# RECOMMENDED CORRECTIONS

## Miro Kesich

**4438 Cordero Drive, El Dorado Hills, CA 95762**

## *Read The Entire Inspection Report*

This document was prepared for the client listed above and does not constitute a report, and may not list all of the conditions noted during the inspection. The client is directed to ***Read The Entire Inspection Report*** as stated in the inspection agreement. The items listed below have been coded for ease of review.

**We recommend that all material defects noted below be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the close of escrow or contingencies.**

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

BUILDING EXTERIOR

EXTERIOR CONDITIONS

307 STUCCO SIDING

1. The stucco siding appeared functional, with exceptions noted.

a. [CR] There were moderate cracks/holes in the stucco siding. These conditions are conducive to moisture intrusion/deterioration. We recommend evaluation and/or corrections by a specialist in the appropriate trade.

b. [CR] The exterior stucco surfaces under several of the windows are stained from excessive or prolonged wetting. We recommend a full evaluation and/or corrections by a specialist in the appropriate trade.

c. [FE] Portions of the metal stucco weep screed along the bottom edge of the stucco siding lacked adequate clearance from, or were buried, in the ground. These conditions are conducive to moisture intrusion/deterioration. We recommend a full evaluation and/or corrections by a specialist in the appropriate trade.

315 VENEER

2. The veneer appeared functional, with exceptions noted.

a. [CR] The right front veneer was damaged/loose. We recommend correcting the condition(s) noted.

323 GUARDRAIL(S)

3. The railings appeared functional, with exceptions noted.

a. [SC] The guard railings were missing at the rear patio. We recommend correcting the condition(s) noted.

EXTERIOR ELECTRIC WIRING CONDITIONS

4. [SC] Exposed electrical wiring was noted on the exterior of the building. Industry standards usually dictate that wiring installed at exterior locations be protected from damage, and human contact. A qualified electrician should further evaluate the installation and make repairs as necessary.

GROUNDS CONDITIONS

343 WALKWAY(S)

5. The walkways appeared functional, with exceptions noted.

a. [SC] Evidence of ponding water and inadequate drainage was noted on the right front


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walkway, near the master bathroom area. We recommend a full evaluation and/or corrections by a specialist in the appropriate trade.

STRUCTURE

RAISED FOUNDATION CONDITIONS

212 FLOOR JOIST(S)

6. The visible areas of the floor joists appeared functional, with exceptions noted.

a. [FE] Crush blocking has not been installed. The floor system consists of engineered lumber. This type of flooring is commonly called TJI (Brand Name). The purpose of crush blocking is to prevent the ends of the TJI joists from deforming at these locations. We recommend evaluation and/or corrections by a specialist in the appropriate trade.

218 MOISTURE

7. [CR] There is evidence of moisture entry and a periodic accumulation of water in the crawl space. Small pockets of water are not unusual in below grade areas. We recommend evaluation and/or corrections by a specialist in the appropriate trade.

[FE] Silt marks on the foundation and/or wood framing indicate that standing water had collected in the crawl space. The crawl space should be monitored to determine if excessive moisture redevelops. We recommend a full evaluation and/or corrections by a specialist in the appropriate trade.

[FE] There are white mineral deposits on the soils in the crawl space. The deposits are likely mineral residue from moisture that previously saturated the soils. Monitor the crawl space for moisture accumulation, and take necessary action. We recommend evaluation and/or corrections by a specialist in the appropriate trade.

ROOF COVERINGS

ROOF CONDITIONS

410 CONCRETE TILES

8. [FE] There were cracked and displaced tiles observed on the roof. The underlayment felt was exposed to the weather. These conditions are conducive to roof leaks. We recommend a full evaluation and/or corrections by a specialist in the appropriate trade.

[FE] The roofing material was installed with tight valleys. While this is configuration may be allowed, tight valley configurations reduce the roof water flow runoff and are prone to debris buildup, and roof leakage. Regular maintenance and cleaning will be required to prevent the water from backing up in the roof valleys. We recommend a full evaluation and/or corrections by a specialist in the appropriate trade.

WATER HEATER

WATER HEATER CONDITIONS

711 SEISMIC BRACING

9. [SC] The 75/100 gallon water heater had only two straps securing it in place. Units of this size usually require three or more straps unless the strapping kit specifically states that it is certified for units up to and including 75/100 gallon water heaters. We recommend repairing the condition(s) noted.

ELECTRICAL SYSTEMS

ELECTRICAL COMPONENT CONDITIONS

814 DOOR BELL

10. [RU] There was no doorbell installed.

HEATING SYSTEM

DUCTING SYSTEMS

920 RETURN AIR/DUCT CONDITIONS

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11. The visible areas of the conditioned air ducts, and air return(s) appeared functional, with exceptions noted.
a. [CR] Some of the ducts were in contact with the soil. This can promote damage. A minimum of a 4" clearance should be maintained. The ducts should be re-configured to maintain a proper distance from the soil.

CENTRAL COOLING SYSTEM

AIR CONDITIONING SYSTEM CONDITIONS

1010 CONDENSATE DRAIN LINE(S)

12. The visible areas of the condensate drain lines appeared functional, with exceptions noted.
a. [CR] The exterior right side condensate drain line was installed improperly. Water was wetting the exterior stucco, and leaking into the crawl space vent saturating the OSB sheathing and mudsill. We recommend a full evaluation and/or corrections by a specialist in the appropriate trade.

BUILDING INTERIOR

OVERALL:

1414 INTERIOR DOOR(S)

13. The door(s) were functional, with exceptions noted.
a. [CR] Doorknobs/door hardware were missing in several areas. We recommend correcting the condition(s) noted.

MASTER BEDROOM:

1414 INTERIOR DOOR(S)

14. [CR] The entry door lacked a privacy lock. We recommend correcting the condition(s) noted.

1420 CLOSET(S)

15. [CR] The left closet door did not latch to the jamb. We recommend correcting the condition(s) noted.

OFFICE / STUDY:

1414 INTERIOR DOOR(S)

16. The door(s) were functional and there were visible safety glass markings on the glass pane(s), with exceptions noted.
a. [CR] The entry doors were out of alignment. We recommend correcting the condition(s) noted.
b. [CR] The doors did not latch properly. We recommend correcting the condition(s) noted.

BATHROOMS

LOWER HALL 1/2 BATH:

1315 SINK/PLUMBING

17. The faucet(s), sink(s) and piping were functional with exceptions noted.
a. [CR] The vanity back splash/splash guard was missing. We recommend evaluation and/or corrections by a specialist in the appropriate trade.

MASTER BATH:

1321 SHOWER(S)

18. The shower and faucet(s) were functional, with exceptions noted.
a. [CR] The secondary shower faucet had missing parts. We recommend correcting the condition(s) noted.
b. [CR] The water flow from the faucets was low. We recommend correcting the condition(s) noted.

UPPER RIGHT REAR BATH:

1319 TUB/SHOWER(S)

19. The tub/shower and faucet(s) were functional, with exceptions noted.
a. [CR] The tub spout shower diverter was missing. A qualified technician should correct the condition(s) noted.
b. [CR] The faucet flange was loose. This condition is conducive to moisture intrusion into


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concealed spaces. We recommend correcting the condition(s) noted.

UPPER JACK & JILL/SHARED BATH:

1311 LIGHTS/FIXTURES

20. The light(s) were functional, with exceptions noted.

a. [CR] The light above the shower/tub failed to function. We recommend correcting the condition(s) noted.

KITCHEN

KITCHEN CONDITIONS

1131 DISPOSAL(S)

21. [CR] The switch for the garbage disposal was missing. We recommend correcting the condition(s) noted.

1134 EXHAUST VENT(S)

22. The exhaust fan functioned

[CR] The hood lights failed to function. We recommend correcting the condition(s) noted.

1139 INSTA-HOT(S)

23. [CR] The unit was disconnected. We recommend correcting the condition(s) noted.

LAUNDRY

FIRST FLOOR LAUNDRY CONDITIONS

1222 SINK/PLUMBING

24. The faucet(s), sink(s) and piping were functional with exceptions noted.

a. [CR] There was low water flow from the faucet. We recommend correcting the condition(s) noted.

UPPER FLOOR LAUNDRY CONDITIONS

1223 WASHER SERVICE

25. [CR] There was no visible leak pan/drain line for a washing machine in the second story laundry area. We recommend correcting the condition(s) noted.

The laundry faucets were functional with no visible leakage. No machine was present. (We do not operate the faucets)

The washing machine drain line trap was not visible, therefore was not inspected.

GARAGE

GARAGE AREA CONDITIONS

1510 VENTILATION

26. [CR] The garage is not vented. While this condition may be permitted in some jurisdictions, the possibility of flammable fumes collecting in an unvented garage is possible, and a health and safety concern. We recommend adding proper garage venting as necessary.

1518 FIRE WALL(S)

27. The visible areas of the garage firewall/ceiling appeared functional, with exceptions noted.

a. [SC] Plastic piping passes through the fire separation wall. Plastic piping can disintegrate in a fire, allowing the fire and smoke to enter the penetration void. We recommend a full evaluation and/or corrections by a specialist in the appropriate trade.

b. [SC] The fire-resistive wall(s) were patched with improper/non-rated materials. We recommend correcting the condition(s) noted.

1519 FIRE DOOR(S)

28. [SC] The fire-resistant door closed, but did not latch shut by itself. We recommend correcting the condition(s) noted.

ATTIC AREAS & ROOF FRAMING

ATTIC/FRAMING CONDITIONS

507 FRAMING

29. The visible areas of the roof framing appeared functional, with exceptions noted.

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a. [FE] The rafter ends that were nailed at the top section have separated. We recommend a full evaluation and/or corrections by a specialist in the appropriate trade.

516 ELECT. WIRING

30. The visible areas of the exposed wiring appeared functional, with exceptions noted.

a. [SC] The exposed wiring within six feet of the attic access opening was not protected from damage. We recommend correcting the condition(s) noted.

[NOTE] The wiring in the attic was covered with insulation and was not fully visible.

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# Inspection Report

*Prepared Exclusively For*

## Miro Kesich

**4438 Cordero Drive El Dorado Hills CA 95762**

**Inspection Date:**
**January 13, 2006**



**Prepared by:**


## HomeCheck Inspections

**HomeCheckInspections.net**

**916.454.5750**

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# INSPECTION INFORMATION

**It is the client's sole responsibility to read this report in its entirety and to research any and all jurisdictional permits required by the local authorities regarding the property in contract before the close of escrow. The client is to personally perform a diligent visual inspection of the property after the seller vacates to insure that no "condition" was concealed by personal property and/or stored items while occupied, or components damaged during the seller's vacating of the building. Should any condition be revealed that was not addressed within this report prior to or after the close of escrow, please contact our office immediately for an additional evaluation regarding such condition.**

**The inspection is limited to the requirements of the Standards of Practice, and the Standards of Practice glossary cited in your inspection agreement, and to readily accessible structural and mechanical areas and features, and the current condition of those components. Latent, inaccessible, or concealed defects are excluded from this inspection. We did not test for the presence of any potentially harmful substances or environmental hazards. Any items marked as 'Safety Concern', 'Further Evaluation', 'Corrections Recommended', etc. should be interpreted as the inspectors opinion of the problems importance. It is the clients/buyers responsibility to determine which of any such problems requires further negotiation with the seller, or other appropriate person.**

**If the inspection is performed in connection with the sale, exchange, or transfer of the property, you or 'we' may give copies of the inspection report to the principals in the transaction, and their agents. Further, you and we agree that the report is for your sole information and benefit, and no one else may use it, or rely on it. You and we agree to maintain the confidentiality of the report and not to disclose any part of it to anyone else, and that you and we do not intend for anyone but the person(s) listed in this report to benefit, directly or indirectly, from the agreement and inspection report. You agree to indemnify, defend, and hold us harmless from any claims caused by unauthorized distribution of this report. This report is not valid unless the holder possesses a signed inspection agreement that has been executed by a representative of HomeCheck Inspections LLC and the person(s) listed and named in this report.**

## CLIENT & SITE INFORMATION

| | |
|---|---|
| **101 FILE/DATE/TIME** | File # 011320060900 Date: 01.13.2006 Time: 8:45 AM - 1:15 PM. |
| **102 CLIENT NAME** | Miro Kesich |
| | The buyer(s) to this transaction did not attend the inspection. It is the responsibility of the home buyer/client to contact the inspector after reviewing the inspection report to discuss the inspectors findings. We will not be responsible for any mis-interpretations of the inspection report. We urge the home buyer/client to initiate a phone consultation after reviewing this report. |
| **103 LOCATION** | 4438 Cordero Drive El Dorado Hills CA 95762. |
| **104 BUYER'S AGENT** | Stephen Davies, Re/Max Gold. |
| **105 LISTING AGENT** | Same as Buyers Agent. |

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## CLIMATIC CHARACTERISTICS

**106 WEATHER & SOIL** Weather conditions during the inspection: partly cloudy, foggy, 40-50 degrees and the ground was damp.

## BUILDING CHARACTERISTICS

**107 MAIN ENTRY** Faces: Front Street.

**108 STRUCTURE** Age:2005, 2 story, 5000~ sq. ft., Single Family Res.

**109 FOUNDATION** Foundation types: raised foundation.

## UTILITY SERVICES

**110 ELECTRICITY** Municipal.

**111 GAS** Municipal.

**112 WATER & SEWER** Municipal.

**113 UTILITIES** Municipal: All utilities on.

## OTHER INFORMATION

**114 ATTENDING** People present: Buyer's agent, Owner/builders representative.

**115 OCCUPIED** The building was not occupied during the inspection.

**116 INSPECTED BY** Christian Peragallo
916.454.5750
www.HomeCheckInspections.net.

**117 COMMENTS** This structure may have been added to and/or upgraded. Determination of compliance with manufacturers installation instructions, building codes, ordinances, regulations, covenants, or other restrictions is not within the scope of this inspection. SUGGESTION: The owner/seller may have pertinent information regarding both the extent of any work performed, and the status of any/all permits that were required, issued, and signed by the appropriate officials. There were material defect(s) noted in the systems, structures, and components of the building. These conditions are preceded by codes e.g. [SC], [FE], [CR] and [RU]. Each code is defined in the "DEFINITIONS" section below. We recommend all maintenance, repairs, or corrections be made by specialists in the appropriate trade using approved methods prior to the close of escrow.

## INTRODUCTORY NOTES

**118 IMPORTANT INFORMATION**

[NOTE] Any statements made in the body of this inspection report pertaining to left, right, front, or rear are referenced by standing in front of, and facing the building.

[NOTE] We recommend obtaining equipment operating manuals and any documentation for all warranted items of the building.

[NOTE] We recommend inquiring about any/all permits and inspection records

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with final signatures for any changes or additions that may have been made to the building, and/or any known conditions that may have been inadvertently left out of the disclosure statements.

[NOTE] We recommend having the locks of all exterior doors re-keyed after taking possession of the building for security reasons.

[NOTE] Photographs, when used, are simply a tool to convey our findings. They are not intended to enhance findings, or diminish any findings not photographed. Photos are taken at our discretion, and are included as a courtesy to you. We have provided a limited number to give you a better understanding of some of the conditions noted in the report. Please refer to the body of the report for more detailed information.

[NOTE] While we make an effort to identify existing as well as potential problems, it is not possible for anyone to predict future performance of all the systems and components in a building. We recommend the purchase and/or renewal of a yearly comprehensive home warranty policy.

[NOTE] If future work or repair involves a municipal inspection, it may be necessary to have previously installed non-conforming work brought into compliance with current requirements before the permit can be approved by the local jurisdiction.

[NOTE] We are not soil or geotechnical engineers and cannot render an opinion regarding soil stability or potential soil movement. If desired, a qualified specialists in the appropriate trade should be consulted on these matters.

[NOTE] This inspection does not include examination of trade fixtures, equipment, appliances, or special systems. This was not an inspection for compliance with the Americans with Disabilities Act (ADA). The inspection did not include a Phase I examination of the property for the presence of toxic materials, or review of public records, and environmental, or other databases.

[NOTE] The building was recently constructed. We do not note cosmetic conditions. After it has been through at least one complete change of four seasons, conditions could develop that were not apparent at the time of this inspection.

[NOTE] Because it is relatively moist, lumber used in new construction often requires a few years to reach an equilibrium with its environment. During this period, cracks may appear at intersections of walls and ceilings, around windows and doors, and in wood trim materials. These minor cracks can be patched and/or sealed as part of routine maintenance.

## 119 ENVIRONMENTAL CONCERNS

Environmental issues include, but are not limited to, asbestos, lead paint, lead contamination, mold, mildew, radon, toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, ground water contamination, and soil contamination. We are not trained or licensed to recognize or analyze any of these materials. We may, however, make reference to one or more of these materials during the inspection. Should further study or analysis seem prudent, then a full evaluation by a specialist in the appropriate trade is recommended.

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Information related to these products can be found in the "Homeowners Guide to Earthquake Safety & Environmental Hazards" pamphlet.

## DEFINITIONS

**120 MATERIAL DEFECT**

A material defect is a condition that significantly affects the value, desirability, habitability, or safety of the building. Style or aesthetics shall not be considered in determining whether a specific system, structure, or component is defective.

**121 SAFETY CONCERNS**

[SC] Safety Concerns: Conditions noted that may pose a hazard to humans, the building or both. These conditions warrant further evaluation and corrections by a specialist in the appropriate trade.

**122 FURTHER EVALUATION**

[FE] Further Evaluation: Conditions noted that warrant further evaluation by specialists in the appropriate trades.

**123 CORRECTIONS RECOMMENDED**

[CR] Corrections Recommended: Conditions noted in need of maintenance, repair, or replacement. We recommend that all corrections be made by specialists in the appropriate trades.

**124 RECOMMENDED UPGRADE**

[RU] Recommended Upgrades: Upgrades are systems and/or components that may not have been available or have been improved since the building was constructed. These may be, but are not limited to, safety-related items such as GFCI receptacle(s) and smoke detector locations and the installation of safety glass where subject to human impact.

**125 NOTE**

The term [NOTE], where used in this report was designed to draw your attention to a specific condition or component of a system. While corrective action may not be warranted, we felt it was important that you be aware of its existence.

**126 FUNCTIONED**

Functioned: as defined in the CREIA/ASHI Standards of Practice, "Performing its normal, proper and characteristic action."

**127 FAILED**

Failed: As defined in Webster's Dictionary, "To be deficient or negligent in an obligation, duty, or expectation." If an item did not *function,* then it was not *serviceable* and was considered to have *failed*.

**128 SPECIALIST**

Specialist: as defined in Webster's Dictionary, "A person who specializes in a particular field of study, professional work. Any individual schooled, trained and/or who otherwise holds a special knowledge of specific systems or components." Trade school or factory trained individuals in specific fields of expertise may be considered a "*Specialist*", as well as qualified state licensed contractors in specific occupations.

[NOTE] The purpose of this inspection is to evaluate the building/structure for function, operation, and condition of its systems and components. The inspection does not include any attempt to find or list cosmetic flaws. You, the client/buyer, are the final judge of aesthetic issues. The presence of furnishings, personal items, and decorations in occupied structures limits the scope of the inspection. The presence or extent of building code or zoning code violations is not the subject of this inspection, nor are they included in this report. No information is offered on the legal use, or possible uses of this building or property. Search of public records is not within the scope of this inspection. We recommend that the buyer/client

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conduct a thorough pre-escrow closing walk through inspection.

[FE] Mold(s) may be present in visible, or hidden areas of this structure. There are thousands of different types of molds. Some do allege adverse health reactions to certain molds. The Federal Environmental Protection Agency has not established any standards for levels of molds within a structure that may lead to human health problems. Determination of mold in or on any given product, or component, that is present in this structure can only be made by specialized testing, or by air sampling. Such tests will not indicate if any person may have an adverse reaction to any mold that may be present. Testing for, or discovering mold is not within the scope of this inspection.

# BUILDING EXTERIOR

The visible exterior surfaces and materials of the building were examined to determine their current condition. Areas concealed from view by any means are excluded from this report. Items are examined for excessive or unusual wear, and general state of repair. Exterior wood components may be randomly probed if deterioration is suspected, however we do not probe every inch of every component. Moisture intrusion through cracks or openings in the exterior siding, trim, windows, and doors can be the source of moisture damage and deterioration. We recommend sealing all cracks or openings in, and between the exterior siding and trim materials, especially around windows and doors. We cannot accept responsibility for inaccessible, camouflaged, or hidden damage. Routine maintenance will extend the service life, and minimize deterioration, of the exterior surfaces.

**We recommend that all *material defects* noted below be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the close of escrow or contingencies.**

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

## EXTERIOR INFORMATION

**301 SIDING TYPE(S)** Materials: stucco with stucco-covered foam trim around the windows and doors.

**302 VENEER TYPE(S)** Materials: stone.

**304 DOOR TYPE(S)** Materials: wood and metal.

**305 WINDOW TYPE(S)** Types: casement, fixed, double-pane (thermal) windows were present, Materials: metal clad.

## EXTERIOR CONDITIONS

Where applicable, the following system(s)/component(s) were visually/functionally examined and determined to be functional unless stated otherwise: *wall cladding/ siding, veneer, trim, doors, windows, balconies, guardrails, lights, receptacles, chimneys*. Any damage visible may extend into concealed areas. The extent of any concealed damage can not be known until repairs are in progress, or further inspection is performed. Those components determined to have material defects

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are itemized below.

**307 STUCCO SIDING**

The stucco siding appeared functional, with exceptions noted.
a. [CR] There were moderate cracks/ holes in the stucco siding. These conditions are conducive to moisture intrusion/deterioration. We recommend evaluation and/or corrections by a specialist in the appropriate trade.
b. [CR] The exterior stucco surfaces under several of the windows are stained from excessive or prolonged wetting. We recommend a full evaluation and/or corrections by a specialist in the appropriate trade.
c. [FE] Portions of the metal stucco weep screed along the bottom edge of the stucco siding lacked adequate clearance from, or were buried, in the ground. These conditions are conducive to moisture intrusion/ deterioration. We recommend a full evaluation and/or corrections by a specialist in the appropriate trade.





**315 VENEER**

The veneer appeared functional, with exceptions noted.
a. [CR] The right front veneer was damaged/loose. We recommend correcting the condition(s) noted.



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**316 FLASHING(S)** The visible areas of the flashings appeared functional.

**317 EAVE(S)/ SOFFIT(S)** The visible eave and soffit materials appeared functional.

**318 FASCIA(S)** The visible fascia materials appeared functional.

**319 EXTERIOR TRIM** The visible exterior trim materials appeared functional.

**320 DOOR(S)** The doors viewed from the exterior appeared functional.

**321 WINDOW(S)** The windows viewed from the exterior appeared functional

[FE] Double-pane windows/doors reduce noise and improve efficiency of heating/ cooling systems. The space between the panes is factory sealed. If a seal fails, air from the environment enters the formerly sealed space. This condition causes condensation or fogging in the window(s), depending on the climatic conditions. We cannot assure the seal on each and every window, but we will attempt to note in the report the presence of visible condensation, fogging and/or moisture staining noted during the inspection. Due to climatic conditions, nature of the components and cleanliness of the glass, it is not possible to determine all failures. We recommend a full evaluation and/or corrections by a specialist in the appropriate trade.

**322 BALCONY(S)** The balcony/deck coatings appeared functional

[CR] The left front balcony deck appears to have been constructed without a secondary or backup drain. Keeping the drain clear will be extremely important. If the drain opening is easily clogged, installation of overflow drains is recommended. We recommend upgrading to meet the present standards.

[FE] The balcony decks were surfaced with a concrete/epoxy type material. The membrane material under the coating was not visible/accessible to examine. We recommend that the system be demonstrated for proper operation by the seller/ builder.

**323 GUARDRAIL(S)** The railings appeared functional, with exceptions noted.
a. [SC] The guard railings were missing at the rear patio. We recommend correcting the condition(s) noted.



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**324 LIGHT(S)/ FIXTURE(S)** The light(s) were functional. The lights on the outside walls of the structure were tested when possible. Landscape lighting, or any other low voltage systems, are outside of the scope of this inspection.

**325 RECEPTACLE(S)** The accessible receptacles were functional and GFCI protected where required.

**EXTERIOR ELECTRIC WIRING CONDITIONS** [SC] Exposed electrical wiring was noted on the exterior of the building. Industry standards usually dictate that wiring installed at exterior locations be protected from damage, and human contact. A qualified electrician should further evaluate the installation and make repairs as necessary.

**EXTERIOR PAINT/ STAIN CONDITIONS** The exterior finishes are in adequate condition.

**328 MOIST CONTROL** Our observations regarding evidence of damaged or deteriorated wood is not a substitute for an inspection by a licensed pest control operator or exterminator. We report current visible conditions only, and cannot render an opinion regarding cause or remediation.

[CR] Present standards require a minimum of 6 inches clearance between the soil and any stucco/wood/metal construction. We recommend maintaining this clearance as much as is practical without creating a negative slope towards the structure.

**329 COMMENTS** [FE] Areas of the exterior siding lacked adequate clearance from or were buried in the ground. These conditions are conducive to moisture intrusion/deterioration. We recommend a full evaluation and/or corrections by a specialist in the appropriate trade.

The items listed were visually examined to determine their current condition during the inspection. Areas concealed from view by any means are excluded from this report. The permanently installed components or equipment are checked for basic operation, with the exception of lawn sprinklers and low-voltage yard lighting. This inspection is a visual examination and does not attempt to determine site drainage performance or the condition of any underground piping, including municipal or private water and sewer service piping or concealed clean-outs. This inspection is not intended to address or include any geological conditions or site stability information. For information in these areas we recommend consulting with a geologist and/or a geotechnical engineer.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

## GROUNDS INFORMATION

**330 DRIVEWAY(S)** Materials: concrete.

**332 WALKWAY(S)** Materials: concrete.

**333 STEP(S) & STAIR(S)** Materials: concrete.

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**334 MAIN ENTRY** Materials: concrete.

**335 PATIO(S)** Materials: concrete.

**336 PATIO COVER(S)** Materials: an extension of the structure.

## GROUNDS CONDITIONS

Where applicable, the following system(s)/component(s) were visually/functionally examined and determined to be functional unless stated otherwise: *driveway, parking lot, walkways, handrails, guardrails, steps/stairs, main entry, patios, patio covers, wood decks, trash enclosures, retaining walls, fencing/gates.* . Those components determined to have material defects are itemized below.

**341 DRIVEWAY(S)** The driveway appeared functional.

**343 WALKWAY(S)** The walkways appeared functional, with exceptions noted.
a. [SC] Evidence of ponding water and inadequate drainage was noted on the right front walkway, near the master bathroom area. We recommend a full evaluation and/or corrections by a specialist in the appropriate trade.





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**344 HANDRAIL(S)** The handrail(s) were functional.

**346 STEP(S) & STAIR(S)** The stairs were functional.

**347 MAIN ENTRY/ PORCH** The entry/porch appeared functional.

**348 PATIO(S)** The patio appeared functional.

**359 COMMENTS** [FE] Conditions were noted that require further evaluation by a pest control operator. We recommend a full evaluation and/or corrections by a specialist in the appropriate trade.

## GRADING/DRAINAGE/LANDSCAPING INFORMATION

**360 SITE GRADING** A combination of slopes.

[NOTE] Drainage systems require ongoing maintenance to insure proper function. Tree debris, roots, and other materials can collect in drains or catch basins and clog the system. The areas and drainage components should be maintained, and kept free from debris.

## DRAINAGE/SPRINKLERS/LOW VOLTAGE LIGHTS

**361 SITE DRAINAGE** Surface and underground drains.

**362 LAWN SPRINKLER(S)** [FE] Lawn sprinkler system(s) are outside of the scope of the inspection and are not examined. Lawn sprinkler system(s) are an ongoing maintenance item. We recommend having the system and controls demonstrated to you prior to the close of escrow.

## GRADING/DRAINAGE/LANDSCAPING CONDITIONS

Where applicable, the following system(s)/component(s) were visually/functionally examined and determined to be functional unless stated otherwise: *site grading, drainage, landscaping*. We cannot predict whether moisture penetration will pose a problem in the future. The ground around the building should be sloped to encourage water to flow away from the foundation. Exterior surface drainage, including downspout water, should be directed as far away from the building as possible. Landscape watering should always be directed away from the building, and limited to short watering duration. Those components determined to have material defects are itemized below.

**365 SITE GRADING** [CR] Grading in several areas around the building slopes towards the foundation. This condition promotes water accumulation near the building which could result in deterioration and water penetration. We recommend further evaluation and correction by a qualified technician.

**366 SITE DRAINAGE** [NOTE] An underground drainage system was installed, but it was not water tested during the inspection. We make no representations as to its effectiveness and recommend its operation be noted during adverse weather.

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**372 LOW VOLT LIGHT(S)**

This property may have a low voltage lighting system. Evaluation of low voltage lighting, yard, and any landscape lighting are not within the scope of this inspection and are specifically excluded from our inspection and report.

# STRUCTURE

The visible areas of the foundation system and structural components were examined to determine their current condition. Areas of the foundation and/or structural components of the building were inaccessible because they were installed at or below grade level, and/or behind walls. Therefore, much of the inspection was performed by looking for visible symptoms of movement, damage, and deterioration. Where there are no visible symptoms, conditions requiring further review or repair may go undetected and identification is not possible without destructive testing. Areas concealed from view by any means are excluded from this report. We make no representations as to the internal conditions or stability of soils, concrete footings, and foundations, except as exhibited by their performance. All concrete experiences some degree of cracking due to shrinkage in the drying process. If large cracks are present along with movement, we recommend further evaluation by a structural engineer. All exterior grades should allow for surface water and roof runoff to be directed away from the foundation system.

**We recommend that all *material defects* noted below be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the close of escrow or contingencies.**

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

## FOUNDATION INFORMATION

**201 TYPE(S)**

Foundation types: Raised foundation with a concrete perimeter and concrete interior stem walls.

**202 BOLTS & BRACING**

Foundation anchor bolts were noted in the visible and accessible areas of the crawl space.

## RAISED FOUNDATION CONDITIONS

Where applicable, the following system(s)/component(s) were visually/functionally examined and determined to be functional unless stated otherwise: *accessibility, foundation, piers, framing, mudsill, cripple walls, floor joist, beams, subflooring, insulation, ventilation, vapor barrier, moisture, dryer vent*. Those components determined to have material defects are itemized below.

**207 FOUNDATION**

The concrete foundation had hairline and/or small cracks. This type of cracking is often a result of shrinkage of materials, settlement and usually does not affect the strength of the foundation.

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**209 FRAMING**

The visible floor framing appeared functional, with exceptions noted.
a. [RU] The cripple wall sections of the floor framing lacked bracing or shear paneling. We recommend bracing and/or shear paneling be added in these areas to strengthen the framing, and as a seismic upgrade.

**210 MUDSILL(S)**

The visible areas of the mudsills appeared functional.

**211 CRIPPLE WALL(S)**

[RU] The cripple wall sections of the floor framing lacked bracing or shear paneling. We recommend bracing and/or shear paneling be added in these areas to strengthen the framing as a seismic upgrade.

**212 FLOOR JOIST(S)**

The visible areas of the floor joists appeared functional, with exceptions noted.
a. [FE] Crush blocking has not been installed. The floor system consists of engineered lumber. This type of flooring is commonly called TJI (Brand Name). The purpose of crush blocking is to prevent the ends of the TJI joists from deforming at these locations. We recommend evaluation and/or corrections by a specialist in the appropriate trade.





**213 BEAM(S)**

The visible areas of the support beams appeared functional.

**214 SUBFLOOR**

The visible areas of the subflooring appeared functional, with exceptions noted.
a. The subfloor was inaccessible and not visible for inspection due to insulation. Areas around the plumbing locations, e.g. bath and kitchen, were temporarily pulled away to inspect the subfloor in these locations. No visible signs of reportable conditions were noted in these areas.

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**215 INSULATION**

The floor framing insulation appeared functional.

**216 VENTILATION**

The crawl space ventilation appeared functional. Good ventilation is vital for moisture control. The exterior vents should be kept in good repair, clear of vegetation and inspected periodically.

**217 VAPOR BARRIER**

[RU] There was no vapor barrier in place in the crawl space. A vapor barrier is considered a beneficial feature. This will help create a dry air space between the dirt and the framing and limit the amount of moisture that is able to rise into the framing, and reduce the possibility of future moisture damage. We recommend that a vapor barrier be installed.

**218 MOISTURE**

[CR] There is evidence of moisture entry and a periodic accumulation of water in the crawl space. Small pockets of water are not unusual in below grade areas. We recommend evaluation and/or corrections by a specialist in the appropriate trade.



[FE] Silt marks on the foundation and/or wood framing indicate that standing water had collected in the crawl space. The crawl space should be monitored to determine if excessive moisture redevelops. We recommend a full evaluation and/or corrections by a specialist in the appropriate trade.

[FE] There are white mineral deposits on the soils in the crawl space. The deposits are likely mineral residue from moisture that previously saturated the soils. Monitor the crawl space for moisture accumulation, and take necessary action. We recommend evaluation and/or corrections by a specialist in the appropriate trade.



**219 COMMENTS**

[FE] Conditions were noted that require further evaluation by a pest control operator. We recommend a full evaluation and/or corrections by a specialist in the appropriate trade.

[FE] Given the condition(s) noted above. We recommend evaluation and/or corrections by a specialist in the appropriate trade.

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# ROOF COVERINGS

The visible areas of the roof and components were examined to determine their current condition. Areas concealed from view by any means are excluded from this report. We examine the roofing material for damage and deterioration. We look for evidence of roof system leaks, roofing material damage, and conditions that suggest limited remaining service life. Opinions stated herein concerning the roofing material are based on the general condition of the roof system as evidenced by our visual inspection. This inspection report does not constitute a warranty that the roof is, or will remain, free of leaks. We cannot predict when or if a roof might leak in the future. All roof systems require annual maintenance. The condition of the roofing underlayment material was not verified or inspected. This report is issued in consideration of the foregoing disclaimer. The testing of gutters, downspouts and underground drain piping is outside the scope of this report.

**We recommend that all *material defects* noted below be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the close of escrow or contingencies.**

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

## ROOF INFORMATION

**401 INSPECTION METHOD**

Tile roofs are not walked on, but are viewed from the eaves, windows and the ground when possible. These precautions are taken to prevent damage the roof tiles and for inspector safety.

The nature of the roof covering and the manufacturers specifications prohibit anyone from walking on the roof surface. Doing so will void the manufacturers warranty.

The roof should not be walked upon except by an experienced professional, using proper equipment.

We observed no evidence of active leakage during the inspection. Our inspection of the roof surface, attic, and interior spaces should not be interpreted as a certification that this roof is, or will be free of leaks.

**402 ROOF COVERING(S)**

Materials: concrete tile.

**403 ROOF LAYERS(S)**

1 layer.

**404 CHIMNEY(S)/ FLUE(S)**

Materials: stucco chimney with a metal flue.

**405 ROOF DRAINAGE**

Materials: metal rain gutters.

## ROOF CONDITIONS

Where applicable, the following system(s)/component(s) were visually/functionally examined and determined to be functional unless stated otherwise: *roof coverings,*

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*flashings, flue pipes, skylights, chimneys, roof drainage systems*. Those components determined to have material defects are itemized below.

**410 CONCRETE TILES** [FE] There were cracked and displaced tiles observed on the roof. The underlayment felt was exposed to the weather. These conditions are conducive to roof leaks. We recommend a full evaluation and/or corrections by a specialist in the appropriate trade.

[FE] The roofing material was installed with tight valleys. While this is configuration may be allowed, tight valley configurations reduce the roof water flow runoff and are prone to debris buildup, and roof leakage. Regular maintenance and cleaning will be required to prevent the water from backing up in the roof valleys. We recommend a full evaluation and/or corrections by a specialist in the appropriate trade.

**416 FLASHING(S)** The visible flashings appeared functional.

**417 FLUE PIPE(S)** The visible exhaust flue pipes and weather caps appeared functional.

**419 CHIMNEY(S)** The visible areas of the chimney [from the roof line up] appeared functional

There was a spark arrester installed.

**420 ROOF DRAINAGE** The visible areas of the roof drainage system appeared functional. All gutter and downspout systems should be monitored on a regular basis, and cleaned out and maintained regularly.

**421 DOWNSPOUT(S)** The downspout(s) discharge away from the building to minimize water accumulation near the foundation.

**422 COMMENTS** [NOTE] The roof has been recently installed. We recommend inquiring with the seller/owner regarding any roof warranties, and building permits.

# PLUMBING SYSTEM

The visible areas of the main water line, shutoff valve, water supply and drain lines, gas meter and piping were examined to determine their current condition. Areas concealed from view by any means are excluded from this report. The accessible permanently installed equipment or components are checked for basic operation. Leakage or corrosion in underground or concealed piping cannot be detected by a visual examination. Older fixtures or components should be budgeted for replacement. Some corrosion is common. We are not equipped to repair leaky shutoffs, therefore we do not operate fixture shutoffs. We recommend fixture shutoffs be examined by a specialist in the appropriate trade equipped to repair or replace the shutoffs should leakage occur. Plumbing leaks can be present but not evident in the course of a home inspection. A sewer lateral test to determine the condition of the underground sewer/drain lines is not within the scope of this inspection. As desired, a qualified individual could be retained, by the client, for such a test. Our review of the plumbing system does not include landscape irrigation systems, water wells, on site or private water supply systems, water quality, off site or private (septic) waste disposal systems. **We recommend that all *material defects* noted below be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the close of escrow or contingencies.**

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[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

## PLUMBING INFORMATION

**601 MAIN WATER LINE** Materials: copper piping.

**602 WATER SHUTOFF** The main water shutoff valve was located at the left side of the building.

**603 WATER PRESSURE** 30-40 PSI.

**604 WATER PIPING** Materials: copper piping.

**605 WASTE LINES** Materials: ABS black plastic piping.

**606 GAS SHUTOFF** The gas meter and shutoff valve are located at the right side of the building.

## PLUMBING CONDITIONS

Where applicable, the following system(s)/component(s) were visually/functionally examined and determined to be functional unless stated otherwise: *water shutoff, water pressure, water piping, water flow, hose faucets, waste piping, waste flow, sewage ejector, vent piping, gas shutoff, gas piping, water heater*. During the inspection, we will only operate the valves or faucets that are normally operated by occupants in the daily use of the plumbing system. Be aware that we will not operate: The main water supply shut-off valve; The water heater temperature & pressure relief valve; The water heater tank supply or drain valves; Any stop valves supplying water to plumbing fixtures; The laundry supply shut-off valves. Any valve that is not used on a daily basis may fail; meaning, it could start leaking or dripping. If you want to know if seldom used valves are functional, we encourage you to operate them in the presence of the seller.

**607 WATER SHUTOFF** The main water shutoff valve appeared functional. We do not operate these devices.

**608 WATER PRESSURE** The water pressure measured at an exterior hose faucet was within the acceptable range.

**609 WATER PIPING** The visible water supply piping appeared functional

[CR] There were un-insulated water supply pipes. All exposed water supply pipes, hot or cold should be insulated to help minimize heat loose and potential freezing.

This inspection does not include evaluation of public, or private, sewage systems. The scope of our inspection of the plumbing system in all buildings includes the visible water supply piping, fixtures, drains, waste lines, and vent lines physically located within the building footprint. We do not inspect the building drain between the building and its discharge point at the sanitary district collection system, or at the private disposal system.

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**610 WATER FLOW** [FE] System water pressure, as judged by the flow from the fixtures, is low. A qualified technician should evaluate the system and determine what corrective action is necessary.

**611 HOSE FAUCET(S)** The accessible hose faucets were functional

[NOTE] We did not attempt to locate and/or operate every hose bib. Try the function of each hose bib before escrow closing.

**612 WASTE PIPING** The visible waste piping appeared functional.

**613 WASTE FLOW** A number of drains were emptied simultaneously and appeared functional.

**615 VENT PIPING** The visible areas of the vent pipes appeared functional.

**616 GAS SHUTOFF** The supply shutoff appeared functional. We do not operate these devices.

[NOTE] If you ever notice a gas odor, or even suspect the presence of natural or LP gas, do not attempt to fix or find the source yourself. Do not attempt to light any appliance. Do not touch any electrical switch; do not use any phone. Vacate the building, leaving any doors open for ventilation. Call the fire department, and/or your local gas supplier. Keep the area clear until the service call is complete, and it is safe to re-enter the area.

**617 GAS PIPING** [NOTE] Most or all of the interior gas piping is concealed by finished surfaces, and is therefore inaccessible for inspection. It is outside of the scope of this inspection to perform a pressure test on the gas piping system.

**619 COMMENTS** [NOTE] It is not unusual to find plumbing leaks in a building that has been left vacant. Often, such leaks do not become apparent until the building is occupied.

[NOTE] New water lines often contain oils, dirt, solder and other debris that was left in the piping and fixtures during installation. Check with your builder/seller to verify if the plumbing system has been flushed out. If not, we recommend that the water lines be flushed.

# WATER HEATER

The water heater(s) and the related components were examined to determine their current condition. Areas concealed from view by any means are excluded from this report. Water heaters that were shut down, turned off, or inactive will not be turned on or activated. Water that is hotter than the manufacturer's recommended setting of 125 degrees is considered a scald hazard. The water temperature should not be set higher than the manufacturer's recommended setting.

**We recommend that all *material defects* noted below be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the close of escrow or contingencies.**

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

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## WATER HEATER INFORMATION

**701 LOCATION(S)** The water heater was located in the garage.

**702 BRAND NAME(S)** American.

**703 APPROX. AGE(S)** 2004.

**704 SIZE / GALLONS** 75 gallon.

**705 ENERGY TYPE(S)** Natural gas.

## WATER HEATER CONDITIONS

Where applicable, the following system(s)/component(s) were visually/functionally examined and determined to be functional unless stated otherwise: *venting system, water pipes, T&P valve, tank, seismic strapping, combustion/ventilating air, energy supply, controls, elevation, circulating piping*. Those components determined to have material defects are itemized below.

**707 VENTING SYSTEM(S)** The visible areas of the flue vent piping were intact and secured at the connections.

**708 SUPPLY PIPING** The shutoff valve and visible water supply connectors appeared functional and were insulated to minimize heat loss.

[CR] The water heater piping is not bonded to the electrical system ground. Bonding is now standard practice, providing an additional measure of electrical safety. Consider having an electrician bond the hot and cold supply connections above the water heater to the electrical system ground.

**709 T&P VALVE(S)** A temperature and pressure relief (T&P) valve and discharge line were installed. The discharge line extended to the exterior and terminated close to the ground facing downward.

**710 TANK(S)** The water heater tank appeared functional.

A vehicle impact barrier [bollard] was present and appeared functional

An expansion tank was present and appeared functional.

**711 SEISMIC BRACING** [SC] The 75/100 gallon water heater had only two straps securing it in place. Units of this size usually require three or more straps unless the strapping kit specifically states that it is certified for units up to and including 75/100 gallon water heaters. We recommend repairing the condition(s) noted.

**712 COMBUSTION AIR** A combustion air supply for the water heater was present. Adequate ventilation for all fuel-burning appliances is vital for their safe operation.

**712a WATER HEATER BURNER** The water heater burner was in acceptable condition, at the time of this inspection.

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**713 ENERGY SUPPLY(S)** The gas shutoff valve and flexible gas connector appeared functional.

**714 CONTROL(S)** The temperature control was set in the "normal range" and the water at the faucets was warm/hot.

**715 ELEVATION(S)** The water heater ignition source/pilot light was elevated 18 inches or more above the floor.

**716 RE-CIRCULATING PIPING/PUMP** [FE] These system(s) are outside the scope of the inspection and are not inspected. We recommend consulting with a specialist regarding the operation and maintenance of this system.

# ELECTRICAL SYSTEMS

The visible areas of the service entrance, main and sub panels, grounding system, and branch wiring were examined to determine their current condition. Areas concealed from view by any means are excluded from this report. Lights, ceiling fans, and accessible receptacles are checked for basic operation. Light fixtures that have missing or dead bulbs are considered nonfunctional. The location of GFCI circuit protection devices will be identified when present. The operation of time control devices is not verified. The location of smoke detectors will be identified when present. We inspect for adverse conditions such as improper installation of wiring, lack of grounding and bonding, over fusing, exposed wiring, open air splices, reversed polarity, and defective GFCI's. The hidden nature of electrical wiring prevents inspection of every length of wire. Performing voltage tests, load calculations, or determining the adequacy of the electrical system is outside the scope of this inspection. Telephone, video, audio, security, landscape lighting, and any other low voltage wiring is not included in this inspection unless specifically noted. We recommend that you have the seller, or a qualified specialist , demonstrate the serviceability of such items for you.
**We recommend that all *material defects* noted below be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the close of escrow or contingencies.**

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

## ELECTRICAL SERVICE INFORMATION

**801 SERVICE TYPE** Underground.

**802 MAIN PANEL** Located at the right side of the building.

**803 SERVICE RATING** 120/240 volt system, rated at 400 amperes.

**804 SERVICE WIRING** Materials: copper and aluminum.

**805 BRANCH WIRING** Materials: copper and aluminum, where visible in the main panel, Wire system type(s): non-metallic sheathed cable.

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**806 DISCONNECT TYPE** Circuit breakers.

**807 GROUNDING** Driven rod into the earth.

## ELECTRICAL SERVICE CONDITIONS

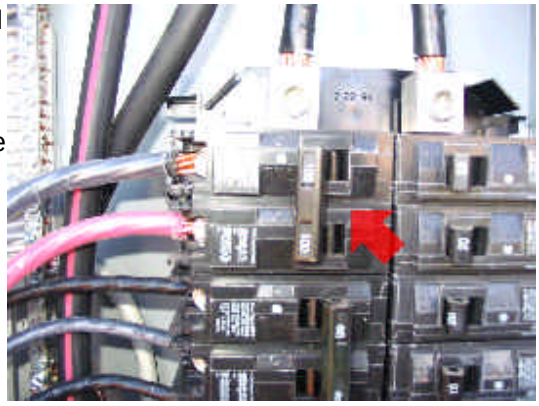
Where applicable, the following system(s)/component(s) were visually/functionally examined and determined to be functional unless stated otherwise: *service wiring, grounding, main panel, subpanels, workmanship, breaker/wire connections, anti-oxidants, branch wiring, lights, fixtures, receptacles*. Those components determined to have material defects are itemized below. Our inspections randomly test receptacles, switches, and fixtures. We typically test not less than one outlet per room, and all outlets within six feet of a water source. Each and every wired device will not be evaluated. Wired devices blocked by furniture or personal goods will not be tested.

**SERVICE CAPACITY** The size of the service capacity is normal for a building of this age, and size. It appears adequate for the existing demand, and small additional loads.

**808 SERVICE WIRING** The underground service lateral was not visible to inspect.

**809 MAIN PANEL** The circuit breakers/fuses in the panel were labeled. The accuracy of the labeling was not verified.

[FE] The breaker labeled "Pool" in the main panel was in the "Off" position. Resetting breakers is outside the scope of the inspection. We recommend that the system be demonstrated for proper operation by the seller.



**810 PANEL WIRING** The wiring within the panel appeared functional.

**811 GROUNDING** The visible ground connections appeared functional.

**812 BRANCH WIRING** The branch circuit wiring appeared functional, with exceptions noted.

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## ELECTRICAL COMPONENT CONDITIONS

**814 DOOR BELL** [RU] There was no doorbell installed.



**815 SWITCHES** Functional overall; deficiencies are identified in the location of the conditions.

**816 LIGHT(S)/ FIXTURE(S)** Functional overall; deficiencies are identified in the location of the conditions.

**817 RECEPTACLE(S)** Functional overall; deficiencies are identified in the location of the conditions.

**818 GFCI DEVICE(S)** GFCI protection devices were located in the following areas: bathroom(s), exterior, garages, kitchen

Ground fault circuit interrupter devices (GFCI) afford additional protection against electrical shock. GFCI protection is typically found in homes built from the mid-1970's in areas where electrical receptacles are located near sources of water. Local building codes vary as to where these devices or their protection feature are required and when the requirement began. We have identified areas that are appropriate for GFCI installation.

**820 ALARM SYSTEM** [FE] These systems are outside the scope of the inspection and are not inspected. We recommend consulting with a specialist regarding the system's operation and maintenance.

**822 CENTRAL VACUUM** [FE] These systems are outside the scope of the inspection and are not inspected. We recommend consulting with a specialist regarding the system's operation and maintenance.

## ELECT. SUBPANEL CONDITIONS

**826 LOCATION** Located in the laundry room.

**827 PANEL RATING** Listed on panel rating label.

**828 DISCONNECT TYPE** Circuit breakers.

**829 ELECTRIC PANEL** The circuit breakers/fuses in the panel were labeled. The accuracy of the labeling was not verified.

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**830 WORKMANSHIP** The wiring within the panel appeared functional.

# HEATING SYSTEM

The visible areas of the heating system(s) and related components were examined to determine their current condition. These items are examined for excessive or unusual wear, and general state of repair. Weather permitting, our inspection of a heating or cooling system includes activating the system(s) via the thermostat and checking for appropriate temperature response. Areas or components concealed from view by any means are excluded from this report. The accessible permanently installed equipment or components are checked for basic operation. Determining the condition of heat exchangers is beyond the scope of this inspection. Furnace heat exchangers can fail at any time. Furnace heat exchangers are inaccessible by design, and would require significant dismantling of the system. Our inspection does not include dismantling of any system. The inspector does not light pilot lights. Thermostats are not checked for calibration or timed functions. Routine maintenance is recommended per the manufacturer's specifications and operating conditions.
**We recommend that all *material defects* noted below be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the close of escrow or contingencies.**

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

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## HEATING SYSTEM INFORMATION

**901 LOCATION(S)** The units were located in the attic and crawl space.





**902 BRAND NAME(S)** Bryant.

**903 APPROX. AGE(S)** 2005.

**904 TYPE & FUEL** Forced air natural gas-fired systems.

**906 FILTER TYPE(S)** Disposable.

## HEATING SYSTEM CONDITIONS

Where applicable, the following system(s)/component(s) were visually/functionally examined and determined to be functional unless stated otherwise: *venting system, supply air plenum, heating unit, combustion/ventilating air, energy supply/ connections, burners, blower, filter, thermostat, ducting system, and registers/grills*. Those components determined to have material defects are itemized below.

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**908 VENTING SYSTEM(S)**
The visible areas of the flue vent piping were intact and secured at the connections.

**909 SUPPLY PLENUM(S)**
The supply air plenums appeared functional.

**910 HEATING UNIT(S)**
The furnaces were functional, and a source of heat was observed for every habitable room.

**911 COMBUSTION AIR**
The combustion air supply for the furnace appeared adequate.

**912 ENERGY SUPPLY(S)**
The gas shutoff valve and flexible gas connector appeared functional.

**912a IGNITION SYSTEM CONDITIONS**
The burnerswere equipped with an electronic ignition system, which allows operation without the need for a continuosly burning pilot light. The electronic ignition systems were in adequate condition at the time of this inspection.

**913 BURNER(S)**
The burner flame(s) appeared typical for this type of unit.

**914 HEAT EXCHANGER(S)**
[NOTE] The heat exchangers were not visible to inspect without dismantling the units, which is beyond the scope of the inspection.

**915 BLOWER/ FILTER(S)**
The blower and filter appeared functional.

**916 RETURN PLENUM(S)**
The return air ducting appeared functional.

**917 THERMOSTAT(S)**
The thermostats were operated and the systems responded.

**917a CLEARANCE CONDITIONS**
There was adequate clearance to combustible materials in the area around the heating units. The spaces should never be used for storage.

## DUCTING SYSTEMS

**919 DUCT TYPE(S)**
Plastic covered and insulated flexible ducting.

**920 RETURN AIR/ DUCT CONDITIONS**
The visible areas of the conditioned air ducts, and air return(s) appeared functional, with exceptions noted.
a. [CR] Some of the ducts were in contact with the soil. This can promote damage. A minimum of a 4" clearance should be maintained. The ducts should be re-configured to maintain a proper distance from the soil.



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**921 VENT(S) & GRILL(S)** There was air movement from the air register(s)/grill(s)

# CENTRAL COOLING SYSTEM

The visible areas of the central cooling system(s) and related components were examined to determine their current condition. Areas concealed from view by any means are excluded from this report. The permanently installed components or equipment are checked for basic operation. Routine maintenance is recommended per the manufacturer's specifications and operating conditions.

**We recommend that all *material defects* noted below be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the close of escrow or contingencies.**

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

## AIR CONDITIONING SYSTEM INFORMATION

**1001 LOCATION(S)** The units were located on the right side of the building.



**1002 BRAND NAME(S)** Bryant.

**1003 APPROX. AGE(S)** 2005 each.

**1004 SYSTEM TYPE(S)** "Split systems". The condensing unit and evaporator coils were at different locations.

**1005 APPROX. SIZE(S)** 4 ton, 5 ton.

## AIR CONDITIONING SYSTEM CONDITIONS

Where applicable, the following system(s)/component(s) were visually/functionally examined and determined to be functional unless stated otherwise: *energy supply/*

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*connections, condensing unit, system condition, condensate drain line(s), thermostat, ducting system, and registers/grills*. Those components determined to have material defects are itemized below.

**1007 ENERGY SUPPLY(S)**

An electrical disconnect was present, in sight of and providing power to the condensing unit.

**1008 CONDENSING UNIT(S)**

The condensing units appeared functional.

**1009 SYSTEM CONDITION(S)**

[FE] The outside air temperature was below the 65 degree "Do Not Operate" temperature. Operating the systems under these conditions could damage the condensing unit compressors. We recommend having the systems checked by a specialist in the appropriate trade when the outside air temperature has been above 65 degrees for a period of time.

**1009a EVAPORATOR COIL**

[NOTE] The evaporator coil is concealed and could not be directly observed. However, no visible evidence of a reportable condition was observed.

[NOTE] As part of routine maintenance, the evaporator coil, condensate drain lines, and pan should be flushed and cleaned annually by a qualified technician.

**1009b REFRIGERANT LINES**

The refrigerant lines were in acceptable condition, and insulated.

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**1010 CONDENSATE DRAIN LINE(S)**

The visible areas of the condensate drain lines appeared functional, with exceptions noted.
a. [CR] The exterior right side condensate drain line was installed improperly. Water was wetting the exterior stucco, and leaking into the crawl space vent saturating the OSB sheathing and mudsill. We recommend a full evaluation and/or corrections by a specialist in the appropriate trade.





**1012 AIR DUCT(S)**

The air-conditioning ducts are the same as the heating system ducts. (Shared ductwork)

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# BUILDING INTERIOR

The visible areas of the walls, ceilings, floors, cabinets, and counters were examined to determine their current condition. Areas concealed from view by any means are excluded from this report. The accessible doors, windows, lights, receptacles, conditioned air vents, and permanently installed components or equipment are checked for basic operation. Determining the condition of insulated glass windows is not always possible due to temperature, weather, and lighting conditions. Insulated glass window seals can fail at any time. Not included in the scope of this inspection are cosmetic conditions of any kind. Please note that a representative sample of accessible windows, doors, receptacles, switches, and other fixtures are inspected. Fireplaces should be cleaned and inspected on a regular basis to insure safe operation. Smoke detectors in hallways, should be installed within 15 feet of all sleeping rooms. To examine or test smoke detectors is beyond the scope of the inspection. We recommend that all smoke detectors be tested during the final walk-thru, after move-in, and at regular intervals prescribed by the smoke detector manufacturer. We recommend upgrading to current building standards and installing smoke detectors in each of the sleeping rooms, and in all other locations recommended by the smoke detector manufacturer's installation instructions.

**We recommend that all *material defects* noted below be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the close of escrow or contingencies.**

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

## BUILDING INTERIOR INFORMATION

| | |
|---|---|
| **1401 ROOMS INSPECTED** | Bedrooms, front entry, living room, dining room, family room, breakfast room, office/study, hallway(s), stairwell(s)<br><br>[NOTE] In addition to any specific rooms or areas noted, we inspected all habitable rooms. These usually include the living room, family room, dining room, den, bedrooms, utility room, etc., in addition to the kitchen, bathroom(s), laundry area and garage, as applicable. |
| **1402 WALLS/ CEILINGS** | Materials: sheetrock. |
| **1403 FLOORS** | Materials: carpet, tile, marble, wood. |
| **1404 WET BARS #** | 1. |
| **1405 FIREPLACES #** | Fireplace(s): 3. |
| **1406 SMOKE DETECTORS** | Smoke detectors were noted in the; hallways and bedrooms. |
| **1406a CO DETECTORS** | [RU] There are no Carbon Monoxide Detectors installed in the property. As a safety upgrade, we strongly recommend that a Carbon Monoxide Detector be properly installed near and/or in the sleeping rooms, or as the manufacturers instructions specify. |

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## INTERIOR ENVIRONMENTAL CONCERNS

**COMMENTS**

Susceptibility to mold spores has become a hot topic and a controversial issue. Numerous companies have entered the profitable business of delivering mold testing seminars and test results to the home inspection community. The fact is that there are no acceptable or unacceptable levels of mold contamination set by the Center for Disease Control, the Environmental Protection Administration, or any other authoritative source. Without accepted thresholds, test results are interpreted very differently depending on the tester/interpreter's opinion. Our clients are important to us and we believe that the testing and interpretation of mold or mold spores should be left to experts in that field. That is why we disclaim these issues in our agreement and do not inspect for, or provide an opinion on the potential for, or the existence of mold or any related damage in or outside the building.If you have concerns about mold or any other indoor air quality issues, we recommend that you contact specialists in that field. Indoor air quality testing is not within the scope of this inspection. If you have concerns about mold or any other indoor air quality issues, we recommend that you contact specialists in that field.

## BUILDING INTERIOR CONDITIONS

**1407 COMMENTS**

Safety glass is now required in certain specified locations where a person is most likely to impact it, as safety glass is harder to break and less likely to cause injury if broken. These locations include, but are not limited to: Door glass, glass adjacent to doors, shower and tub enclosures, most large windows, and windows within stairwells and any associated landings.

[NOTE] Double-pane windows/doors reduce street noise and improve efficiency of heating/cooling systems. The space between the panes is factory sealed. If a seal is broken, air from the environment may enter the formerly sealed space. This condition may cause condensation or fogging in the window(s), depending on the climatic conditions. We cannot assure the seal on each and every window, but we will report the presence of visible condensation, fogging and/or moisture staining noted during the inspection.

[FE] The proper wiring and mounting of ceiling fans cannot be determined by visual observations or operational checks. Ceiling fans are heavier than standard light fixtures and require special mounting. Proper mounting is necessary to ensure that a ceiling fan does not fall. We recommend further evaluation and correction(s) by a specialist in the appropriate trade.

Inspection of the built in vacuum system is not within the scope of this inspection, and is not included in this report. Ask the owner or a qualified technician to demonstrate the system for proper operation, and features.

Most local jurisdictions which subscribe to one of the nationally recognized codes have set minimum standards for alternate egress from bedrooms. Since a professional home inspection should not be construed as an inspection for compliance with any adopted code or regulation, your inspector has not attempted to determine if any rooms are, or are not, "conforming" bedrooms.

[NOTE] "Orange dots" on switches, outlets, receptacles, or windows were placed there to identify concerns with these components as listed in the report. The dots can be easily removed.

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[FE] The interior of the building was recently painted. This can remove or conceal evidence of any past conditions that may have been present prior to the work being done. We recommend inquiring about any past conditions that may no longer be visible.

## OVERALL:

Where applicable, the following system(s)/component(s) were visually/functionally examined and determined to be functional unless stated otherwise: *walls, floors, doors, windows, heating/cooling, lights, receptacles, closets, smoke detectors, cabinets, sinks, hand/guard rails, stairwells, fireplaces*. Those components determined to have material defects are itemized below.

**1408 WALL(S)/ CEILING(S)**

The visible areas of the walls and ceiling appeared functional.

**1409 CARPET FLOORING**

The visible areas of the carpet appeared functional.

**1410 TILE FLOORING**

The visible areas of the tile floor appeared functional.

**1414 INTERIOR DOOR(S)**

The door(s) were functional, with exceptions noted.
a. [CR] Doorknobs/door hardware were missing in several areas. We recommend correcting the condition(s) noted.

**1415 EXTERIOR DOOR(S)**

The door(s) were functional and there were visible safety glass markings on the glass pane(s)

**1416 WINDOW(S)**

The accessible windows(s) were functional and there were visible safety glass markings on the glass at the required locations.

[CR] Window screens were missing. We recommend correcting the condition(s) noted.

[NOTE] The windows were dirty/dusty/water spotted at the time of this inspection. We could not tell if any windows have breached seals or 'fogged' glass. We recommend that the windows be thoroughly cleaned and carefully examined for any evidence of defective seals or fogged glass.

**1416a EGRESS**

The bedroom windows appear to be adequate for use as emergency egress.

Egress windows are generally any type of window that, by virtue of its location and size of operable sash, is large enough to provide an alternate exit in an emergency. The local jurisdiction and building standards establish which locations, typically sleeping rooms, require egress windows with minimum standards for their openings and sill height above the floor.

**1417 HEAT & COOL**

There was air movement from the air register(s)/grill(s)

**1418 LIGHTS/ FIXTURE(S)**

The light(s) were functional.

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**1419 RECEPTACLE(S)** The accessible receptacles were functional

[FE] The receptacles were not all accessible to inspect due to stored and/or personal items. We recommend further evaluation and/or correction once the receptacles are made accessible.

**1420 CLOSET(S)** The closet(s) were functional.

**1421 SMOKE DETECTOR(S)** A smoke detector was present. We recommend that smoke detectors be tested during the final walk-thru, when you move in and at regular intervals prescribed by the smoke detector manufacturer.

**1422 CABINET(S)** The visible areas of the cabinet(s)/ counter(s) were functional.

**1424 HANDRAIL(S)** The handrail(s) were functional.

**1425 GUARDRAIL(S)** The guardrails were functional.

**1426 STAIRWELL(S)** The stairs were functional.

**1427 FIREPLACE(S)** [NOTE] The fireplaces were not intended for burning wood or any other solid fuel type. They cannot be converted into a wood burning or solid fuel burning fireplace without upgrades and professional installation. They were not intended to be a heat source.

Our inspection of the fireplaces is limited to the readily visible portions. The inner reaches of a chimney flue are not visually accessible and our view from the top or bottom is not adequate to discover possible deficiencies or damage. We recommend a National Fire Protection Association (NFPA) 211 Standard, Level II inspection by a qualified fireplace professional prior to the close of this transaction. A fireplace professional can use testing procedures, mirrors and video cameras as needed to thoroughly evaluate the fireplace system. For safe and efficient operation we recommend annual inspections by a qualified fireplace professional.

**1428 COMMENTS** The interior surfaces , hardware, fixtures, doors, and windows are generally in adequate condition. This inspection is not intended to be a punch list of cosmetic flaws.

## LIVING ROOM:

**1427 FIREPLACE(S)** The fireplace and visible areas of the flue appeared functional.

## FAMILY ROOM:

**1427 FIREPLACE(S)** The fireplace and visible areas of the flue appeared functional.

## MASTER BEDROOM:

**1414 INTERIOR DOOR(S)** [CR] The entry door lacked a privacy lock. We recommend correcting the condition(s) noted.

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**1420 CLOSET(S)** [CR] The left closet door did not latch to the jamb. We recommend correcting the condition(s) noted.

**1427 FIREPLACE(S)** The fireplace and visible areas of the flue appeared functional.

## OFFICE / STUDY:

**1414 INTERIOR DOOR(S)** The door(s) were functional and there were visible safety glass markings on the glass pane(s), with exceptions noted.
a. [CR] The entry doors were out of alignment. We recommend correcting the condition(s) noted.
b. [CR] The doors did not latch properly. We recommend correcting the condition(s) noted.

# BATHROOMS

The visible areas of the walls, ceilings, floors, cabinets and counters were examined to determine their current condition. Areas concealed from view by any means are excluded from this report. The accessible doors, windows, lights, receptacles, conditioned air vents and permanently installed components or equipment are checked for basic operation. Bathrooms are inspected for active leaks, water damage, deterioration of floors and walls, proper function of components, excessive or unusual wear, and general state of repair. Bathroom fixtures are operated simultaneously to check for adequate water pressure and volume. Fixtures are tested using normal operating features and controls. Vent fans are tested and their ductwork examined when visible. Unusual bath features such as, but not limited to, steam generators or sauna's are not inspected.

**We recommend that all *material defects* noted below be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the close of escrow or contingencies.**

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

## BATHROOM INFORMATION

**BATHROOM:** Half Baths# 1 Three Qtr/Full # 3 Master # 1 Total # 4.5.

## LOWER HALL 1/2 BATH:

Where applicable, the following system(s)/component(s) were visually/functionally examined and determined to be functional unless stated otherwise: *walls, floors, doors, windows, heating/cooling, lights, receptacles, vents, cabinets, sinks, toilets, tubs, showers, enclosures*. Those components determined to have material defects are itemized below.

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| | |
|---|---|
| **1301 WALL(S)/ CEILING(S)** | The visible areas of the walls and ceiling appeared functional. |
| **1303 TILE FLOORING** | The visible areas of the tile floor appeared functional. |
| **1307 INTERIOR DOOR(S)** | The door(s) were functional. |
| **1310 HEAT & COOL** | There was air movement from the air register(s)/grill(s) |
| **1311 LIGHTS/ FIXTURES** | The light(s) were functional. |
| **1312 RECEPTACLE(S)** | The accessible receptacles were functional and GFCI protected where required. |
| **1313 VENTILATION** | The exhaust vent fan functioned. |
| **1315 SINK/PLUMBING** | The faucet(s), sink(s) and piping were functional with exceptions noted.<br>a. [CR] The vanity back splash/splash guard was missing. We recommend evaluation and/or corrections by a specialist in the appropriate trade. |
| **1316 TOILET(S)** | The toilet(s) functioned, no leakage noted. |
| **1326 MIRROR(S)** | The mirror(s) were in acceptable condition. |
| **1327 TOWEL BAR(S)** | The towel bar(s) and toilet paper holder(s) were functional. |

## MASTER BATH:

Where applicable, the following system(s)/component(s) were visually/functionally examined and determined to be functional unless stated otherwise: *walls, floors, doors, windows, heating/cooling, lights, receptacles, vents, cabinets, sinks, toilets, tubs, showers, enclosures*. Those components determined to have material defects are itemized below.

| | |
|---|---|
| **1301 WALL(S)/ CEILING(S)** | The visible areas of the walls and ceiling appeared functional. |
| **1303 TILE FLOORING** | The visible areas of the tile floor appeared functional. |
| **1309 WINDOW(S)** | The accessible windows(s) were functional and there were visible safety glass markings on the glass at the required locations. |
| **1310 HEAT & COOL** | There was air movement from the air register(s)/grill(s) |
| **1311 LIGHTS/ FIXTURES** | The light(s) were functional. |
| **1312 RECEPTACLE(S)** | The accessible receptacles were functional and GFCI protected where required. |
| **1313 VENTILATION** | The ventilation was be provided by a vent fan or the window, and both were functional. |
| **1314 CABINET(S)** | The visible areas of the cabinet(s)/ counter(s) were functional, no visible leakage noted. |
| **1315 SINK/PLUMBING** | The faucet(s), sink(s) and piping were functional, no leakage noted. |

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**1316 TOILET(S)** The toilet(s) functioned, no leakage noted.

**1317 BIDET(S)** The bidet(s) functioned, with no leakage noted.

**1319 TUB/SHOWER(S)** The tub/shower and faucet(s) were functional

There were no visible cracks, holes or other damage noted. [NOTE] Damage may extend onto concealed or inaccessible areas. Damage or deterioration discovered during the course of repairs should also be corrected.

**1320 WHIRLPOOL EQUIP.** The whirlpool pump and jets were functional. Failure to follow proper cleaning and maintenance procedures for the whirlpool bath circulation systems can result in the growth and transmission of disease causing microorganisms.

The GFCI protection for the pump was functional.

**1321 SHOWER(S)** The shower and faucet(s) were functional, with exceptions noted.
a. [CR] The secondary shower faucet had missing parts. We recommend correcting the condition(s) noted.
b. [CR] The water flow from the faucets was low. We recommend correcting the condition(s) noted.

**1322 ENCLOSURE(S)** The enclosure(s) were functional, with safety glass markings.

**1326 MIRROR(S)** The mirror(s) were in acceptable condition.

**1327 TOWEL BAR(S)** The towel bar(s) and toilet paper holder(s) were functional.

## UPPER RIGHT FRONT BATH:

Where applicable, the following system(s)/component(s) were visually/functionally examined and determined to be functional unless stated otherwise: *walls, floors, doors, windows, heating/cooling, lights, receptacles, vents, cabinets, sinks, toilets, tubs, showers, enclosures*. Those components determined to have material defects are itemized below.

**1301 WALL(S)/ CEILING(S)** The visible areas of the walls and ceiling appeared functional.

**1303 TILE FLOORING** The visible areas of the tile floor appeared functional.

**1307 INTERIOR DOOR(S)** The door(s) were functional.

**1310 HEAT & COOL** There was air movement from the air register(s)/grill(s)

**1311 LIGHTS/ FIXTURES** The light(s) were functional.

**1312 RECEPTACLE(S)** The accessible receptacles were functional and GFCI protected where required.

**1313 VENTILATION** The exhaust vent fan functioned.

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**1314 CABINET(S)** The visible areas of the cabinet(s)/ counter(s) were functional, no visible leakage noted.

**1315 SINK/PLUMBING** The faucet(s), sink(s) and piping were functional, no leakage noted.

**1316 TOILET(S)** The toilet(s) functioned, no leakage noted.

**1319 TUB/SHOWER(S)** The tub/shower and faucet(s) were functional

There were no visible cracks, holes or other damage noted. [NOTE] Damage may extend onto concealed or inaccessible areas. Damage or deterioration discovered during the course of repairs should also be corrected.

**1320 WHIRLPOOL EQUIP.** The whirlpool pump and jets were functional. Failure to follow proper cleaning and maintenance procedures for the whirlpool bath circulation systems can result in the growth and transmission of disease causing microorganisms.

The GFCI protection for the pump was functional.

**1321 SHOWER(S)** The shower and faucet(s) were functional.

**1322 ENCLOSURE(S)** The enclosure(s) were functional, with safety glass markings.

**1326 MIRROR(S)** The mirror(s) were in acceptable condition.

**1327 TOWEL BAR(S)** The towel bar(s) and toilet paper holder(s) were functional.

## UPPER RIGHT REAR BATH:

Where applicable, the following system(s)/component(s) were visually/functionally examined and determined to be functional unless stated otherwise: *walls, floors, doors, windows, heating/cooling, lights, receptacles, vents, cabinets, sinks, toilets, tubs, showers, enclosures*. Those components determined to have material defects are itemized below.

**1301 WALL(S)/ CEILING(S)** The visible areas of the walls and ceiling appeared functional.

**1303 TILE FLOORING** The visible areas of the tile floor appeared functional.

**1307 INTERIOR DOOR(S)** The door(s) were functional.

**1309 WINDOW(S)** The accessible window(s) were functional.

**1311 LIGHTS/ FIXTURES** The light(s) were functional.

**1312 RECEPTACLE(S)** The accessible receptacles were functional and GFCI protected where required.

**1313 VENTILATION** The ventilation was be provided by a vent fan or the window, and both were functional.

**1314 CABINET(S)** The visible areas of the cabinet(s)/ counter(s) were functional, no visible leakage noted.

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**1315 SINK/PLUMBING** The faucet(s), sink(s) and piping were functional, no leakage noted.

**1316 TOILET(S)** The toilet(s) functioned, no leakage noted.

**1319 TUB/SHOWER(S)** The tub/shower and faucet(s) were functional, with exceptions noted.
a. [CR] The tub spout shower diverter was missing. A qualified technician should correct the condition(s) noted.
b. [CR] The faucet flange was loose. This condition is conducive to moisture intrusion into concealed spaces. We recommend correcting the condition(s) noted.

**1320 WHIRLPOOL EQUIP.** The whirlpool pump and jets were functional. Failure to follow proper cleaning and maintenance procedures for the whirlpool bath circulation systems can result in the growth and transmission of disease causing microorganisms.

The GFCI protection for the pump was functional.

**1322 ENCLOSURE(S)** The enclosure(s) were functional, with safety glass markings.

**1326 MIRROR(S)** The mirror(s) were in acceptable condition.

**1327 TOWEL BAR(S)** The towel bar(s) and toilet paper holder(s) were functional.

## UPPER JACK & JILL/SHARED BATH:

Where applicable, the following system(s)/component(s) were visually/functionally examined and determined to be functional unless stated otherwise: *walls, floors, doors, windows, heating/cooling, lights, receptacles, vents, cabinets, sinks, toilets, tubs, showers, enclosures*. Those components determined to have material defects are itemized below.

**1301 WALL(S)/ CEILING(S)** The visible areas of the walls and ceiling appeared functional.

**1303 TILE FLOORING** The visible areas of the tile floor appeared functional.

**1307 INTERIOR DOOR(S)** The door(s) were functional.

**1309 WINDOW(S)** The accessible windows(s) were functional and there were visible safety glass markings on the glass at the required locations.

**1310 HEAT & COOL** There was air movement from the air register(s)/grill(s)

**1311 LIGHTS/ FIXTURES** The light(s) were functional, with exceptions noted.
a. [CR] The light above the shower/tub failed to function. We recommend correcting the condition(s) noted.

**1312 RECEPTACLE(S)** The accessible receptacles were functional and GFCI protected where required.

**1313 VENTILATION** The ventilation was be provided by a vent fan or the window, and both were functional.

**1314 CABINET(S)** The visible areas of the cabinet(s)/ counter(s) were functional, no visible leakage noted.

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**1315 SINK/PLUMBING** The faucet(s), sink(s) and piping were functional, no leakage noted.

**1316 TOILET(S)** The toilet(s) functioned, no leakage noted.

**1319 TUB/SHOWER(S)** The tub/shower and faucet(s) were functional

There were no visible cracks, holes or other damage noted. [NOTE] Damage may extend onto concealed or inaccessible areas. Damage or deterioration discovered during the course of repairs should also be corrected.

**1320 WHIRLPOOL EQUIP.** The whirlpool pump and jets were functional. Failure to follow proper cleaning and maintenance procedures for the whirlpool bath circulation systems can result in the growth and transmission of disease causing microorganisms.

The GFCI protection for the pump was functional.

**1321 SHOWER(S)** The shower and faucet(s) were functional.

**1322 ENCLOSURE(S)** [NOTE] There was no shower curtain or glass doors present.

**1326 MIRROR(S)** The mirror(s) were in acceptable condition.

**1327 TOWEL BAR(S)** The towel bar(s) and toilet paper holder(s) were functional.

# KITCHEN

The visible areas of the walls, ceilings, floors, cabinets, and counters were examined to determine their current condition. Areas concealed from view by any means are excluded from this report. The accessible doors, windows, lights, receptacles, conditioned air vents, and permanently installed components or equipment are checked for basic operation. The kitchen was inspected for proper function of components, active plumbing leaks, excessive or unusual wear, and general state of repair. We tested the basic, major built in appliances using normal operating controls only. Accuracy and function of clocks, timers, temperature controls, thermostats, and self cleaning functions on ovens is not within the scope of this inspection. Refrigerators/freezers are not tested or inspected.

**We recommend that all *material defects* noted below be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the close of escrow or contingencies.**

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

## KITCHEN INFORMATION

**1101 SINK/PLUMBING** 1 present (Combo Sinks)

**1102 DISPOSAL(S)** 1 present.

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**1103 DISHWASHER(S)** 1 present (Double Drawer type)

**1104 TRASH COMPACTOR(S)** Present.

**1105 EXHAUST VENT(S)** Up draft system.

**1106 COOKTOP(S)** A gas cooktop/range.

**1107 OVEN(S)** Gas oven.

**1108 MICROWAVE(S)** Present.

**1109 FILTERED WATER** Not present.

**1110 INSTA-HOT(S)** Present.

**1111 REFRIGERATOR(S)** Present.

## KITCHEN CONDITIONS

Where applicable, the following system(s)/component(s) were visually/functionally examined and determined to be functional unless stated otherwise: *walls, floors, doors, windows, heating/cooling, lights, receptacles, cabinets, sink/plumbing, disposal, dishwasher, compactor, exhaust vent, cooktop/range, ovens, microwave, filtered water, Insta-hot, refrigerator, dish warmer, vegetable chiller, wine chiller, fireplaces*. Those components determined to have material defects are itemized below.

**1117 WALLS/CEILING** The visible areas of the walls and ceiling appeared functional.

**1119 TILE FLOOR** The visible areas of the tile floor appeared functional.

**1125 WINDOWS** The accessible window(s) were functional.

**1127 LIGHTS/ FIXTURES** The light(s) were functional.

**1128 RECEPTACLE(S)** The accessible receptacles were functional and GFCI protected where required.

**1129 CABINET(S)** The visible areas of the cabinet(s)/ counter(s) were functional, no visible leakage noted.

**1130 SINK/PLUMBING** The faucet(s), sink(s) and piping were functional, no leakage noted.

**1131 DISPOSAL(S)** [CR] The switch for the garbage disposal was missing. We recommend correcting the condition(s) noted.

**1132 DISHWASHER(S)** The dishwasher(s) functioned through the "Normal Cycle", no leakage noted, There was an air gap device present at the sink, no leakage noted.

**1133 TRASH COMPACTOR(S)** The trash compactor(s) functioned through the "Normal Cycle"

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| | |
|---|---|
| **1134 EXHAUST VENT(S)** | The exhaust fan functioned<br><br>[CR] The hood lights failed to function. We recommend correcting the condition(s) noted. |
| **1135 COOKTOP(S)** | The cooktop/range burners functioned. |
| **1136 OVEN(S)** | The oven functioned. |
| **1137 MICROWAVE(S)** | The microwave oven functioned and heated a glass of water. Testing for 'radiation' leakage of microwaves from the door, or housing, is not included in this inspection. |
| **1139 INSTA-HOT(S)** | [CR] The unit was disconnected. We recommend correcting the condition(s) noted. |
| **1140 REFRIGERATOR(S)** | The built-in refrigerator functioned. |

# LAUNDRY

The visible areas of the walls, ceilings, floors, cabinets and counters were examined to determine their current condition. Areas concealed from view by any means are excluded from this report. The accessible doors, windows, lights, receptacles, conditioned air vents and permanently installed components or equipment are checked for basic operation. Drain lines and water/gas supply valves serving the laundry machines are not operated during the inspection. Supply valves sit for long periods of time without being operated and are subject to leak when turned off and the present equipment is removed. We recommend checking these valves for evidence of leakage during your final walk-through before closing escrow. Testing of clothes washers, dryers, valves, and drains is not within the scope of this inspection.

**We recommend that all *material defects* noted below be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the close of escrow or contingencies.**

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

## LAUNDRY INFORMATION

| | |
|---|---|
| **1201 LOCATION(S)** | Located in an interior laundry rooms. |
| **1202 VENTILATION** | Window. |
| **1203 CABINETS/TOPS** | Present. |
| **1204 SINK/PLUMBING** | Present. |
| **1205 WASHER SERVICE** | Present. |

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**1206 DRYER SERVICE** There was a gas stub-out and a 220-volt receptacle for a dryer.

**1207 DRYER VENT(S)** Present.

## FIRST FLOOR LAUNDRY CONDITIONS

Where applicable, the following system(s)/component(s) were visually/functionally examined and determined to be functional unless stated otherwise: *walls, floors, doors, windows, heating/cooling, lights, receptacles,closets, cabinets, sinks*. Testing of clothes washers, dryers, water valves, and drains are not within the scope of this inspection. We inspect the general condition and accessibility of the visible components only.

**1208 WALLS/CEILING** The visible areas of the walls and ceiling appeared functional.

**1210 TILE FLOOR** The visible areas of the tile floor appeared functional.

**1214 INTERIOR DOOR(S)** The door(s) were functional.

**1216 WINDOW(S)** The accessible window(s) were functional.

**1217 HEAT & COOL** There was no source of heat in this area and it is not required.

**1218 LIGHTS/ FIXTURES** The light(s) were functional.

**1219 RECEPTACLE(S)** The accessible receptacles were functional and GFCI protected where required.

**1220 VENTILATION** The ventilation was provided by a window which appeared adequate.

**1221 CABINET(S)** The cabinet(s)/ counter(s) were functional, no visible leakage noted.

**1222 SINK/PLUMBING** The faucet(s), sink(s) and piping were functional with exceptions noted.
a. [CR] There was low water flow from the faucet. We recommend correcting the condition(s) noted.

**1223 WASHER SERVICE** The laundry faucets were functional with no visible leakage. No machine was present. (We do not operate the faucets)

The washing machine drain line trap was not visible, therefore was not inspected.

**1224 DRYER SERVICE** The 220-volt dryer receptacle was functional. A dryer was not connected during the inspection.

**1225 DRYER VENT(S)** Dryer venting was provided and terminated at the exterior

Typical standards for dryer vents require a four inch diameter smooth wall metal duct, no longer than 14 feet, with a vent damper at its termination. A flexible metal vent (6ft. max length) may be used at the dryer connection, but may not go through walls or floors. Gas fired clothes dryers should not be exhausted through flexible plastic ducting. The exhaust heat can melt the plastic, and carbon monoxide could enter the area. Always follow the manufacturers installation instructions for the requirements on dryer venting.

[NOTE] The dryer vent should be kept clear of lint and other debris to ensure proper function. A vent clogged with lint or debris will decrease drying efficiency, and is a fire hazard. Clean and check the dryer vent on a regular basis.

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## UPPER FLOOR LAUNDRY CONDITIONS

Where applicable, the following system(s)/component(s) were visually/functionally examined and determined to be functional unless stated otherwise: *walls, floors, doors, windows, heating/cooling, lights, receptacles,closets, cabinets, sinks*. Testing of clothes washers, dryers, water valves, and drains are not within the scope of this inspection. We inspect the general condition and accessibility of the visible components only.

**1208 WALLS/CEILING** The visible areas of the walls and ceiling appeared functional.

**1210 TILE FLOOR** The visible areas of the tile floor appeared functional.

**1214 INTERIOR DOOR(S)** The door(s) were functional.

**1216 WINDOW(S)** The accessible window(s) were functional.

**1217 HEAT & COOL** There was air movement from the air register(s)/grill(s)

**1218 LIGHTS/ FIXTURES** The light(s) were functional.

**1219 RECEPTACLE(S)** The accessible receptacles were functional.

**1220 VENTILATION** The ventilation was provided by a window which appeared adequate.

**1223 WASHER SERVICE** [CR] There was no visible leak pan/drain line for a washing machine in the second story laundry area. We recommend correcting the condition(s) noted.

The laundry faucets were functional with no visible leakage. No machine was present. (We do not operate the faucets)

The washing machine drain line trap was not visible, therefore was not inspected.

**1224 DRYER SERVICE** The 220-volt dryer receptacle was functional. A dryer was not connected during the inspection.

**1225 DRYER VENT(S)** Dryer venting was provided and terminated at the exterior

Typical standards for dryer vents require a four inch diameter smooth wall metal duct, no longer than 14 feet, with a vent damper at its termination. A flexible metal vent (6ft. max length) may be used at the dryer connection, but may not go through walls or floors. Gas fired clothes dryers should not be exhausted through flexible plastic ducting. The exhaust heat can melt the plastic, and carbon monoxide could enter the area. Always follow the manufacturers installation instructions for the requirements on dryer venting. [NOTE] The dryer vent should be kept clear of lint and other debris to ensure proper function. A vent clogged with lint or debris will decrease drying efficiency, and is a fire hazard. Clean and check the dryer vent on a regular basis.

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# GARAGE

The visible areas of the walls, ceilings, floors, cabinets and counters were examined to determine their current condition. Areas concealed from view by any means are excluded from this report. The accessible doors, windows, lights, receptacles and permanently installed components or equipment are checked for basic operation. The garage door balance and spring tension should be checked regularly by a garage door specialist. All garage door openers should have functional auto-reverse system safety features for child safety.

**We recommend that all *material defects* noted below be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the close of escrow or contingencies.**

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

## GARAGE INFORMATION

**1501 TYPE & LOCATION(S)** Garages; attached, two car, plus, one car.

**1503 VENTILATION** Vent types: no vents present.

**1504 EXT DOOR TYPE(S)** Materials: metal.

**1505 WINDOW TYPE(S)** Window types: The same as the main structure.

**1506 WINDOW MATERIALS** Materials: The same as the main structure.

**1507 GARAGE DOOR(S)** Door types: wood, sectional(s)

**1508 INTERIOR WALL(S)** Materials: sheetrock.

**1509 INTERIOR FLOOR(S)** Materials: concrete.

## GARAGE AREA CONDITIONS

Where applicable, the following system(s)/component(s) were visually/functionally examined and determined to be functional unless stated otherwise: *ventilation, exterior doors, windows, framing, interior walls, garage floor, cabinets, sink/ plumbing, fire wall, fire door, garage doors, lights, fixtures, receptacles*. Those components determined to have material defects are itemized below.

**1510 VENTILATION** [CR] The garage is not vented. While this condition may be permitted in some jurisdictions, the possibility of flammable fumes collecting in an unvented garage is possible, and a health and safety concern. We recommend adding proper garage venting as necessary.

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**1511 EXTERIOR DOOR(S)**

The door(s) were functional.

**1512 WINDOW(S)**

The accessible window(s) were functional.

**1513 FRAMING**

The visible garage framing appeared functional.

**1514 INTERIOR WALL(S)**

The visible areas of the walls and ceiling appeared functional

[CR] Portions of the interior walls and ceiling were not visible at this time due to stored personal items. We recommend checking these areas after the items have been removed.

**1515 GARAGE FLOOR(S)**

The visible areas of the garage floor appeared functional.

**1518 FIRE WALL(S)**

The visible areas of the garage firewall/ceiling appeared functional, with exceptions noted.
a. [SC] Plastic piping passes through the fire separation wall. Plastic piping can disintegrate in a fire, allowing the fire and smoke to enter the penetration void. We recommend a full evaluation and/or corrections by a specialist in the appropriate trade.
b. [SC] The fire-resistive wall(s) were patched with improper/non-rated materials. We recommend correcting the condition(s) noted.



**1519 FIRE DOOR(S)**

[SC] The fire-resistant door closed, but did not latch shut by itself. We recommend correcting the condition(s) noted.

**1520 GARAGE DOOR(S)**

The garage door(s) were operated and appeared functional.

**1521 DOOR OPENERS**

The reverse mechanisms on the garage door openers operated properly when the light beams across the openings were interrupted. However, because of the potential for damage to the opener mechanisms, the auto-reverse functions were not tested by exerting upward pressure on the doors while closing.

**1522 LIGHTS/ FIXTURE(S)**

The light(s) were functional.

**1523 RECEPTACLE(S)**

The accessible receptacles were functional and GFCI protected where required.

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**1526 STAIRWELL(S)**

[SC] There was improper rise/run on steps. This condition is a trip hazard. We recommend correcting the condition(s) noted.



**1527 COMMENTS**

This area is in need of repair as noted in the report.

[FE] The presence of personal items limited access to the garage at the time of this inspection. A buyer walk-through is recommended when the area is cleared and accessible, prior to the close of escrow.

# ATTIC AREAS & ROOF FRAMING

The visible areas of the attic and roof framing were examined to determine their current condition. There are often air ducts, vent ducts, wiring, chimneys, and appliance and plumbing vents in the attic, some of which may not be accessible. Areas concealed from view by any means are excluded from this report. The accessible permanently installed equipment or components are checked for basic operation. When low clearance, framing, stored personal property, design obstructions, deep insulation, and mechanical components prohibit safely walking in an unfinished attic, inspection is performed from the available service platforms or access opening(s) only. Thermostatically operated attic vent fans are excluded from the inspection.

**We recommend that all *material defects* noted below be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the close of escrow or contingencies.**

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

## ATTIC/FRAMING INFORMATION

**501 ATTIC ACCESS(S)** Accesses: 1 Location: bedroom closet, Type: hatch in the ceiling.

**502 FRAMING** Framing types: conventional framing.

**503 SHEATHING** Materials: oriented strand board (OSB)/(wafer board)

**504 INSULATION** Materials: fiberglass batts.

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**505 VENTILATION** Vent types: passive vents.

## ATTIC/FRAMING CONDITIONS

Where applicable, the following system(s)/component(s) were visually/functionally examined and determined to be functional unless stated otherwise: *access, framing, rafters, trusses, purlins, collar ties, ceiling joists, sheathing, insulation, ventilation, electrical wiring, fireplace flues, exhaust vents*. Those components determined to have material defects are itemized below.

**506 ACCESS(S)** The attic space was restricted by framing, insulation, and/or vaulted ceilings. The attic examination was limited to the accessible areas.

**507 FRAMING** The visible areas of the roof framing appeared functional, with exceptions noted.
a. [FE] The rafter ends that were nailed at the top section have separated. We recommend a full evaluation and/or corrections by a specialist in the appropriate trade.





**508 RAFTER(S)** The visible areas of the rafter framing appeared functional, with exceptions noted.
a. [FE] The upper ends of the rafters have separated. We recommend a full evaluation and/or corrections by a specialist in the appropriate trade.

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**512 CEILING JOIST(S)** The visible areas of the ceiling joists appeared functional.

**513 SHEATHING** The visible areas of the roof sheathing appeared functional.

**514 INSULATION** The visible attic insulation appeared functional.

**515 VENTILATION** The visible attic ventilation appeared adequate.

**516 ELECT. WIRING** The visible areas of the exposed wiring appeared functional, with exceptions noted.
a. [SC] The exposed wiring within six feet of the attic access opening was not protected from damage. We recommend correcting the condition(s) noted.

[NOTE] The wiring in the attic was covered with insulation and was not fully visible.



**518 EXHAUST VENT(S)** The visible areas of the exhaust vent pipe(s) appeared functional.

**519 PEST(S)** There was no readily visible evidence of rodent activity in the accessible attic area(s)

**520 COMMENTS:** [NOTE] The attic space is not designed for storage purposes.

# CONCLUSION

## CONCLUDING COMMENTS:

[NOTE] The building was newly constructed. We do not note cosmetic conditions. We recommend making your own notes or using small removable stickers on the items or areas of concern. Window, door, and roof leaks may not have been identifiable at the time of this inspection.

[NOTE] When new homes are constructed, lumber used is relatively moist. The lumber often requires a few years to dry and acclimate to its environment. During this period cracks may develop and appear at wall and ceiling intersections and above door and window openings. Usually these are small cracks that can be filled with caulking materials during the course of normal home maintenance.

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# SUPPLEMENTAL PHOTOGRAPHS

Photographs, when used, are simply a tool to convey our findings. They are not intended to enhance findings, or diminish any findings not photographed. Photos are taken at our discretion, and are included as a courtesy to you. We have provided a limited number to give you a better understanding of some of the conditions noted in the report. Please refer to the body of the report for more detailed information.

**We recommend that any *material defects* noted below be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the close of escrow or contingencies.**

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

**PHOTO # 1**

[CR] There were moderate cracks/ holes in the stucco siding. These conditions are conducive to moisture intrusion/deterioration. We recommend evaluation and/or corrections by a specialist in the appropriate trade.
b. [CR] The exterior stucco surfaces under several of the windows are stained from excessive or prolonged wetting. We recommend a full evaluation and/or corrections by a specialist in the appropriate trade.
c. [FE] Portions of the metal stucco weep screed along the bottom edge of the stucco siding lacked adequate clearance from, or were buried, in the ground. These conditions are conducive to moisture intrusion/ deterioration. We recommend a full evaluation and/or corrections by a specialist in the appropriate trade.





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**PHOTO # 2**

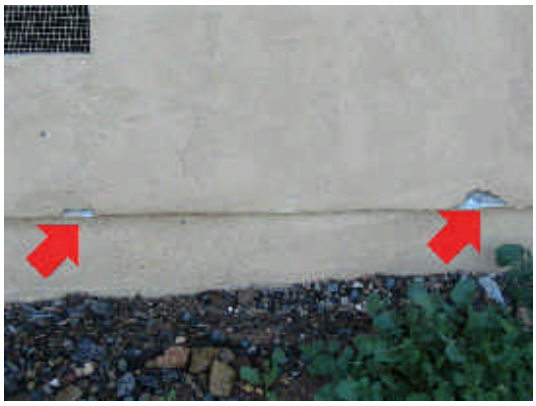


**PHOTO # 3**

[CR] The exterior right side condensate drain line was installed improperly. Water was wetting the exterior stucco, and leaking into the crawl space vent saturating the OSB sheathing and mudsill. We recommend a full evaluation and/or corrections by a specialist in the appropriate trade.

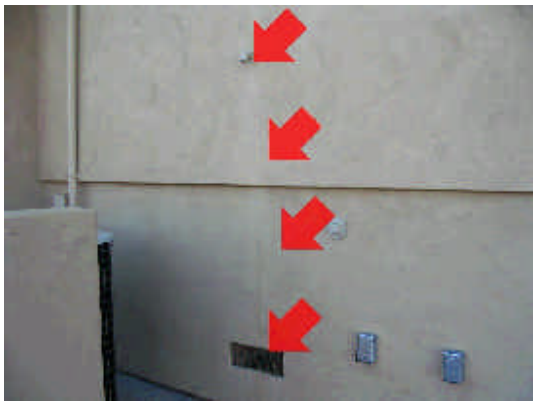
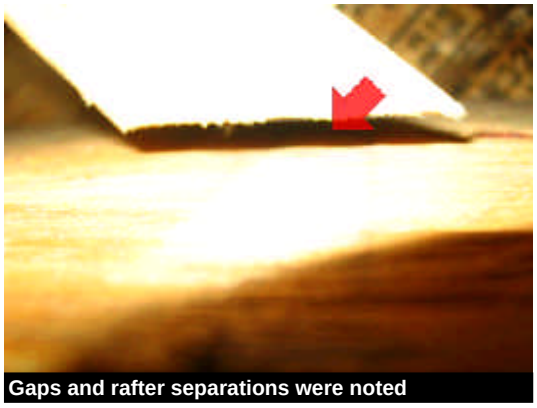


**PHOTO # 4**

[FE] The rafter ends that were nailed at the top section have separated. We recommend a full evaluation and/ or corrections by a specialist in the appropriate trade.



**Gaps and rafter separations were noted**

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