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INSPECTION CONDITIONS



CLIENT & SITE INFORMATION:

FILE #: 598 - 032217JS Inspection Order Number (OID): 598.
DATE OF INSPECTION: 3/22/2017.
TIME OF INSPECTION: Start time 8:30 Am.
CLIENT NAME: SAMPLE REPORT.
INSPECTION SITE: 1820 Fairmount Ave.
INSPECTION SITE La Canada Flintridge, CA 91011.
CITY/STATE/ZIP:

CLIMATIC CONDITIONS:

WEATHER: Partly Cloudy, Rain recent, possible during inspection.
SOIL CONDITIONS: Very wet.
APPROXIMATE 50-60.
OUTSIDE
TEMPERATURE in F:

BUILDING CHARACTERISTICS:

MAIN ENTRY FACES: East.
ESTIMATED AGE OF 1989 (28)
HOUSE:
BUILDING TYPE: Single family custom.
STORIES: 2
SPACE BELOW Ground floor living area, Basement / Crawl space under dining room ETC... not
GRADE: accessible.

UTILITY SERVICES:

WATER SOURCE: Public.
SEWAGE DISPOSAL: Public / **Note: An exhaustive inspection was conducted by sewer line video company to discover that all sewer lines drain into a sump pump system, sump pump system present with the debris present see report provided by sewer line video company and recommend having the sump pump inspected and tested by specific contractor related to sump pumps.**

UTILITIES STATUS: All utilities on.

OTHER INFORMATION:

AREA: Suburb.

HOUSE OCCUPIED? Yes.

CLIENT PRESENT: Yes.

PEOPLE PRESENT: Listing agent, Selling agent Purchaser, Purchasers spouse, House keeper, Homeowners, Inspectors.

COMMENTS: **CHECK WITH CITY BUILDING DEPARTMENT FOR ALL PERMITS ON PROPERTY, CONSULT TERMITE REPORT FOR ALL WOODEN AREAS.** 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. 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. Confidential - for client use only. Use by any unauthorized persons is prohibited. If you have any further questions concerning the information disclosed in this report, please feel free to contact the inspector at your convenience.

PAYMENT INFORMATION:

TOTAL FEE: SEE AGREEMENT.

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:

drywall / Normal living condition Appears Serviceable, Normal Living Condition.

Wet Bar:

Multiple systems present - Appears Serviceable **Main living room facet dripping.**

Refrigerator and ice maker working.



Stairs/Handrails:

functional, Appears Serviceable, Normal for time of California construction / Note: Post spacing and rail heights Normal for time of original California construction - Current spacing less than 4 inches and height is 42 inches - No mandatory upgrading is required.



Utilities:
Carbon Monoxide
Detector

All on.

No units present / discovered consult seller - Multiple units required upstairs and downstairs.

2. CEILINGS

Type

drywall, Appears Serviceable. open beam, wood, Appear Serviceable.



3. FLOORS

Type

Multiple materials present , tile squares, carpet, hardwood, Normal Wear, Appears Serviceable, Normal Living Condition - Note: **Small buckling area noted in dining room area cosmetic condition / area rugs present.**



4. WINDOWS

Type:

Multiple systems present wood, crank style - Note: Multiple crank arms loose, missing, tune up corrections needed, all accessible tested Appear serviceable.

tune up corrections needed,

tune up corrections needed,



5. DOORS

TYPE AND CONDITION: Appears Serviceable, Normal wear, Functional Normal Living Condition.

Closets/Cabinets: Appears Serviceable Most N/A due to personal items most N/A due to personal items. Multiple loose hinges noted.



6. SLIDING GLASS \ FRENCH DOORS

TYPE AND CONDITION: Functional tempered glass, Appears Serviceable, Normal Living Condition, Normal for Age of Material.

Screen Doors: None.

7. FIREPLACES

Location 1:

Living room / mason built, Appears Serviceable, Normal For Age Of Home, Normal Living Condition, Normal for Age of Material, no damper door/clamp - "Based on the industry standards and the limited inspection required by these standards, the fireplace appears to be in operable condition.", 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.



Location 2:

Family room / mason built, gas log lighter, **soot present in chimney cleaning needed** - Damper door functional Appears Serviceable. no damper door/clamp, "Based on the industry standards and the limited inspection required by these standards, the fireplace appears to be in operable condition.", 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.

soot present in chimney cleaning needed.



Location 3:

Theater room / prefabricated - gas log lighter, **no damper door/clamp - NTBS Missing gas sleeve - NTBS - Wood surround too close at sides - NTBS** "Based on the industry standards and the limited inspection required by these standards, the fireplace appears to be in operable condition.", 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 not accessible due to furniture present, accessible test operated properly. Inspector does not unplug homeowner' s personal equipment. Accessible test operated Appears Serviceable. **Multiple loose outlets discovered tightening needed.**



Smoke Detectors:

NO UNITS PRESENT RECOMMEND INSTALLING. Units present alarm related not tested / Inspected - Not Inspected/Excluded From Report/Consult Seller. **Multiple units required upstairs and downstairs.**

KITCHEN

1. WALLS

Type/Condition: Appear Serviceable, drywall, Normal Living Condition.



2. CEILINGS

Type: Appear Serviceable, drywall.

3. FLOORS

Type: tile squares, Appears Serviceable, Normal for Age of Material.

4. WINDOWS

Type: N/A.

5. DOORS

Functional to bathroom Appears Serviceable, Normal Living Condition.

6. COUNTERS

Appears Serviceable, Normal living condition serviceable.

7. CABINETS

Appears Serviceable, Most N/A due to personnel items, Normal wear and living conditions present, **multiple loose hinges present tightening needed - Recommend tune up.**

8. SINKS

TYPE AND CONDITION: Appears Serviceable, **Main kitchen valves/faucet leaks while operating, worn fixture, anticipate upgrading. 2 additional systems present functional worn functional.**



Spray Wand:

Did not operate, Properly anticipate upgrading.



Soap Dispenser:

did not operate.

9. DISHWASHER

operated drained properly, Worn functional.

10. DISPOSAL

Appears Serviceable, x 2.

11. PLUMBING

Appears Serviceable, Normal for age of material / Home No active leakage is noted at this time. Monitor in the future, corrosion present, Normal for Age of Material, most N/A due to personal items.

12. RANGE

Appears Serviceable, gas, operated.

13. OVEN

Microwave Oven:

Appears Serviceable, Normal wear and living condition electric, operated. operated, Appears Serviceable.

14. VENTING

Type:

Cook top unit operated.

15. ELECTRICAL

GFCI:

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

BEDROOMS

BEDROOM 1

Location

Master suite.



1. WALLS

Type:

Appear Serviceable, drywall.

2. CEILINGS

Type:

Appear Serviceable, drywall.

3. FLOORS

Type:

Carpet, stained, worn.

4. WINDOWS

Type

See french doors.

5. DOORS

Type

Appear Serviceable, Functional, Double system present.

Closets/Cabinets:

Appears Serviceable, most N/A due to personal items, functional, most N/A due to personal items, **Multiple loose hinges in bedroom systems.**

6. SLIDING GLASS FRENCH DOORS

Conditions

Appear Serviceable, can not determine if tempered, Units functional.



Screen Doors:

Multiple systems present, **torn screens present.**

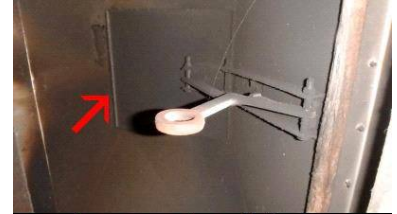
7. FIREPLACES

Type:

prefabricated / No screen / Glass present , gas log lighter, Inspector does not ignite gas systems, **missing gas cover sleeve - no damper door/clamp present - NTBS A damper clamp is required by code when artificial gas logs are present in an open fireplace. When gas logs are in use, the fuel (whether natural gas or propane) is going through the combustion process. The by-product from combustion is carbon monoxide, which is a colorless and odorless gas. "Based on the industry standards and the limited inspection required by these standards, the fireplace appears to be in operable condition.", 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.



no damper door/clamp present



missing gas cover sleeve

8. ELECTRICAL

Conditions

Appears serviceable, Most outlets not accessible due to furniture present, accessible test operated properly. Inspector does not unplug homeowner' s personal equipment.

Smoke Detectors:

NO UNIT PRESENT RECOMMEND INSTALLING.



BEDROOM 2

Location

West.



1. WALLS

Type:

Appear Serviceable, drywall.

2. CEILINGS

Type: Appear Serviceable, drywall.

3. FLOORS

Type: Carpet, stained, worn.

4. WINDOWS

Type Appear Serviceable, Functional, wood, crank style, Worn functional.

5. DOORS

Type Appear Serviceable, Functional.

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

6. SLIDING GLASS FRENCH DOORS

Conditions N/A.

7. FIREPLACES

Type: N/A.

8. ELECTRICAL

Conditions Appear serviceable, some outlets N/A.

Ceiling Fans: operated, Appears Serviceable.

Smoke Detectors: **NO UNIT PRESENT RECOMMEND INSTALLING.**

BEDROOM 3

Location Northwest.



1. WALLS

Type: Appear Serviceable, drywall. Attic access present.



2. CEILINGS

Type: Appear Serviceable, drywall.

3. FLOORS

Type: Carpet, stained, worn.

4. WINDOWS

Type: stationary, condensation N/A-dirty glass.



5. DOORS

Type: Appear Serviceable, Functional.

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

6. SLIDING GLASS FRENCH DOORS

Conditions: N/A.

7. FIREPLACES

Type: N/A.

8. ELECTRICAL

Conditions: Appear serviceable, Most outlets not accessible due to furniture present, accessible test operated properly. Inspector does not unplug homeowner' s personal equipment. Most outlets.

Ceiling Fans: operated, Condition present, unit on dimmer control not recommended - Noisy.



Smoke Detectors: NO UNIT PRESENT RECOMMEND INSTALLING.

BEDROOM 4

Location: North.



1. WALLS

Type: Appear Serviceable, drywall, Cloth present appears serviceable.

2. CEILINGS

Type: Appear Serviceable, drywall, Cloth present appears serviceable.

3. FLOORS

Type: Appear Serviceable, Carpet.

4. WINDOWS

Type: Appear Serviceable, Functional, wood, crank style.

5. DOORS

Type: Appear Serviceable, Functional, Door stopper missing rubber tip. **Missing dead bolt.**

Closets/Cabinets: Appears Serviceable, most N/A due to personal items, Appears Serviceable, , wood crank style Windows present functional **missing 1 screen.** Bathroom door noted in closet.



6. SLIDING GLASS FRENCH DOORS

Conditions N/A.

7. FIREPLACES

Type: N/A.

8. ELECTRICAL

Conditions Appear serviceable, some outlets N/A.

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

BEDROOM 5

Location Downstairs maids quarters.



1. WALLS

Type: Appear Serviceable, drywall.

2. CEILINGS

Type: Appear Serviceable, drywall.

3. FLOORS

Type: carpets, loose carpet, stained, worn.

4. WINDOWS

Type Appear Serviceable, Functional, wood, crank style,
Right side crank loose & handle loose tightening needed.



5. DOORS

Type Appear Serviceable, Functional.

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

6. SLIDING GLASS FRENCH DOORS

Conditions N/A.

7. FIREPLACES

Type: N/A.

8. ELECTRICAL

Conditions Appear serviceable, some outlets N/A.

Smoke Detectors: **NO UNIT PRESENT RECOMMEND INSTALLING.**

BATHROOMS

BATHROOM 1

Location: Master bedroom suite.



1. WALLS

Type Appear Serviceable, drywall, **Patching needed at ladies sink side at plumbing wall.**



2. CEILINGS

Type Appear Serviceable, drywall.

3. FLOORS

Type Appears Serviceable, tile squares area rugs present.

4. WINDOWS

Type: Appears Serviceable, Functional, wood, crank style, **no screens present. Note: stationary at tub without tempered glass present Not To building Standards, Further Evaluation Recommended By Related Qualified Licensed Contractor Within Contingency Period.**



5. DOORS

Type Appears Serviceable, Functional.

6. COUNTERS

Type Appears Serviceable, normal wear.

7. CABINETS

Type Appears Serviceable, normal wear, **loose hinges noted tightening needed**, Normal Living Condition. **most N/A due to personal items.**

8.SINKS

Type

rust/corrosion present at fixtures, worn fixtures, Ladies side drainage slow recommend cleaning P-Trap.



9. MIRRORS

Appears Serviceable, Normal Living Condition.

10. BATH TUBS

fiberglass, spa tub operated - Appears Serviceable
Note: Inspector does not access/ inspect equipment.



11. SHOWERS

Trim:

corrosion at shower head, Normal Living Condition, Worn fixtures present worn functional appears serviceable. Note : heat unit for steam bath for shower present Not Inspected/Excluded From Report/Consult Seller.

12. SHOWER WALLS

Appears Serviceable, Normal Living Condition.

13. ENCLOSURES

tempered glass, Appears Serviceable, Normal Living Condition, Note: Door swings in missing stop splash out and safety concern, recommend door stop installation.



14. TOILETS/BIDET

Appears Serviceable, Flushed properly x 2.

15. PLUMBING

Appears Serviceable, No active leakage is noted at this time. Monitor in the future, corrosion present, Normal for Age of Material.

16. ELECTRICAL

GFCI:

Appears Serviceable.

3 units test operated Appears Serviceable Note: ladies side vanity without protection gentleman side right hand GFCI failed to test operate replacement required left side tested note no protection at toilet area gentleman side upgrade consideration. Have a licensed electrician make further evaluation and corrections as needed.



ladies side



gentleman side

Exhaust Fan:

operates, Appears Serviceable, x 2.

17. HEATING

Type:

central unit.

BATHROOM 2

Location:

Bedroom - 3.



1. WALLS

Type

Appear Serviceable, drywall, wall paper, tile, Normal Living Condition.

2. CEILINGS

Type

Appear Serviceable, drywall.

3. FLOORS

Type

Appears Serviceable, tile squares ceramic tiles, area rugs present.

4. WINDOWS

Type:

Functional, wood, crank style, Condition present right side doesn't close completely doesn't lock corrections needed. Condition present non tempered glass below 60 inches - NTBS, screens present.



5. DOORS

Type Appears Serviceable, Functional.

6. COUNTERS

Type Appears Serviceable, normal wear.

7. CABINETS

Type Appears Serviceable, normal wear.

8.SINKS

Type Appears Serviceable, rust/corrosion present at fixtures, irregular spray at aerator, Normal Living Condition.



9. MIRRORS

Appears Serviceable.

10. BATH TUBS

Appears Serviceable.

11. SHOWERS

Trim: hose style, Operated / Hot/Cold reversed at valve, valve turns 360' irregular condition - Anticipate upgrading in future FAUCET HAS REVERSED HOT AND COLD FLOW: Faucets with incorrect positioning of hot and cold water control often have their control cartridge or plastic insert for attachment of the handle installed upside down. While repair is usually simple and quick, it often takes a plumbers knowledge to disassemble the faucet so the adjustment can be made.



12. SHOWER WALLS

Tile appears serviceable / Condition present non tempered glass below 60 inches - NTBS, screens present. Note: Caulking voids present, shower stall windows to sealed at all times to present water intrusion, sealing required before using.



13. ENCLOSURES

curtain.

14. TOILETS/BIDET

Appears Serviceable, Flushed properly.

15. PLUMBING

Appears Serviceable, No active leakage is noted at this time. Monitor in the future, corrosion present, Normal for Age of Material.

16. ELECTRICAL

GFCI:
Exhaust Fan:

Appears Serviceable.
test operated, Appears Serviceable.
operates, **noisy**.



17. HEATING

Type:

central unit.

BATHROOM 3

Location:

Upstairs hallway.



1.WALLS

Type

Appear Serviceable, drywall, wall paper.

2. CEILINGS

Type

Appear Serviceable, drywall.

3. FLOORS

Type

Appears Serviceable, tile squares ceramic tiles, area rugs present, Worn functional.

4. WINDOWS

Type: Appears Serviceable, Functional, wood, crank style,
Screen torn.



5. DOORS

Type Appear Serviceable, Functional.

6. COUNTERS

Type Appears Serviceable, normal wear.

7. CABINETS

Type Appears Serviceable, normal wear.

8.SINKS

Type Appears Serviceable, Normal Living Condition, x 2 - Note: **left side cold handle difficult to operate monitor in future.**

9. MIRRORS

Appears Serviceable.

10. BATH TUBS

Appears Serviceable.

11. SHOWERS

Trim: hose style, Operated / **Hot/Cold reversed at valve, valve turns 360' irregular condition - Anticipate upgrading in future FAUCET HAS REVERSED HOT AND COLD FLOW:** Faucets with incorrect positioning of hot and cold water control often have their control cartridge or plastic insert for attachment of the handle installed upside down. While repair is usually simple and quick, it often takes a plumbers knowledge to disassemble the faucet so the adjustment can be **made.** Vibrating noise in valve when turning off monitor in future



12. SHOWER WALLS

Appears Serviceable, Normal Living Condition, Normal for Age of Material.

13. ENCLOSURES

Appears Serviceable, tempered glass, Normal Living Condition.

14. TOILETS/BIDET

Appears Serviceable, Flushed properly 1.6 gallon low flow toilets present.

15. PLUMBING

Appears Serviceable, No active leakage is noted at this time. Monitor in the future, corrosion present, Normal for Age of Material, Normal For Age Of Home. Primary A/C drip line present Appears Serviceable No active leakage is noted at this time.



16. ELECTRICAL

GFCI:

Appears Serviceable.

Exhaust Fan:

test operated, x 2 appears serviceable.

Appears Serviceable, operates.

17. HEATING

Type:

central unit.

BATHROOM 4

Location:

Bedroom - 4.



1.WALLS

Type

Appear Serviceable, plaster.

2. CEILINGS

Type

Appear Serviceable, drywall.

3. FLOORS

Type

Appears Serviceable, Normal for Age of Material, Natural stone.

4. WINDOWS

Type:

No system present.

5. DOORS

Type

Off discovered in bedroom closet.

6. COUNTERS

Type Appears Serviceable.

7. CABINETS

Type Appears Serviceable, normal wear.

8.SINKS

Type Appears Serviceable.

9. MIRRORS

No system present.

10. BATH TUBS

No system present.

11. SHOWERS

Trim: Appears Serviceable, hose style, Normal Living Condition, Rain head present functional.

12. SHOWER WALLS

Appears Serviceable.

13. ENCLOSURES

Appears Serviceable, tempered glass, **Conditions present door swings in -NTBS - Recommend door stop installation.**



14. TOILETS/BIDET

Appears Serviceable, Flushed properly 1.6 gallon low flow toilets present.

15. PLUMBING

Appears Serviceable, No active leakage is noted at this time. Monitor in the future. Primary A/C drip line present Appears Serviceable No active leakage is noted at this time.



16. ELECTRICAL

GFCI:

Exhaust Fan:

Appears Serviceable.
test operated, Appears Serviceable.
Appears Serviceable, operates.

17. HEATING

Type:

No system present.

BATHROOM 5

Location:

Bedroom -5 Maids quarters.



1.WALLS

Type

Appear Serviceable, drywall.

2. CEILINGS

Type

Appear Serviceable, drywall.

3. FLOORS

Type

Appears Serviceable, ceramic tiles, carpet.

4. WINDOWS

Type:

No system present.

5. DOORS

Type

Appears Serviceable, Functional.

6. COUNTERS

Type

Appears Serviceable, normal wear.

7. CABINETS

Type

Appears Serviceable, normal wear.

8.SINKS

Type

Appears Serviceable, **Stopper stuck.**



9. MIRRORS

Appears Serviceable.

10. BATH TUBS

No system present.

11. SHOWERS

Trim:

Appears Serviceable, Worn valve present.

12. SHOWER WALLS

Appears Serviceable, Normal Living Condition.

13. ENCLOSURES

Appears Serviceable, tempered glass, 1 Door missing knob correction needed.



14. TOILETS/BIDET

Appears Serviceable, Flushed properly corrosion at valve, 1.6 gallon low flow toilets present, Seat offset.

15. PLUMBING

Appears Serviceable, No active leakage is noted at this time. Monitor in the future, corrosion present, Downspout offset irregular installation No active leakage is noted at this time. Monitor in the future.



16. ELECTRICAL

GFCI:

Appears Serviceable.

Exhaust Fan:

test operated, Appears Serviceable. operates, noisy.

17. HEATING

Type:

central unit.

BATHROOM 6

Location: Interior guest.



1.WALLS

Type Appear Serviceable, drywall, wall paper, Worn cosmetic.

2. CEILINGS

Type Appear Serviceable, drywall.

3. FLOORS

Type Appears Serviceable, tile squares Normal for Age of Material.

4. WINDOWS

Type: No system present.

5. DOORS

Type Appears Serviceable, Functional, x 2.

6. COUNTERS

Type Appears Serviceable, normal wear.

7. CABINETS

Type No system present.

8.SINKS

Type Appear Serviceable, Worn fixtures loose handles
corrections needed.



9. MIRRORS

Appears Serviceable.

10. BATH TUBS

No system present.

11. SHOWERS

Trim: No system present.

12. SHOWER WALLS

No system present.

13. ENCLOSURES

No system present.

14. TOILETS/BIDET

Appears Serviceable, 1.6 gallon low flow toilets present, Flushed properly.

15. PLUMBING

Appears Serviceable, No active leakage is noted at this time. Monitor in the future, corrosion present, Worn hose bibs anticipate upgrading in future.



16. ELECTRICAL

GFCI: Appears Serviceable.
test operated, Appears Serviceable.
Exhaust Fan: operates, Appears Serviceable.

17. HEATING

Type: No system present.

BATHROOM 7

Location: Guest house.



1.WALLS

Type Appear Serviceable, drywall, Normal Living Condition.

2. CEILINGS

Type Appear Serviceable, drywall.

3. FLOORS

Type

Appears Serviceable, tile squares area rugs present.

4. WINDOWS

Type:

Appears Serviceable, Functional, wood, crank style,
Lock doesn't fully engage.



5. DOORS

Type

Appears Serviceable, Functional.

6. COUNTERS

Type

Appears Serviceable.

7. CABINETS

Type

Appears Serviceable, normal wear.

8. SINKS

Type

Appears Serviceable.

9. MIRRORS

No system present.

10. BATH TUBS

No system present.

11. SHOWERS

Trim:

No system present.

12. SHOWER WALLS

No system present.

13. ENCLOSURES

No system present.

14. TOILETS/BIDET

Appears Serviceable, 1.6 gallon low flow toilets present, Flushed properly.

15. PLUMBING

Appears Serviceable, No active leakage is noted at this time. Monitor in the future, corrosion present, Normal for Age of Material.

16. ELECTRICAL

GFCI:

Exhaust Fan:

Appears Serviceable.

test operated, Appears Serviceable.

operates, Appears Serviceable.

17. HEATING

Type:

No system present.

LAUNDRY AREA

1. WALLS

Type:
wash and dryer
prevents full inspection

Appears Serviceable, drywall.



2. CEILINGS

Type: Appears Serviceable, drywall.

3. FLOORS

Type: Appears Serviceable, tile squares.

4. WINDOWS

Type: No system present.

5. DOORS

Counter/Cabinets

Appears Serviceable, Functional.

Appears Serviceable, functional, **Conditions present - drawer and door hits dryer door.**



6. DRYER VENT

Appears Serviceable, **Exterior cover crushed.**

7. PLUMBING

Laundry Tub/Sink:

Not Accessible/Did Not Inspect at equipment.

Appears Serviceable, Normal Living Condition, **Condition present - Hot / Cold reversed at plumbing supply original construction, recommend crossing supply lines to have Hot / Cold separation correct at sink facet.**



8. GAS SERVICE

Not Accessible/Did Not Inspect.

9. ELECTRICAL

GFCI:

Appears Serviceable.

Exhaust Fan:

test operated, x 2 appears serviceable.
operates, Appears Serviceable.

ATTIC

1. STRUCTURE

Limited structure access present from master bedroom suite access to middle structure only, no additional access discovered. Conventional framework Normal for time of California construction, Appears Serviceable, Normal for Age of Material, CONSULT TERMITE REPORT FOR ALL WOODEN AREAS.



2. INSULATION

Type:

fiberglass batts, sparse in areas, missing in sections, Poor conditions noted insulation moved from original positions construction debris present , recommend cleanup Re- insulating.

missing in sections.



Past rodent traps present.



3. VENTILATION

Vent Screens

Appears Serviceable, Normal for California construction.
louvered style, mesh style, Appears Serviceable.

4. EXHAUST VENTS

Appears Serviceable, Normal for California construction, PVC upgrading present from heat unit appears serviceable.

5. DUCT WORK

Appears Serviceable, Normal for Age of Material, Mixture of materials present some newer ducting present appears serviceable. Zone controlled Multiple locations noted all functional - Consult seller on all operations.

Zone controlled sections present. Note: **It is beyond the scope of a home inspection to determine air supply and return air adequacies.**



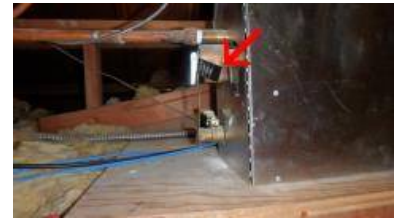
6. ELECTRICAL

most is not visible due to insulation, Visible appears serviceable, Note extensive excessive low voltage wiring present not in uniform installation condition. Low voltage systems not part of inspection.



7. PLUMBING

most is not visible due to insulation, Visible appear serviceable some hot copper lines insulated appears serviceable, **Note : heat unit for steam bath for shower present with pressure relief valve without exit copper present - NTBS Further Evaluation Recommended By Related Qualified Licensed Contractor Within Contingency Period. TPRV valve without copper exit plumbing Further Evaluation Recommended By Related Qualified Licensed Contractor Within Contingency Period.**



8. ACCESS

Located in Master bedroom closet ceiling.

9. CHIMMEYS

Not Accessible/Did Not Inspect, All systems.

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:

Units - 1 Attic split system service for master bedroom suite and partial upstairs living space / Unit - 2 Roof dual pack service for upstairs bedrooms and partial Upstairs living space, this is a zoned system with thermostat located in each bedroom and upstairs hallway, all tested all functional / Unit - 3 located in basement split system service for living room and dining room Unit - 4 located in basement service for family room and kitchen and downstairs bedroom/ Bathroom split system operated / Unit - 5 located in detached work out room service for theater room split system operated. Unit - 6 Heat pump for pool house operated.



Type:

Unit - 1 High Performance gas forced air gas, forced air operated / Unit - 2 dual pack system gas operated / Unit - 3 High Performance gas forced air gas, forced air operated / Unit - 4 High Performance gas forced air gas, forced air operated / Unit - 5 High Performance gas forced air gas, forced air operated / Unit - 6 electric heat pump operated.





2. CONDITION

All units Appear Serviceable Unit - 1, 3, 4, and 6 appear to have been upgraded in past / Inspector does not determine age and recent service of units present, consult seller on history of equipment present.

3. HEATING SYSTEM CONDITION:

PRIMARY UNIT: For pool house Heat Pump present operated.



Blower not accessed - cannot determine return air -
Access in pool house bathroom ceiling.

BURNERS/HEAT EXCHANGERS:

The heat exchanger portion of a gas fired heater is difficult to access without disassembly, and cannot be adequately checked during a visual inspection.

PUMP/BLOWER FAN:

All functional Appears Serviceable.

COMBUSTION AIR:

All Appear Serviceable, adequate.

VENTING:

Unit - upgraded PVC Appears Serviceable / Unit - 2 serviceable / Units 3 & 4 most Not Accessible/Did Not Inspect, visible Appears Serviceable / Unit - 5 most Not Accessible/Did Not Inspect, visible Appears Serviceable / Unit - 6 N/A. Inspector does not conduct draft testing.

AIR PLENUM:

All Appear Serviceable, adequate.

AIR FILTERS:

Multiple locations noted Electronic air filter not part of inspection consult seller on cleaning schedules.

Multiple locations noted all functional - Consult seller on all operations.

Multiple locations noted all functional - Consult seller on all operations.



NORMAL CONTROLS: GENERAL SUGGESTIONS:

Multiple locations noted all functional - Consult seller on all operations.

It is recommended to consult with the HAVC Contractor that is familiar with all the equipment and operations present - Consult seller for referral and or hire an independent contractor to further evaluate and service to include Electronic air filters present.

4. FILTERS

Multiple locations / Multiple locations noted Electronic air filter not part of inspection consult seller on cleaning schedules.

Unit - 4 regular filter dirty.



5. THERMOSTATS

Multiple locations Upstairs- downstairs Functional Appears Serviceable - Consult seller on all operations and zones present.

6. GAS VALVES

Unit - 1 Appears Serviceable, **Recommend anchoring** / Unit - 2 Appears Serviceable, **Recommend anchoring** / Unit - 3 & 4 Appears Serviceable. Unit - 5 Appears Serviceable / Unit - 6 N/A.



7. VENTING

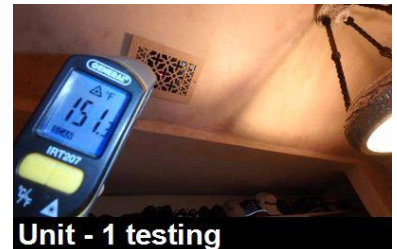
Unit - upgraded PVC Appears Serviceable / Unit - 2 serviceable / Units 3 & 4 most Not Accessible/Did Not Inspect, visible Appears Serviceable / Unit - 5 most Not Accessible/Did Not Inspect, visible Appears Serviceable / Unit - 6 N/A. Inspector does not conduct draft testing.

8.. AIR SUPPLY

Note: **It is beyond the scope of a home inspection to determine air supply and return air adequacies. Units 1 & 2 Appear adequate, however Units 3,4,5,and 6 cannot be determined - You may consider having an independent HAVC contractor further evaluate and determine air supply is sufficient.**

9. REGISTERS

Functional all tested.



10. ENCLOSURE

N/A.

11. A/C COMPRESSOR

Location 1:

Unit - 1 roof electric, operated, Appears Serviceable, appears newer.



Location 2:

Unit - 2 roof dual pack roof electric, operated, Appears Serviceable, appears original.



Location 3:

Units 3 & 4 North side exterior, electric, operated, Appears Serviceable, appear to be newer units. Note:

Unit - 3 **AIR CONDITIONING SYSTEM NOT COOLING HOUSE:** Air conditioning system was operational but did not cool the house sufficiently during the inspection. System did not produce the optimum air temperature drop of 15 to 20 degrees. Older units may not perform to this optimum, but should give at least 15 degrees of cooling. Call a licensed air conditioning serviceman for a refrigerant level check and recharge if needed. A search for the source of refrigerant leakage should also be undertaken, and repairs performed as required - recommend service by a licensed heating/air conditioning contractor. Unit - 5 East exterior yard worn functional appears to be original unit worn functional - Spine Fin Deteriorated / Condition present

- A section of the spine fin tubing has been deteriorated, this has been can be caused from dog urine, the spine fins protect the coils, this section has now been compromised, the unit will still perform and is doing so at time of inspection, to further understand condition and long term effect you would need to discuss the condition with a licensed A/C Contractor

Unit - 6 heat pump operated appears service, appears to be newer unit - HEAT PUMP- A heat pump works on the principal that outside air, no matter the temperature, has some heat in it which can be extracted and used within the house, even during cold days. When the heat pump is operated, it can only produce air with a temperature of about 98 degrees F, or the approximate temperature of our skin. For that reason, homeowners with heat pumps will often complain that they are not producing heat, when in fact they are working properly. Some manufacturers have installed supplementary electric heat strips to help heat the air, just so homeowners would be able to feel hot air blowing out of the system to insure them it was working. Many older heat pumps, however, were installed without electric heating strips. Homeowners with such systems are advised to turn on the heat a couple hours before a particular temperature is desired, to give the unit time to exchange air and to reach the desired comfort level.



Unit - 5

Type:

All electric. Note: Units 3 & 4 required base cleaning, units should be 4 inches above grounds grade, plastic pads present are under soil visible erosion present correction needed.



Test unit - 3



Test unit - 3

Refrigerant Lines:

Unit - 1 Appears Serviceable - **damaged insulation noted at roof correction required** / Unit - 2 Not Accessible/Did Not Inspect / Units 3 & 4 underground Freon lines most Not Accessible/Did Not Inspect **visible damaged insulation noted exposed copper corrections required** / Unit - 5 underground Freon lines most Not Accessible/Did Not Inspect, **visible damaged insulation noted exposed copper corrections required, missing insulation into structure Recommend sealing flashing access with Steel Wool and or Spray Foam to prevent Rodent access** / Unit - 6 N/A. **Recommend service by a licensed heating/air conditioning contractor.**



Unit - 5

WATER HEATER

WATER HEATER 1

Location:

Basement / A/O Smith Vertex present - A. O. Smith Vertex™ power-vent and power direct-vent gas water operational.

Type/Condition

Appears Serviceable, gas, operated, Number Of Gallons: 50 has circulating pump, **Further Evaluation Recommended By Related Qualified Licensed Contractor Within Contingency Period, Timer for pump appears to be running continuously pump running hot - circulating pumps are to be used on timed operation only not to run 24/7 the unit present is running 24/7 the timer present is either not set correctly or not in service correction required.**

Solar heating systems not tested.

Potable Water Expansion Tank Present / Potable water expansion tank present Appears Serviceable. An expansion tank is a small tank used in closed water heating systems and domestic hot water systems to absorb excess water pressure. Excess pressure can be caused by thermal expansion as water is heated, or by water hammer. The expansion tank usually contains a rubber diaphragm and the bottom of the tank contains water, which is openly connected to the plumbing system. Anytime the water pressure rises, it will push against the diaphragm, and gently compress the air. The compressibility of the air cushions the pressure shock, and relieves pressure in the system that could otherwise damage the plumbing system. MFG DATE: 3/21/2012 Newer unit check for permit / Note: **Expansion tank plumbing needs additional anchoring.**



2. VENTING

Type/Condition

High performance unit present using PVC Appears Serviceable , conditions present, condensation dripping, PVC leaking, moisture present rusting electrical ground wire flexible present and deteriorating drywall present corrections required ASAP. The vent system produces condensation drip which is normal however the drain line system has been leaking for a prolonged time and correction is needed / Inspector does not conduct draft testing. PVC leaking.



3. PLUMBING

Type/Condition

Appears Serviceable, copper, Recommend additional anchoring.



4. TPRV

Type/Condition

Leaking condition present, Not To building Standards, Further Evaluation Recommended By Related Qualified Licensed Contractor Within Contingency Period, Valve Not tested.



5. OVERFLOW LINE

Type/Condition

Note: The TPRV valve is currently leaking and the corrosion present at the end of the pipe indicates a prolonged condition present, the discharge line has been installed in the A/C condensation sump pump trap discharge which is Not To building Standards, if the TPRV valve was to open the pump will not be able to pump the amount of water discharged therefore flooding the basement and all equipment present including 4 electrical Sub panels, electronics and 2 furnace's present - Water heater can discharge up to 300 PSI - A watts 210 valve and or Series 210-5 Automatic Gas Shutoff Valves are used in gas water heater applications to protect against overheating water in the domestic hot water supply heating system. It is an immersion-type valve that automatically



shuts off the gas supply to the heater if the temperature reaches 210°F (99°C). It is a self-contained device that consists of Buna-N disc-to-metal seating, manual reset button to reopen the valve after an automatic shutoff, trip latch assembly and stainless steel spring seats to close the valve at a controlled temperature, and thermostat with extension tube which operates trip latch in response to water temperature. Design certified by CSA. Models L210-5 M2, LL210-5 M2 and LLL210-5 M2 feature extended shanks for use with water heaters containing extra thick insulation, up to 3 in. Further Evaluation Recommended By Related Qualified Licensed Contractor Within Contingency Period.

6. STRAPPING

Type/Condition

Appears Serviceable.

7. GAS VALVE

Type/Condition

Appears Serviceable, No Sediment Trap present - Recommend sediment trap future - upgraded condition. "In addition most appliance manufacturers require the installation of a sediment trap (dirt leg) to protect the appliance from debris in the gas. Sediment traps are necessary to protect appliance gas controls from the dirt, soil, pipe chips, pipe joint tapes and compounds, and construction site debris that enters the piping during installation and repairs. Hazardous appliance operation could result from debris entering gas controls and burners. Despite the fact that utilities supply clean gas, debris can enter the piping prior to and during installation on the utility side of the system and on the customer side.



8. BASE

Type/Condition

Appears Serviceable.

9. COMBUSTION AIR

Type/Condition

adequate.

10. ENCLOSURE

Type/Condition

Basement.

WATER HEATER 2

Location: Pool house.



Type/Condition Gas Tankless operated.

2. VENTING

Type/Condition Appears Serviceable.

3. PLUMBING

Type/Condition Appears Serviceable, slight/heavy corrosion present. No leakage is noted, but monitor in the future.

4. TPRV

Type/Condition Appears Serviceable not tested.

5. OVERFLOW LINE

Type/Condition copper, Appears Serviceable.

6. STRAPPING

Type/Condition N/A.

7. GAS VALVE

Type/Condition Appears Serviceable 3/4 inch present.

8. BASE

Type/Condition N/A.

9. COMBUSTION AIR

Type/Condition adequate.

10. ENCLOSURE

Type/Condition Not opened Appears Serviceable.

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.
CONDITION: Most Not Accessible/Did Not Inspect, Water meter is located at Fairmount parkway Water pressure appears adequate, No active leakage is noted at this time. Monitor in the future.



SUPPLY LINES:

MATERIAL: Copper.



CONDITION: Most Not Accessible/Did Not Inspect. Minor corrosion is noted, No leakage is noted, but monitor in the future.

WASTE LINES:

MATERIAL: Plastic ABS Present - Multiple clean outs located by sewer line video contractor / Soft cap noted under patio steel deck present for overflow condition.



CONDITION: Most Not Accessible/Did Not Inspect, No active leakage is noted at this time. Monitor in the future.
Note: **An exhaustive inspection was conducted by sewer line video company to discover that all sewer lines drain into a sump pump system, sump pump system present with the debris present see report provided by sewer line video company and recommend having the sump pump inspected and tested by specific contractor related to sump pumps.**



Alarm sounding , exposed electrical control
recommend having the sump pump inspected and tested by specific contractor related to sump pumps.



HOSE FAUCETS:

OPERATION:

Sample operated, appeared serviceable.

GARAGE/CARPORT

1. ROOF AREA

Type:

DETACHED STRUCTURE / Serviceable life in material at this time.

Condition:

Spanish clay double/triple system present appears serviceable, **Conditions present, excessive tree debris present, multiple cracked, slipped tiles present, exposed underlayment** A professional roof tune up is required at this time. Recommend licensed roofing contractor for further evaluation Further Evaluation Recommended By Related Qualified Licensed Contractor Within Contingency Period. Note; Back roof gutter system restricted by debris, Cleaning required to perform properly does not divert water away from structure corrections needed - Note Front system present incorporated into structure restricted by debris, Cleaning required to perform properly, the down spout is inner structure Not Accessible/Did Not Inspect and filled with the debris, the outlet is unknown - Further Evaluation Recommended By Related Qualified Licensed Contractor Within Contingency Period. Gutter system.

Unknown gutter outlet Further Evaluation Recommended.



Ceiling/Rafters:

Closed drywall system present x 2 appears serviceable normal conditions. Storage accessible area present Appears Serviceable.

Appears Serviceable.



2. MAIN DOOR

Type/Condition:

3 wood roll up section of doors present all functional normal for age of materials present. Appears Serviceable.



3. HARDWARE/SPRINGS

Type/Condition:

Three systems present all functional normal Functional normal for age of material. Appears Serviceable.

4. OPENER

Type/Condition:

Three systems present all functional **all back bulbs missing**. Appears Serviceable x 3.



Automatic Reverse:

Eye sensors and Impact tested operated recommend testing monthly All 3 systems present. Appears Serviceable x 3.

5. DOORS

Man Door:

functional, Appears Serviceable, Normal for Age of Material.

6. FIREWALL/WALLS

Type/Condition:

Appears Serviceable, personal items prevent complete inspection, Closed drywall system present appears serviceable normal conditions. Note: Structure present below grade no signs of moisture intrusion. Exterior stucco conditions present see exterior page - Stucco.



Anchor Bolts:

not visible.

Counters/Cabinets:

functional, most N/A due to personal items.

7. SLAB

Type/Condition:

Appears Serviceable, cracked, Normal for Age of Material, Multiple chips and cracking present oil stains present typical conditions, note water intrusion at South side possibly related to recent rain and door conditions.



8. ELECTRICAL

Type/Condition:

Appears Serviceable, Sub panel and car charging system present appears serviceable.



GFCI:

220V:

No Units present recommend upgrading.
operated, Appears Serviceable.

9. VENTILATION

Type/Condition:

Appears Serviceable.



ROOF

1. MATERIAL

N/A due to:

Walked rolled section only, did not walk on tile inspected by roof ladder and Flat Rolled section only. Spanish clay double/triple system present Serviceable life in material at this time.

Type/Condition:

Spanish clay double/triple system present appears serviceable, **Conditions present, excessive tree debris present, multiple cracked, slipped tiles present, exposed underlayment A professional roof tune up is required at this time. Recommend licensed roofing contractor for further evaluation Further Evaluation Recommended By Related Qualified Licensed Contractor Within Contingency Period.** Rolled asphalt Serviceable life in material at this time. Monitor wear in future.



2. CONDITION

Type/Condition:

Conditions present, excessive tree debris present, multiple cracked, slipped tiles present, exposed underlayment A professional roof tune up is required at this time. Recommend licensed roofing contractor for further evaluation Further Evaluation Recommended By Related Qualified Licensed Contractor Within Contingency Period. Rolled section primary drains have excessive tree leaf debris present cleaning required ASAP to ensure proper drainage of the flat section, secondary drains are present. Inspector does not conduct any type of drainage testing. Unable to determine condition and outlet of drainage system consult seller - A professional roof tune up is required at this time. Recommend licensed roofing contractor for further evaluation Further



Evaluation Recommended By Related Qualified Licensed Contractor Within Contingency Period.

Note : Tree's at North side of home too close, on roof, trimming and or removal recommended to prevent rodent access, a poor odor is present and current rodent activity is possible in roof tile present.

Debris.

exposed felt.



3. FLASHINGS

Type/Condition:

Mastic required Appears Serviceable, Normal for Age of Material, some crushing noted typical conditions. **A professional roof tune up is required at this time.** Debris present.

4. GUTTERS/DOWN SPOUTS

Type/Condition:

Multiple conditions / Systems present - **restricted by debris, does not divert water away from house in areas, Cleaning required to perform properly - Further Evaluation Recommended By Related Qualified Licensed Contractor Within Contingency Period.**

restricted by debris, cleaning needed.

does not divert water away from house in areas, corrections needed.



5. VENTS/VENT CAPS

Type/Condition:

Appears Serviceable, Normal for Age of Material.

Note: Original ABS vent pipe without paint - NTBS corrections needed.



6. CHIMNEYS

Type/Condition:

Multiple systems present Appears Serviceable / "Based on the industry standards and the limited inspection required by these standards, the fireplace appears to be in operable condition.", Fireplace chimney structure / 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.

7. SPARK ARRESTOR

Type/Condition:

Vent types Appear Serviceable.

8. SKYLIGHTS

Type/Condition:

Multiple systems present Appear Serviceable Normal for Age of Material.

9. WHEATHER COND.

Type/Condition:

overcast/cloudy, rained recently, wet.

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

North side of structure multiple conditions present / Main aluminum wire entrance cover not locked - NTBS, Main cover panel missing 1 interior screw and the bottom hinge is broken, the exterior cover lock is missing and there is evidence on the interior cover label of a past Arc Condition consult seller on history and correct conditions present, recommend using a licensed electrical contractor for professional corrections required / North main Sub panel present 125/125 split present appears serviceable however the interior screws are missing and the exterior lock device is missing, both exterior covers are ajar allowing for moisture and debris intrusion corrections required / recommend licensed electrician for further evaluation. Further Evaluation Recommended By Related Qualified Licensed Contractor Within Contingency Period.

1 main transfer Sub panel present Appears Serviceable.



Inspector Notes:

Sub panel present in Garage appears serviceable not completely labeled 50 Amp car charger present appears serviceable - 2 wires to top right hand side 20 Amp breaker - NTBS correction requirement / Have a licensed electrician make further evaluation and corrections as needed.



Two wires garage sub panel - NTBS

Basement Sub Panels.

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

Additional sub panel locations and conditions as follows - Basement Sub - A / Sub - B / Sub - C - All Appears Serviceable, Normal for California construction - Note: **Additional Sub Panel present noted for generator however a generator was not discovered - Not Inspected/Excluded From Report/Consult Seller / Further Evaluation Recommended By Related Qualified Licensed Contractor Within Contingency Period.**



2. BREAKERS

Number of breakers in off position

0 / Appears Serviceable Pool house panel.

Breaker Amp Rating

400 Amp Main / Note: **The label at the main has been scorched in the past, unknown occurrence, consult seller on history - Have a licensed electrician make further evaluation.**



3. CONDUCTORS

ENTRANCE CABLES:

Aluminum most Not Accessible/Did Not Inspect, Appears Serviceable - **Main aluminum wire entrance cover not locked - NTBS, WARNING** Indicates an imminently hazardous situation which, if not corrected could result in death or serious injury. **COVER MUST BE LOCKED**



BRANCH WIRING

Copper, most Not Accessible/Did Not Inspect. Appears Serviceable.

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. Stored items prevent access and testing at some outlets and switches. Inspector does not unplug homeowner's personnel equipment, Lights are not operational in some areas, possibly due to bad bulbs, Appears Serviceable. **Loose switch noted into basement correction needed.**



5. FUSES

Type/Condition:

N/A, Disconnects only for A/C Units.

6. FEEDS

Type/Condition:

underground, Not Accessible/Did Not Inspect.

EXTERIOR ITEMS

Type/Condition



7. STUCCO

Type/Condition:

Overall stucco body Appears Serviceable, Normal For Age Of Home, Normal for Age of Material, **blistered, deteriorating areas are noted at base and some structure areas due to water intrusion, excessive moss is present at North side due to poor roof drain and lack of gutter and or roof flashings, past and present wondering ivy plant growth has effected stucco by rooting into stucco considered a cosmetic condition, it is recommended to power wash home and patch and match paint at deteriorated and cracking areas present - Further Evaluation Recommended By Related Qualified Licensed Contractor Within Contingency Period.** Stucco weep screed improper clearance between weep screeds and the finished grade. The metal weep screed installed around the bottom of your home is to allow any water that gets past the stucco to safely exit. There should be a minimum clearance of 4 inches between the weep screed and the finished grade. If concrete walkways or some other hard surface is installed up to the foundation of the home, there should be a minimum clearance of 2 inches between the weep screed and such concrete or hard surface. Care should be taken to ensure that weep screeds are not covered by landscaping or concrete walkways.



past and present wondering ivy plant growth.

present wondering ivy plant growth.



Excessive moss



8. SIDING

Type/Condition: N/A.

9. EAVES/FACIA

Type/Condition: N/A.

10. PAINT

Type/Condition blistered/peeling, fading, deteriorated areas noted - Painting needed / Recommended.

11. DOORS/WINDOWS

Doors: functional, Appears Serviceable.

Windows: Wood framework present Appears Serviceable, Normal For Age Of Home, Normal for Age of Material - blistered/peeling, fading, deteriorated paint noted - Painting needed / Recommended. some missing screens noted.



12. MAIN GAS VALVE

Location: North side of home, natural gas, Appears Serviceable, No Seismic / No seismic safety shut-off valve present owner option.



Fire pits and exterior
B-B-Q's are excluded
from this inspection.



GROUNDS

1. DRIVEWAYS/WALKS

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

Type/Condition:

Concrete Pebble Stone present appear serviceable normal for age of material.
Cracking present typical conditions.



2. PATIO/PORCH ROOF

Type/Condition:

shade type/wood, unknown fungus noted - CONSULT
TERMITE REPORT FOR ALL WOODEN AREAS.

CONSULT TERMITE REPORT FOR ALL WOODEN
AREAS.



3. PATIO ENCLOSURE

Type/Condition:

N/A.

Balcony:

Multiple systems present appear serviceable - Cracking present typical conditions.

4. PATIO/PORCH/SLAB/DECK

Type/Condition:

Concrete, Tile squares Appears Serviceable, Normal
for Age of Material, Cracking present typical
conditions. **Recommend power washing.**



Ext. Stairs/Handrails:

functional, Appears Serviceable, Normal for construction type present.

5. EXT. ELECTRICAL

Type/Condition:

Multiple conditions and locations present - A representative sampling of switches and outlets was tested. Low voltage lights not part of inspection - Exposed Romex noted at tree at paddle tennis court - Overall systems appear serviceable anticipate a Tune Up by a licensed Electrician.

Multiple conditions and locations present.

GFCI:

Multiple systems present, some test did not operate, some exterior outlets noted without or cannot determine protection - anticipate a Tune Up by a licensed Electrician.

6. MAIN WATER VALVE

Location

North side of home Ball valve functional Appears Serviceable.

7. WATER PRESSURE

Approximate PSI

80 - 90 High pressure considerations.



Pressure Regulator: present Appears Serviceable, Not tested High pressure noted recommend adjusting pressure normal range 60 - 80 PSI.

8. SPRINKLER SYST.

Type/Condition: Systems on timers are not tested consult seller on all operations. Recommend independent inspection excessive systems present.

9. FENCING/WALLS

Type/Condition: Multiple surrounding systems present North East south partial West block wall flat stucco finish multiple conditions cracking minor stucco deterioration and Moss/mildew noted in multiple areas appears serviceable paddle Court area present with surrounding chain link, chain link repair serviceable normal for age of material, the East Gate and South Gate bases have excessive rust present deteriorated anticipate replacement. wrought iron present at South and back West of property in poor condition - rusted, deteriorating, leaning, areas noted anticipate upgrading and or removal could not fully inspect due to shrubs and brushes, Further Evaluation Recommended By Related Qualified Licensed Contractor.



Gates: Electrical wrought iron driveway gates functional Appear Serviceable consult seller on all operations / Note: 2 wood doors accessible to back yard with pool present open in and are not self closing and latching Not To building Standards with pool present anticipate upgrading / Note: Wrought iron gate functional / Note: Chain link gates worn functional with two with excessive rust at base noted anticipate upgrading.



10. GRADING

Type/Condition: Excessive grounds present with a multiple drainage systems present - Inspector does not conduct any type of drainage testing. Unable to determine condition and outlet of drainage system consult seller, 1 drain discovered missing cover with excessive debris / dirt in drain present, standing / ponding water noted in driveway grate drainage system, signs of poor drainage in areas noted with no evidence of intrusion into structure noted. It is recommended to have the entire system discovered and cleaned, determine outlets and maintain system cleaning in the future - Overall grounds grade Appears Serviceable, Normal for California construction.



Missing drain cover drain clogged

Rec. Moisture problems Play set present.
be further evaluated.

Note: Hillsides are
excluded from this
report.

Note: **Unit not in service - Recommend having seller fill
Ponds/waterfalls/birdba and demonstrate.**
ths...and pumps used
for these items are
excluded from this
report.



ponding water noted



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: slab not visible due to floor coverings, Not Accessible/Did Not Inspect. NOTE: **IT WAS DISCOVERED DURING IN INSPECTION THAT THE MAIN DINING AREA IS ACTUALLY ON RAISED FOUNDATION HOWEVER THE RAISED SECTION IS NOT ACCESSIBLE - INSPECTED FROM BASEMENT OPENING ONLY.**



2. FOUNDATION SLAB PERIMETER

Type/Condition: partially visible, Appears Serviceable. Note: Added roofing mastic noted at East structure base, consult seller on possible past moisture intrusion. Stucco weep screed improper clearance between weep screeds and the finished grade. The metal weep screed installed around the bottom of your home is to allow any water that gets past the stucco to safely exit. There should be a minimum clearance of 4 inches between the weep screed and the finished grade. If concrete walkways or some other hard surface is installed up to the foundation of the home, there should be a minimum clearance of 2 inches between the weep screed and such concrete or hard surface. Care should be taken to ensure that weep screeds are not covered by landscaping or concrete walkways.



3. VENTILATION

Type/Condition: Appears Serviceable / Inspected from exterior only.
Vent Screens: functional Appears Serviceable.
Access Cover: No access discovered.

4. POST & GIRDERS

Type/Condition: Not Accessible/Did Not Inspect.

5. SUB FLOORING

Type/Condition: Not Accessible/Did Not Inspect.

6. FOUNDATION WALLS

Poured Concrete present Appears Serviceable.



Anchor Bolts: Not Accessible/Did Not Inspect.

7. ELECTRICAL

Type/Condition: Inspected in basement only Appears Serviceable.
Note: Excessive low voltage present consult seller on all operations.



Note: Excessive low voltage present consult seller on all operations.



Note: Excessive low voltage present consult seller on all operations.



Note: Excessive low voltage present consult seller on all operations.



8. PLUMBING

Type/Condition: Inspected in basement only Appears Serviceable.

9. DUCT WORK

Type/Condition: Inspected in basement only Appears Serviceable.

10. BASEMENT/CRAWL SPACE:

ACCESSIBILITY: Basement is fully accessible. Note: **No hand rail present Not To building Standards Safety concern.**



CRAWL SPACE: Not Accessible/Did Not Inspect.

BASEMENT WALLS - Poured concrete, Appears Serviceable.

TYPE:

CONDITION: Staining was observed: Evidence of prior water penetration is noted minor Efflorescence seen.

BASEMENT FLOOR AND DRAINAGE: Sump pump appears serviceable for A/C condensation drip lines present - Condition present with water heater present.



OTHER OBSERVATIONS: **Unknown black substance in basement, damaged drywall from water heater condensation leak FURTHER EVALUATION RECOMMENDED BY RESPECTIVE QUALIFIED PERTAINING MOLD CONTRACTOR.**



POOL

9. STRUCTURE

Note: It is the buyer's full responsibility to insure the pool area is in full compliance with the safety laws and codes. If there is no self-containing fence around the pool, all doors from the structure leading to the pool/spa must be alarmed with safety alarms and secondary latches above the reach of children. All gates leading to the pool must self-lock

POOL NOT INSPECTED.



PICS 1

ADDITIONAL PICTURES

Comment

Grounds and Conditions / Keep area accessible.

Stucco weep screed improper clearance between weep screeds and the finished grade. The metal weep screed installed around the bottom of your home is to allow any water that gets past the stucco to safely exit. There should be a minimum clearance of 4 inches between the weep screed and the finished grade. If concrete walkways or some other hard surface is installed up to the foundation of the home, there should be a minimum clearance of 2 inches between the weep screed and such concrete or hard surface. Care should be taken to ensure that weep screeds are not covered by landscaping or concrete walkways.



Tree's at North side of home.



Note: Planter systems present without visible drainage systems. **FURTHER EVALUATION RECOMMENDED BY RESPECTIVE QUALIFIED PERTAINING CONTRACTOR.**

Power washing recommended.

Stucco deteriorated.

Stucco cracking / deteriorated at garage.

Stucco stained from poor gutter drainage at garage.

Extra tiles on grounds.



PICS 2

ADDITIONAL PICTURES

Comment

Grounds and Conditions / Pool house G/V.

Multiple clean outs located by sewer line video contractor.

Chiller for fish tank not inspected.

Filter equipment for fish tank not inspected.

Pool house exterior shower operated.

Wine storage present.



Chiller present not tested / Inspected, **note support wood deteriorated replacement needed.**

Sub pump operated in pool house wine room.

wine room / Note: below grade no signs of intrusion.

Pool house G/V.



PICS 3

ADDITIONAL PICTURES

Comment

See roof page /



See heat A/C page.

Note multiple satellite dish units not in service.

See roof page.



PICS 4

ADDITIONAL PICTURES

Comment

Excessive moss noted.

Complete low voltage inspection recommended.

All panels inspected.

Complete low voltage inspection recommended.

