



Professional Commercial & Residential Inspections
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Confidential Inspection Report

**123 Anyplace Drive
Los Angeles, CA. 90000**



**Prepared for: Jane & John Smith
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This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.

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Dear Nicole:

At your request, a visual inspection of the above referenced property was conducted on . An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, reflecting the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

SUMMARY OF AREAS REQUIRING FURTHER EVALUATION

IMPORTANT: The Summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report. The entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

It is strongly recommended that you have appropriate licensed contractors evaluate each concern further and the entire system for additional concerns that may be outside our area of expertise or the scope of our inspection BEFORE the close of escrow. Please call our office for any clarifications or further questions.

Here is a list of major defects that need further evaluation or repair by appropriately Licensed Contractors.

SITE

Retaining Walls:

2.11 CONDITION:

Attention Needed-Damage sections noted. One section of main retaining wall at front right of parking space has been excavated out to perform repairs to a section of waste line. This may have compromised integrity and performance and could have weakened the wall to an extent. Though these retaining walls appear to have been constructed for some time they are prone to failure. Stone if installed with the best craftsmanship can perform well in most other areas of the country or world for years. However unreinforced retaining walls such as of stone are more likely to fail in other situations, such as areas of more frequent seismic events and land movement. For this reason I strongly recommend that further analysis be performed by a qualified Geo Technician (Geologist or soil engineer).

FOUNDATION

Foundation:

3.2 CONDITION:

Attention Needed-Foundation is of unconventional construction and has a high probability of not performing as intended. There is evidence of prior movement of the structure to the downhill direction. Further evaluation needed by licensed foundation specialist.

STRUCTURE:

Decks:

4.11 DECKS:

There are existing adverse conditions that pose safety concerns related to decking and balconies. Implications of deck deficiencies can pose safety concerns such as failures during seismic events of when in use by personnel. Immediate evaluation is needed by a qualified licensed specialist or general contractor.

Stairs:

Structure Comments:

4.20 NOTE:

Visible water damage is seen at various locations as well as earth to wood contact. I recommend that you obtain the services of a licensed termite agency for additional inspection of the structure.

ROOF & ATTIC Comments:

5.9 *NOTE:* There were enough deficiencies related to the roof system to warrant further evaluation by licensed roofing agency, such as flashing points and skylight leak.

HEATING, VENTILATION & AIR CONDITIONING

System:

6.6 *Flues, Vents, Plenum:*

Attention Needed-There is evidence that gases from the wall furnace are spilling back into dwelling rather than exteriors and direct vent component not adequately sealed at exteriors to prevent water entry into unit and substrate.

ELECTRICAL SYSTEMS

Main Panel:

7.5 *PANEL ACCESSIBLE?*

The electrical panel is not in a location that makes it readily accessible as required by industry standards.

Other minor items are also noted in the entire inspection report and should receive eventual attention, but do not affect the habitability of the house and the majority are the result of normal wear and tear.

Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,

GENERAL INFORMATION

Client Information:

1.1 INSPECTION DATE:

January 14/2023.

1.2 TIME:

9:00.

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 MAIN ENTRY FACES:

West.

1.5 BUILDING TYPE:

1 family.

1.6 STORIES:

One story.

Climatic Conditions:

1.7 WEATHER

Rain.

1.8 OUTSIDE TEMPERATURE (F):

40-50.

Utility Services:

1.9 WATER SOURCE:

Public.

1.10 SEWAGE DISPOSAL:

Public.

1.11 ELECTRIC:

Municipal.

1.12 FUEL:

Natural Gas. Supplied by local utility company.

1.13 UTILITIES STATUS:

All utilities on.

Definition Of Terms:

1.14 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.

1.15 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.

1.16 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.

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:

2.1 SITE DRAINAGE:

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, back left section appears to need improvements.

2.2 GENERAL PLANTING:

Fracture noted at planter box that appears to have been filled with cement at left upper deck. Possibly due to adjacent tree roots.



2.3 TREES:



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.

2.4 MAIL BOX?

Yes - There is a mailbox on-site.

Paving Condition:

2.5 MATERIAL:

Concrete. Driveway is shared.

2.6 DRIVEWAY CONDITION:

Paving at parking area for this dwelling is in poor repair and needs replacing.



Stairs:

2.7 LOCATION:



Site stairs. Stairs are of stone and were acceptable in the day however be aware that they are not constructed per current industry standards and can pose a trip hazard. Railings are also lower than standard and one section has come apart. Correct as needed Use caution when ascending and descending.

Fences & Gates:

2.8 MATERIALS:



Chain link, chicken wire. Damaged sections noted throughout various locations of yard perimeter. 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.

Retaining Walls:

2.9 LOCATION OF WALL:

Throughout site.

2.10 MATERIAL USED:

The retaining walls made of stacked rock.

2.11 CONDITION:



Attention Needed-Damage sections noted. One section of main retaining wall at front right of parking space has been excavated out to perform repairs to a section of waste line. This may have compromised integrity and performance and could have weakened the wall to an extent. Though these retaining walls appear to have been constructed for some time they are prone to failure. Stone if installed with the best craftsmanship can perform well in most other areas of the country or world for years. However unreinforced retaining walls such as of stone are more likely to fail in other situations, such as areas of more frequent seismic events and land movement. For this reason I strongly recommend that further analysis be performed by a qualified Geo Technician (Geologist or soil engineer).



Deteriorated wood shelving.

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:

3.1 TYPE:

No clear foundation method visible. Only framing and earth to wood type.

3.2 CONDITION:



Attention Needed-Foundation is of unconventional construction and has a high probability of not performing as intended. There is evidence of prior movement of the structure to the downhill direction. Further evaluation needed by licensed foundation specialist.

3.3 FOUNDATION ANCHORED?

No - This inspection was unable to locate foundation bolts or brackets installed.

Crawlspace:

3.4 ENTRANCE:



Not accessible. Crawl area can only be viewed from storage door. Clearance is inadequate. Earth to wood contact.

3.5 ENTRANCE LOCATION:

Lower deck.

3.6 CONDITION:



Visible soil erosion noted. Soil has eroded onto framing which can pose wood decay and is conducive to wood destroying organism.

3.7 Evidence of Water Entry in the crawlspace Noted?

There is evidence of water entry or damage in the crawlspace level along left side as you face the home from the street.

Foundation Framing:

3.8 SUB FRAMING:

Limited visibility. No comment as to condition is made for this reason.

3.9 BEAMS:

No real support beam along front section of structure other than added framing. No ties or anchors.



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:

4.1 TYPE OF CONSTRUCTION:

Conventional wood framing with wood siding.

4.2 OBSERVATIONS:



Water related damage apparent. Further inspection needed by licensed termite inspection agency.

4.3 SOFIT & EAVES:

The soffit/eaves appear to be in satisfactory condition and show only signs of normal wear with at least one or two damaged rake boards.



Doors & Windows:

4.4 INSULATION:

None or minimal.

Framing:

4.5 FRAMING MEMBERS:

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.

4.6 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:

4.7 WALL COVERING:

The wall covering material is exposed wood and sheetrock.

4.8 CEILING MATERIAL:

Exposed planks.

4.9 COMMENTS:



Water stains noted at ceiling around the vicinity of skylight.



Settlement or plaster cracks noted at various locations that are indicative of structure movement.

Decks:

4.10 CONDITION:



General damage and deflection of uppermost decking.



4.11 DECKS:



There are existing adverse conditions that pose safety concerns related to decking and balconies. Implications of deck deficiencies can pose safety concerns such as failures during seismic events of when in use by personnel. Immediate evaluation is needed by a qualified licensed specialist or general contractor.

4.12 CONDITION:



4.13 FOUNDATION FOR DECKS:



Mostly not visible however clearly some deflection can be seen that can affect stability and safe use. Fracture and lean noted at lower deck foundation.

4.14 RAILINGS:

The railings are in place; however, client should be aware that spacing between rails exceed current child safety standards.

Balconies:

4.15 CONDITION:

Flashing where balcony deck meets house structure slopes to the home rather than away. Implications are potential for water entry into substrate.



4.16 SUPPORT POSTS:

All comments related to balcony deck and posts are noted as part of the deck conditions comments as stated above.

Stairs:

4.17 LOCATION:



Right side.

4.18 MATERIALS:

Wood.

4.19 CONDITION:

Attention Needed - Damage apparent at right side main entry stairs. Some water related damage. Step risers are not of even increments and a potential trip hazard. Steps should not vary more than 3/8 of an inch from step to step.

Structure Comments:

4.20 NOTE:

Visible water damage is seen at various locations as well as earth to wood contact. I recommend that you obtain the services of a licensed termite agency for additional inspection of the structure.

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:

5.1 ROOF TYPE:

Gable. Asphalt composition shingles. These consist of cellulose mat, asphalt impregnated with colored gravel on surface. Shingles are applied in horizontal rows. The roof covering was inspected by walking on the roof and from roof edge.

5.2 LAYERS:

The roof covering on the main structure appears to be the second covering. Current building standards will allow only two coverings. When reroofing again, it will be necessary to remove the first two layers.

5.3 SLOPE ROOF CONDITION:



Some shingle lift in a few locations that need repair.



Few cracked and damaged shingles noted and granule loss at one section along front side to the degree that fiberglass substrate is exposed and no longer protected.



Patches were seen in general areas. Patching is evidence that there had been a problem in the past.

5.4 FLASHING:



Roof to wall section lacks proper step flashing and is more prone to leak as a result.

5.5 SKYLIGHTS:

Improper flashing installation. No proper step flashing installed. This will result in future leak issues unless repaired. Skylight does appear to leak.



5.6 VALLEYS:

Dip at valley section can result in decay and may leak in the future. Further evaluation and repair needed.



Roof Drainage:

5.7 GUTTERS & DOWNSPOUTS:



Gutters are poorly sloped resulting in sections that will hold water rather than drain efficiently. Repairs needed. Contact a gutter installation agency for further evaluation and cost to replace or repair. Gutters are full of debris and in need of maintenance at this time.

Roof Assembly & Ventilation:

5.8 ACCESS LOCATION:

Attic is minimal and not accessible.

Comments:

5.9 NOTE:

There were enough deficiencies related to the roof system to warrant further evaluation by licensed roofing agency, such as flashing points and skylight leak.

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:

6.1 Heating Element Location:

Heater is located in living room.

6.2 Fuel Source:

Natural gas.

6.3 Equipment Description:

System is manufactured by Williams.



6.4 Capacity & Efficiency:

BTUs 14,000 BTUs.

6.5 Approximate Age:

18 years. The typical service life for a natural gas furnace is 18 - 20 years.

6.6 Flues, Vents, Plenum:



Attention Needed-There is evidence that gases from the wall furnace are spilling back into dwelling rather than exteriors and direct vent component not adequately sealed at exteriors to prevent water entry into unit and substrate.

6.7 General Operation & Cabinet:

Clearance from furnace to adjacent wall should be at least 2 inches per manufacturers specifications.

6.8 Normal Controls:

General condition appears serviceable.

6.9 AIR CONDITIONING:

Through-the-wall installation. Located in living room and bedroom.



6.10 Condition:

Operational however controls are out of reach. Systems are being turned off and on via Ground Fault Circuit Interrupter switches.

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:

7.1 SERVICE VOLTAGE:

The incoming electrical service to this structure is 120/240 volts. 100 amp.

7.2 SERVICE TYPE & CONDITION:

The overhead electrical service lines are secure at the pole and masthead.

Main Panel:

7.3 MAIN PANEL LOCATION:

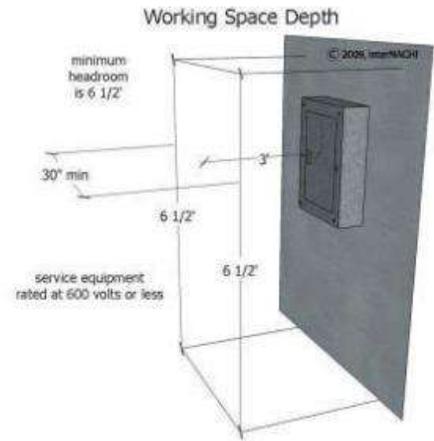
Exterior left side.

7.4 SERVICE CABLE TYPE:

Copper.

7.5 PANEL ACCESSIBLE?

The electrical panel is not in a location that makes it readily accessible as required by industry standards.



7.6 PANEL TYPE & CONDITION:



Knock out holes viewed within the main panel. All panel boxes should be sealed tight to prevent any potential for animal entry which could result in a potential fire hazard.

7.7 BREAKER/FUSE:

In the electrical distribution panel of at two circuit breakers were of a brand different from that of the panel. Because circuit breakers made by different manufacturers vary in design, panel manufacturers typically require that breakers manufactured by their company be used in their panels. Breakers from one manufacturer used in the panel of another manufacturer may result in poor connections that can be a potential fire or shock/electrocution hazard.



7.8 LEGEND:

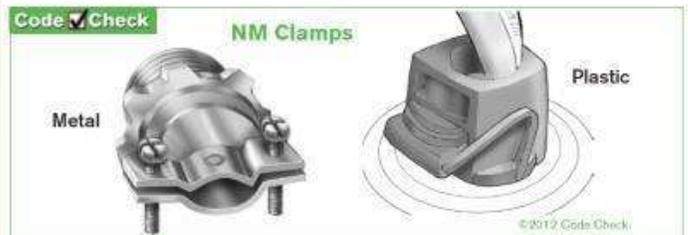
Identification of the breakers and the appliances or areas they control are clearly marked. This inspection does not verify the accuracy of this legend.

7.9 GROUNDING:

The main service ground wire was located by the inspector.

Wiring Type & Condition:

7.10 WIRING TYPE & CONDITION:



Copper - The structure is wired using plastic insulated copper single conductor. Some or most in nonmetallic sheathing and some within conduit.

Less than 15% 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.

There are wires entering into J boxes as seen in small attic space that are not using Non Metallic

clamps. Implications are potential for damage to wiring sheathing or animal entry. Repairs needed. Consult licensed electrician.

There are electrical conduits used at exteriors that are not intended for exterior use.



Outlets & Switches:

7.11 RECEPTACLES:

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

7.12 GROUND FAULT CIRCUIT INTERRUPTERS:

Satisfactory.

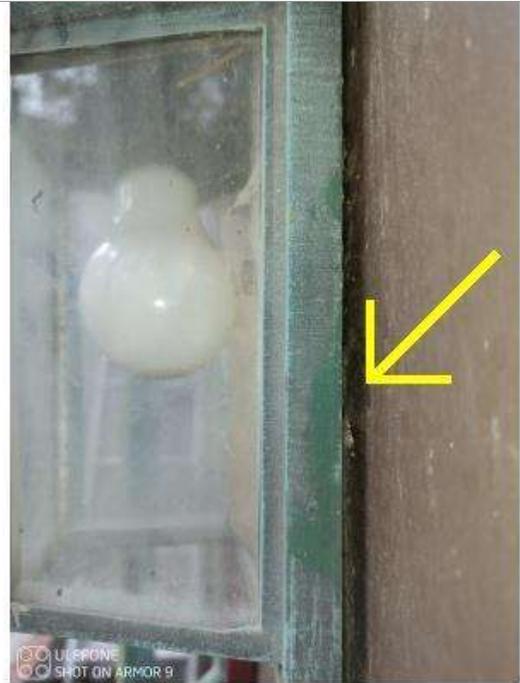
7.13 SWITCHES:

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

7.14 LIGHTING:

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

7.15 EXTERIOR ELECTRICAL:



Attention Needed- Ideally exterior light sconce covers would be sealed to prevent water entry.

Lighting:

7.16 ELECTRICAL:

The ceiling lights in the kitchen are in satisfactory condition.

Receptacles:

7.17 ELECTRICAL:

Satisfactory - There are Ground Fault Circuit Interrupt outlets installed and functional above the kitchen countertop. It is in the area within reach of the sink.

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:

8.1 SOURCE::

City/Municipal.

8.2 TYPE/CONDITION:

Water pipe seen is of galvanize material. Galvanize pipe has a general life expectancy of 35 to 40 years. Anticipate replacement in the hot to distant future.



Building Water Supply:

8.3 WATER PRESSURE:

Attention Needed - Water pressure was over 80 pounds per square inch and is considered excessive. Suggest the supply should be adjusted to below the 80 pound maximum. If the supplying utility company cannot adjust the pressure for you, then a water pressure regulator valve is recommended.

8.4 MATERIAL & CONDITION:

The interior supply piping in the structure is predominantly copper. By testing multiple fixtures at one time, functional flow of the water supply was verified.

8.5 EXTERIOR HOSE BIBS:

There are no backflow preventer valves installed. Under current standards, backflow preventer valves are required. It would be a good investment to have them installed.

Waste Disposal:

8.6 SEWAGE DISPOSAL TYPE:

Refer to sewer report that was conducted during my inspection.

8.7 MATERIAL & CONDITION:

Cast iron, galvanize and plastic ABS pipe are used. Client should be aware that the normal life span of cast iron or galvanized waste pipe is generally 55 to 65 years. This older pipe tends to corrode from the inside restricting waste flow and back ups become more and more frequent. Upgrades should be anticipated.

Other Plumbing:

8.8 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:

8.9 LOCATION:

Exterior right side.



8.10 Model & Serial Numbers:



8.11 AGE:

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

8.12 TANK CAPACITY:

Tankless water heater.

8.13 FUEL SOURCE:

The water heater is gas-fired.

8.14 CONDITION:

Unit was working at time of inspection however condensation drain should have been installed.



8.15 DRIP LEG?:

No drip leg or settlement trap installed per manufacturers specifications.

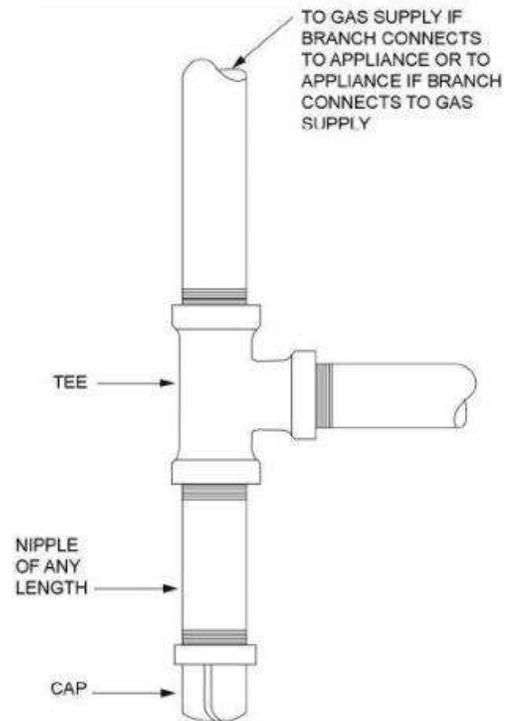


FIGURE G2419.4 (408.4)
METHOD OF INSTALLING A TEE FITTING SEDIMENT TRAP

8.16 WATER PIPES:

Satisfactory.

8.17 TEMPERATURE CONTROL:

Not operated or tested.

8.18 TPRV:

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

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:

8.19 METER LOCATION:

Lower left side.

8.20 GAS SUPPLY TYPE:

Natural Gas.

8.21 CONDITION:

Excessive rust and corrosion 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.



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)

9.1 LOCATION:

Upper level.



9.2 VANITY CABINETS

Satisfactory.

9.3 BASIN & DRAIN:

Satisfactory.

9.4 FAUCET:

Faucets and supply lines appear satisfactory.

9.5 TOILET:

Functional.

9.6 TUB:

Satisfactory.

9.7 SHOWER FIXTURES:

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

9.8 TUB & SHOWER WALLS:

The walls appear to be in satisfactory condition.

9.9 HEAT SOURCE:

Operational.

9.10 WALLS & CEILINGS:

Satisfactory.

9.11 WINDOW(S):

The windows and associated hardware satisfactory.

9.12 FLOOR:

Flooring is satisfactory.

9.13 LIGHTING:

Satisfactory condition.

9.14 EXHAUST FAN:

There is an exhaust fan installed in this bathroom, and it is performing satisfactorily.

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:

10.1 LOCATION:

Main level rear of house.



Fixtures:

10.2 FAUCET:

Faucets and supply lines appear satisfactory with no leaks noted.

10.3 SINK & DRAIN:

The sink and drainage lines appear to be satisfactory.

Counter Tops & Cabinetry:

10.4 CABINETS:

The cabinets, doors, and drawers are satisfactory in both appearance and function.

10.5 COUNTER TOPS:

The countertops in the kitchen are satisfactory.

Appliances:

10.6 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.

10.7 RANGE HOOD:

The range hood and exhaust fan appeared to work correctly on one or both speeds. There is a

filter installed, and it will require periodic cleaning.

10.8 RANGE/OVEN:

Free Standing - There is a removable gas range/oven installed. It appeared to function correctly at the inspection. The timers and temperature settings were not tested and are not a part of this inspection.

10.9 REFRIGERATOR:

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

LAUNDRY

Laundry:

11.1 LOCATION:

Utility area main floor.

11.2 WASHER HOOK UPS:

Not visible as appliances hinder access and view.

11.3 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.

11.4 DRYER EXHAUST:



Improper termination. Vent is open at bottom end. Implications are lint back up or animal entry. Simple corrections needed.

11.5 AREA VENTILATION:

Satisfactory - The area ventilation seems adequate.

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:

12.1 EXIT DOORS:

Satisfactory. Exit doors operated as intended.

12.2 INTERIOR DOORS:

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

Windows:

12.3 TYPE & CONDITION:

Windows are of wood casement type and operated as intended however these windows do not seal tight when closed which can affect heating and cooling efficiency.



Floors:

12.4 TYPE/CONDITION:

Wood flooring. Satisfactory with typical wear for a home of this age.

Stairs:

12.5 CONDITION:

Client should be aware that the spacing between rails is not to the child safety standards of 4 inches apart. Consider improvements.



Detectors

12.6 NOTE:

Smoke detectors are noted and were seen in appropriate areas though they are not tested. Testing should be achieved by retrofitting agency and continual testing should occur at least two or three times a year.