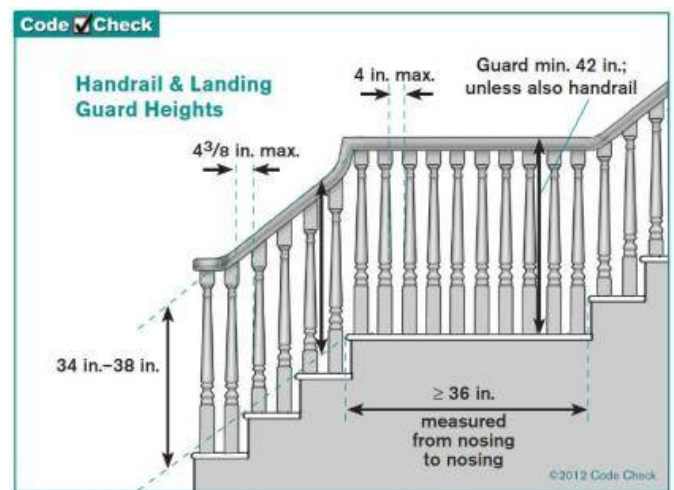
Attention Needed- Some scratch marks seen at the laminate flooring material in the living room.



Stairs:

3.13 CONDITION:

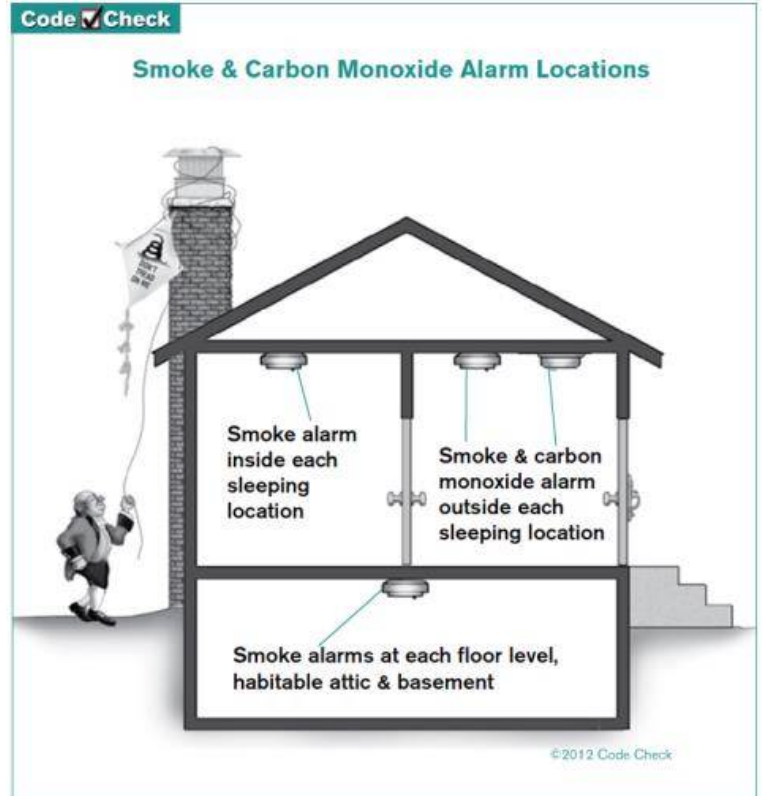
Attention Needed- Loose railing noted, such as the upper one. Repairs needed to ensure safe stair use. Client should be aware that the spacing between rails is not to the child safety standards of 4 inches apart. Consider improvements.



Detectors

3.14 NOTE:

Detectors are noted in areas however, some are older and at the end of their serviceable life. Replacements needed. Testing should be achieved by retrofitting agency and continual testing should occur at least two or three times a year. Smoke detectors are usually required, depending on the municipality, in each sleeping area, hallways outside sleeping areas and kitchen or basements. Consult a retrofitting specialist as to your area. Carbon monoxide detectors are required in hall areas upper and lower floors.



KITCHEN

Kitchen:

4.1 LOCATION:

Main level, back right.



Fixtures:

4.2 FAUCET:

Attention Needed- Rust or corrosion seen on one of the water shut off valves under the sink.



4.3 SINK & DRAIN:

Attention Needed- The sink surface is chipping.



Walls & Ceiling:

4.4 CONDITION:

Satisfactory with general wear.

Floors:

4.5 TYPE:

The floor covering material is linoleum.

4.6 CONDITION:

Attention Needed - Damage seen to the flooring material, replacements should be expected.



Counter Tops & Cabinetry:

4.7 CABINETRY:

Attention Needed- Water damage is noted within cabinet under sink. Expect repairs or replacement.



Appliances:

4.8 DISPOSAL:

Attention Needed- The cover is missing at sink, replacement cover needed.



4.9 DISHWASHER:

Attention Needed- The dishwasher does not fit well within its niche, it appears oversized. Also, there is an abandoned hose located under the sink that should be removed.



4.10 RANGE HOOD:

Attention Needed- The range hood light did not turn on using normal controls. Repair may be as simple as replacing the light bulb. The range hood filter(s) are dirty and need to be cleaned. This should be done periodically. The accumulated grease can be a fire hazard.



4.11 RANGE/OVEN:

Attention Needed- Stove has not been secured as required by manufacturer's installation instructions. A tip-over hazard exists for small children. Stove should be properly secured.



4.12 MICROWAVE:

There is a microwave installed; however, it was not included as a part of this inspection.

4.13 REFRIGERATOR:

None installed.

Receptacles:

4.14 ELECTRICAL:

Address:

Attention Needed- This kitchen does not have Ground Fault Circuit Interrupt outlets installed. The age of the structure may predate the required installation; however, for safety considerations, it is strongly suggested that one be installed at any location within 6 feet of a water source. Satisfactory.



LAUNDRY

Laundry:

5.1 LOCATION:

Garage. There is a washer and dryer installed; however, they are not included as a part of this inspection.



5.2 WASHER HOOK UPS:

Washer hook ups provided. These valves are not tested. Inspector simply notes the presence of fill valves and drainage. **Attention Needed-** One of the shut off valve handles are missing, replacement needed.



5.3 DRYER HOOK UPS:

There is a gas line provided for a gas dryer. If you have an electric clothes dryer, you will need to have additional electrical circuitry installed or get a gas dryer.

Ground Fault Interrupt Outlets:

5.4 LAUNDRY:

There are no Ground Fault Circuit Interrupt outlets installed in the laundry room. For safety considerations, it is strongly recommended that one be installed at any location within 6 feet of a water source.

BATHROOM

Shower pans are not tested by this inspection agency as this should only be done by a pest control operator who is licensed by the state of California. Efficiency of hot water flow to fixtures is not part of this inspection and inspector does not comment on whether or not temperature of hot water is adequate. Client should have a licensed plumber set water heater thermostat to desired hot water setting. When away for long periods be sure to set your water heater thermostat to vacation mode. Functional drainage flow is only judged as seen while running water under normal conditions. Excessive use of improper use can always cause back ups.

Lower 1/2 Bathroom:

6.1 LOCATION:



6.2 VANITY CABINET

Satisfactory - The vanity cabinet and top in this bathroom are satisfactory.

6.3 BASIN & DRAIN:

Satisfactory - The basin and drainage fixture appears to be satisfactory.

6.4 FAUCET:

Satisfactory - Faucets and supply lines appear satisfactory.

6.5 TOILET:

Attention Needed- The toilet makes an odd noise after flushing. There could be many reasons for this. Have a licensed plumber examine and repair if necessary.

6.6 WALLS:

Satisfactory - The walls in this bathroom are satisfactory.

6.7 FLOOR:

Satisfactory - Flooring in this bathroom is satisfactory.

6.8 LIGHTING:

Satisfactory - The ceiling light and fixture in this bathroom are in satisfactory condition.

6.9 EXHAUST FAN:

There is an exhaust fan installed in this bathroom, however it is dirty and noisy. Maintenance needed.



6.10 GFCI(S)

Recommend - This bathroom does not have a Ground Fault Circuit Interrupt outlet installed. The age of the structure may predate the required installation. However, for safety considerations, it is strongly recommended that one be installed at any location within 6 feet of a water source.

Upper Hall Bathroom:

6.11 LOCATION:



6.12 VANITY CABINET

Attention Needed - Water damage noted within cabinet under sink.

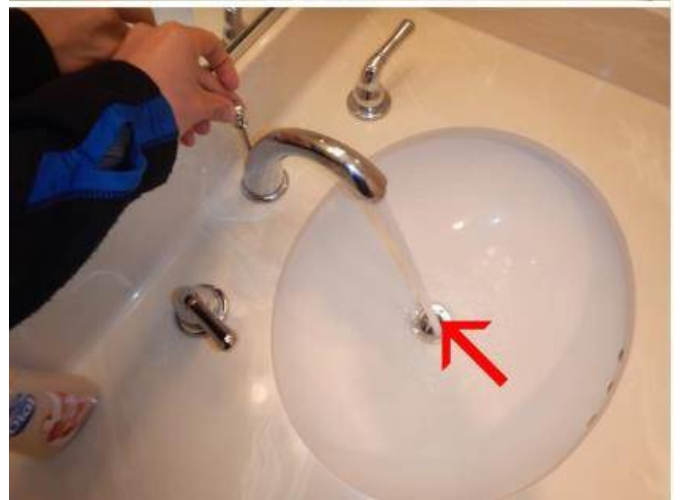


6.13 BASIN & DRAIN:

Satisfactory - The basin and drainage fixture appears to be satisfactory.

6.14 FAUCET:

Attention Needed - Some rust and corrosion seen on the right shut off valve under sink. The stopper valve does not stop water from draining or is missing. Contact a licensed plumber for repairs/ replacement at this time.



6.15 TOILET:

Attention Needed- The toilet is not secure to the floor, allowing it to wobble and possibly leak. Action should be taken to re-secure it to the floor.



6.16 TUB:

Attention Needed- The tub faucet is corroding and the tub stopper is missing.



6.17 SHOWER FIXTURES:

Attention Needed - Escutcheon is loose. Secure at this time to conceal gap. Shower diverter does not fully divert water from tub to shower.



6.18 TUB & SHOWER WALLS:

Attention Needed - Seal along where tub meets wall tile is in poor repair. Improvements are needed at this time.



6.19 ENCLOSURE:

Satisfactory.

6.20 WALLS:

Satisfactory - The walls in this bathroom are satisfactory.

6.21 FLOOR:

Satisfactory - Flooring in this bathroom is satisfactory.

6.22 LIGHTING:

Satisfactory - The ceiling light and fixture in this bathroom are in satisfactory condition.

6.23 EXHAUST FAN:

There is an exhaust fan installed in this bathroom, however it is dirty and noisy. Maintenance needed.



6.24 GFCI(S)

Recommend - This bathroom does not have a Ground Fault Circuit Interrupt outlet installed. The age of the structure may predate the required installation. However, for safety considerations, it is strongly recommended that one be installed at any location within 6 feet of a water source.

Main Bedroom 3/4 Bathroom:

6.25 LOCATION:



6.26 VANITY CABINET

Satisfactory - The vanity cabinet and top in this bathroom are satisfactory.

6.27 BASIN & DRAIN:

Satisfactory - The basin and drainage fixture appears to be satisfactory.

6.28 FAUCET:

Attention Needed - The right faucet fixture is loose from the counter top and the stopper valve does not stop water from draining. Contact a licensed plumber for repairs/ replacement at this time.



6.29 TOILET:

Attention Needed- The toilet is not secure to the floor, allowing it to wobble and possibly leak. Action should be taken to re-secure it to the floor.



6.30 TUB & SHOWER WALLS:

Attention Needed - Seal along where tub meets wall tile is in poor repair. Improvements are needed at this time

Disclaimed - This is a visual inspection of the readily accessible portions of the shower stall and was not invasive. Therefore, it is a limited inspection and may not have noted any hidden defects. Flood testing of the shower pan was not included as part of this inspection.



6.31 ENCLOSURE:

Attention Needed- There are no doors on the shower. This is the most efficient way to prevent moisture damage caused by water getting out of the tub/shower. Consideration should be given to installing them.

6.32 WALLS:

Attention Needed - Some damage seen to the wall under the cabinet sink and evidence of past water damage seen to wall to the right of the shower stall.



6.33 FLOOR:

Attention Needed - The floor squeaks in front of sink.

6.34 LIGHTING:

Satisfactory - The ceiling light and fixture in this bathroom are in satisfactory condition.

6.35 EXHAUST FAN:

Address:

There is an exhaust fan installed in this bathroom, however it is dirty. Maintenance needed.



6.36 GFCI(S)

Recommend - This bathroom does not have a Ground Fault Circuit Interrupt outlet installed. The age of the structure may predate the required installation. However, for safety considerations, it is strongly recommended that one be installed at any location within 6 feet of a water source.

PLUMBING SYSTEM

It should be understood that the inspector is only commenting on the visible portions of the plumbing system. Most of the plumbing work will be concealed within walls and/or below grade, therefore a 100% full inspection can not be achieved. Inspector does not operate valves other than to operate using normal controls, such as shower handles, tub fixtures, faucet fixtures, toilet handles and a representative sampling of hose bibs. Water main valves are not operated, angle stop valves are not operated as well as and especially gas valves. This should only be done by a licensed plumber who is equipped with the necessary tools in the event something were to go wrong. It should also be understood that in the event additional or further inspection is needed other issues may arise that have gone unnoted in the report as further inspection by specialist is far more detailed than the general visual inspection performed by this inspection company. Items not inspected are clothes washers and clothes dryers, ice makers, and water purifiers.

Water Supply:

7.1 SOURCE::

City/Municipal.

7.2 SHUT OFF LOCATION:

Exterior back.



7.3 MATERIAL USED:

The main service line to the structure is copper.

Building Water Supply:

7.4 PIPE SIZE:

The interior water supply piping is 1/2" in diameter.

7.5 MATERIAL USED:

The interior supply piping in the structure is predominantly copper at visible locations. Only 1% of the water supply system is visible to the inspector. Most of the water pipes are within walls, into common areas

and below grade and therefore can not be viewed.

7.6 CONDITION:

Satisfactory. However, water pipes are not visible for the most part. Inspector is solely judging adequacy by testing multiple fixtures at one time, functional flow of the water supply was verified.

Waste Disposal:

7.7 MATERIAL USED:

The predominant waste line material is plastic. Only 1% of the waste disposal system is visible to the inspector. Most of the waste drainage system is within walls, into common areas and below grade and therefore can not be viewed.

7.8 CONDITION:

Satisfactory - The visible portions of the drain waste piping appears functional. However, waste disposal installation and waste vent installation is not visible for the most part. Inspector is solely judging adequacy of drainage by one person operating and viewing one fixture at a time.

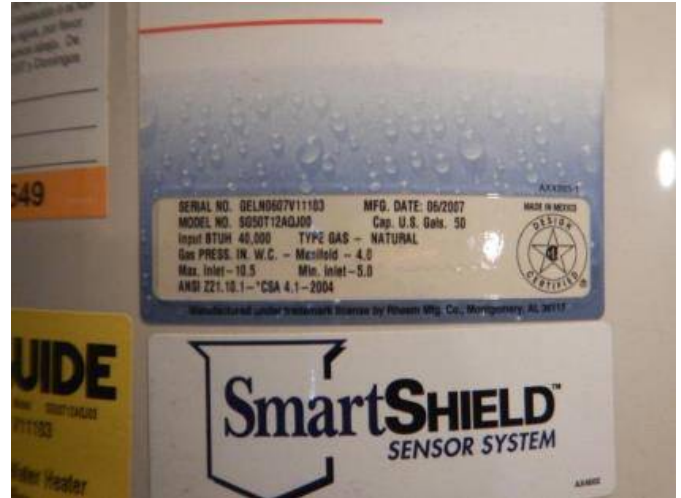
Water Heater:

7.9 LOCATION:

Garage.



7.10 Model & Serial Numbers:



7.11 AGE:

8 years old. Average life span of a water heater is 12 to 15 years.

7.12 TANK CAPACITY:

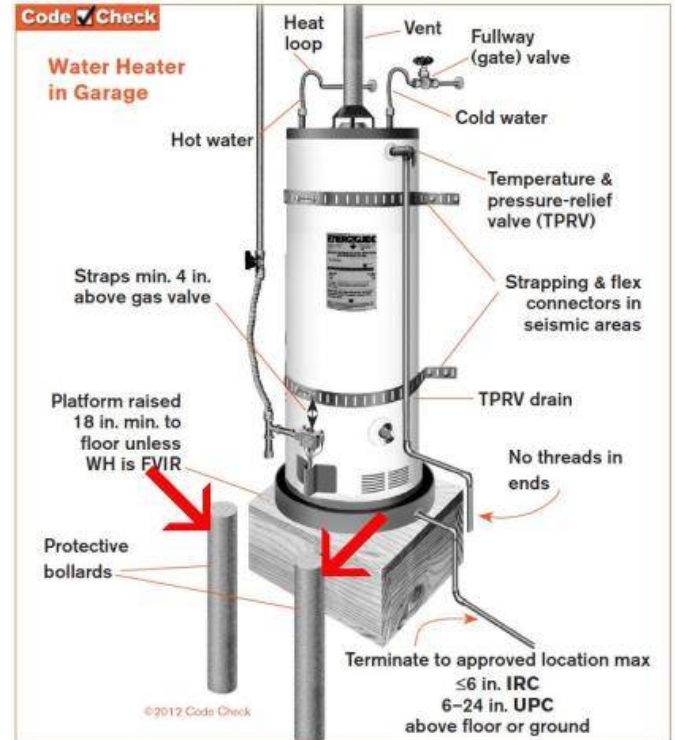
A 50 gallon water heater is installed.

7.13 FUEL SOURCE:

The water heater is gas-fired.

7.14 CONDITION:

Attention Needed- Ideally a bumper post would have been installed along front of water heater to prevent vehicle damage potential.



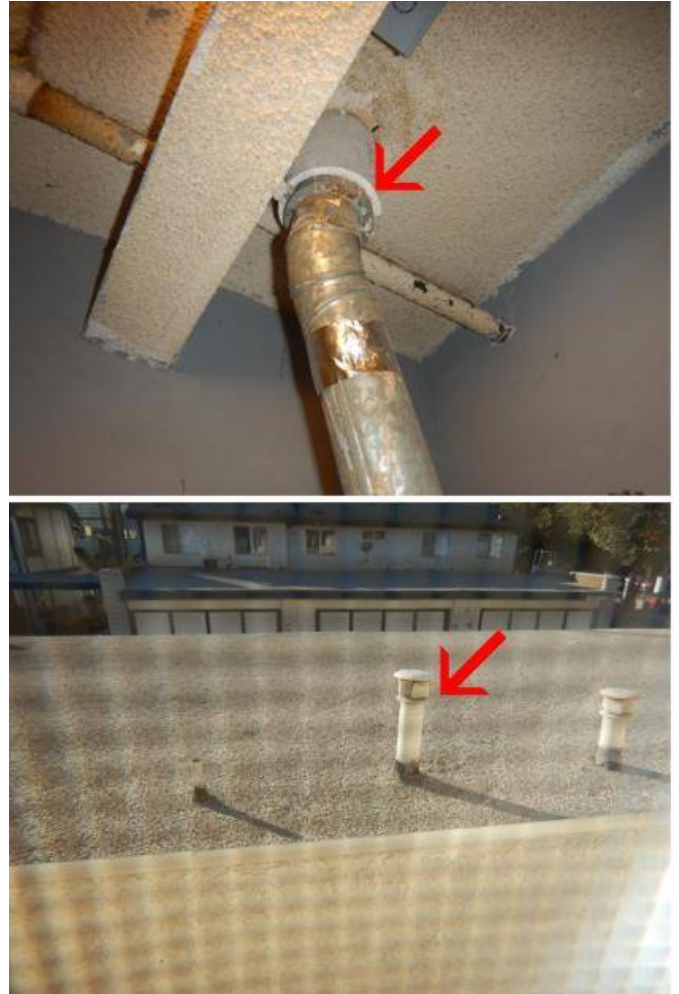
7.15 DRIP LEG?:

No - There is no drip leg installed on the incoming gas line to the water heater. Installation of a drip leg is

recommended to prevent debris from getting into the gas valve.

7.16 VENT PIPE CONDITION:

Attention Needed - The vent pipe is connected to an older clay transite pipe (Possibly asbestos). Manufacturers and some jurisdictions recommend that this not be done as it can affect proper drafting of gases and can pose some health risk.



7.17 WATER PIPES:

Satisfactory.

7.18 TPRV:

Satisfactory - The temperature and pressure relief valve is installed and it has a drain tube that terminates to approved location.

7.19 BRACING:

Satisfactory.

Gas Service:

7.20 METER LOCATION:

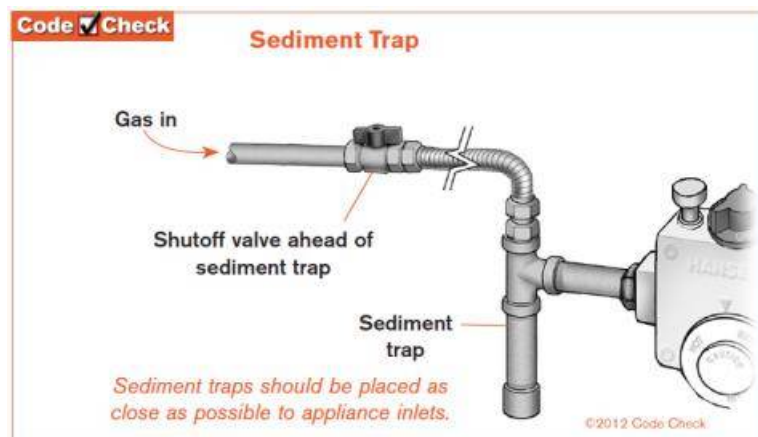
Left side. An automatic seismic gas shut off valve is installed.



7.21 GAS SUPPLY TYPE:

Natural Gas.

7.22 CONDITION:



Though not required in some municipalities most manufacturers recommend that a sediment trap be installed at each fuel burning appliance, such as water heaters and furnaces. We always recommend that these be installed as they are requested by the manufacturer. Some insurances will not cover an appliance that is not installed per the manufacturers specifications.

HEATING & AIR CONDITIONING

The heating and air conditioning components are not dismantled except to remove simple access covers for general visual means of inspection. The inspector does not use any specialized instruments. A thermometer may be used as a general guide to range temperature readings from return air to register air in the process of heating and cooling though it should be understood that this is not the most reliable means of testing an HVAC system. Client should understand that the inspector is not a specialist as relates to the HVAC system but rather a generalist. When items are noted as needing attention and further evaluation client should understand that other issues may arise in the course of said specialist inspection that have gone unnoted in the report. This should be expected as the further evaluation of the components by the specialist is hopefully far more detailed than the general visual inspection.

Heating System:

8.1 LOCATION:

Attic.



8.2 SYSTEM TYPE:

A forced air furnace is installed as the primary source of heat.

8.3 FUEL SOURCE:

The fuel source is natural gas.

8.4 AGE:

3 years old. The typical service life is generally 18 - 20 years.



8.5 SIZE in BTUs:

40,000 BTU.

8.6 VENT TYPE:

The flue pipe is metal.

8.7 VENT CONDITION:

Attention Needed- There is inadequate clearance maintained from around the flue pipe. This can be a potential fire hazard. Immediate corrections is recommended at this time.



8.8 UNIT TESTED?

Yes.

8.9 Furnace Temperature output within manufacturer specifications:

Attention Needed- The temperature output is not within the norm for a gas/oil-fired furnace. Services of a qualified licensed professional are recommended. Temperatures below this range indicate the furnace is not heating up to the normal heating range.

8.10 CONDITION OF UNIT:

Attention Needed- Missing screw noted at cover. Replacement screw needed. The heating unit may be undersized in relation to the square footage of this townhouse. Further evaluation is advised by a licensed HVAC contractor.



8.11 Carbon Monoxide Tested?

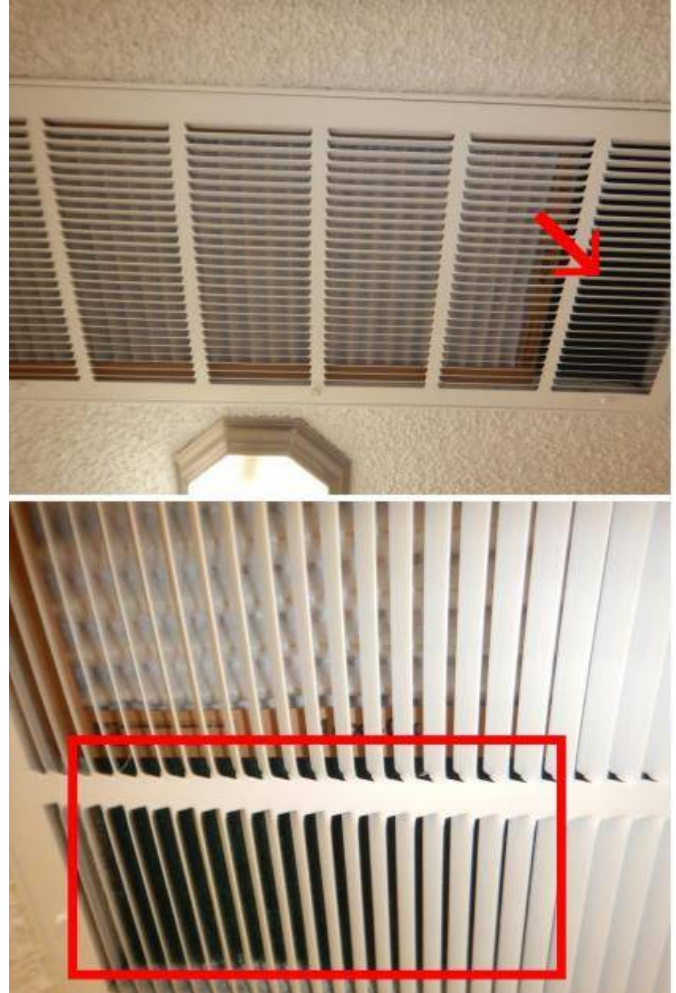
No.

8.12 FILTER TYPE AND SIZE:

The filter at lower floor is. 14 x 24 x 1. Disposable.



The filter at upper hall is incorrectly sized.
Improvements needed.



8.13 Does each habitable room have a heat source?

Yes.

8.14 THERMOSTAT CONDITION:

Satisfactory - The thermostat worked properly when tested.



Air Conditioning:

8.15 LOCATION:

Exterior back.



8.16 SIZE:

2.5 ton.



8.17 TYPE:

Refrigerator/Split System. Electricity-powered. Single phase.

8.18 AGE

14 years old. The normal life span of a condensing unit is generally 10 to 15 years. More if maintained well and less if poorly maintained. This system is nearing the end of it's serviceable life. Expect replacements in the not so distant future.

8.19 UNIT TESTED?

No - The air conditioning unit was not tested due to ambient temperatures. The inspector may not activate a unit if the ambient temperature is below 65 degrees or below the temperature recommended by the manufacturer. No further liability is accepted for performance of the cooling system.

8.20 REFRIGERANT LINES:

Attention Needed - The insulation wrap for the suction line to the condenser/compressor is damaged and needs replacement. This condition affects the efficiency of the cooling system.



8.21 CLEARANCES:

Attention Needed- Vegetation/ foliage noted in and around the cabinet and could interfere with airflow. This can affect the efficiency of the unit. Maintenance needed.

8.22 CONDENSER LEVEL?

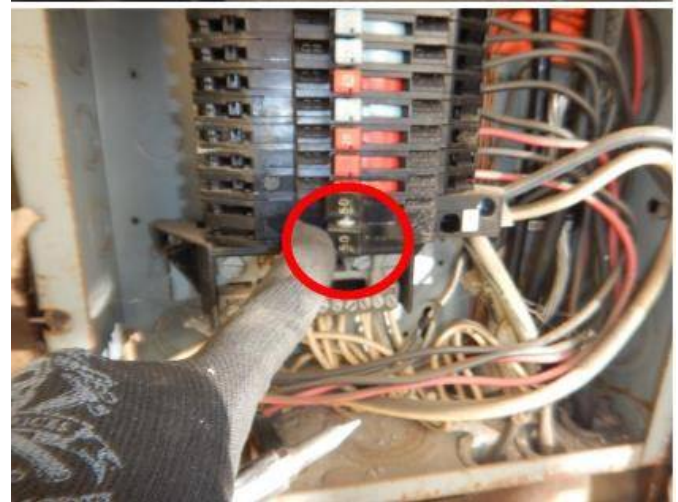
Attention Needed- The condensing cabinet is not anchored to prevent movement during seismic activity.

8.23 CONDITION:

Attention Needed- Further evaluation is advised. Contact licensed HVAC contractor. However, it is the inspectors opinion that the cooling system is nearing the end of it's serviceable life.

8.24 SERVICE DISCONNECT:

Attention Needed- Maximum Fuse or HACR type Breaker: specifies the maximum overcurrent protection or **MOP** to be used to protect the equipment. The permitted ampacity of the equipment electrical circuit protection (fuse or circuit breaker amps) expressed as MOP or Maximum Overcurrent Protection. If MOP is specified, the breaker or fuse protecting the equipment should match this number. A hermetic compressor draws varying amounts of current as its internal pressure changes during operation. Current draw is higher when starting the motor, and highest if the motor is starting against its highest back pressure such as when a unit is turned off and then back on in the middle of operation. Because fusing an air conditioning compressor at the minimum level can result in blown fuses or tripped breakers during these intervals of heavy current draw during compressor startup, compressors are either protected by a slow-blow fuse or a somewhat larger than minimum circuit breaker.]



8.25 CONDENSATION DRAIN:

Attention Needed- There is condensation seen within the drip pan in the attic space. This usually indicates a problem with the system. Recommend further evaluation and repairs if necessary.



Duct Work:

8.26 CONDITION:

Attention Needed - Hardware store "duct tape" is no longer an approved method of sealing ducts. Recommend corrections at this time.

Client should be aware that as of October 2005 the new rules are that when ever a major upgrade was achieved, such as replacing furnace or air conditioner, the duct work would be pressure tested by a third party. After achieving desired pressure test a certificate would be issued and filed with the local building department. Consult seller for this records or whether or not a permit was obtained when upgrades were done.



ELECTRICAL SYSTEMS

Inspector does not operate breakers to verify functionality. Most electrical engineers recommend that breakers be upgraded after about 50 years as mechanisms tend to wear. As in all fully constructed structures the inspector is not able to fully view wiring. Therefore client needs to understand that inspector is only commenting on visible and accessible portions of the electrical wiring as they were seen at time of inspection. Inspector is not getting exhaustive in checking receptacles. Inspector is only conducting a representative sampling of receptacles, switches and lighting. Inspector does not determine voltage drops or confirm voltage adequacy nor does the inspector verify wiring of circuit branch. Please refer to our copy of the standards and practices which was either given to you or are available on the ASHI or CREIA web sites.

Main Panel:

9.1 MAIN PANEL LOCATION:

Exterior back.

9.2 SIZE:

100 amp.



9.3 PANEL ACCESSIBLE?

Yes - The electrical panel is in a location that makes it readily accessible.

9.4 PANEL COVER REMOVED:

No.

Sub Panel:

9.5 LOCATION:

Exterior, patio area.



9.6 SERVICE CABLE TYPE:

Copper.

9.7 PANEL ACCESSIBLE?

Yes - The electrical panel is in a location that makes it readily accessible.

9.8 MAIN PANEL TYPE:

Breakers - The structure is equipped with a breaker type main power panel. This is the desirable type; when a breaker trips off, it can easily be reset. Caution: If a breaker is reset and trips back off, this is an indication that there is a short or weakened condition in the circuit. Call a qualified licensed electrician for analysis of the existing problem.

9.9 PANEL CONDITION:

Attention Needed- Many electricians and home inspectors have discovered that certain Zinsco panels often can fail to operate properly and prone to some adverse conditions. These panels can work fine for years, but as homes have increased energy demands, these panels may overheat and portions of it melt.

Sharp ended screws are used to fasten the dead front cover to this main panel. Sharp ended screws are not intended for this purpose as they could damage internal wiring and pose a shock or electrocution hazard. Dull ended screws should be used.



Wiring:

9.10 WIRING TYPE:

Copper - The structure appears to be wired using plastic insulated copper single conductor at visible locations. Less than 1% is visible to inspector. Wiring is mostly concealed within walls are therefore not visible for inspection. Inspector can not make any reliable comment to areas which can not be viewed for inspection.

9.11 CONDITION:

Satisfactory - The exposed wiring appears to be in satisfactory condition. The client should understand that most of the wiring is not visible to the inspector.

Outlets & Switches:

9.12 RECEPTACLES:

Attention Needed- Loose receptacles noted in areas, repairs are needed. Repeated use of loose receptacles can result in damage to the wiring at the junction box.



9.13 GROUND FAULT CIRCUIT INTERRUPTERS:

This structure is not protected by using Ground Fault Circuit Interrupt outlets at some of these locations: outlets within 6' of a water source, any outside outlets, in the garage, and any outlets in an unfinished basement. Any areas not protected should be considered for installation as they afford inexpensive protection from electrical shock.



ATTIC

Roof systems require periodic maintenance, such as checking the seals around flashings, removing foliage and cleaning out gutters. The inspector does not certify the roof system or determine how well it performs under extreme weather conditions. Inspector does not perform any roof structure calculations, leak test or determine efficiency and actual R value of any insulation. Inspector can not comment on attic framing or roof structures tat do not have an accessible attic space nor can inspector determine integrity of roof deck as it is covered by roof material when inspected.

Attic & Ventilation:

10.1 ACCESS LOCATION:

Hallway ceiling with built in ladder installed.
Attention Needed- One of the ladder rungs is damaged and needs replacement before use. Use caution!



10.2 METHOD OF INSPECTION:

The attic cavity was inspected by entering the area.

10.3 ROOF FRAMING:

A rafter system is installed in the attic cavity to support the roof decking.

10.4 FRAMING CONDITION:

Attention Needed- Water Stains are seen in areas. Inspector can not make any determination on whether or not these stains are from active leaks.



10.5 ROOF DECKING:

The roof decking material is 1/2" plywood sheeting.

10.6 INSULATION TYPE:

Fiberglass, batts.

10.7 INSULATION CONDITION:

Attention Needed - The insulation is installed upside down. Vapor barrier should face living space.



STRUCTURE:

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

Fireplace/Chimney:

11.1 FIREPLACE LOCATION:

Living room.



11.2 TYPE:

Pre Fab.

11.3 FUEL TYPE:

The fireplace has a gas starter. It was not lighted.

11.4 FIREBOX CONDITION:

There are no glass doors installed. These could help minimize heat loss from the room when fireplace is not in use. When the fireplace is in use, they will eliminate embers from flying into the room and reduce the volume of room air sucked up the chimney.

11.5 DAMPER CONDITION:

There is no damper clip installed. All fireplaces with a gas connection should have a clip installed that will allow a small airflow up the chimney.



11.6 FLUE CONDITION:

The inspection is limited to the visible portions of the fireplace flue. Drop light, mirrors, and smoke testing are not a part of the inspection. Visibility in the flue is limited to as little as 20 percent. If further investigation is necessary, a qualified professional chimney sweep is recommended.

11.7 FLUE CONDITION FROM ROOF:

The fireplace flue was not checked from the top side. The inspector did not climb on to the roof or could not get to the chimney top.

GARAGE

Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. Garage door openings are not standard, so you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles. It is not uncommon for moisture to penetrate garages, particularly with slabs on-grade construction, and this may be apparent in the form of efflorescence or salt crystal formations on the concrete. You may want to have any living space above the garage evaluated further by a structural engineer, as it may be seismically vulnerable.

Garage:

12.1 TYPE:

The garage is detached and free standing.



12.2 SIZE:

Two car garage.

Overhead Doors:

12.3 NUMBER OF DOORS::

There is a single overhead door.

12.4 CONDITION:

Attention Needed- Water damage seen in areas to the exterior portion of the door and frame. Repairs may be needed.



12.5 AUTOMATIC GARAGE DOOR:

Attention Needed - Do not have unit power cord plugged into light outlet. Recommend that a licensed electrician install designated receptacle to power garage door opener. There appears to be some kind of repair seen to the opener. Further evaluation is advised. All garage door and automatic garage door opener adjustments or repairs should only be attempted by a qualified garage door installer.



12.6 ENTRY DOOR:

Satisfactory.

Garage Interiors:

12.7 FLOOR SLAB:

Satisfactory - The garage floor is in satisfactory condition.

12.8 CEILING:

Address:

Attention Needed- Water Stains are seen in areas. Inspector can not make any determination on whether or not these stains are from active leaks.



Comments:

12.9 NOTE:

One of the vent covers at the garage is damaged and should be replaced.



Electrical Garage:

12.10 ELECTRICAL:

The garage electrical outlets are not protected using Ground Fault Circuit Interrupters. For safety reasons, they are recommended for use in garages for all circuits except dedicated circuits.

SITE

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

Comments:

13.1 NOTE:

Home Owners Association." Our inspection will be limited to the visual evaluation of the systems and components that are located within the dwelling unit inspected. The current condition of the "Common Elements" such as, but not limited to, stairs, landings, porches, hallways, walks, balconies, decks, patios, pools, spas, building site condition, structural stability, recreation areas/equipment, elevators, drainage systems and all common areas on the property is not considered to be part of this inspection report. Any comments made regarding same have been made as courtesy only and should be addressed to the "Home Owners Association" or their representative. It is suggested that the Home Owners Association "Performance Operating Budget" including a Reserves Study, as required by California Civil Code section 1365 & 1365.5 and the Department of Real Estate be reviewed. It is also recommended that the current owner (seller) and the "Home Owners Association" be consulted as to any past defects. The client is encouraged to thoroughly review the CC & Rs and "Reserves Study" for disclosures of pertinent facts effecting the current condition, or market value of the residential unit, the complex' s common elements and areas and or any pending litigations.