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INSPECTION CONDITIONS



CLIENT & SITE INFORMATION:

FILE #: My Report Rocks!
TIME OF INSPECTION: 9:00 Am.
CLIENT NAME: My Report Rocks!
INSPECTION SITE: Some where in LA.

CLIMATIC CONDITIONS:

WEATHER: Rain.
SOIL CONDITIONS: Very wet.
APPROXIMATE OUTSIDE TEMPERATURE in F: 50-60.

BUILDING CHARACTERISTICS:

MAIN ENTRY FACES: East.
ESTIMATED AGE OF HOUSE: 1939.
BUILDING TYPE: 1 family.
STORIES: 2
SPACE BELOW GRADE: Crawl space, Basement / **Finished basement CHECK WITH CITY BUILDING DEPARTMENT FOR PERMIT.**

UTILITY SERVICES:

WATER SOURCE: Public.
SEWAGE DISPOSAL: Public / **Sewer line video conducted consult contractor on findings.**
UTILITIES STATUS: All utilities on.

OTHER INFORMATION:

AREA: City.
HOUSE OCCUPIED? Yes.
CLIENT PRESENT: Yes.
PEOPLE PRESENT: Homeowner, Purchaser, Selling agent / Inspectors.
COMMENTS: **Recalled appliances** If you are concerned about "Recalled Appliances" we recommend that you check with the " Consumer Products Safe Commission" (CPSC) at www.cpsc.gov for an updated list of all current recalls. Disclosure Building permits, codes. If you are concerned about code violations or building permit information you should: 1) Contract with a company to research permit information available at the appropriate building and safety office. 2) If you have additional concerns with regard to code violations you may contract for a code compliance survey of the property. A typical home inspection is not such a service. **CONSULT TERMITE REPORT FOR ALL WOODEN AREAS, CHECK WITH CITY BUILDING DEPARTMENT FOR ALL PERMITS ON PROPERTY.**

ABOUT YOUR INSPECTION

In order for you to receive the full value of this inspection, please read the information we have provided below.

ALL ITEMS IN RED PRINT ARE OF CONCERN TO THIS STRUCTURE

During this inspection our inspector did not take apart equipment, structures or apply stress or destructive test. Areas that are hidden or not readily visible are not covered in this report. Our report is not a guarantee or warranty on the condition of your property or its contents. This report provides an unbiased visual inspection. **INSPECTPRO HOME** inspection service inspections are performed with consideration given to the age of the structure. Items marked, in all cases, must be considered good for the age of the item. Also, items in less than good condition must be marked as such, even though the condition may be normal for the age. Opinions vary from person to person and this report is the opinion of the inspector and must be considered as such. Your report does not include all items covered in the **REAL ESTATE TRANSFER DISCLOSURE STATEMENTS FORM TDS-14 CALIFORNIA CIVIL CODE 1102**. An attorney and/or real-state broker should be consulted on additional items not included in this report.

PHOTO DOCUMENTATION

Your report also includes digitally imaged photos of certain problem areas (should they exist). Also included are pictures (general Views) to establish location and identification.

TERMS USED IN THIS REPORT

- APPEARS serviceable** – ok, In Working Order, Normal
- NLC** – Normal Living Condition
- NFAM** – Normal for Age of Material
- NFCC** – Normal for California Construction
- NFAH** - Normal for Age of Home
- NTBS** – Not to Building Standards
- GV** – General View, establishes location and identification
- COS** – Cosmetic
- ELECT** – Electrical
- A/C** – Air Conditioning
- INT** – Interior
- EXT** – Exterior
- G.F.C.I.** – Ground Fault Circuit Interrupter
- T.P.R.V.** – Temperature Pressure Relief Valve
- PSI** – Pounds per Square Inch

N/A – Not Accessible4 / Did Not Inspect

REPORT LIMITATIONS

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

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

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

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

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

INTERIOR

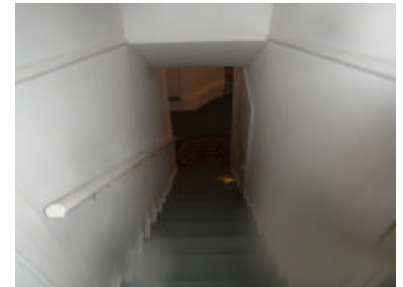
1. WALLS

Includes: living room, family room, dining room, hallways and entry



Type: plaster, Normal Condition, cracking small / Normal for Age of Material, Normal For Age Of Home.

Stairs/Handrails: functional to basement / **low ceiling use caution / Recommend installation light over stairwell.**



Utilities: All on.
Carbon Monoxide Detector **No unit present required.**

2. CEILINGS

Type plaster, Appear Serviceable, cracking small Normal for Age of Material, Normal For Age Of Home.

3. FLOORS

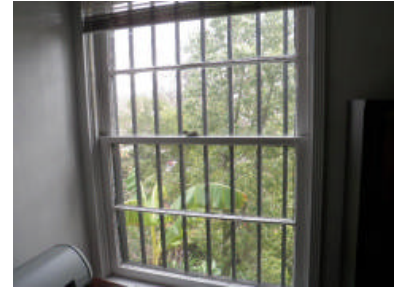
Type hardwood, area rugs present, stained, worn, squeaky, Normal Living Condition, Normal for Age of Material, Normal For Age Of Home. **stained.**



4. WINDOWS

Type: Functional, wood, crank style / broken upper lock set dining room / stuck in position in office / Loose crank handle right side living room - CORRECTION RECOMMENDED.

A/C-Heater:



5. DOORS

TYPE AND CONDITION: Appears Serviceable, Normal wear, Normal for Age of Material, Normal For Age Of Home / using keyed deadbolt not recommended entrance and back door.

Screen Doors: functional security.

front/rear:

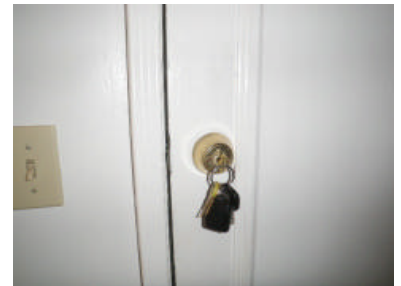
Closets/Cabinets: functional, most N/A due to personal items.

6. SLIDING GLASS \ FRENCH DOORS

TYPE AND CONDITION: N/A.

7. FIREPLACES

Location 1: Living room.



Location 2:

Location 3:

Type:

mason built, no damper door Normal For Age Of Home, gas valve in fire box, Not To building Standards use caution and or upgrade / loose bricks/mortar present repairs needed - Further Evaluation Recommended By Related Qualified Licensed Contractor / FIREPLACE- NOTE: This inspection of the fireplace is a visual inspection only, and is not a warranty and/or guarantee that the fireplace's, chimney's, and termination caps has/have been properly or safely installed/built. No seismic damage assessments are made on fireplace's.



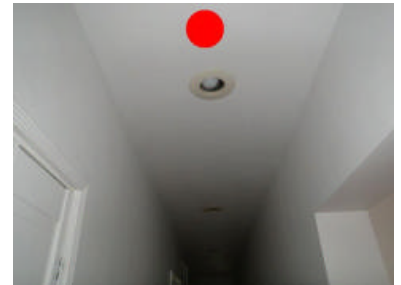
8. ELECTRICAL

Conditions

Most outlets and switch's not accessible due to personnel items present Appears Serviceable.

Smoke Detectors:

Tested by testing button only test unit monthly living room / No unit present in hallway required. CORRECTION RECOMMENDED.



Door Bell:

operated.

KITCHEN

1. WALLS

Type/Condition: plaster, Appears Serviceable.



2. CEILINGS

Type: plaster, Appears Serviceable.
Ceiling Fan: operated.

3. FLOORS

Type: vinyl, tile squares, areas rugs present, stained worn, Normal Living Condition / Appears Serviceable, Normal Living Condition.

4. WINDOWS

Type: Functional, wood / **difficult to slide over sink**. Appears Serviceable.



5. DOORS

N/A.

6. COUNTERS

Normal Living Condition functional.

7. CABINETS

Most N/A due to personnel items, Normal Living Condition Appears Serviceable.

8. SINKS

TYPE AND CONDITION: Appears Serviceable / valve/faucet leaks while operating. CORRECTION RECOMMENDED.



Spray Wand: operated.

9. DISHWASHER

Appears Serviceable, Normal wear present, operated drained properly.
Appears Serviceable. Normal Living Condition.

10. DISPOSAL

operated.

11. PLUMBING

Appears Serviceable, Normal for Age of Material.

12. RANGE

Appears Serviceable, Normal wear and living condition, gas, operated, free standing.

13. OVEN

Appears Serviceable, Normal wear and living condition, gas, operated, free standing.
No Anti Tipping bracketing installed on unit. Anti tipping bracketing is for child safety.
The bracket prevents the unit for tipping over if a child opens the door and climbs onto the door causing the unit to tip over. This bracketing is highly recommended.

14. VENTING

Type: ceiling fan, operated, unit worn.

15. ELECTRICAL

GFCI: Appears Serviceable, Most N/A due to personnel items and appliance's present / Inspector does not unplug homeowners personnel equipment.

No Units present recommend upgrading.



BEDROOMS

BEDROOM 1

Location

Southwest.



1. WALLS

Type:

plaster, Appears Serviceable, Normal for Age of Material, Normal For Age Of Home.

2. CEILINGS

Type:

plaster, Appears Serviceable, Normal for Age of Material, Normal For Age Of Home.

3. FLOORS

Type:

Carpet, stained, worn, Normal Living Condition.

4. WINDOWS

Type

wood, stuck in position, windows painted shut, difficult to slide / functional - recommend corrections.



Security Bars:

present N/A not tested consult seller on operations and testing.



5. DOORS

Type: Functional, **sticks at jamb.**
Closets/Cabinets: functional, window present, most N/A due to personal items.

6. SLIDING GLASS FRENCH DOORS

Conditions: N/A.

7. FIREPLACES

Type: N/A.

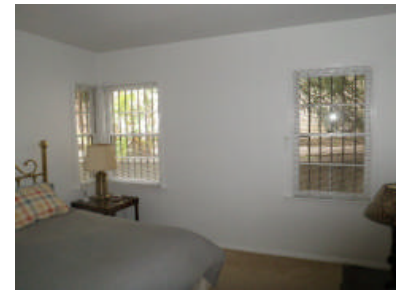
8. ELECTRICAL

Conditions: Appears Serviceable, most N/A due to personal items / limited Normal For Age Of Home.

Smoke Detectors: Tested by testing button only test unit monthly.

BEDROOM 2

Location: South.



1. WALLS

Type: plaster, Appears Serviceable, Normal for Age of Material, Normal For Age Of Home.

2. CEILINGS

Type: plaster, Appears Serviceable, Normal for Age of Material, Normal For Age Of Home.

3. FLOORS

Type: Carpet, stained, worn, squeaky, Normal Living Condition.

4. WINDOWS

Type: wood, **stuck in position, windows painted shut, difficult to slide / functional - recommend corrections.**

Security Bars: **present N/A not tested consult seller on operations and testing.**



5. DOORS

Type Functional.
Closets/Cabinets: functional, most N/A due to personal items.

6. SLIDING GLASS FRENCH DOORS

Conditions N/A.

7. FIREPLACES

Type: N/A.

8. ELECTRICAL

Conditions Appears Serviceable, most N/A due to personal items / limited Normal For Age Of Home.
Smoke Detectors: Tested by testing button only test unit monthly.

BATHROOMS

BATHROOM 1

Location: Hallway.



1. WALLS

Type plaster, Appears Serviceable, Normal For Age Of Home / tile, cracking small Cosmetic / mirrors Appears Serviceable.

2. CEILINGS

Type plaster, Appears Serviceable, Normal for Age of Material, Normal For Age Of Home.

3. FLOORS

Type tile squares original system present cracked / area rugs present.

4. WINDOWS

Type: Functional, wood, Normal for Age of Material, Normal For Age Of Home.
Security Bars: present N/A.

5. DOORS

Type Functional.

6. COUNTERS

Type Normal for Age of Material, Normal For Age Of Home functional.

7. CABINETS

Type Normal for Age of Material, Normal For Age Of Home functional.

8. SINKS

Type **rec. caulking**, Normal for Age of Material, Normal For Age Of Home.

9. MIRRORS

Normal for Age of Material.

10. BATH TUBS

Appears Serviceable, Normal for Age of Material, Normal For Age Of Home.

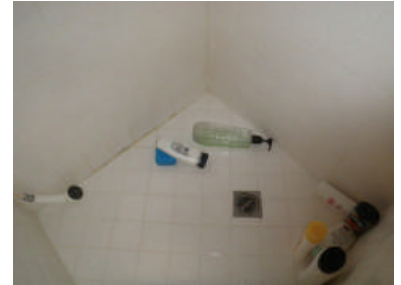
11. SHOWERS

Trim:

hose style leaks.

12. SHOWER WALLS

cracked tiles present. / rec. caulking/grout.



13. ENCLOSURES

corrosion present, tempered glass / worn functional.

14. TOILETS/BIDET

Appears Serviceable, Flushed properly. Original unit.

15. PLUMBING

Normal for Age of Material functional.

16. ELECTRICAL

GFCI:

Appears Serviceable.

No Unit present recommend upgrading.



17. HEATING

Type:

central unit.

BATHROOM 2

Location:

Basement.

LAUNDRY AREA

1. WALLS

Type: drywall, plaster, concrete , stucco Normal for Age of Material, Normal For Age Of Home
Appears Serviceable.

**wash and dryer
prevents full inspection**



2. CEILINGS

Type: tile squares not opened Not Inspected/Excluded From
Report/Consult Seller.



3. FLOORS

Type: concrete/ present- basement / cracked patching and paint present.

4. WINDOWS

Type: Appears Serviceable, Functional, wood.
Security Bars: Present N/A.

5. DOORS

Counter/Cabinets Functional.
functional.

6. DRYER VENT

Using flexible material not recommended / recommend smooth metal.

7. PLUMBING

using laundry tub / supply loose recommend anchoring / Appears Serviceable.



Laundry Tub/Sink:

Appears Serviceable, functional.

8. GAS SERVICE

Appears Serviceable.

9. ELECTRICAL

Appears Serviceable / using extension cord recommend permanent power upgrading for dryer.



ATTIC

1. STRUCTURE

Normal for time of California construction, Normal for Age of Material, Appears Serviceable.



2. INSULATION

Type:

None. Debris present.



3. VENTILATION

Vent Screens

Normal For Age Of Home.

Deteriorated voids present CORRECTION RECOMMENDED.



4. EXHAUST VENTS

Normal For Age Of Home, Normal for Age of Material.

5. DUCT WORK

N/A.

6. ELECTRICAL

Appears Serviceable.



7. PLUMBING

vents only Normal for Age of Material.

8. ACCESS

Location Hallway ceiling.

HEATINGAIR COND

The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector can not light pilot lights. Safety devices are not tested by the inspector.

NOTE: Asbestos materials have been commonly used in heating systems.

Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

1. TYPE

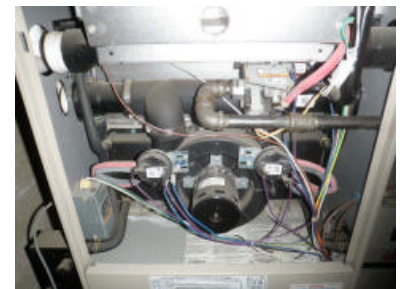
Location: Basement.



Type: gas, forced air.

2. CONDITION

operated.



3. HEATING SYSTEM CONDITION:

PRIMARY UNIT: Serviceable.

BURNERS/HEAT EXCHANGERS: The heat exchanger portion of a gas or oil fired heater is difficult to access without disassembly, and cannot be adequately checked during a visual inspection.

PUMP/BLOWER FAN:
COMBUSTION AIR:
GENERAL
SUGGESTIONS:

Functional Appears Serviceable.
adequate.

Newer Unit installed consult seller on installation date and contractor and warranty.

4. FILTERS

Location: Unit Appears Serviceable.



5. THERMOSTATS

Location / Hallway - loose on wall.

6. GAS VALVES

Appears Serviceable / Recommend additional anchoring.



7. VENTING

Using plastic ABS - IRREGULAR / Normal PVC Schedule 40 - Further Evaluation Recommended By Related Qualified Licensed Contractor Within Contingency Period.



8.. AIR SUPPLY

Appears adequate / Return duct has debris present cleaning needed and consider pre-filter.



9. REGISTERS

Appears Serviceable, Normal For Age Of Home, Normal for Age of Material.

10. ENCLOSURE

N/A.

11. A/C COMPRESSOR

Location 1: Back yard.



Location 3: Condensation pump present Appears Serviceable.
Type: electric, operated, Appears Serviceable. Temp out.



Refrigerant Lines: functional, Appears Serviceable.

WATER HEATER

WATER HEATER 1

Location: Back yard.

Type/Condition gas, operated, Number Of Gallons:40 / rust in chamber, rust on casing unit worn.



2. VENTING

Type/Condition Rusted section / Contact to eave structure Not To building Standards, CORRECTION RECOMMENDED.



3. PLUMBING

Type/Condition copper, slight/heavy corrosion, worn fixtures gate valve Gate valve present / Gate valve's depending upon the age are not tested. Due to the temperamental functional of a gate valve closing and not opening and leaking after adjustment the valves are not moved from current position, it is recommended that you upgrade to more reliable ball valve.



4. TPRV

Type/Condition Appears Serviceable.

5. OVERFLOW LINE

Type/Condition galvanized, discharges greater than six inches above slab, Not To building Standards / Copper recommended.



6. STRAPPING

Type/Condition irregular, not secured properly, requires two 1 1/2' straps of 16 gauge steel, 1/3 from top & bottom, CORRECTION RECOMMENDED.



7. GAS VALVE

Type/Condition Appears Serviceable.

8. BASE

Type/Condition Appears Serviceable / Debris present recommend cleaning.

9. COMBUSTION AIR

Type/Condition adequate.

10. ENCLOSURE

Type/Condition Worn / Loose base functional / Recommend sealing all voids at plumbing access at wall.

PLUMBING

Water quality or hazardous materials (lead) testing is available from local testing labs. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. The temperature pressure relief valve, at the upper portion of the water heater, is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

MAIN LINE:

MATERIAL: Copper upgraded system. **CHECK WITH CITY BUILDING DEPARTMENT FOR PERMIT.**

CONDITION: No active leakage is noted at this time. Monitor in the future, Appears Serviceable, Water pressure appears adequate / Most Not Accessible/Did Not Inspect / **Anchoring needed CORRECTION RECOMMENDED.**



SUPPLY LINES:

MATERIAL: Combination of materials, Plastic, Galvanized / System upgraded. **CHECK WITH CITY BUILDING DEPARTMENT FOR PERMIT.**

CONDITION: No leakage is noted, but monitor in the future / Minor corrosion is noted / Normal for Age of Material Appears Serviceable / **Major corrosion is noted at bathroom Galvanized vertical feeds original plumbing recommend completing upgrading System appears to be nearing/at end of its useful life.**



WASTE LINES:

MATERIAL:

Cast Iron, Galvanized, Plastic ABS. Sewer line video conducted consult contractor on findings.

CONDITION:

Rust/Corrosion noted, Unable to fully view pipes / Leaks noted at tub drainage system heavy corrosion present Further Evaluation Recommended By Related Qualified Licensed Contractor Within Contingency Period / DRAINAGE TESTING Note that water is ran continuously in Kitchen and bathroom's during inspection of that area slow drainage is noted if occurring however it is beyond the scope of this inspection to report or have access to main drain condition. It is recommended for properties 1950 and older to do a video line interior inspection to determine condition of main drain line /



HOSE FAUCETS:

OPERATION:

Sample operated, appeared serviceable.

GARAGE/CARPORT

1. ROOF AREA

Type:

NO STRUCTURE PRESENT.

ROOF

1. MATERIAL

N/A due to:

Inspector did not walk on roof-inspected from ground/ladder only. Limited access / Some areas are not visible due to height/angle/access Inspector does not approach on Neighbors property.



Type/Condition:

Composite light weight concrete base consult seller / Appears Serviceable. Serviceable life in material at this time. Monitor wear in future.



2. CONDITION

Type/Condition:

Multiple layers present Composite light weight concrete base over original wood shake no underlayment paper visible / missing/loose shingles/tiles viewed service needed typical roof tune up condition it is recommended to have a roofing contractor familiar with this type of roofing material to make corrections needed and install mastic at all flashings needed.



3. FLASHINGS

Type/Condition:

Appears Serviceable, Normal for Age of Material / Most Not Accessible/Did Not Inspect.

4. GUTTERS/DOWN SPOUTS

Type/Condition:

No system present recommended upgrade consideration to improve grounds drainage.



5. VENTS/VENT CAPS

Type/Condition: Appears Serviceable, Normal for Age of Material / Most Not Accessible/Did Not Inspect.

6. CHIMNEYS

Type/Condition: Appears Serviceable, Normal For Age Of Home, Normal for Age of Material, could not fully inspect due to weather/height/type of roofing material.

7. SPARK ARRESTOR

Type/Condition: No system present.

8. SKYLIGHTS

Type/Condition: No system present.

9. WHEATHER COND.

Type/Condition: medium rain, hot, wet.

10. ROOF COMMENTS

Type/Condition: **CHECK WITH CITY BUILDING DEPARTMENT FOR PERMIT.** missing/loose shingles/tiles viewed service needed typical roof tune up condition it is recommended to have a roofing contractor familiar with this type of roofing material to make corrections needed.



ELECTRICAL SERVICE

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

1. PANELS

Location: main panel

Back of structure upgraded system / **CHECK WITH CITY BUILDING DEPARTMENT FOR PERMIT.**



Inspector Notes:

Circuit and wire sizing correct so far as visible, Grounding system is present / Appears Serviceable / **Conditions present Panels are without the benefit of complete labeling - Access poor due to plant growth a 30"x30" access and approach is recommended / CORRECTION RECOMMENDED.**



Electrical/gas fires due to poor installation of wiring and gas lines cannot be predicted.

Sub panel located in basement area Appears Serviceable / **Not labeled.**



2. BREAKERS

Number of breakers in off position

0 / Main Appears Serviceable / **Sub Appears Serviceable two wires to one breaker, Not To building Standards, CORRECTION RECOMMENDED.**



Breaker Amp Rating 100 / Normal for California construction, Appears Serviceable.



3. CONDUCTORS

ENTRANCE CABLES: Copper, Appears Serviceable.

BRANCH WIRING Copper, Appears Serviceable / Most Not Accessible/Did Not Inspect.

4. SWITCHES & OUTLETS

CONDITION: A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the house are in serviceable condition. **Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at exterior, garage, bath rooms & kitchen outlets.** Inspector does not unplug homeowner's personnel equipment, Stored items prevent access and testing at some outlets and switches. Appears Serviceable.

5. FUSES

Type/Condition: Fuse system upgraded used as junction box Normal for California construction, Appears Serviceable.

6. FEEDS

Type/Condition: overhead, Appears Serviceable.

EXTERIOR ITEMS



7. STUCCO

Type/Condition: Overall Appears Serviceable, Normal For Age Of Home, Normal for Age of Material / **Some areas N/A-Recommend plates/shrubs be cut away from structure. cracking present patching present consult seller on history.**



8. SIDING

Type/Condition: N/A / **Plant growth on structure not recommended.**

For damaged wooden areas and moisture problems (mildew), consult termite report.



9. EAVES/FACIA

Type/Condition: Appears Serviceable, Normal For Age Of Home, Normal for Age of Material, **CONSULT TERMITE REPORT FOR ALL WOODEN AREAS.**

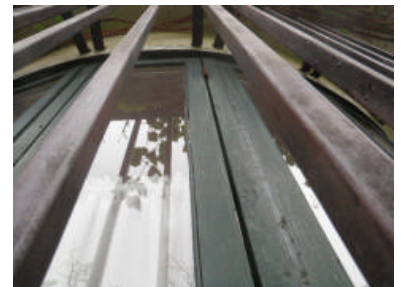
10. PAINT

Type/Condition Normal for Age of Material.

11. DOORS/WINDOWS

Doors: functional, Normal Living Condition, Appears Serviceable.

Windows: Original systems present / Normal conditions related with wood windows functional. recommend weather tight service.



See interior for
additional information

12. MAIN GAS VALVE

Location:

Front of home natural gas, Appears Serviceable new meter / **No seismic safety shut-off valve present consult agent.**



GROUNDS

1. DRIVEWAYS/WALKS

Includes Driveways, Walkways, Patios, Porches, Decks and Pool Areas.

concrete, stone, brick, wood / Overall functional Normal For Age Of Home, Normal for Age of Material.

Type/Condition:

Irregular step height and approaches present Normal For Age Of Home / Loose stone present front steps repair needed / **Concrete cracked and settlement present South side water ponding from rain water against structure leaching into structure foundation - lifting, trip hazard present preventing proper water egress- Roof gutters recommended / Further Evaluation Recommended By Related Qualified Licensed drainage Contractor Within Contingency Period.**



2. PATIO/PORCH ROOF

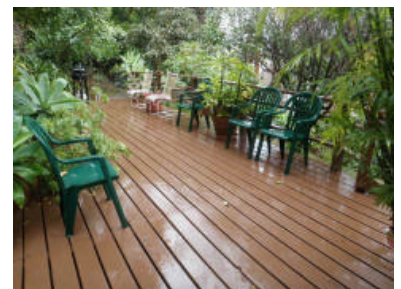
Type/Condition: same as house/structure.

3. PATIO ENCLOSURE

Type/Condition: N/A.

4. PATIO/PORCH/SLAB/DECK

Type/Condition: Wood Appears Serviceable, Normal for Age of Material, **CONSULT TERMITE REPORT FOR ALL WOODEN AREAS.**



Ext. Stairs/Handrails: Front entrance decorative in style non conforming to standards / Function - little loose. Leaking stair approach cracking present and multiple water intrusion areas visible, water dripping from front entrance platform ponding on wood platform- **NOT TO BUILDING STANDARDS FURTHER EVALUATION RECOMMENDED BY RESPECTIVE QUALIFIED PERTAINING CONTRACTOR WITHIN THE CONTINGENCY PERIOD.**



5. EXT. ELECTRICAL

Type/Condition: Appears Serviceable.
GFCI: No Units present recommend upgrading.



6. MAIN WATER VALVE

Location Front of home, Ball valve functional Appears Serviceable.



7. WATER PRESSURE

Approximate PSI 60 Serviceable.



8. SPRINKLER SYST.

Type/Condition: Present not tested / Not Inspected/Excluded From Report/Consult Seller.



9. FENCING/WALLS

Type/Condition: Multiple materials and conditions present could not fully inspect due to shrubs and brushes / block, cracked, leaning, chain link, Normal for Age of Material could not fully inspect due to shrubs and brushes / Overall functional Normal For Age Of Home.



Gates: South leaning irregular / North covered with honeysuckle / Functional.



10. GRADING

Type/Condition: no drains visible, Inspector does not conduct any type of drainage testing. heavy plant growth present / trees/plants too close to structure / signs of poor drainage - settlement present South side water ponding from rain against structure leaching into structure foundation - lifting, trip hazard present preventing proper water egress- Roof gutters recommended / Further Evaluation Recommended By Related Qualified Licensed drainage Contractor Within Contingency Period.



Rec. Moisture problems be further evaluated.

Note: Hillsides are excluded from this report.

Settlement evidence present- walls leaning and cracked / settlement present South side water ponding from rain against structure leaching into structure foundation - lifting, trip hazard present preventing proper water egress- Roof gutters recommended / Further Evaluation Recommended By Related Qualified Licensed drainage Contractor Within Contingency Period.

Note:
Ponds/waterfalls/birdbaths...and pumps used for these items are excluded from this report.

out structures excluded from report.



FOUNDATION

Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

1. SLAB

Type/Condition: Basement painted concrete Appears Serviceable.



2. FOUNDATION SLAB PERIMETER

Type/Condition: partially visible, Appears Serviceable, Normal For Age Of Home, Normal for Age of Material / See foundation report conducted.

3. VENTILATION

Type/Condition: Appears Serviceable, Normal For Age Of Home.

Vent Screens: torn, bent areas **CORRECTION RECOMMENDED.**

Access Cover: Door present Appears Serviceable / **Gaps present at bypassed gas meter access door recommend corrections.**



4. POST & GIRDERS

Type/Condition: Appears Serviceable, Normal for time California construction Normal for Age of Material, stained in areas / **CONSULT TERMITE REPORT FOR ALL WOODEN AREAS.** See foundation report conducted.

5. SUB FLOORING

Type/Condition:

Overall Appears Serviceable / **damaged / deteriorated under shower pan CONSULT TERMITE REPORT FOR ALL WOODEN AREAS.**



6. FOUNDATION WALLS

Poured concrete / Overall viewable areas Appears Serviceable, Normal For Age Of Home, Normal for Age of Material, **Efflorescence present / Efflorescence is the term for lime-salts leaching from concrete and crystallizing on the surface of the concrete. This can occur on floors, masonry walls, foundations and even soil. Efflorescence is not the problem. The root cause is moisture, and this will continue to be a problem until you address the source of that moisture. Most likely, in your case, the source is irrigation in summer and poor drainage in winter. Cracks present South Further Evaluation Recommended By Related Qualified Licensed Foundation Contractor Within Contingency Period / rain water against structure leaching into structure foundation - lifting, trip hazard present preventing proper water egress- Roof gutters recommended / Further Evaluation Recommended By Related Qualified Licensed drainage Contractor Within Contingency Period.**



Anchor Bolts:

present limited normal for time of california construction / **Some nuts not tightened down correctly / Consider Retro-fitting anchoring system. See foundation report conducted.**



Cripple Walls: present, not reinforced / Normal for time of California construction / **Consider Retro-fitting anchoring system.** See foundation report conducted.



Chimney Hearth: Efflorescence present / Efflorescence is the term for lime-salts leaching from concrete and crystallizing on the surface of the concrete. This can occur on floors, masonry walls, foundations and even soil. Efflorescence is not the problem. The root cause is moisture, and this will continue to be a problem until you address the source of that moisture. Most likely, in your case, the source is irrigation in summer and poor drainage in winter. / Some cracking present. See foundation report conducted.



7. ELECTRICAL

Type/Condition: Appears Serviceable.

8. PLUMBING

Type/Condition: Supply / No leakage is noted, but monitor in the future / Minor corrosion is noted / Normal for Age of Material Appears Serviceable / **Major corrosion is noted at bathroom Galvanized vertical feeds original plumbing recommend completing upgrading System appears to be nearing/at end of its useful life.** Waste / Leaks noted at tub drainage system heavy corrosion present Further Evaluation Recommended By Related Qualified Licensed Contractor Within Contingency Period / DRAINAGE TESTING Note that water is ran continuously in Kitchen and bathroom's during inspection of that area slow drainage is noted if occurring however it is beyond the scope of this inspection to report or have access to main drain condition. It is recommended for properties 1950 and older to do a video line interior inspection to determine condition of main drain line / **Sewer line video conducted consult contractor on findings.**



9. DUCT WORK

Type/Condition: Appears Serviceable.

10. BASEMENT/CRAWL SPACE:

ACCESSIBILITY: Basement is fully accessible, Crawl space is fully accessible / Small access and staggered concrete present some area South appears to be possible past steps - See foundation report conducted.



CRAWL SPACE: Remove wood debris and trash from the crawl space area.
BASEMENT WALLS - TYPE: Poured concrete. See foundation report conducted.



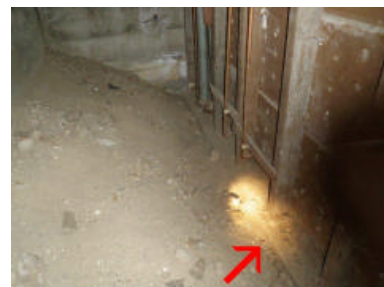
CONDITION: Cracks foundation wall South side A Structural Engineer should be called to make further evaluation and recommendations as needed - See foundation report conducted.



BEAMS: Most Not Accessible/Did Not Inspect / Viewable areas Appears Serviceable, Normal For Age Of Home, Normal for Age of Material, **CONSULT TERMITE REPORT FOR ALL WOODEN AREAS.**

FLOOR JOISTS: Most Not Accessible/Did Not Inspect / Viewable areas Appears Serviceable, Normal For Age Of Home, Normal for Age of Material, **CONSULT TERMITE REPORT FOR ALL WOODEN AREAS.**

COLUMNS/SUPPORTS: Earth to wood contact present multiple areas **CORRECTION RECOMMENDED, CONSULT TERMITE REPORT FOR ALL WOODEN AREAS /** See foundation report conducted.



**BASEMENT FLOOR
AND DRAINAGE:**

Leaking stair approach cracking present and multiple water intrusion areas visible, water dripping from front entrance platform ponding on wood platform- NOT TO BUILDING STANDARDS FURTHER EVALUATION RECOMMENDED BY RESPECTIVE QUALIFIED PERTAINING CONTRACTOR WITHIN THE CONTINGENCY PERIOD.

**OTHER
OBSERVATIONS:**

Leaking stair approach cracking present and multiple water intrusion areas visible, water dripping from front entrance platform ponding on wood platform- NOT TO BUILDING STANDARDS FURTHER EVALUATION RECOMMENDED BY RESPECTIVE QUALIFIED PERTAINING CONTRACTOR WITHIN THE CONTINGENCY PERIOD.

