



Professional Commercial & Residential Inspections

8209 Foothill Boulevard, Suite A124 Sunland, CA  
91040 Report: SAMPLE

## Confidential Inspection Report

**1234 Sample Address  
Sample City CA. 12345**



**Prepared for: Sample Client  
Prepared By: Robert Gaudreault**

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## GENERAL INFORMATION

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### Client Information:

*1.1 INSPECTION DATE:*

December 16/2021.

*1.2 TIME:*

12:00.

*1.3 OCCUPIED?*

Yes-Client should understand that there are many stored items throughout the interiors restricting access and view to certain, components, systems and general interiors. Some issues, such as and not limited to defects, stains and cracks may go unnoted in this report that were not in view at the time of the inspection.

### Building:

*1.4 BUILDING TYPE:*

1 family one story.

### Climatic Conditions:

*1.5 OUTSIDE TEMPERATURE (F):*

50s.

### Utility Services:

*1.6 WATER SOURCE:*

Public.

*1.7 SEWAGE DISPOSAL:*

Public.

*1.8 ELECTRIC:*

Municipal.

*1.9 FUEL:*

Natural Gas. Supplied by local utility company.

*1.10 UTILITIES STATUS:*

All utilities on.

## Definition Of Terms:

### 1.11 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.

### 1.12 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.

### 1.13 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

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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.

### Interiors:

#### *2.1 INSPECTOR COMMENT:*

The client should be aware that the older acoustic material may contain asbestos. It would have to be tested by qualified environmental agency to be certain.

### Plumbing:

#### *2.2 INSPECTORS COMMENT:*

Further evaluation and corrections needed to water heater element located in garage. Consult licensed plumber.

### Mechanical:

#### *2.3 INSPECTORS COMMENT:*

Further evaluation needed to smaller east zone. Refer to HVAC section of report. Consult licensed heating and air agency for further evaluation.

### Electrical:

#### *2.4 INSPECTORS COMMENT:*

Unsafe conditions noted. Further evaluation is needed. Refer to electrical section. All electrical repairs, no matter how simple, should only be attempted by licensed and insured electrician.

### Roof System:

#### *2.5 INSPECTORS COMMENT:*

Evidence of leaks as noted along sections of the roof fascia and eaves. Broken tile also noted at

various locations. Contact a licensed and insured roofing contractor for further evaluation of the roof system at this time.

## Foundation:

### *2.6 INSPECTORS COMMENT:*

It needs to be understood that a slab foundation can not be adequately inspected due to floor coverings. There is always a possibility that significant cracks can go unseen. There may be a slab crack along kitchen floor. Further intrusive examination would be needed by a foundation specialist.

## Structure:

### *2.7 INSPECTOR COMMENT*

Evidence of some structural movement apparent when going through interiors and attic space. I recommend that a licensed structural engineer review the structure, analyze the cause and to prescribe correctional measures.

General water related damage noted. Such as eaves, fascias and some windows. Repairs are needed. Consult appropriate contractor for further inspection and repairs.

## Pool:

### *2.8 INSPECTORS COMMENT:*

A licensed and insured pool contractor will need to conduct further inspection of the pool system and all of its incidental equipment at this time.

## SITE

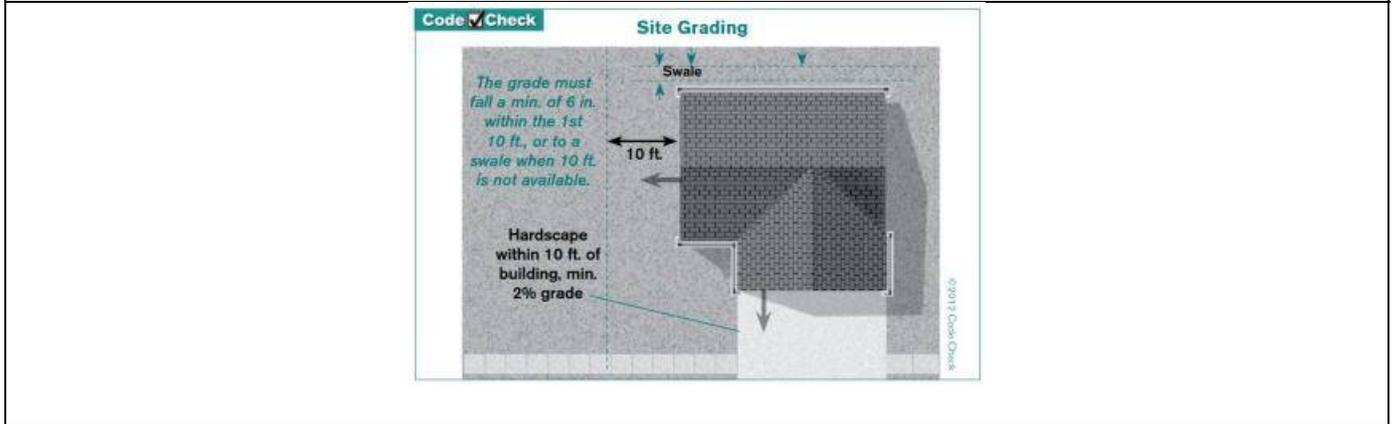
This inspection is not intended to address or include any geological conditions or site stability information. We do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces 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.

### Site:

#### 3.1 SITE DRAINAGE:



**Attention Needed-** Negative slope seen at some locations. Negative slope can result in foundation settlement. Improvements are needed to shed water away from the structure, such as along front and left side of property. Improve as needed.



### 3.2 TREES:



**Attention Needed-** There are trees that are planted close to the structure. Client should be aware that tree roots can affect the foundation. Trees overhanging the structure need to be trimmed so that limbs, leaves, and rain will not drop off the tree onto the roof covering and clog the gutters, damage the roof, or promote moss growth. Trees that rub against the roof can cause severe damage and can drastically reduce the life of the roofing material.

## Paving Condition:

### 3.3 MATERIAL:

Concrete.

### 3.4 DRIVEWAY CONDITION:

Satisfactory - The driveway surface material is in satisfactory condition with only normal deterioration noted.

### 3.5 WALKWAYS:

Satisfactory - The walkway surface material is in satisfactory condition with only normal deterioration noted.

### 3.6 ENTRY STOOP::



**Attention Needed** - Steps may become slippery under wet conditions. Improvements are needed to prevent trip and fall hazards.

## Patio:

### 3.7 MATERIALS:

Concrete.

### 3.8 CONDITION:



The slab is in such a condition that repair or replacement is necessary. Tree roots causing some of the patio decking to heave.



The weep screed around the perimeter of structure is not to the required clearance above slab deck or a weep screed was never installed. The purpose of this weep screed is to allow water that has permeated within stucco to shed out rather than into the structure which could pose water damage to unseen areas. Ideally the concrete deck adjacent to the structure would have been poured at least 2 inches below this weep screen to prevent this damage from occurring in the first place.

## Fences & Gates:

### 3.9 MATERIALS:

Concrete masonry block walls are installed as fencing. Fencing is generally shared with neighboring property. Neighbors would need to be consulted prior to repairs. Any comment made related to fencing is done out of courtesy. Inspector is not conducting a survey to determine where property line actually is located. This can only be done by qualified surveyor.

### 3.10 CONDITION:



Some lean apparent along left side of property. Monitor as needed.

# FOUNDATION

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that appear to be firm and solid can become unstable during seismic activity or may expand with the influx of water, moving structures with relative ease and fracturing slabs and other hard surfaces. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, minor cracks or deteriorated surfaces are common in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. We also routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

## Foundation:

### 4.1 TYPE:

Slab on grade - Refers to a concrete slab poured at grade level.

### 4.2 FOUNDATION SLAB:



**Attention Needed-** It needs to be understood that a slab foundation can not be adequately inspected due to floor coverings. There is always a possibility that significant cracks can go unseen. There may be a slab crack along kitchen floor. Further intrusive examination would be needed.

# 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.

## Structure:

### 5.1 TYPE OF CONSTRUCTION:

Conventional wood framing, With stucco cladding.

### 5.2 OBSERVATIONS:



**Attention Needed** - Stains and worn plaster noted at some locations. Such as front and right sides. Stress cracks also noted at right side.



Signs of leak. At right side.

### 5.3 TRIM CONDITION:



**Attention Needed** -Evidence of some trim corbel movement. Monitor as needed.



#### 5.4 SOFIT & EAVES:



**Attention Needed** - Areas of apparent water damage noted. Further investigation is needed.

#### 5.5 FASCIA & RAKE BOARDS:



**Attention Needed** - There is/are adverse condition(s) noted, such as; fascia boards show some water damage and general wear.

### 5.6 PAINT SURFACE:

The exposed painted surfaces need some minor attention or touch-ups to make the surfaces weathertight. These repairs should be scheduled soon to prevent further deterioration.

## Doors & Windows:

### 5.7 EXTERIOR DOORS:



**Attention Needed** - Door thresholds should be at least one inch from adjacent grade, decks or slabs to prevent water entry and corrosion. Corrosion is seen along some metal thresholds.



One screen door is displaced.



### 5.8 WINDOWS CONDITION:



**Attention Needed** - Water damage was seen to the exterior window material at bay windows. Consult a licensed termite agency for additional inspection at this time.

### 5.9 INSULATION:

Insulation was noted at the following locations: Attic only.

## Framing:

### 5.10 FRAMING MEMBERS:

The framing is 2" x 4" wood members. The visible portions of the walls are framed with 16-inch centers.

The exposed percentages of wall framing members is minimal. Therefore, no assumption should be made as to the condition of the unexposed framing members. This is only a comment on the visible portions of the wall framing.

### 5.11 FLOOR/CEILING FRAMING:

The inspection only refers to the exposed ceiling/floor framing members. This is only a visual inspection and does not comment on unexposed framing members.

## Interior Finishes:

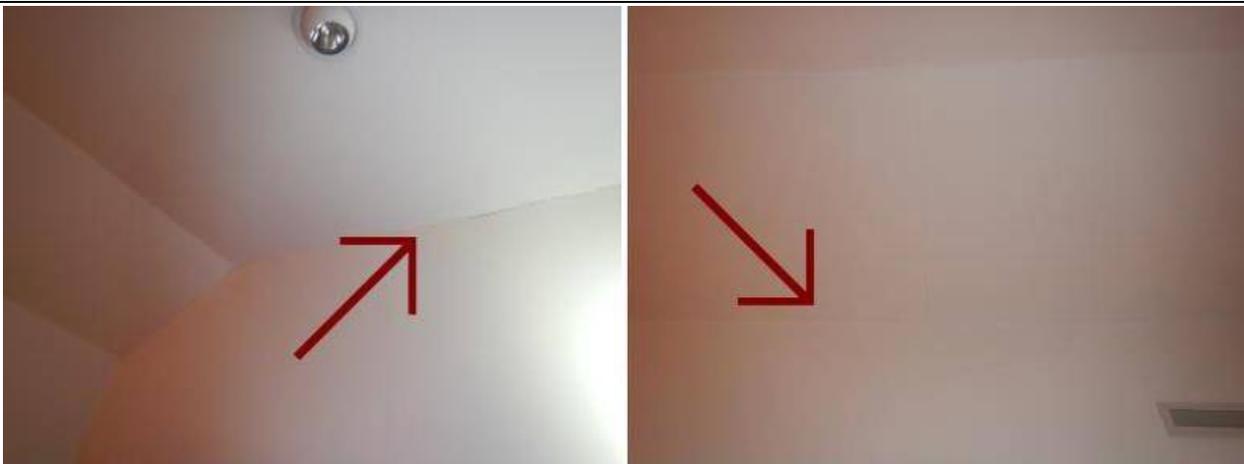
### 5.12 WALL COVERING:

The wall covering material is sheetrock.

### 5.13 CEILING MATERIAL:

The ceiling covering material is sheetrock.

### 5.14 COMMENTS:



Stress or settlement cracks are seen throughout. This does indicate evidence of prior structural movement. Suggest further evaluation by qualified professional to determine cause and remedy.



## Gazebo:

### 5.15 MATERIALS/CONDITION:

Concrete. Satisfactory.

### 5.16 PATIO COVER CONDITION:



**Attention Needed** - General damage and deterioration. Anticipate removal or replacement.

## Fireplace/Chimney:

### 5.17 FIREPLACE LOCATION:



Living room.

### 5.18 TYPE:

Masonry - There is a masonry-built fireplace installed.

### 5.19 FUEL TYPE:

Wood - The fireplace is designed to burn wood. The fireplace has a gas starter. It was not lighted. Only an on/off test was performed to determine fuel accessibility. Gas valve and log lighter are not operated as part of this inspection. Gas valves are not operated by the inspector.

### 5.20 DAMPER CONDITION:

Stored items prevent testing.

### 5.21 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. It is always recommended that a qualified professional chimney specialist conduct a

more invasive inspection.

**5.22 HEARTH CONDITION:**

The hearth is in satisfactory condition.

## ROOF & 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 that do not have an accessible attic space nor can inspector determine integrity of roof deck as it is covered by roof material when inspected.

### Roofing:

#### 6.1 ROOF TYPE:

Gable. Tile Roofing. Tiles are manufactured from concrete. Tiles are generally installed in horizontal rows.

The roof edge was the location of the inspection of the roof covering.

#### 6.2 SLOPE ROOF CONDITION:



**Attention Needed** -Broken tile at various locations. Some rows along back side not lapping properly. Referred to as over exposure.

Excessive foliage can promote leaks and pose damage.



**6.3 VALLEYS:**



**Attention Needed** - The valley(s) shows wear that indicates repairs are needed. Clogging, dirt and mud. Repairs needed.



## Roof Drainage:

### 6.4 GUTTERS & DOWNSPOUTS:

There are no gutters installed. These are recommended to help with site drainage.

## Roof Assembly & Ventilation:

### 6.5 ACCESS LOCATION:

Hallway ceiling.

### 6.6 METHOD OF INSPECTION:

The attic cavity was inspected by entering the area.

### 6.7 FRAMING:



Attention Needed-Rafters are pulling apart from the ridge.



Have licensed carpenter examine and repair.

### 6.8 ROOF DECKING:

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

### 6.9 VENTILATION:

**Attention Needed-** Current industry standards recommend, as a minimum, one square foot of free vent area for each 150 square feet of attic floor if no vapor barrier is installed. With a vapor barrier installed, one square foot of free vent area per 300 square feet of attic space is needed.

### 6.10 INSULATION:



Some of the insulation is installed upside down. Vapor barrier should face living space. Lacking at other locations.

# GARAGE

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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:

### 7.1 TYPE:

The garage is attached.

## Overhead Doors:

### 7.2 NUMBER OF DOORS::

There are three overhead doors. Only two were operational.

### 7.3 AUTOMATIC GARAGE DOOR:

Satisfactory.

### 7.4 ENTRY DOOR:

Satisfactory.

## Garage Interiors:

### 7.5 FLOOR SLAB:

The garage floor is in satisfactory condition.

### 7.6 WALLS:

Satisfactory.

### 7.7 CEILING:

Yes - There appears to be a fire rated separation between the garage ceiling and the living areas above.

# HEATING, VENTILATION & AIR CONDITIONING

The inspector can only readily open access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, or inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. We perform a conscientious evaluation of the system, but we are not specialists.

Please note that even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations we make for service or further evaluation be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form or warranty or guarantee. Normal service and maintenance is recommended on a yearly basis. Determining the presence of asbestos materials commonly used in heating systems can ONLY be performed by laboratory testing and is beyond the scope of this inspection. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

## System:

### 8.1 HVAC:



A forced air furnace is installed. East zone. Located in attic space.

### 8.2 Fuel Source:

Natural gas.

### 8.3 Capacity & Efficiency:

BTUs, 80,000 BTUs

### 8.4 Approximate Age:



13 year old gas fired. The typical service life for a forced air natural gas furnace is 18 - 20 years.

### 8.5 Flues, Vents, Plenum:

The visible portions of the flue/vent system appear to be installed correctly and appear to be functional.

### 8.6 General Operation & Cabinet:

Unit was operational at the time of inspection.

### 8.7 Air Filters:

The filter is clean and correctly installed. It is recommended that the filter(s) be changed or cleaned every 30 to 45 days for best performance..

### 8.8 Normal Controls:

General condition appears serviceable.

### 8.9 AIR CONDITIONING:

Split system.

### 8.10 Model/ Serial Number/ Size:



14 year old 5 ton.

### 8.11 Location:



Condenser unit Location- Left side of building.

### 8.12 Condition:

Operational.

### 8.13 Service Disconnect:

The installed service disconnect is located within sight of the condensing coil cabinet and not more than 50 feet from the unit.

### 8.14 Condensate Line:

The condensate drain line appears to be adequately installed. Periodic checking to make sure that the line is clear will help to maintain the system.

### 8.15 Ducts Condition:

The ductwork appears to be properly installed and supported.

## System 2:

### 8.16 HVAC:

A forced air furnace located in attic space.

### 8.17 Fuel Source:

Natural gas.

### 8.18 Approximate Age:

Relatively newer.

### 8.19 Flues, Vents, Plenum:



**Unsatisfactory-** There is inadequate clearance from around flue pipe. Corrections needed to reduce the risk of fire.

**8.20 General Operation & Cabinet:**

**Attention Needed** - Unit is laying onto its back which may go against manufacturers installation guidelines and affect safe use of the system. Further evaluation is needed. Consult qualified licensed HVAC contractor.



**8.21 AIR CONDITIONING:**

Split system.

**8.22 Model/ Serial Number/ Size:**



31 year old 3 ton. The typical service life for an AC unit is 12 - 15 years.

**8.23 Location:**

Condenser unit Location- Left side of building.



**8.24 Condition:**

**Attention Needed** - System is not cooling as intended and appears to be beyond its life cycle. Anticipate upgrades.

**8.25 Service Disconnect:**

The installed service disconnect is located within sight of the condensing coil cabinet and not more than 50 feet from the unit.

**8.26 Condensate Line:**

There is a condensate pump installed to remove the water from the furnace cabinet. Unit lacks a properly installed P trap and vent. Have technician conduct corrections.

**8.27 Ducts Condition:**

The ductwork appears to be properly installed and supported.

## ELECTRICAL SYSTEMS

We are not electricians and in accordance with the standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed contractor. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow or during inspection contingency period, because an electrician could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrician. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment.

### Primary Power Source:

#### 9.1 SERVICE VOLTAGE:

The incoming electrical service to this structure is 120/240 volts. 100 amp - The ampacity of the main power panel appears to be within the normal parameters for the structures age. However, a load analysis is recommended if you anticipate adding more circuits or load to the system.

#### 9.2 SERVICE TYPE & CONDITION:

Underground service to the structure is desirable for safety and appearance. Contact the utility company to mark the location of underground cable before digging.

### Main Panel:

#### 9.3 MAIN PANEL LOCATION:

Exterior right side.

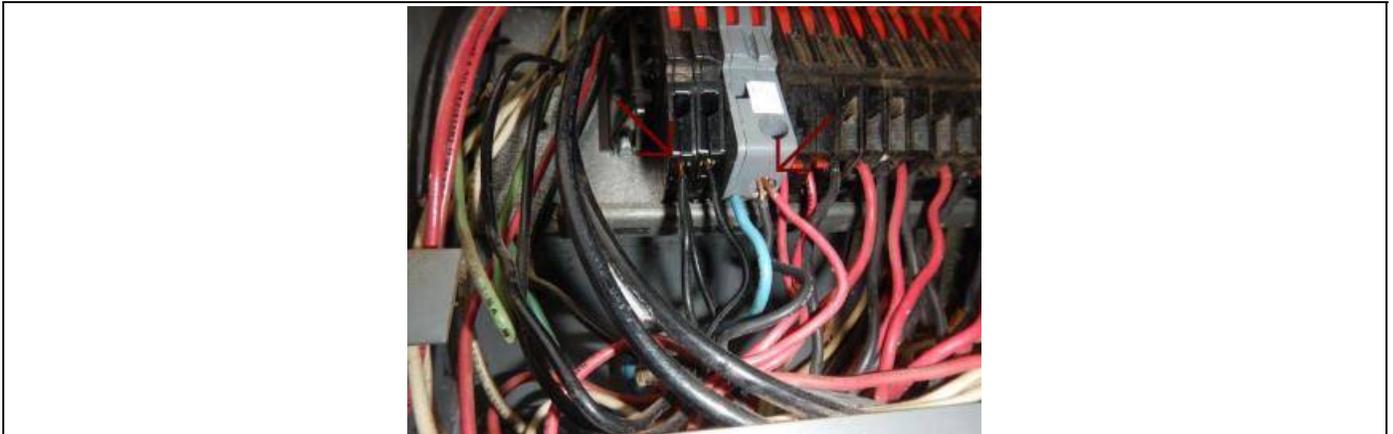
#### 9.4 MANUFACTURER:

Zinsco.

#### 9.5 PANEL TYPE & CONDITION:



**Attention Needed-** NOTE: 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.



Double lugging noted. This is where there are two conductors connected to one breaker lug. This panel does not approve of this type of installation as it can affect proper contact of the conductors and affect proper function.

### 9.6 LEGEND:

The breakers are not marked as to the rooms, areas, or appliances controlled. It is recommended that they be noted as soon as possible.

### 9.7 GROUNDING:

Noted in panel only.

## Wiring Type & Condition:

### 9.8 WIRING TYPE & CONDITION:

Copper - The structure is wired using plastic insulated copper single conductor. Some in nonmetallic sheathing and some within conduit. Less than 10% is visible to inspector. Wiring is mostly concealed within walls and therefore not visible for inspection. Inspector can not make

any reliable comment to areas which can not be viewed for inspection.

The exposed wiring appears to be in satisfactory condition including connections, routing, fasteners, and insulation.

## Outlets & Switches:

### 9.9 RECEPTACLES:

A representative sampling of receptacles was achieved. These tested appeared to be operating properly.

### 9.10 GROUND FAULT CIRCUIT INTERRUPTERS:

**Attention Needed-** At least one of the Ground Fault Circuit Interrupt protected outlets tested did not break the current flow or reset as required. Action is necessary to repair or replace. Such as exterior back.

This structure is partially 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.



### 9.11 SWITCHES:

A representative sampling of switches was achieved. These tested appeared to be operating properly.

### 9.12 LIGHTING:



**Attention Needed-** Could not locate switch for exterior post lighting at back yard. Open boxes noted to some of the can lights in attic space. Repairs needed to prevent shock risk or fire hazards.

## Electrical:

### 9.13 UTILITIES:



**Attention Needed-**One displaced light noted at ceiling. Have electrician repair.

## Lighting:

### 9.14 ELECTRICAL:

The ceiling lights in the kitchen are in satisfactory condition. Covers missing from lighting under cabinets however.

## Receptacles:

### 9.15 ELECTRICAL:

**Attention Needed-** This kitchen is not equipped with GFCIs (Ground Fault Circuit interrupters) at all locations. Recommend improvements for added safety.

## PLUMBING SYSTEM

Water quality or hazardous materials (lead) testing is available from local testing labs, and not included in this inspection. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection, nor can the presence of mineral build-up that may gradually restrict their inner diameter and reduce water volume. Plumbing components such as gas pipes, potable water pipes, drain and vent pipes, and shut-off valves are not generally tested if not in daily use. The inspector cannot state the effectiveness or operation of any anti-siphon devices, automatic safety controls, water conditioning equipment, fire and lawn sprinkler systems, on-site water quality and quantity, on-site waste disposal systems, foundation irrigation systems, spa and swimming pool equipment, solar water heating equipment, or observe the system for proper sizing, design, or use of materials.

The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. Therefore a regulator is recommended whenever street pressure exceeds 80 psi. However, regardless of pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress washers and diaphragms within various components.

Waste and drainpipes pipe condition is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. Older homes with galvanized or cast iron supply or waste lines can be obstructed and barely working during an inspection but later fail under heavy use. If the water is turned off or not used for periods of time (such as a vacant house waiting for closing), rust or deposits within the piping can further clog the piping system. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains at the time of inspection. Nonetheless, blockages will still occur in the life of any system.

### Water Supply:

#### 10.1 SOURCE::



City/Municipal. Shut valve is located, at right side.

#### 10.2 TYPE/CONDITION:

Water pipe seen coming ground is, Copper. Older gate valve. Consider upgrading to ball valve. Gate valves tend to fail over time.

## Building Water Supply:

### 10.3 WATER PRESSURE:

Water pressure from 40 to 80 pounds per square inch is considered within normal/acceptable range. Water pressure was checked at an exterior hose bib.

### 10.4 MATERIAL & CONDITION:



The interior supply piping in the structure is predominantly copper.

**Attention Needed-** Water hammering noted when some of the water fixtures were operated. There can be several reasons for this occurrence. For example, inadequate strapping of water pipes, air in the lines or water pressure too high. Consider insulating water pipes in attic space to improve efficient use.

### 10.5 EXTERIOR HOSE BIBS:

**Attention Needed** -Leak noted at one of the front hose bibs.



## Waste Disposal:

### 10.6 SEWAGE DISPOSAL TYPE:

Client should understand that the sewer line from the dwelling to the street sewer is not visible in

this type of general visual inspection. Inspector can not determine condition or adequacy of this waste pipe. We always recommend contracting with a qualified sewer line inspector who uses a scope and camera to view the system and render a report as to its condition.

### 10.7 MATERIAL & CONDITION:

The predominant waste line material is plastic. 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.

Visible portions of waste lines seem to be in satisfactory condition and functioned as intended.

## Other Plumbing:

### 10.8 LAWN SPRINKLERS:

The inspection of the installed lawn sprinkler is beyond the scope of this inspection. Recommend further inspection by a licensed plumber or lawn sprinkler company.

## Water Heater:

### 10.9 LOCATION:



Garage.

### 10.10 AGE:

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

### 10.11 TANK CAPACITY:

A 75 gallon electric water heater is installed.

### 10.12 FUEL SOURCE:

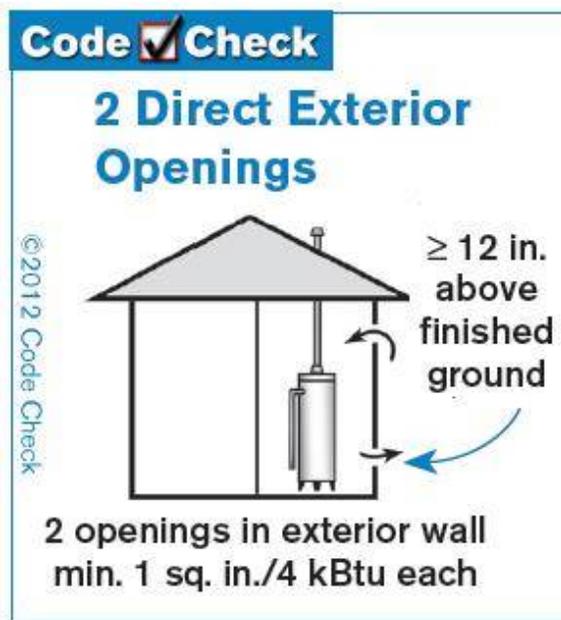
The water heater is gas-fired.

### 10.13 CONDITION:

Tank lacks a sheet metal pan. Ideally a sheet metal pan would have been installed under this

tank with a drain to prevent potential water damage to structure in the event of leak.

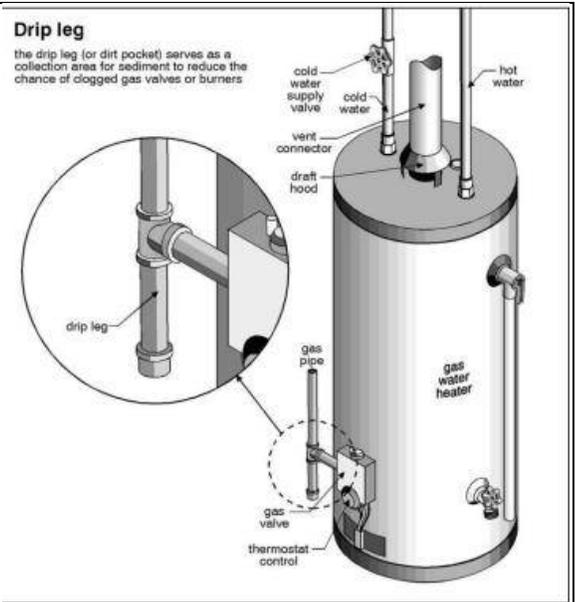
**10.14 COMBUSTION AIR:**



There is an inadequate amount of air supplied to area for complete and safe combustion. Immediate corrections are needed. Install vent openings at required locations.

**10.15 DRIP LEG?:**

No - There is no drip leg or sediment trap 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.



**10.16 VENT PIPE CONDITION:**



**Unsatisfactory-** There is evidence of poor drafting. This means that the gases are spilling back down rather than expelling to the exteriors.

#### 10.17 WATER PIPES:

Rust and corrosion noted to water pipes. Repairs are needed at this time.

#### 10.18 TEMPERATURE CONTROL:

Not operated or tested.

#### 10.19 TPRV:

**Attention Needed-** There is an overflow pipe installed, but it does not extend to within 6" of the floor or outside the structure. The existing pipe should be replaced, not extended.



#### 10.20 BRACING:

**Attention Needed-** There are straps though water heater is still loose.

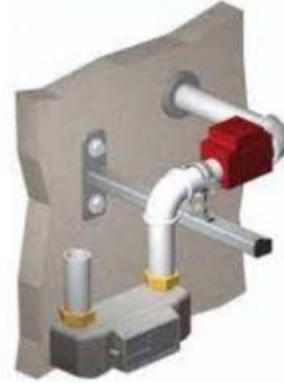
**Be aware that the inspector can not detect gas leaks and is only commenting on visual portions of the gas lines. We do not operate gas valves nor light pilots to appliances that are off at the time of the inspection. Much of the gas lines, such as to any pool heater or BBQ are below grade and therefore not visible as mentioned above and can not be located or viewed for inspecting. Inspector is also not performing any calculations as to pipe sizing for certain appliances or adequacy and efficiency of flow and pressure. This can only be done by qualified licensed professional plumbing contractor with the use of special gauges and instruments.**

## Gas Service:

### 10.21 METER LOCATION:



### Seismic Gas Valve



Right side, An automatic seismic gas shut off valve is not properly installed and may be too small in relation to gas lines.

### 10.22 GAS SUPPLY TYPE:

Natural Gas.

### 10.23 CONDITION:



**Attention Needed-** Rust noted to portions of the gas line piping. Recommend that rust be cleaned off and gas pipe be painted. Gas lines should be protected from any form of damage or corrosion. There is a section of gas line noted that passes through concrete without an appropriate sleeve. Gas lines should not be embedded into concrete as this could pose damage and future leaks. Contact a licensed plumber for further evaluation.

## BATHROOM

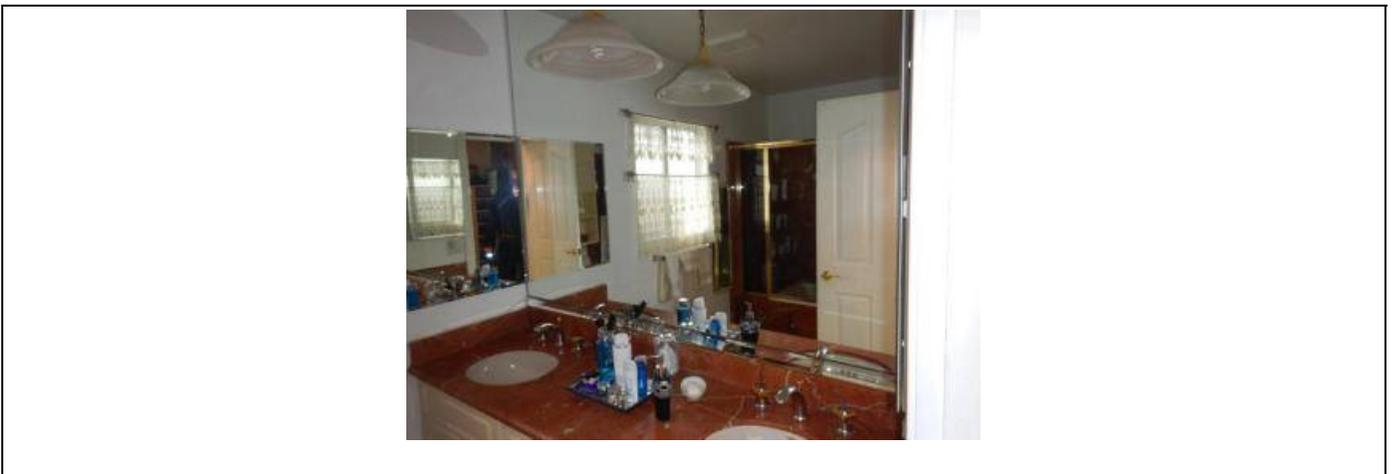
Shower pans are not tested by this inspection agency as this should only be done by a pest control operator who is licensed by the state of California. Efficiency of hot water flow to fixtures is not part of this inspection and inspector does not comment on whether or not temperature of hot water is 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.

### Bathroom(s)

#### 11.1 LOCATION:



West side hall, east side hall and master bath.



#### 11.2 VANITY CABINETS

Satisfactory.

### 11.3 BASIN & DRAIN:

Some drain stoppers are aged and do not perform well. Upgrades should be anticipated.

### 11.4 FAUCET:

**Attention Needed** - Low water flow from left fixture of left sink. Such as east bath.



### 11.5 TOILETS:

Functional. Toilets do appear to be low flow type.

### 11.6 TUB:

**Attention Needed**- Slow drainage observed from this tub at time of inspection. Location: Main Bedroom.



### 11.7 SHOWER FIXTURES:

The shower, shower head, and mixing valves are all performing.

### 11.8 TUB & SHOWER WALLS:

**Attention Needed** - Tile is cracked in areas of west hall shower stall.



**11.9 ENCLOSURE:**

**Attention Needed**-Corrosion noted at base of shower enclosure of west bath.

**11.10 WALLS & CEILINGS:**



**Attention Needed** - Areas of water damage noted, such as; Around the vicinity of tub and shower stall. Location: West bath.

**11.11 FLOOR:**

Flooring is satisfactory.

**11.12 EXHAUST FAN:**



# KITCHEN

***Clothes washers and dryers are not inspected. Inspector will only operate, if at all, a dishwasher in one cycle. Efficiency and quality of operation is not verified. Be aware that water fill lines for refrigerator ice makers are not fully visible to inspect and inspector will not move a refrigerator to examine this device.***

## Kitchen:

### 12.1 LOCATION:



## Fixtures:

### 12.2 FAUCET:

Faucets and supply lines appear satisfactory with no leaks noted.

### 12.3 SINK & DRAIN:

The sink and drainage lines appear to be satisfactory.

### 12.4 CAULKING:

**Attention Needed-** Some caulking in water contact areas needs improvements. Such as where sink meets counter top. .

## Floors:

### 12.5 CONDITION & TYPE:



**Attention Needed** - Tile make a hollow sound when tapped on. This would give indication that these tile are not fully packed or adhering to subfloor. Use caution when moving heavy items over these tiles as they can crack or break as a result. Lager gap between island counter and range counter could be a slab crack.

## Counter Tops & Cabinetry:

### 12.6 CABINETS:

The cabinets, doors, and drawers are satisfactory with typical wear for the age.

### 12.7 COUNTER TOPS:

The countertops in the kitchen are satisfactory.

## Appliances:

### 12.8 DISPOSAL:

The food waste disposal appears to be functional. No food was ground up in this inspection. The inspector was unable to determine if the unit will grind food waste adequately. Could not locate switch for island counter disposal.

### 12.9 DISHWASHER:

**Attention Needed**-Not operational. Dishwasher is an older model. Expect upgrades as the normal life span of this type of appliance is normally 10 years.

### 12.10 RANGE HOOD:

**Attention Needed**-Left side range hood switch stuck. Unit would not operate.

### 12.11 RANGE/OVEN:

**Attention Needed**- Gas free standing unit. Left side oven would not initiate.

### 12.12 REFRIGERATOR:

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

# LAUNDRY

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## Laundry:

### *13.1 WASHER HOOK UPS:*

There is a connection box installed in the wall with both hot and cold water and a drain pipe. The drain pipe was not flood tested.

### *13.2 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.

### *13.3 DRYER EXHAUST:*

Exhaust duct for this clothes dryer is not visible for inspection as it is concealed within the structure. Inspector for this reason is disclaiming clothes dryer exhaust.

# INTERIORS

The inspector does not move furniture or items, if present, when conducting the inspection. The interiors are conducting 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 usually 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:

### 14.1 EXIT DOORS:



**Attention Needed-** Client should be aware that the sliding door from living room is installed to the outside. This does facilitate breaking in and entering from unwanted guest. Recommend improvements by installing some type of pin to prevent lifting of slider. Locking hardware does not function as intended.



Upper frame of at least one tested slider from living room is loose or displaced. Anticipate upgrades.



Cracked leaded glass at entry door.

#### **14.2 INTERIOR DOORS:**

A representative sampling of doors was achieved. Those operated were in serviceable condition.

### **Windows:**

#### **14.3 TYPE & CONDITION:**

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

### **Floors:**

#### **14.4 TYPE/CONDITION:**



Wear noted at some locations. Otherwise satisfactory.



Damage is seen to some of the floor boards. Possibly water related damage. Noted at various locations. Such as dining area and front end bedroom.

## Detectors

### 14.5 NOTE:

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 of both upper and lower floors.

## POOL, SPA & EQUIPMENT

Never have the pool maintenance/cleaner conduct any pool repairs or conduct any inspection unless he is a licensed and insured pool contractor. All electrical repairs need to be conducted by a licensed and insured electrician. Inspector does not perform a leak test and can not determine whether or not inspected pool is leak free. Nor does the inspector comment on rapidity of water evaporation. All pools have a certain amount of water that will evaporate thus require the pool to be filled periodically. We do not conduct a chemical balance test. All pool equipment is operated using normal operating controls. We do not operate remote systems or tamper with timers. Pool safety enclosure is important. Gates need to be periodically tested to ensure they self close and practice child safety.

### Pool Surface:

#### 15.1 TYPE:



Cement Plaster.

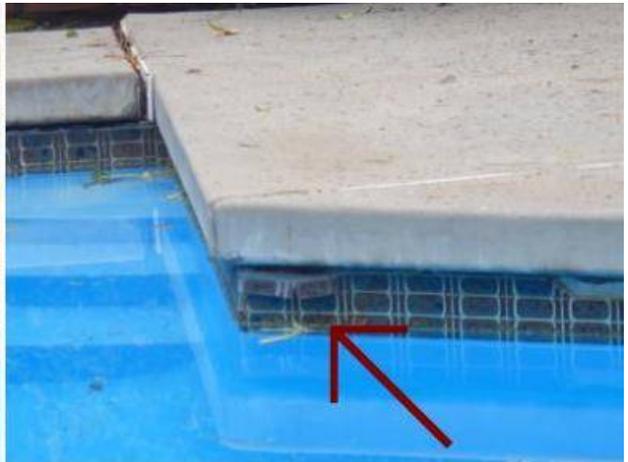
#### 15.2 CONDITION:

Satisfactory.

#### 15.3 COPING:



**Attention Needed**-General heaving of cantilever decking throughout pool perimeter.



Damaged or missing tile.

## Skimmer & Basket:

15.4 CONDITION:



## Railings:

### 15.5 CONDITION:

Railing is rusted and corroded. Replacement is needed.

## Light(s):

### 15.6 CONDITION:



**Unsatisfactory-** Not operable. Further evaluation and repairs will be needed by a licensed electrician. Evidence of a problem as seen visually. Blackness noted at bulb.

## Pumping Equipment:

### 15.7 TYPE:

1 Horse Power.

### 15.8 CONDITION:



**Attention Needed-**Pool pump should be installed onto a substantial pad.

### 15.9 FILTER TYPE:

Filter should be resting onto a substantial pad.

## Visible Plumbing Lines:

### 15.10 CONDITION:



**Attention Needed-** This pool is equipped with an older type drain cover. Recommend upgrading to a more child safe vortex type of cover. Recommend that any exposed PVC pipe be painted to prevent degradation from sun exposure.

## Heater:

### 15.11 TYPE:



Natural gas. Heater is full of foliage and therefore not tested. However from just a simple observation it can be determined that the unit is beyond its life expectancy and should be replaced.

## Electrical Controls:

### 15.12 CONDITION:



**Unsatisfactory-** The pool equipment is not bonded with a bonding wire from pool motor to additional units, such as any heater or filter. This is an important feature and should be corrected at this time. Contact a licensed electrician for further evaluation.

### 15.13 TIMERS:



**Unsatisfactory-** Terminal protector is missing from within timer. **SAFETY HAZARD!** Timer enclosures are in overall poor repair and not water or weather tight. Implications are greater electrocution hazards.

## Pool Decking:

### 15.14 TYPE:

Concrete.

### 15.15 CONDITION:



**Attention Needed-** Some uplifted areas of decking noted. Repairs should be expected.

## Pool Enclosure:

### 15.16 CONDITION:

**Attention Needed-** Gates are not self closing and latching properly. 1. Any access gates through the enclosure must open away from the swimming pool, and must be self-closing with a self-latching device placed no lower than 60 inches above the ground.

2. The enclosure must be a minimum height of 60 inches.

3. The maximum vertical clearance from the ground to the bottom of the enclosure shall be no more than 2 inches.

4. Any gaps or voids in the enclosure shall not allow passage of a sphere equal to or greater than 4 inches.

5. The outside surface shall be free of protrusions, cavities, or other physical characteristics that would serve as handholds or footholds that could enable a child below the age of five years to climb over the enclosure.

6. The enclosure shall isolate the swimming pool or spa from the private single-family home.

[Health and Safety Code 511922 (a)(1)]

If ALL six are present the enclosure meets the requirements as a safety feature.