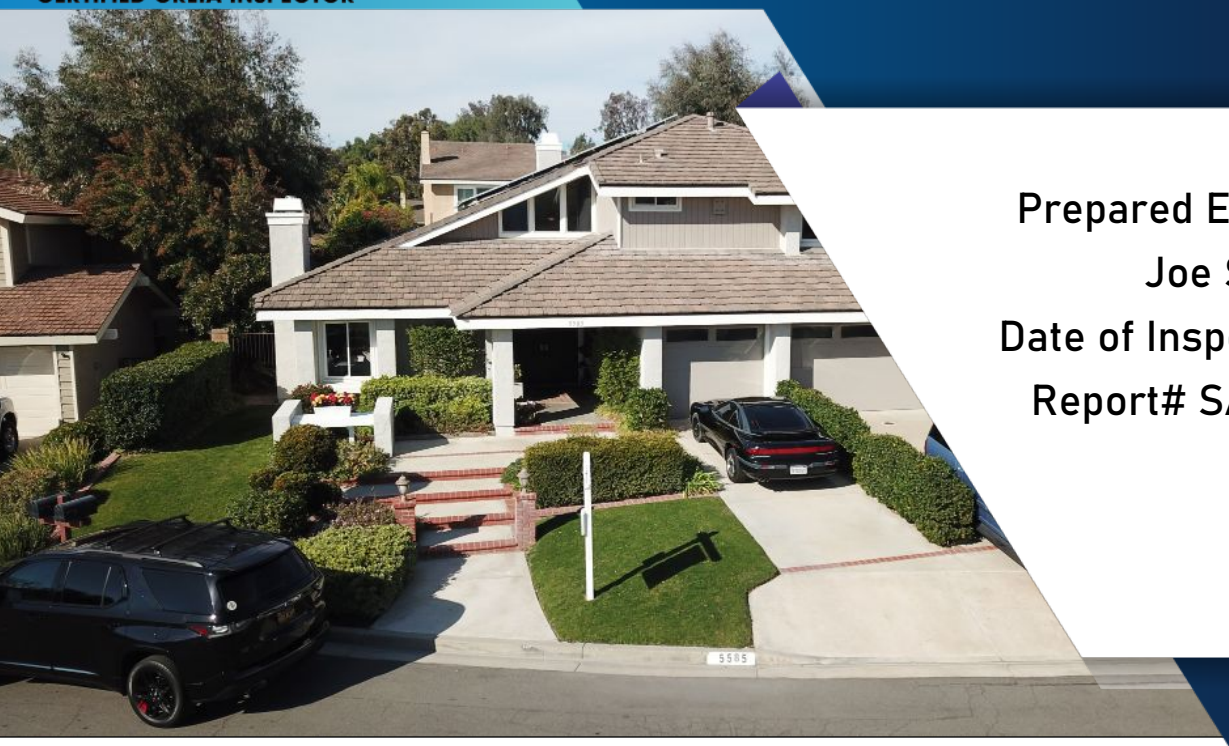
CERTIFIED CREIA INSPECTOR

Property Inspection Report



Prepared Exclusively for:
Joe Sample
Date of Inspection: 1/3/2021
Report# SAMPLE010321

1234 Some St
City, CA. 12345

INSPECTOR: Greg S. Terry II
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DIAMOND
PROPERTY INSPECTIONS

"We don't cut corners, we inspect them!"

yelp

Our Website:
www.diamondinspect.com

Introduction

We have inspected the major structural components and mechanical systems for signs of significant nonperformance, excessive or unusual wear and general condition. Our inspection is conducted in accordance with the Standards of Practice of the American Society of Home Inspectors® or the California Real Estate Inspection Association®. A copy of these standards is available upon request.

The following report is an overview of the conditions observed. In this report, there may be references to areas and items that were inaccessible. We can make no representations regarding conditions that may be present but were concealed or inaccessible for view hidden damage may exist. With access and an opportunity for inspection, reportable conditions that may be present may be discovered. Inspection of the inaccessible areas will be performed upon arrangement at additional cost after access is provided. Our recommendations are not intended as criticisms of the building, but as professional opinions regarding the present conditions. We are often asked how to prioritize the repairs and upgrading identified in the report.

(A). Conditions, which affect performance and life safety issues, are the highest priorities.
(B). Next are conditions that need repair, but have not yet affected performance. Typically, these are deferred maintenance items. We also suggest upgrades, which will enhance the property. When we recommend repair or replacement, the determination of appropriate corrective action must be left to the licensed professionals retained for detailed evaluation and repair. Lower priority conditions that are neglected may become higher priority conditions. Do not equate low cost with low priority. Cost should not be the primary motivation for performing repairs. All repair and upgrade recommendations are important and need attention.

This report includes photos of a number of these conditions. The photos are included for clarification purposes, “Pictures are worth a thousand words”. The photos are a representative sample of these conditions and are not to be considered all-inclusive. These photos should be NOT substituted in place of our recommendation for further evaluation by a licensed tradesman.

WARNING! THIS REPORT CANNOT BE SOLD OR TRANSFERRED.

If your name does not appear on the cover of this report, you shall not rely on it whatsoever. Client agrees to indemnify, defend and hold harmless the inspector and inspection company from any third party claims relating to this inspection report. If you have been given this report by a real estate agent or any other person representing this property, realize that it was not prepared for you and conditions may have changed since the original inspection date.

All of the pages of this report are numbered. Notify this inspection company immediately if any pages are found to be missing.

Time

Start Time: 11:00 am
Completion Time: 2:40 pm

Orientation

We will describe the locations of the various features of the property, left or right, ect. as though we were standing at the street, and looking at the building.

Weather

The weather was cool and sunny.

General Information

The following people were present at the time of the inspection or at some point during the inspection: Seller's Agent, Client's Agent, and Clients.

The structure was occupied at the time of the inspection.

Notes

For additional information regarding environmental issues, we suggest you obtain and review the State of California publication, “Environmental Hazards: Guide for Homeowners and Buyers” available from your real estate professional.

We make no representations as to the extent or presents of code violations, nor do we warrant the legal use of this building. This information would have to be obtained from the local building and/or zoning department.

If caulking is needed for maintenance, or in preparation for the next paint job, a high quality urethane-base sealant is recommended, rather than latex, butyl, oil based, silicone or “architectural grade” sealants.

It is recommended that after the close of escrow a qualified locksmith be retained to "re-key" all exterior entry doors in the interest of normal homeowner security. Plus any WiFi controls the seller or previous occupant credentials should be revoked and obtain new login credentials.

It is recommended that the property owner (seller) provide our client(s) copies of all invoices, permits and record of inspections and sign-offs by the local authority having jurisdiction, where required, on any repairs or replacement performed on the property before the end of the contingency period.

Reinspection's are only performed on items not accessible at the time of original inspection or that were unable to be inspected due to utilities not turned on. Should repairs be necessary we suggest they be performed by appropriate persons and that work complies with applicable Law, including governmental permit, inspection, and approval requirements.

Buyer should obtain from seller receipts for Repairs performed by others, a written statement indicating the date of Repairs performed by Seller and provide Copies of receipts and statements of seller prior to final verification of condition. (Ref: Residential Purchase Agreement Form RPA-CA, page 4 item 10.)

NOTE: The client is strongly advised to further investigate or contract with appropriate persons to further investigate any and/all conditions/items in the inspection report not listed in Serviceable Condition, or are Inoperable, Beyond the scope of a CREIA / ASHI Inspection or which may have been disclosed by others or which you may be concerned before the close of escrow or sooner if your residential purchase agreement has a contingency time limit.

Emergency Control Locations

In an emergency you may need to know where to shut off the water, electrical system, and/or the gas supply. We have listed the locations of the controls for your convenience. We strongly recommend you familiarize yourself with their location and operation.

Main Water Shut Off

The domestic water supply shut off was located at the front of the house.

Main Gas Shut Off

The main gas shut off was located at the right side of the house.

Main Electrical Disconnect

The main electrical disconnect was located at the right side of the house.

Sewer Cleanout

A sewer cleanout was located in the driveway.

Environmental

Environmental Concerns

Environmental issues include but are not limited to radon, asbestos, mold or any fungi, lead contamination, toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, ground water contamination and soil contamination, animal or insect waste or carcasses. We are not trained or licensed to recognize or discuss any of these materials. We may make reference to one or more of these materials in this report when we recognize one of the common forms of these substances. If further study or analysis seems prudent, the advice and services of the appropriate specialists are advised. For animals contact a licensed branch 2 pest control inspector.

Structure

Structure Condition

The structural elements of a building include foundation, footings, all lower support framing and components, wall framing and roof framing. These items are examined, where visible, for proper function, excessive wear or unusual wear and general state of repair. Many structural components are inaccessible because they are buried below grade or behind finishes. Therefore, much of the structural inspection is performed by identifying resultant symptoms of movement, damage and deterioration. Where there are no visible symptoms, conditions requiring further review or repair may go undetected and identification will not be possible. We make no representations as to the internal conditions or stabilities of soils, concrete footings and foundations, except as exhibited by their performance.

Slab

Notice: This inspection does not include geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted.

Notice: All slabs experience some degree of cracking due to shrinkage in the dry process. In most instances, floor coverings prevent recognition of cracks or settlement in all but the most severe cases. The inspector will, at an additional cost, re-inspect, provided the client removes the floor covering and releases the inspector from damage caused by this process. Floor coverings are not removed during this inspection.

Slab Condition

Slab foundation was not visible due to floor coverings - no readily visible problem are noted, if flooring was removed other conditions may be present but not visible.

Mud Sill

The mud sill is the first wood member of the framing, resting directly on the slab foundation. All of the mud sill is inaccessible for inspection. There was no evidence of any cosmetic conditions on the visible and accessible interior or exterior finishes to indicate the need for destructive testing and further inspection.

Anchor Bolts

Anchor bolts are fasteners that connect the wood framing to the foundation. They limit the framing's ability to move independently on the foundation in the event of seismic activity. The wall surfaces of the structure prevent access to visually verify the presence or condition of the anchor bolts. Due to the age of the structure, and that slab type buildings must be bolted, we assume that proper bolting was installed, per the standards in effect at the time of construction.

Moisture

Due to changing weather conditions and variations in rainfall accumulation, we are unable to determine the extent of slab seepage in sustained and heavy rain. Although access to the slab was limited due to the installation of finished flooring, we found no visible evidence of seepage or other moisture related conditions. The slab should be monitored during the rainy season for evidence of moisture. If moisture appears, drainage upgrading should be considered. We are unable to determine the extent or presence of any perimeter foundation drainage systems that may have been installed, as their underground placement would render them inaccessible for our inspection.

Grading/Drainage

The grading of the lot appears to properly and adequately drain excess surface water and roof runoff away from the structure.

Surface drains were noted around the property; the drains were not tested. We are unable to determine the condition of underground pipes. Expect periodic maintenance to be needed.

Exterior Walls

Our review of the exterior walls includes the finished surfaces and siding. These items are visually examined for proper function, excessive or unusual wear and general state of repair. Components may not be visible because of soil, vegetation, storage, and/or the nature of construction. In such cases these items are considered inaccessible.

Stucco Condition

The stucco exterior was in good condition, with no significant cracks observed. Hairline cracks are typical and no action is indicated. They can be patched and sealed in the course of routine maintenance.

All horizontal stucco surfaces are vulnerable to water damage if any flaws develop in the underlying waterproof membrane. Because this membrane cannot be inspected, its proper installation cannot be verified. No stains or other signs of trouble were noted.

Wood Siding

The siding shows routine wear but is generally in serviceable condition. We recommend minor maintenance to ensure maximum service life.

Exterior Areas

Exterior Doors

The exterior door was in serviceable condition, with visible safety glass stamp.

Sliding Door

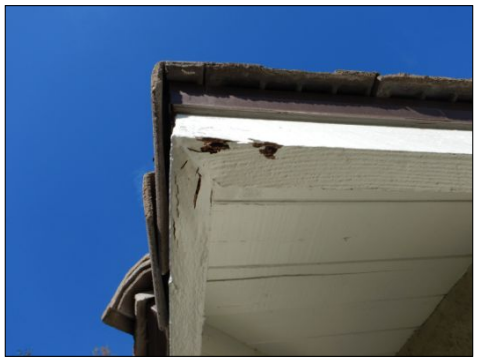
The sliders were operational and in serviceable condition.

Screen Door

The screen doors are in serviceable condition at the time of the inspection.

Eaves, Fascia, & Trim

Signs of wood destroying pest/organisms noted at the trim; we recommend further evaluation and corrections by a licensed pest control operator prior to removal of any contingencies.





Paint/Stain

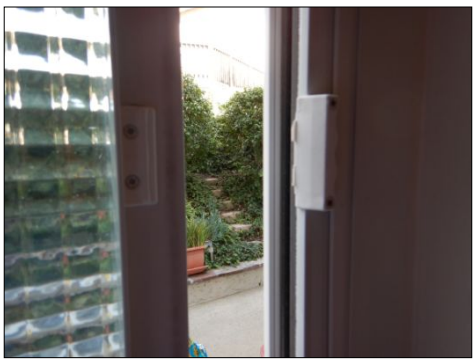
The exterior finish was in serviceable condition.

Windows

Retractable screens were installed. This type of screen is known to be problematic. Future repairs should be expected.

A number of the screen latches were missing or damaged. We recommend further evaluation and correction.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed general contractor before the end of the contingency period.

Safety Glazing

Because it is harder to break and less likely to cause injury if broken, safety glass is now required in specified locations. These include, but are not limited to, all door glass, most large windows, and windows near doors and floors.

All currently required safety glazing areas have a visible safety stamp.

Lights

The exterior lights operated when tested.

Receptacles

The exterior receptacles tested serviceable.

GFCI

The GFCI receptacle at the rear of the house responded to the test button.

Hose Faucets

Backflow preventers were not installed on the hose faucets. Backflow preventers allow water to flow in only one direction, preventing cross contamination of the drinking water supply. While these devices were not required at the time of construction, you may wish to, as an upgrade install backflow preventers on every hose faucet.

The hose faucets leak during operation, we recommend repairing or replacing the faucets.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed plumbing contractor before the end of the contingency period.

Grounds

Driveway

The driveway was in serviceable condition.

The cracks in the driveway are of a cosmetic nature only. No action is indicated.

Vehicles prevent full view of the driveway Do a careful check on your final walk-through. Contact inspector with any questions or concerns prior to close of transaction.

Walkway

The walkways were in serviceable condition.

Grounds Electrical

Low voltage lights noted. Review of low voltage systems is not within the scope of this report. Low voltage yard lights are an ongoing maintenance item. We recommend a demo of the system and controls by the seller at your walk through and prior to close of escrow.

GFCI

The GFCI receptacles responded to the test buttons and are in serviceable condition.

Patio

The patio was in serviceable condition.

Patio Cover Basic Information

Location(s): Rear
Type: Covered

Gate Condition

Materials: Wrought Iron

The right side gate was locked, we were unable to test the function of the gate.

The gate on the right side does not properly self-close. This is a pool safety issue, we recommend adjustment or replacement of the latching device.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed contractor before the end of the contingency period.

Fence Condition

Materials: Masonry • Wrought Iron

The fencing around the home was in serviceable condition.

The perimeter fencing was not fully visible due to vegetation, all areas that are concealed from view are excluded from this report.

Sprinklers

Any comments regarding conditions of the sprinklers are given as a courtesy from a casual observation; common areas are maintained by an association. Please review the Association's Reserve Study for any material defects.

Timer location: Garage

Chimney

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 cap(s) has/have been properly or safely installed/built. No seismic damage assessments are made on fireplace(s).

Chimney Condition

Location(s): Rear, & Left side
Number of Chimneys: 2
Type: Prefabricated metal

The visual portions of the chimney appear to be in serviceable condition, however. My inspection of the fireplace and chimney was limited to the readily visible portions only. The inside of the flue is inaccessible. Our distant oblique view from the top or bottom is not adequate to discover possible deficiencies or damage, even with a strong light. A qualified fireplace professional will clean the interior if necessary; use specialized tools, testing procedures, mirrors and video cameras as needed to evaluate the fireplace system. For safe and efficient operation, I recommend annual inspections by a qualified fireplace professional.

The spark arrestors are present. The spark arrestors were not removed for and examination of the interior of the chimneys.

Roof

The roof system consists of the surface, connections, penetrations, and drainage (gutters and downspouts). We evaluate the condition of the roof components by inspecting the surface materials, connections, penetrations and drainage for evidence of damaged and deterioration. If we find conditions suggesting damage or limited service life, these will be noted. We may also offer opinions concerning repair and replacement. Opinions stated herein concerning the roof are based on the general condition of the roof system as evidence by our visual inspection.

Notice: Gutters and subsurface drains are not water tested for leakage or blockage. Regular maintenance of drainage systems is required to avoid water problems at the roof and foundation.

Roof Basic Information

Locations: House & Garage
Roof Slope: Medium Pitch
Layers: Single
Materials: Concrete Tile

Inspection Method

The roof was inspected or partly inspected with the use of a remote control drone due to limited access. Our comments are based on limited access.

Surface Condition

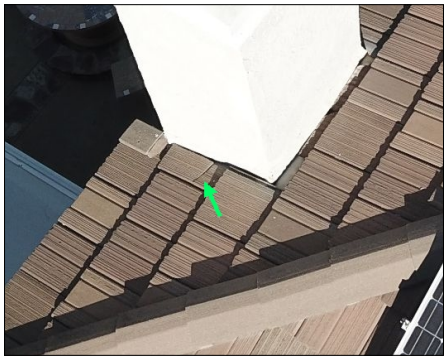
Visual inspection of the roof covering revealed that a solar power system has been installed on the roof. A complete and thorough visual inspection of the roofing system could not be conducted. It is recommended that a state licensed roofing contractor be retained for a thorough inspection of the roofing components beneath the solar panels before the close of escrow.

The roofing material was installed with tight valleys. While this is allowed, tight valley configurations reduce the roof water flow runoff and are prone to debris buildup. Regular maintenance and cleaning will be required to prevent water from damming.

Cracked tiles were found, cracked tiles should be replaced as they can lead to leaks. Corrections are recommended.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed roofing contractor before the end of the contingency period.





Appliance Vents

The appliance vents appear to be in serviceable condition.

Plumbing Vents

The plumbing vents were in serviceable condition at the time of the inspection

Chimney at Roof

There was a build up of debris behind the chimney, we recommend the debris be removed and the area maintained regularly.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed roofing contractor before the end of the contingency period.

Weather Blocking

Mortar plugs are balls of concrete that are placed at the ends or ridge, and gable runs to help divert water to appropriate channels, or protect concealed building materials. These plugs are essential to keeping water on the surface of the tiles.

The weather blocking was in serviceable condition.

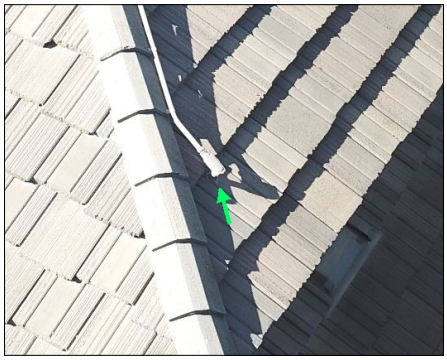
Flashings: Overall

The solar conduit penetrates the roof without approved flashings, this can be a source of leaks, we recommend further evaluation and correction.

There was a build up of debris in the roof valley(s). We recommend the debris be removed and the areas inspected and maintained regularly.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed roofing contractor before the end of the contingency period.





Skylights

There was a build up of debris behind the skylight, we recommend the debris be removed and the area maintained regularly. This condition will create water entry points. Corrections are recommended prior to the close of this transaction.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed roofing contractor before the end of the contingency period.

Gutters

The home was not equipped with roof gutters and downspouts. We recommend adding gutters and downspouts to enhance drainage around the structure.

Attic

The attic contains the roof framing and serves as a location for components of the mechanical systems. There are often heating ducts, electrical wiring and appliance vents in the attic. We visually examine the attic components for proper function, excessive or unusual wear, and general state of repair, leakage, venting and misguided improvements. Much of the systems will be covered by insulation and not visible.

Access/Entry Location

The attic access was located in the front master bedroom closet.

The attic access cover was in serviceable condition.

Rafters

Rafters are boards that support the roof sheathing, which in turn, supports the roof covering. The roof structure appears to be constructed in a manor typical of houses of this type and age. We checked a representative number of rafters and found them to be generally in good condition.

Sheathing

The sheathing used has an added radiant barrier installed and appears to be "OSB" - Oriented Strand Board nailed over a previously installed layer of skip sheathing. We checked a representative portion of the roof sheathing and found it to be in good condition.

We checked a representative portion of the roof sheathing and found it to be in good condition.

Purlins

Purlins are the boards, perpendicular to the rafters, which provide mid-span support. The original purlins are in place and appear to have performed adequately, although the existing configuration may not meet present standards. No Action is indicated.

Celing Joists

The ceiling joists are concealed by insulation and could not be visually inspected.

Ventilation

Our feeling regarding ventilation is that "you can never have too much." Attic ventilation can be provided by eaves, gable, and ridge vents as well as by automatic and wind driven fans. We encourage use of any or all of the above. The attic is adequately vented.

Vent Screens

The visible ventilation screens are in acceptable condition.

Exhaust Vent

The exhaust fan ducts for the bathrooms are in serviceable condition and have a proper termination.

Electrical

There are unsecured junction boxes in the attic, we recommend they be secured to the framing to prevent damage or injury.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed electrical contractor before the end of the contingency period.

Insulation & Energy Conservation

Insulation, weatherstripping, dampers, double-glazed glass and set-back thermostats are features that help reduce heat loss and/or gain and increase system and appliance efficacy. Our visual inspection includes review to determine if these features are present in representative locations and we may offer suggestions for upgrading. Our review of insulation is based upon a random sampling of accessible areas and does not constitute a warranty that all such areas are uniformly insulated to current standards.

Attic Insulation

The attic was insulated with batt type insulation.

Attic Insulation Condition

The attic insulation was displaced in a number of areas and is not providing the intended R-Value, we recommend evenly disbursing the insulation.

The attic access cover was missing the insulation, we recommend installing insulation on the access cover for increased energy efficiency.

For attention to the condition(s) noted, and/or cost estimates, if necessary, we recommend the advice and services of a general contractor.

Weather Stripping

Weather stripping was found at all exterior doors and was in serviceable condition.

Home Energy Information

Resources For Lowering Your Energy Costs

Online Consumer & Business Conservation Rebate Database: www.consumerenergycenter.org
California Department of Consumer Affairs: www.dca.ca.gov/energy-challenge.htm

Utility Bill, Rebates, and Other Assistance California Energy Commission, 1-800-772-3300 or online at www.consumerenergycenter.org, for information on utility bill assistance programs.

The Community Energy Center database is a great search site for nearly any public and private conservation or efficiency rebate and/or reduction program in California and gives specific details and contact information - go to the following website at www.consumerenerqycenter.org/rebate/index.php

California Public Utilities Commission Consumer Affairs Branch, 1-800-649-7570 or online at www.cpuc.ca.gov, for assistance with making payment arrangements, information on baseline and other optional rates, and information on bill assistance programs.

Local utility companies (partial list)
- PG&E @ 1-800-743-5000
- Edison @ 1-800-655-4555

Help for Low-income Residents
California Department of Community Services & Development at 1-800-433-4327 or online at www.csd.ca.gov/liheap.htm, for information on the Low Income Home Energy Assistance Program (LIHEAP).

CARE or the California Energy Alternative Rates discount program provides a 15% supplemental discount off utility bills for low-income consumers. The program is administered by the California Public Utilities Commission, but consumers must submit an application through one of your local utilities.
-PG&E @ 1-800-743-5000
-Edison @ 1-800-655-4555

Seniors & Special Needs

Medical Baseline Emergencies: Utility companies must make special provisions for people of all ages and income levels on life-support equipment or with certain medical conditions. If a loss of electricity could be a threat to their lives, they should, contact their electric utility to apply for the Medical Baseline program - for the number of their local utility, have them call Flex Your Power for a referral @ 1-866-968-7797. The program provides a variety of benefits, including a larger allotment of low-cost baseline electricity and advance notification of rotating outages.

Seniors and Special Needs Resource: A flier, Consumer Tips for Energy Emergencies, with information for seniors and people with special medical conditions, who are especially vulnerable to heat, electricity outages and higher electricity bills is available on line at www.dca.ca.gov/energy_emergency_tips.pdf

Electrical

The electrical system consists of the service, distribution, wiring and convenience outlets (switches, lights, and receptacles). Our examination of the electrical system includes the exposed and accessible conductors, branch circuitry, panels, over-current protection devices, and a random sampling of connivance outlets. Capacity, grounding and fusing are focal points. We look for adverse conditions such as improper installation of aluminum wiring, lack of grounding, overfusing, exposed wiring, running splices, reversed polarity, and fused neutrals. The hidden nature of the electrical

wiring prevents inspection of every length of wire.

Electrical Panel

Main Panel Location: Right side of the house.
Sub Panel Location(s): Pool equipment • Right side of house. (Solar)

The utility seal was cut at the service cable entrance to the panel. We recommend contacting the utility for replacement. Note: Often times this is a free service.

There are open slots in the service panel cover. This increases the likelihood of persons contacting the "live" electrical components within the panel. We recommend installation of approved filler plates to replace the missing twist outs.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed electrical contractor before the end of the contingency period.

Main Amp Breaker

Main Ampacity: 200 amp

Service Type

Underground

Cable Feeds

The electrical service was underground, the service conductors are not visible for inspection.

Breaker/ Fuse/ Wire Condition

Over Current Protection: Breakers
Wire Type: Copper

The accessible branch circuitry was examined and appears to be in serviceable condition.

The circuits in the panel are labeled. We did not verify the accuracy of the labeling, but it appears to be typical. When the opportunity arises, we suggest checking the labeling by actually operating the breakers to see what turns off.

Grounding and Bonding

Visible grounding electrode conductor was noted inside the main panel.

The ground type: location was not accessible/verified

The water heater does not have a proper bonding jumper wire between the hot and cold supply lines. The bonding jumper wire provide bonding protection for the hot water side of the supply piping.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed electrical contractor before the end of the contingency period.

Plumbing

Underground pipes or pipes inside walls cannot be judged for size, leaks or corrosion. Water quality testing or testing for hazards such as lead is not part of this inspection. Be advised that some 'polybutylene' plastic piping systems have experienced documented problems.

City sewer service, septic systems and all underground pipes are not a part of this inspection. Future drainage performance is also not determined. Be advised that some "ABS' plastic piping systems have experienced documented problems. Contact the manufacturer or plumbing expert for further information and evaluation.

Basic Information

Main Water Line: Copper
Supply Piping: Copper
Approximate water pressure: 80 psi
Waste Piping: Plastic
Gas Piping: Iron Pipe

Water Shut Off Valve

The main water supply shut-off valve was located, but testing the operation of this valve is not within the scope of a home inspection. Operation of the valve from time to time will keep it functional and maximize its useful life.

Water Pressure

Functional flow of water at the fixtures was judged to be adequate. Several fixtures were operated simultaneously. Minor changes in flow, when other fixtures are turned on or turned off, are considered normal.

Pressure Regulator

The pressure regulator was installed at the main line entrance no evidence of leaks was found at the regulator.

Main Supply

There was no evidence of surface corrosion or leakage at the exposed and accessible main supply.

The water softener system installed in the home is beyond the scope of this inspection. You should find out from the seller whether the system is rented from a commercial company or if it is owned by the seller. If rented, find out which company provides the service and what fees are required. If owned, request that the seller provide information on operation and maintenance.

Interior Supply

The exposed and accessible supply piping generally appears to be in good condition where visible.

Drain / Waste Piping

The visible drain piping appears to be in serviceable condition.

The piping should be routinely cleaned to remove the buildup of grease, hair, and dirt, and help prevent debris blockage and subsequent drainage failures.

A video scan and analysis of the main building drain and sewer system to the municipal connection by a licensed plumber before the end of the contingency period is highly recommended, confirming that a blockage or deterioration of the non-visible portions of the plumbing system is not present.

Vent Piping

The visible portions of the vent piping for the waste system appear to be in good condition.

Gas Meter

The condition and placement of the gas meter were acceptable. A meter wrench could not be located in the vicinity of the gas meter as recommended in areas subject to seismic activity. A proper wrench should be chained to the meter to provide a convenient means for shutoff in an emergency. The valve can be turned 90 degrees in either direction to shut the gas supply off.

The meter was not equipped with an automatic seismic gas shutoff valve. We recommend further investigation regarding local jurisdiction requirements for installation of these devices upon sale or transfer of the dwelling. A competent, licensed plumber should be retained to install such shutoff devices as required to help prevent gas leakage in the event of an earthquake.

Gas Piping

No evidence of leakage was detected at any of the exposed gas piping. Pressure testing may reveal leaks, but this procedure would be considered beyond the scope of a home inspection.

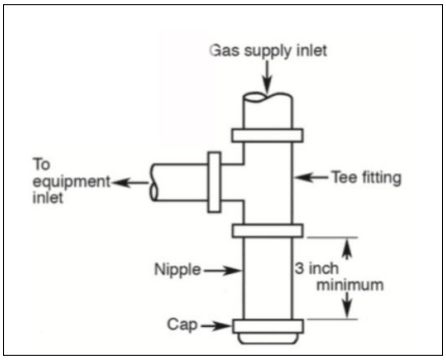
A sediment trap was not installed at the gas line supplying the water heater and furnace. Most gas appliance manufacturers require a sediment trap at the appliance to catch potential debris in the gas line that could clog and block an automatic valve in the open position, preventing the appliance from shutting off. A valve blocked in the open position poses a significant fire hazard.

Absence of a sediment trap may void manufacturers warranties. I recommend that you refer to manufacturers installation instructions for appliance requirements. The installation of a sediment trap at all gas appliances where required by a qualified state licensed plumbing contractor is recommended as a fire safety upgrade.

The exposed gas piping at the meter shows signs of rust, we recommend the piping be painted.

The shut off valve near the meter was missing the handle, replacement is recommended.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed plumbing contractor before the end of the contingency period.



Water Heater

Our review of the water heaters includes the tank jacket, water and gas connections, electrical connections, venting and safety valves. These items are examined for, excessive or unusual wear, leakage and general state of condition. The hidden nature of piping and venting prevents inspection of every pipe, joint, vent and connection.

Basic Information

Number of Units: 1
Location: Garage
Energy Source: Natural Gas
Unit Type: 50 Gal Tank
Manufacture Date: 2014

Water Heater Tank

The exterior water heater tank jacket was in good condition with no visible signs of rust or corrosion.

Temperature / Pressure Relief Valve

The water heater installation included a temperature and pressure relief valve. This device is an important safety device and should not be altered or tampered with.

The temperature and pressure relief valve was installed with an exterior routed drain line.

No adverse conditions were noted.

Gas valve(s) & flexible line(s)

The gas piping for the water heater includes a 90 degree shut-off valve for use in an emergency or in case of repair. The valve was not tested at the time of the inspection, but this is of a type usually found to be serviceable.

The gas connector was a flexible type and was in good condition.

Vent Piping

The water heater vent appears in serviceable condition.

Combustion Air

Combustion air provides the oxygen for fuel burning appliances. Adequate ventilation around all fuel burning appliances is vital for their safe operation. The air can come from inside or out, providing industry standards are met. The combustion air appears to be sufficient.

Ignition System

The standing pilot light was controlled by a thermocouple which ensures that the gas valve will remain closed if the pilot light is extinguished. This system appears to be in serviceable condition.

Burners

Because of the configuration of this water heater, which was fully enclosed, the burner was not accessible for inspection.

Water Connections

The cold water inlet and hot water outlet connections are in serviceable condition.

Expansion Tank

An expansion tank was not installed on the system. Heated water when in a closed system will expand. Water is not compressible, therefore, the additional water volume created has to go someplace. With an expansion tank installed the excess water enters the pre-pressurized tank. As the temperature and pressure reaches its maximum, the diaphragm flexes against an air cushion (air is compressible) to allow for increased water expansion. When the system is opened again or the water cools, the water leaves the tank and returns to the system. We recommend an expansion tank be installed by a licensed plumbing contractor.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed plumbing contractor before the end of the contingency period.

Seismic Strapping

The tank was strapped but was not restricted from movement. Current standards require the water heater to be braced to prevent horizontal displacement. We recommend blocking be installed between water heater and wall.

The seismic strapping installed was loose. We recommend it be tightened properly to secure tank.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed plumbing contractor before the end of the contingency period.

Clearance

There was adequate clearance to combustible materials in the area around the water heater as long as the space is not used for storage. We encourage good housekeeping practices in this area.

Elevation & Location

The water heater has been elevated above the garage floor in accordance with present standards. This is a beneficial configuration which helps prevent the ignition of fumes from spilled flammable liquids.

Catch pan

The tank was equipped with a catch pan, although the catch pan was installed the discharge pipe does not extend to the exterior of the building, you may wish to extend the piping to an exterior location with a termination of 6" above grade to control water flow in the event of a leak.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed plumbing contractor before the end of the contingency period.

General Comments

The water heater was functional.

We recommend draining a few gallons from the unit periodically to flush sludge from the bottom of the tank. However, water heater drain valves often become encrusted with deposits and do not completely close as the unit gets older. Therefore, unless the water heater is flushed regularly from the time it is new, we do not recommend operation of the drain valve except in an emergency or when the unit is replaced.

The water temperature was not verified/tested. Water that is hotter than the manufacturers recommended setting is a scald/safety hazard. The water temperature should never be set higher than the manufacturers recommended setting. We recommend that the temperature setting be checked at move-in for safety. Maximum delivery water temperature at faucets should not be more than 120F, except for bidets which are 110F maximum.

Heat

A heating system consists of the heating equipment, operating and safety controls, venting and the means of distribution. These are visually examined for, excessive wear and general state of condition. The system(s) is operated via normal user controls. Regular service and inspection is encouraged.

System Notes

Number of Units: 1
Energy Source: Natural Gas
BTU's: 110,000
Manufacture date: 2008
Location(s): Garage

Forced air furnaces operate by heating a stream of air moved by a blower through a system of ducts. Important elements of the system include the heat exchanger, exhaust venting, blower, controls, and ducting.

Gas Supply

The gas piping installation included a 90 degree shutoff valve for emergency use. The valve was not operated, but this age and style of valve is normally found to be operable by hand and generally trouble free.

The gas valve and line are installed and in serviceable condition.

Regulator & Control

The gas pressure regulator and control valve appear to be in serviceable condition.

Burners

The burners were inspected and found to be clean and in good working order.

The burner flame appears typical.

Heat Exchanger

The heat exchanger was inaccessible and could not be visually examined.

Ignition

The heating unit was equipped with an electronic ignition system, which is an energy saving feature that allows operation without the need for a continuously burning pilot light. The ignition system is in serviceable condition.

Inducer Fan

The inducer fan operated when tested.

Blower Motor

The blower motor was in serviceable condition.

Fan Limit Switch

The devices controlling the internal temperatures of the system and the opening and closing of the fuel valve appear to be working properly and are in serviceable condition.

Plenum

The upper and lower plenums are the "boxes", or portion of the ductwork, attached directly to the furnace acting as the termination or collector for all individual supply or return ducts attached to it.

The base of the furnace, or lower plenum, was not adequately sealed. We recommend the base be sealed for more efficient operation and to help prevent combustion products from mixing with circulating air.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed HVAC contractor before the end of the contingency period.

Air filters

Number of filters: 2
Filter location(s): Hallway • Laundry room

The air filters for the heating units are conventional, disposable filters.

The filters appear to be new.

Clearance

There was adequate clearance to combustible materials in the area around the heating unit as long as the space is not used for storage. We encourage good housekeeping practices in this area.

Vent

The visible portions of the flue vent was intact and functioning correctly.

Combustion Air

Combustion air provides oxygen for fuel burning appliances. Adequate ventilation around all fuel burning appliances is vital for their safe operation.

The combustion air supply for the furnace was adequate.

Heat Registers

The heat registers are intact.

Thermostat

The thermostat responded to the user controls, and was properly located.

Air Conditioning

System Information

Method of cooling: Gas compression
Type of system: Gas heat with air conditioning
Number of units: 1
Type of equipment: Split or Remote system
Location of equipment: Right side
Refrigerant type: R-22
Electrical disconnect location: Adjacent to condensing unit.
Manufacture Date: 2009

Condenser

The condenser contains all the equipment necessary to reclaim the refrigerant gas and convert it back to a liquid. It consists of a compressor, condenser, condenser fan, electrical panel box and some accessory components. The condensing equipment responded to normal user controls.

The condensing unit was not secured to it's base as required. We recommend it be anchored to help prevent any damage to the refrigeration lines if movement occurs.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed HVAC contractor before the end of the contingency period.

Refrigerant Lines

This unit uses R22 refrigerant. Repairs will become more costly as the EPA phases out use of this refrigerant by 2030.

The refrigeration lines are not sealed at the entrance to the house, this will allow pest and rodents to enter the structure, we recommend sealing the lines at the entrance.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed HVAC contractor before the end of the contingency period.

Evaporator Coil

An evaporator is a device used to transfer or absorb heat from the air surrounding the evaporator to the refrigerant. In doing so, the liquid refrigerant is evaporated or boiled off as it passes through the evaporator.

The evaporator coil was concealed and was not directly observed. Damage is not likely because the condensing unit operated normally.

The secondary condensation line was capped off. We recommend a safety switch be installed as a beneficial upgrade. This is a device that detects clogs in condensate drains and interrupts the thermostat circuit to shut off the unit before flooding occurs. Further evaluation and installation can be done by a licensed HVAC contractor.

The air handler part of the condensate drain system was missing a visible trap. The trap will help prevent air loss through the drain pipe. We recommend installation in accordance with manufacturers specifications and by today's standards.

The condensation line drain did not have sufficient downward slope. We recommend the drain line be re installed to drain downwards to an approved location.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed HVAC contractor before the end of the contingency period.

Ducts

The air conditioning ducts are the same as the heating.

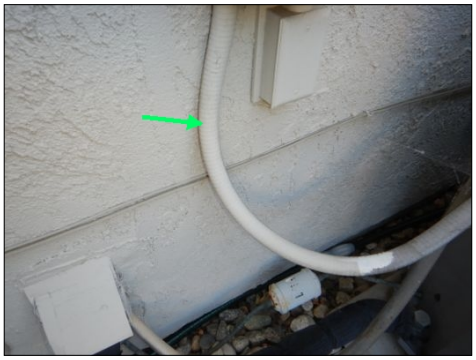
Thermostat

The thermostat was operable and the air conditioning functioned.

Wiring

Unsecured conduit was noted at the condenser unit. We recommend that it be secured in accordance with present standards.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed electrical contractor before the end of the contingency period.



HVAC Disconnect

Electrical disconnect was present as required for service personal.

The electrical disconnect was not sealed at the wall connection, we recommend caulking this connection to prevent moisture intrusion.

For attention to the condition(s) noted, and/or cost estimates, if necessary, we recommend the advice and services of a licensed HVAC contractor.

General Comment

The condenser unit was near the end of its expected service life. Although operating, the need for replacement should be expected. Older systems are less efficient and subject to failure. Determining the future performance of the system is beyond the scope of this inspection. System could require repairs and/or replacement at any time.

Tips

It is extremely important that the homeowner (or occupant) change (or have someone else change) the furnace filter(s) regularly – every 60 - 90 days during the heating (and cooling, if you have central air conditioning) season. This is important for the safe operation of your furnace. Furnace filters that are very dirty will significantly slow the flow of air through the furnace heat exchanger, causing the heat exchanger to get much too warm. This may, in turn, cause the high limit switch to signal the main gas valve to shut down the burner prematurely. The last stage of this process causes the furnace to cycle against the high limit control, often resulting in expensive repairs.

If the furnace also has evaporator coils for a refrigerated central air conditioning system, then the evaporator coils (which consist of hundreds very thin closely spaced aluminum fins, like the radiator in your automobile) will, by default, become a secondary air “filter”. The evaporator coils will then become clogged with dirt, necessitating a very expensive service call to remove and clean them. When installing the new filter, if it is one of the “disposable” types with a rectangular cardboard frame, be sure to place it in the proper position with the arrow on the frame marked “Air Flow” pointing in the direction that the air flows into the furnace blower compartment.

Interior Areas

Interior areas consist of hallways, foyer, living room, family room, dining room, kitchen nook, bedrooms, bathrooms, and other open areas. All exposed walls, ceilings, and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Visible damage, wear and tear, and moisture problems is seen will be reported. Personal items in the structure may prevent the inspector from viewing all areas, as the inspector will not move personal items.

Main Entry Door

The main entry doors are in serviceable condition.

Door Bell

The door bell operate when tested.

Floor Condition

Materials: Tile • Carpet

Furnishings prevent full view and access to floors. The visible portions of the flooring are in serviceable condition. Do a careful check on your final walk-through. Contact inspector with any questions or concerns prior to close of transaction.

Interior Walls

Furnishings prevent full view and access to walls. The accessible areas are generally in good condition, taking into consideration normal wear and tear. Do a careful check on your final walk-through. Contact inspector with any questions or concerns prior to close of transaction.

Interior Ceilings

The interior ceiling are generally in good condition, with no signs of staining.

Basic Window Information

Materials: Mixed Vinyl & Wood
Glass Type: Mixed: Single Pane & Dual Pane

Window Condition

Furnishings prevent full view and access to all windows. Do a careful check on your final walk-through. Contact inspector with any questions or concerns prior to close of transaction.

My inspection and resulting written report does not address California Title 24 energy regulations for residential dwelling units and in particular possible fenestration (glazing) failure of double pane windows. Visual evidence of seal leakage at double pane window glazing resulting in "fogging" is not always available as it often depends on the location of the window(s) relative to compass direction, time of day, and length of exposure to the sun which would dictate such visual evidence of failure.

Replacement windows installed. Unable to determine condition of original windows or water tightness of installation. Recommend checking with seller regarding installation and any applicable warranties.

Low E (emissivity) glass is a coating put on the surfaces of the glass to save energy, either by keeping the sun out of the home in the summer or keeping the warmth of home from radiating out of the home in the winter. A number of windows show signs of failure, as the degradation progresses the spots will multiply until eventually there will be complete opaque areas within the window which may have an iridescent tint. There is no remedy to this occurrence and the thermopane(s) will eventually have to be replaced.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed window contractor before the end of the contingency period.

Smoke Alarm Condition

Location(s): Upper Hallway • Lower Hallway • Bedrooms

It is beyond the scope of the inspection to test smoke alarms. We note the presence or absence of smoke alarms; we do not test them. Pushing the test button only checks the horn function and battery capability. Smoke or simulated smoke is required to perform an operational check of the smoke alarm. Regular testing with smoke or simulated smoke and semiannual battery replacement is recommended to ensure proper protection. We recommend installing and maintaining approved smoke alarms as per the manufacturer's instructions and local ordinance and testing all smoke alarms at your walk-through prior to the closing of this transaction.

According to the NFPA older smoke alarms are estimated to have a 30% probability of failure within the first 10 years. Newer smoke alarms are better, but should be replaced after 10 years. Unless you know that the smoke alarms are new, replacing them when moving into a new residence is recommended by the National Fire Protection Association.

The smoke alarms are appropriately located.

Unless you know that the batteries are new, its is recommended to replace the smoke alarm batteries prior to occupancy and annually thereafter. Newer alarms may have a 10-year battery installed. This type of alarm should be replaced at the end of ten years.

Carbon Monoxide Alarm

Location(s): Upper Hallway • Lower hallway

The carbon monoxide alarm(s) were inspected for location only. For future reference, testing with only the built-in test button verifies proper battery and horn function, but does not test the sensor.

The carbon monoxide alarms are appropriately located.

Unless you know that the batteries are new, its is recommended that the carbon monoxide alarm batteries be changed prior to occupancy and annually there after.

Ceiling Fans

The ceiling fan operated when tested.

The competency of the method of attachment was not verified.

Closets

Stored items in the closet prevent a full inspection of the closets. Do a careful check on your final walk-through. Contact inspector with any questions or concerns prior to close of transaction.

The closets are in serviceable condition.

Cabinets

The built in cabinets were in serviceable condition.

The built in cabinets and drawers need adjustment / repair to provide smooth operation.

Doors

The interior doors are in serviceable condition.

Receptacles

The occupants belongings prevented testing of some receptacles. We checked a representative number of receptacles and found them operating and generally in serviceable condition.

Interior Light Condition

The interior lights are in serviceable condition.

Light Switch Condition

The interior light switches are in serviceable condition.

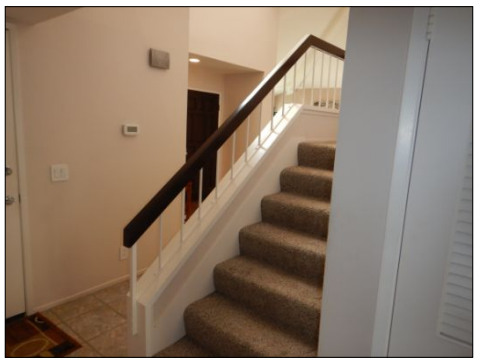
Stairs & Handrail

The handrail does not return to the wall or post and creates a snag hazard for loose clothing and purse straps, although at the time of construction this may have been permissible we recommend correcting this issue as a safety upgrade.

Spacing of balusters at railings was too wide by today's standards. Current standards require less than 4" space between balusters to prevent children and pets from falling through or becoming entrapped. Upgrading or using safety netting is desirable where children and pets are present.

The stair railing configuration is climbable and considered a safety hazard for small children, for increased safety we recommend the railings be reconfigured.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed contractor before the end of the contingency period.



Fireplace

Location(s): Living room • Family room
Type: Prefabricated metal

The living room fireplace was a prefabricated, direct vent, natural gas appliance and does not burn wood. This appliance was turned on with the normal operating controls and found to be in satisfactory working condition.

Accessible components are visually inspected for signs of significant nonperformance, excessive or unusual wear and general state of repair. Portions of standard fireplace construction are inaccessible for our inspection. Our inspection does not include actual operation of the fireplace and we cannot offer opinions regarding its performance. We suggest inquiries of the owner or occupant in this regard. A fireplace has an interior, exterior and a fire burning area. Individual fireplaces may have a foundation, flue, firebox, mantel, hearth, damper, smoke shelf, lintel, cap, wash, gas log and/or gas lighter.

The gas log lighter was controlled by a valve near the hearth and was operating. We suggest keeping the key for the log lighter out of the reach of children.

The family room fireplace hearth extension was not distinct from the surrounding floor; it is recommended that a distinct hearth extension be outlined so that flammable materials are not placed in front of the fireplace.

The family room chimney flue was dirty we recommend a qualified chimney sweep clean and evaluate the chimney and complete any and all repairs needed.

The gas line entry at the family room firebox was not sealed between the gas pipe and the sidewall of the hearth. This seal should be supplied and maintained to prevent the passage of heat and smoke into the wood framed wall.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed chimney contractor before the end of the contingency period.

Miscellaneous

GO 9ers!!!! :)

Interior Features

Interior Features and Recalls

Product recalls and consumer product safety alerts are added almost daily. If client is concerned about appliances or other items installed in the home that may be on such lists, client may wish to visit the U.S. Consumer Protection Safety Commission (CPSC) website http://www.cpsc.gov or www.recalls.com for further information. A basic home inspection does not include the identification or research for appliances and other items installed in the home that may be on the CPSC lists.

There was a home theater system in the home. Home theater systems are outside the scope of this inspection and are excluded from this report.

Laundry

Location(s)

Interior

Laundry Plumbing

The hook ups for the washer appear to be in serviceable condition. The washer stand pipe was not visible and was not tested. The supply valves were not tested. Expect these valves to leak when used and most likely maintenance will be needed.

The washer stand pipe was not visible and was not tested. The supply valves were not tested. Expect these valves to leak when used and most likely maintenance will be needed.

Laundry Receptacles

The 120 volt receptacle(s) tested grounded.

240 volt Receptacle

The 240v dryer receptacle was present but not functional.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed electrical contractor before the close of escrow.

Laundry Room Lights

The laundry room lights are in serviceable condition.

Laundry Room Light Switches

The laundry room light switch(es) are in serviceable condition.

Gas Valves

The gas piping for the clothes dryer includes a 90 degree shut-off valve for use in an emergency or in case of repair. The valve was not tested at the time of the inspection, but this is of a type usually found to be serviceable.

Dryer Vent Condition

The dryer vent was provided.

We recommend cleaning and regular maintenance of the dryer vent pipe.

Combustion Air

Combustion air provides the oxygen for fuel burning appliances. Adequate ventilation around all fuel burning appliances is vital for their safe operation. The air can come from inside or out, providing industry standards are met. The combustion air supply appears adequate.

Cabinets

The laundry room cabinets are not fully visible due to personal belongings, the doors and drawers were tested for operation. We recommend careful check inside the cabinets once all belongings have been removed.

The laundry cabinets were functional and in serviceable condition.

Wash Basin

The wash basin and faucet are in serviceable condition.

General Comments

The clothes washer and dryer were present. Testing and inspecting these appliances is outside the scope of this inspection.

Garage

Garage floor

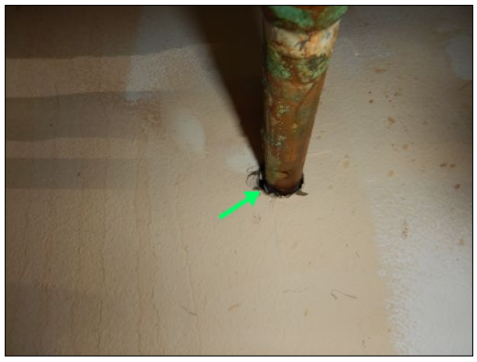
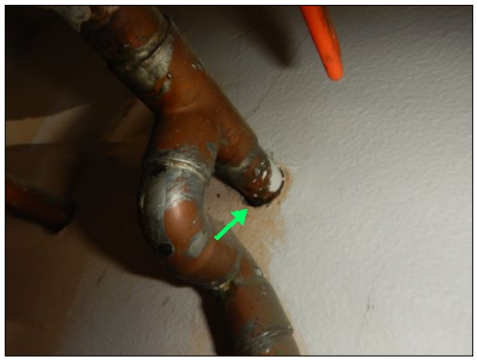
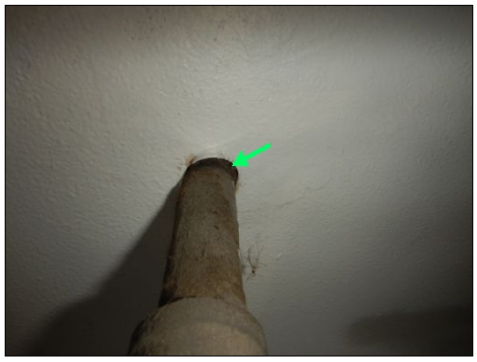
Stored items prevent full view and access to floors - no readily visible problem are noted. Do a careful check on your final walk-through. Contact inspector with any questions or concerns prior to close of transaction.

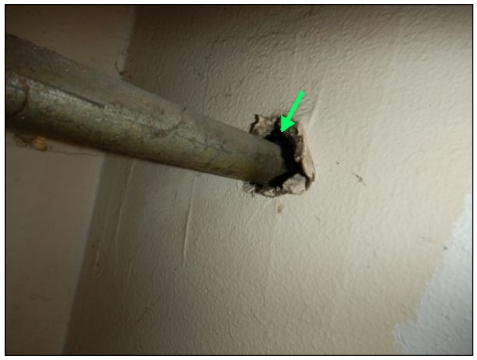
Walls

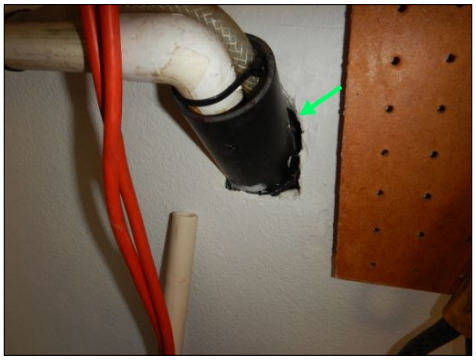
Stored items prevented full access to walls for inspection. Do a careful check, preferably before the end of the contingency period but no later than the final walk-through. Contact inspector with any questions or concerns prior to close of transaction.

There are unsealed penetrations in the garage separation wall, all penetrations need to be sealed to help prevent the passage of fire.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed contractor before the end of the contingency period.





Anchor Bolts

We could not verify the presents of the anchor bolts in the garage. The age of the house suggests that inspections were performed by building officials and the current building requirements were followed, it is beyond the scope of this inspection to determine the condition or presents of items in concealed spaces.

Fire Door

The door leading from the house to the garage was operational and in serviceable condition.

Electrical

The occupants belongings prevented testing of some receptacles and switches. The accessible receptacles/switches tested serviceable.

GFCI

We were unable to locate the GFCI receptacle in the garage. We recommend GFCI protection be verified or provided.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed electrical contractor before the end of the contingency period.

Pedestrian door

The door rubs its frame and should be adjusted. We recommend a "tune up" by a carpenter skilled in trim work as a prudent preventive maintenance measure.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed door contractor before the end of the contingency period.

Garage Vehicle Door Condition

Type: Insulated Sectional door

The garage doors were operated and were in serviceable condition.

Garage Door Parts

The garage door tracks and rollers are in serviceable condition.

Garage Door Opener

The garage door openers worked properly to operate the door, and stopped when meeting resistance, prior to fully closing.

The garage door openers were equipped with a backup battery. Openers with battery backup can function when there is no power, such as during an emergency evacuation event.

Ventilation

The garage vents are blocked, we recommend opening the vents.

For attention to the condition(s) noted, and/or cost estimates, if necessary, we recommend the advice and services of a general contractor.

Kitchen

The kitchen is visually inspected for proper function of components, active leakage excessive or unusual wear and general state of repair. We inspect built-in appliances to the extent possible using normal operating controls. Free standing stoves are operated but refrigerators, portable dishwashers, and portable microwave ovens are not tested.

Cabinets

The kitchen cabinets are not fully visible due to personal belongings, the doors and drawers were tested for operation. We recommend careful check inside the cabinets once all belongings have been removed.

The kitchen cabinets were in serviceable condition.

Counter Top Condition

Materials: Stone

The counter tops are in serviceable condition.

Dishwasher

The dishwasher responded to normal user controls, and was in serviceable condition.

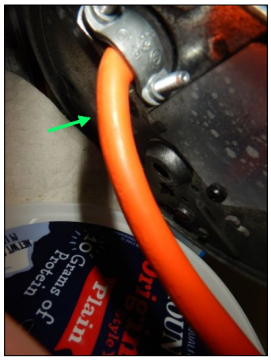
Dishes in dishwasher prevent a complete inspection. We recommend they be removed and a full inspection completed.

Garbage Disposal

The disposal operated.

We found extension cord wiring in use at the disposal. This type of wiring is easy to overload and can be easily damaged. We recommend it be replaced with an approved appliance cord.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed contractor before the end of the contingency period.



Kitchen Receptacles

The receptacles tested serviceable in the kitchen.

Kitchen GFCI

The GFCI receptacles responded to the test buttons.

Kitchen Lights

The kitchen lights are in serviceable condition.

Kitchen Light Switches

The kitchen light switches are in serviceable condition.

Vent Condition

Type: Downdraft

Kitchen ventilation was provided by a unit that draws air downward through a fan next to the range burners, venting to the exterior. The fan operated when tested and is in serviceable condition.

Cook Top Condition

Fuel Type: 240v Electric
Cook Top Type: Induction

The cook top operated and was in serviceable condition.

The cook top was an induction type that required a magnetic pan to operate. We were unable to test the cook top. We recommend the Seller demonstrate its operation.

Oven Condition

Number of Ovens: 2
Fuel Type: 240v Electric

The built-in ovens responded to normal user controls and are in serviceable condition.

A convection oven deals with the problems of hot spots and uneven cooking by using a fan to circulate air and keep the temperature more steady inside the oven. This is considered a plus. The convection function of the oven was not tested.

Appliances Not Inspected

Refrigerator was present. Testing and inspecting the refrigerator is outside the scope of this inspection.

Kitchen Sink

The kitchen sink was in serviceable condition.

Kitchen Sink Faucet

The kitchen sink faucet was in serviceable condition with no visual leaks.

Supply Lines

The sink water supply lines are in serviceable condition.

Drain/Waste Piping

The visible portions of the waste piping are in serviceable condition.

Bathroom

Bathrooms are visually inspected for proper function of components, active leakage, excessive or unusual wear and general state of repair. Fixtures are tested using normal operating features and controls.

Locations

Master • Upper hallway • Lower hallway

Cabinets

The bathroom cabinets are in serviceable condition.

Personal items were stored under the bathroom sinks preventing full access for inspection of the supply and waste piping of the sinks. Recommend items be removed and area inspected prior to the end of the contingency period.

Counter Top Condition

Materials: Stone

The bathroom counter tops are in serviceable condition.

Bathroom Sink(s)

Sink in lower hallway bathroom will overflow if faucet is opened to a full bore, we recommend installing a lower flow faucet.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed plumbing contractor before the end of the contingency period.

Supply Lines

The supply lines are in serviceable condition.

Sink Drain Piping

The drain/waste piping in the lower hallway bathroom was improper. Flexible drain lines are not approved we recommend a licensed plumber replace it with approved smooth wall piping.

The sink was slow draining in the master bathroom, we recommend cleaning the trap, if the problem persists, a licensed plumber should be contacted for further evaluation and correction.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed plumbing contractor before the end of the contingency period.

Receptacle Condition

The receptacles in the bathrooms tested serviceable and are protected by a GFCI.

GFCI

The GFCI receptacle in the lower hallway bathroom was tripped and will not reset. We recommend the receptacle be replaced.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed electrical contractor before the end of the contingency period.

Light Condition

The bathroom lights were in serviceable condition.

Light Switch Condition

The bathroom light switches were in serviceable condition.

Ventilation

The bathroom fans operated when tested.

Toilets

The upper hallway bathroom toilet was loose at the floor. The toilet should be removed and securely re-attached with a new wax seal, caulking is also required around the base. The floor should be checked for water damage and repaired if necessary at that time.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed plumbing contractor before the end of the contingency period.

Tub

Tub areas appear serviceable, sealing all joints with a good quality caulking is recommended on a regular basis.

Shower Pan

The master bathroom shower has a tile floor. It is outside the scope of this inspection to water test the shower pan or determine the integrity of the shower pan or lining below the tile. The tile grout is porous and this shower pan is what waterproofs the shower floor. Unfortunately, it is not visible for inspection, and leaks can go undetected.

Shower Walls

The shower surrounds are in serviceable condition.

Shower Head(s)

The shower heads are in serviceable condition with no leaks.

Tub/Shower Faucet

The shower/tub valves are in serviceable condition with no leaks.

Enclosure

The shower enclosures were in serviceable condition.

Mirror

The vanity mirrors are in serviceable condition.

Medicine Cabinet

The medicine cabinets are in serviceable condition.

Bedrooms

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

Locations

Upper left front • Upper right front • Upper right middle • Upper rear (Master) • Lower right rear (Office)

Ceiling Fans

The bedroom ceiling fans operated when tested.

The competency of the method of attachment was not verified.

Receptacles

The occupants belongings prevented testing of some receptacles. We checked a representative number of receptacles and found them operating and generally in serviceable condition.

Light Condition

The bedroom lights are in serviceable condition.

Light Switch Condition

The bedroom light switches are in serviceable condition.

Pool / Spa

The visible areas of the vessel, drains, lights, waterline tiles, coping, decking, ladders and accessories are examined to determine their present condition. Areas concealed from view by any means are excluded from this report/inspection. The permanently installed components or equipment are checked for basic operation only. Determination of underground pipe and vessel leakage and

disassembly of any equipment is beyond the scope of the inspection. Operation of time clock motors and thermostatic controls, solar heating equipment, pool sweeps, water/chemical condition and chlorination equipment are not verified during a visual inspection.

Basic Information

Type: Pool & Spa combo
Pool Type: In ground
Materials: Pebble finish

Pool Heater Condition

Number of Units: 1
Energy Source: Natural Gas
BTU's: 400,000
Manufacture date: Unable to verify

Pool heaters operate by drawing water from the pool and passing the water through a filter and into the heater. The heater's combustion chamber ignites the gas, heating copper tubes arranged above the burner tray. As the water passes through, the heat from these copper tubes is conducted to the water, increasing the water temperature. The water then returns to the pool and recirculates for consistent heating.

The heater responded to normal operating controls and appears to be in serviceable condition.

Because of the configuration of the heater, which was a fully enclosed design, the burners were not accessible for inspection.

Blower

The air blower operated and was in serviceable condition.

Plumbing & Valves

The PVC water lines are not painted. The ultra violet rays of the sun will over time deteriorate the PVC piping and leakage may occur. For maximum service life, we recommend that the pipes be painted.

The pipe connections to the pump are leaking. This is a waste of water and correction is recommended.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed pool contractor before the end of the contingency period.

Water Fill Unit

The pool fill valve has anti-siphon device installed.

The pool fill device leaks when operated, this is a waste of water and corrections are recommended.

Consideration should be given to installing an automatic control device the fill valve to help maintain the water level in the pool.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed pool contractor before the end of the contingency period.

Water Condition

The pool water was clear at the time of the inspection.

Filter Condition

Number of filters: 1
Type of filter(s): Diatomaceous Earth (D.E.)

The pool filter was in serviceable condition. The filter was not opened and the grids were not inspected.

Back flushing of the pool equipment or viewing the internal filter media is not within the scope of this inspection. We suggest Client verify proper operation prior to close of escrow

Skimmer & Basket

The skimmer housing and basket appears in serviceable condition for its age.

Pool Pump(s) Condition

Number of Pump(s): 1
Pump Types: Circulation

The pump was equipped with a variable speed pump motor.

Variable speed pump utilize what's known as a permanent magnet motor. This is the same type of motor used in electric cars. They allow the user to "dial in" the exact flow rate they need for their pool allowing them to capitalize on the golden rule of pool circulation: slower is better. The idea is that by reducing the flow rate of water, there is less friction, which makes the entire system dramatically more efficient. They are also much quieter, vibrate less, run cooler, last longer, are digitally controlled, and have advanced diagnostics. Testing of the advanced functions of the pump are outside the scope of this inspection.

We recommend a licensed pool contractor familiar with these pumps check the run times and setting to maximize the efficiency of the system.

The pump operated when tested. Your attention is directed to the items noted.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed pool contractor before the end of the contingency period.

Pool Sweep Condition

No functional testing was performed on pool sweep equipment, beyond the scope of this inspection. For further information we suggest a demo by the seller at your walk through.

Pool Electrical Bonding

Bonding is the permanent joining of metal parts together to form an electrically conductive path that has the capacity to conduct safely any fault current likely to be imposed on it.

The body bond was missing at the heater, salt water controller, light junction box, timer box, blower, and low voltage timer box. This is a safety issue and correction is needed.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed electrical contractor before the end of the contingency period.

Timer Box Condition

The timer box was in serviceable condition.

GFCI

The GFCI receptacle responded to the test button.

Light(s) Condition

The pool and spa lights operated when tested.

Remote Controls

The remote controls inside the home responded and were in serviceable condition.

Tile Condition

The pool tile was in serviceable condition.

Pool Decking

The pool decking was in serviceable condition

Pool Surface

Any comments regarding conditions below the water surface are given as a courtesy from a casual observation; pool and spa bodies below the waterline are excluded and are not inspected.

The pool surface appears in serviceable condition for its age.

Drain Cover

The drain covers are an anti-vortex design and appear to be in serviceable condition.

Gate & Fence Condition

Consumer's Product Safety Commission offers three free publications to help prevent child drowning: "Safety Barrier Guidelines for Pools," "How to Plan for the Unexpected" and "Guidelines for Entrapment Hazards: Making Pools and Spas Safer." Consumers can obtain copies of these publications by sending their names and addresses to "Pool Safety," CPSC, Washington, DC 20207

You can find these publications online as well.
https://www.cpsc.gov/s3fs-public/359.pdf,

https://www.cpsc.gov/PageFiles/84902/EntrapmentHazards.pdf

https://www.cpsc.gov/PageFiles/122222/pool.pdf

No fence or lockable gate was installed around the pool. To provide a greater margin of safety, we recommend that a fence and lockable gate be installed.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed contractor before the end of the contingency period.

Salt Water

The pool was equipped with a salt water chlorination system. Salt water chlorination is a process that uses dissolved salt for the chlorination system. The chlorinator uses electrolysis to break down the salt. The resulting chemical reaction eventually produces hypochlorous acid, and sodium hypochlorite , which are the sanitizing agents already commonly used in swimming pools. As such, a saltwater pool is not actually chlorine-free; it simply utilizes a chlorine generator instead of direct addition of chlorine.

Inspection and testing the system and water quality of this system is outside the scope of this inspection. We recommend further evaluation by a licensed pool contractor, or licensed tradesmen.

The system appears functional and no error codes were noted.

Jets/Blower Operation

The water flow was detected at all jets.

Drowning Safety Feature Condition

Existing Safety Features: Self-Closing and self-latching device(s) at pedestrian gate only

Senate Bill 442 requires we provide you with the following information.

A “swimming pool” or “pool” means any structure intended for swimming or recreational bathing that contains water over 18-inches deep. “Swimming pool” includes in-ground and above ground structures and includes, but is not limited to, hot tubs, spas, portable spas, and non-portable wading pools.

The pool has less than two pool drowning safety features. We recommend at least two of the following safety features be installed. Pool enclosure, removable mesh fence, Approved safety pool cover, exit alarms, self-closing/self latching devices, or pool alarm. We recommend consulting with a licensed pool contractor for installation of these safety features.

Suggest complete review/correction including cost estimate (bids) by a qualified licensed pool contractor before the end of the contingency period.

Conclusion

Conclusion

This structure was presently in need of some repairs. Additional repairs will, in all likelihood, be discovered in the course of repair. If performed routinely, normal maintenance will keep it in serviceable condition.

Executive Summary

The summary is a review of the inspectors findings during this inspection, however, it does not include every detailed observation. This is provided as an additional service to our Client, and is presented in the form of a listing of the items which, in the opinion of your inspector, merit further evaluation, investigation, or improvement. Some of these conditions are of such a nature as to require repair or modification by a skilled craftsman, technician or specialist. Others can be easily handled by an owner such as yourself.
Often, following the inspectors advice will result in improved performance and/or extended life of the component(s) in question. In listing these items, your inspector is not offering any opinion as to who, among the parties to this transaction, should take responsibility for addressing any of these concerns. As with most other facets of your transactions, we recommend consultation with your Real Estate Professional for further advice with regards to the following.

Exterior Areas		
Page 5	Eaves, Fascia, & Trim	Signs of wood destroying pest/organisms noted at the trim; we recommend further evaluation and corrections by a licensed pest control operator prior to removal of any contingencies.
Grounds		
Page 7	Gate Condition	The gate on the right side does not properly self-close. This is a pool safety issue, we recommend adjustment or replacement of the latching device. Suggest complete review/correction including cost estimate (bids) by a qualified licensed contractor before the end of the contingency period.
Roof		
Page 9	Surface Condition	Cracked tiles were found, cracked tiles should be replaced as they can lead to leaks. Corrections are recommended. Suggest complete review/correction including cost estimate (bids) by a qualified licensed roofing contractor before the end of the contingency period.
Page 9	Chimney at Roof	There was a build up of debris behind the chimney, we recommend the debris be removed and the area maintained regularly. Suggest complete review/correction including cost estimate (bids) by a qualified licensed roofing contractor before the end of the contingency period.
Page 9	Flashings: Overall	The solar conduit penetrates the roof without approved flashings, this can be a source of leaks, we recommend further evaluation and correction. There was a build up of debris in the roof valley(s). We recommend the debris be removed and the areas inspected and maintained regularly. Suggest complete review/correction including cost estimate (bids) by a qualified licensed roofing contractor before the end of the contingency period.

Page 10	Skylights	There was a build up of debris behind the skylight, we recommend the debris be removed and the area maintained regularly. This condition will create water entry points. Corrections are recommended prior to the close of this transaction. Suggest complete review/correction including cost estimate (bids) by a qualified licensed roofing contractor before the end of the contingency period.
Water Heater		
Page 18	Seismic Strapping	The tank was strapped but was not restricted from movement. Current standards require the water heater to be braced to prevent horizontal displacement. We recommend blocking be installed between water heater and wall. The seismic strapping installed was loose. We recommend it be tightened properly to secure tank. Suggest complete review/correction including cost estimate (bids) by a qualified licensed plumbing contractor before the end of the contingency period.
Heat		
Page 20	Plenum	The base of the furnace, or lower plenum, was not adequately sealed. We recommend the base be sealed for more efficient operation and to help prevent combustion products from mixing with circulating air. Suggest complete review/correction including cost estimate (bids) by a qualified licensed HVAC contractor before the end of the contingency period.
Air Conditioning		
Page 21	Refrigerant Lines	The refrigeration lines are not sealed at the entrance to the house, this will allow pest and rodents to enter the structure, we recommend sealing the lines at the entrance. Suggest complete review/correction including cost estimate (bids) by a qualified licensed HVAC contractor before the end of the contingency period.
Interior Areas		
Page 27	Fireplace	The family room chimney flue was dirty we recommend a qualified chimney sweep clean and evaluate the chimney and complete any and all repairs needed. The gas line entry at the family room firebox was not sealed between the gas pipe and the sidewall of the hearth. This seal should be supplied and maintained to prevent the passage of heat and smoke into the wood framed wall. Suggest complete review/correction including cost estimate (bids) by a qualified licensed chimney contractor before the end of the contingency period.
Garage		

Page 29	Walls	There are unsealed penetrations in the garage separation wall, all penetrations need to be sealed to help prevent the passage of fire. Suggest complete review/correction including cost estimate (bids) by a qualified licensed contractor before the end of the contingency period.
Kitchen		
Page 31	Garbage Disposal	We found extension cord wiring in use at the disposal. This type of wiring is easy to overload and can be easily damaged. We recommend it be replaced with an approved appliance cord. Suggest complete review/correction including cost estimate (bids) by a qualified licensed contractor before the end of the contingency period.
Bathroom		
Page 33	Sink Drain Piping	The drain/waste piping in the lower hallway bathroom was improper. Flexible drain lines are not approved we recommend a licensed plumber replace it with approved smooth wall piping. The sink was slow draining in the master bathroom, we recommend cleaning the trap, if the problem persists, a licensed plumber should be contacted for further evaluation and correction. Suggest complete review/correction including cost estimate (bids) by a qualified licensed plumbing contractor before the end of the contingency period.
Page 34	GFCI	The GFCI receptacle in the lower hallway bathroom was tripped and will not reset. We recommend the receptacle be replaced. Suggest complete review/correction including cost estimate (bids) by a qualified licensed electrical contractor before the end of the contingency period.
Page 34	Toilets	The upper hallway bathroom toilet was loose at the floor. The toilet should be removed and securely re-attached with a new wax seal, caulking is also required around the base. The floor should be checked for water damage and repaired if necessary at that time. Suggest complete review/correction including cost estimate (bids) by a qualified licensed plumbing contractor before the end of the contingency period.
Pool / Spa		
Page 36	Plumbing & Valves	The pipe connections to the pump are leaking. This is a waste of water and correction is recommended. Suggest complete review/correction including cost estimate (bids) by a qualified licensed pool contractor before the end of the contingency period.

Page 38	Pool Electrical Bonding	The body bond was missing at the heater, salt water controller, light junction box, timer box, blower, and low voltage timer box. This is a safety issue and correction is needed. Suggest complete review/correction including cost estimate (bids) by a qualified licensed electrical contractor before the end of the contingency period.
Page 39	Gate & Fence Condition	No fence or lockable gate was installed around the pool. To provide a greater margin of safety, we recommend that a fence and lockable gate be installed. Suggest complete review/correction including cost estimate (bids) by a qualified licensed contractor before the end of the contingency period.
Page 40	Drowning Safety Feature Condition	The pool has less than two pool drowning safety features. We recommend at least two of the following safety features be installed. Pool enclosure, removable mesh fence, Approved safety pool cover, exit alarms, self-closing/self latching devices, or pool alarm. We recommend consulting with a licensed pool contractor for installation of these safety features. Suggest complete review/correction including cost estimate (bids) by a qualified licensed pool contractor before the end of the contingency period.