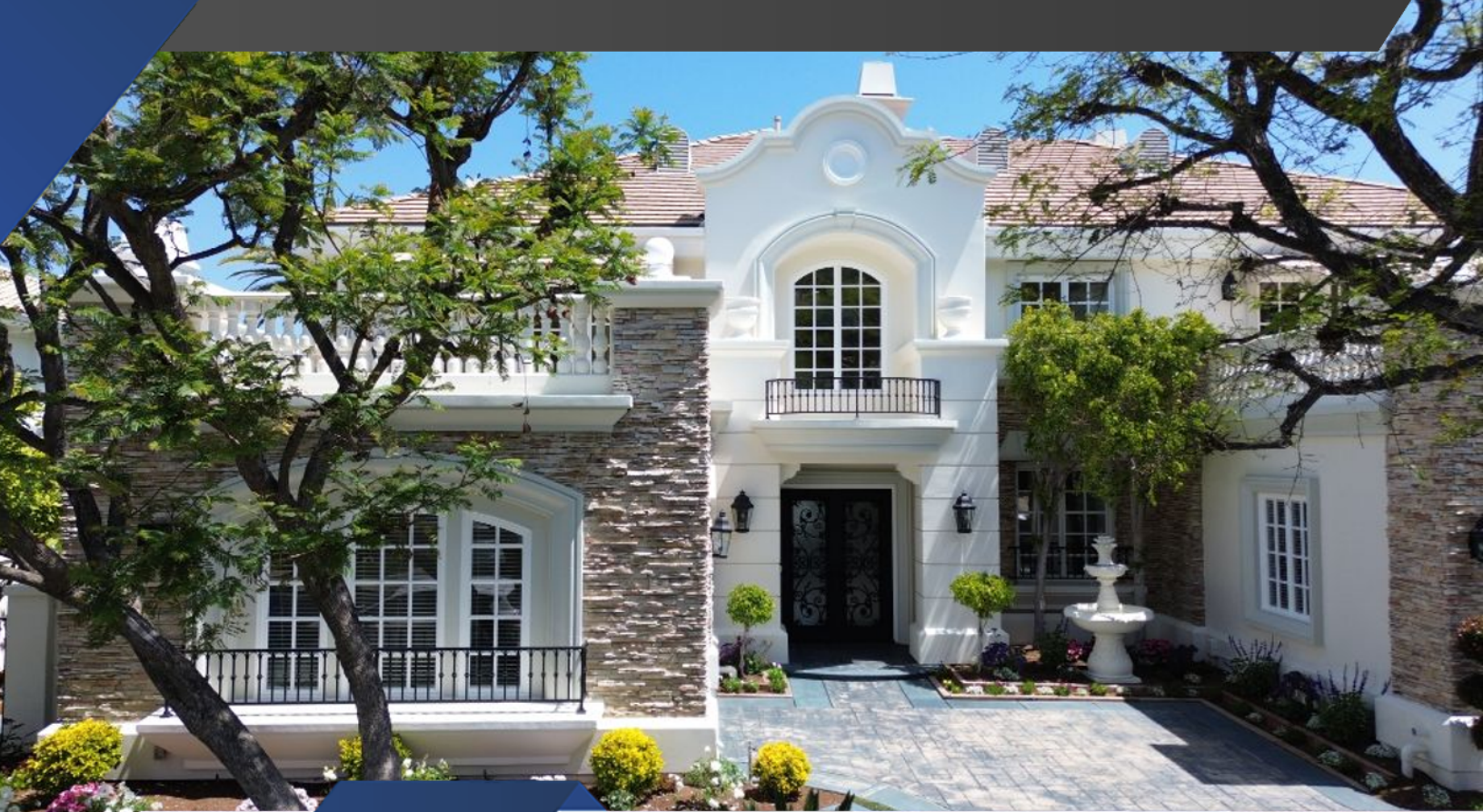


# PROPERTY INSPECTION REPORT



**3744 Main St, Tarzana, CA,**

**Prepared For: Mr Magoo**

**Inspector: Garrett Martell CMI**

**Date of Inspection: 5/31/2024**



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# Introduction

## INTRODUCTION:

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

What does **SERVICEABLE** mean? Throughout the report you may see "Serviceable" in relation to items being comments made. Serviceable means that the item functions as expected when tested. It does not mean that the item is new or newer. Items are tested with the normal user controls only. Many older items may be functioning well at the time of the inspection.

Note: Insurance companies are now much tougher on their policies, both old and new. A roof for example, may be referred to as serviceable in the report and the insurance company may demand a new roof before they write a policy for the property. This is happening more often now. Please make sure you understand the insurance requirements.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation, vehicles, stored items, animals or possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair. When codes are referred to, it is with the intent to improve safety.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

Please note - the items in **blue** are summary items and these are also included in the summary section at the end of the report.

Summary items are items of significance noted by the inspector. These may be deficiencies, damaged or safety related items. It is the responsibility of the Client to determine what is significant and take measures to correct or replace these items.

We are available after the inspection for consultation to answer questions regarding the report.

# Inspection Details

## Climatic Conditions

It was clear at the time of the inspection.  
The temperature was in the 70's at the start of the inspection.

## Property Type Being Inspected

This is a wood framed building.  
, This is a single family building.

## Stories

There are two stories.

## Utility Service

The utilities were on at the time of the inspection.

## Occupancy

The property is vacant.

## Comments

The Client was present for part of the inspection.

The buyer's agent was present.

The building has had some work done to it recently including new paint, flooring, patching, etc. It is not known what the condition of the property was before this work was undertaken. Many of these new items may not have been tested under actual living conditions or undergone weather testing.

It appears that there have been alterations and upgrades to the property over the years. Modifications to the electrical, plumbing, mechanical systems, as well as to the structure of the building require permits and progress inspections. It is advised to obtain any and all documentation that might be available. This should be done prior to the expiration of the contingency period.

It is typical when a building is remodeled or repairs are undertaken that additional problems surface that were not noted on the inspection report. This is to be expected as walls, floors and ceilings are opened up during the work to reveal areas that were not accessible during the inspection. Any remodeling work undertaken on a property should be expected to reveal some of these problems and it is recommended that additional sums be set aside for this purpose.

During this inspection there may be items discovered that require further inspection as well as subsequent repairs. Where further inspection by a specialty trade is advised, this is meant to be done in a timely fashion.

# Plumbing System

While some plumbing observation may be code related, this inspection does not determine if the system complies with code. Supply and waste lines are inspected only where they are accessible and while operating accessible fixtures and drains. Performance of the water flow can vary during different times of the day and performance of the drains during actual usage is undetermined. Drain blockage is common in vacant property.

It is advised to have any underground drain/sewer lines examined by a specialist with a camera to determine their actual condition. The following are not included; inaccessible supply or waste lines, leaks in inaccessible areas such as walls, underground or the crawl space, the interior of pipes for mineral or corrosive clogging, water hammering, solar equipment or water temperature, and the condition of shower pans or if a shower will leak when used. No water testing of any type is performed. The type of copper, whether it is M, L, or K, is not part of this inspection and will not be determined.

The gas system is not tested for leaks and any underground or hidden gas lines are specifically excluded from this report. Determining the operation of sewer ejection systems is excluded from this inspection and it should be examined by a specialist. The angle stops under sinks and other plumbing valves, such as the main shut off valve, are not turned or tested. The finish fixtures as toilets, sinks and faucets etc are covered in the Kitchen and Bathroom section of this report.

## Main Water Shutoff Location and Type

An inspection of the main water shut off found it to be functioning at the time of inspection.

The main water shutoff is on the left side of the building.

Copper piping is viewed coming out of the ground by the building and as the main line runs underground from the street to the building, this appears to be the main water line.



## Main Water Supply / Pressure Regulator

Serviceable.

## Interior Water Line Material

The majority of the piping is concealed in / under the floor or the walls and its full composition could not be determined.

The interior piping that supplies the water throughout the building is made of copper where visible.

## Interior Water Line Condition

A visual & physical inspection of the water supply lines found them to be functioning as expected at the time of inspection. This means the lines that were seen were not severely corroded, leaking, or damaged.

### Drain /Waste / Vent Line Materials

The piping that takes the waste water to the sewer system is made of **ABS** (black plastic piping) where visible.

### Drain / Waste / Vent Line Condition

A visual & physical inspection of the waste lines found them to be functioning as expected at the time of inspection. This means the lines that were seen were not severely corroded, leaking, or damaged.

### Hose Faucets

A visual & physical inspection of the exterior hose faucets found them to be functioning as expected at the time of inspection.

### Gas Meter Location



### Gas System Condition

A visual & physical inspection of the Gas System found it to be functioning as expected at the time of inspection. This means the lines that were seen were not severely corroded or leaking etc.



### Water Supply Pipe Comments



The water was turned off to the bar sink in the master bedroom



# Water Heater

The inspection of the water heater focuses on the operation and safety aspects. There are many different components that make up this part of the plumbing system.

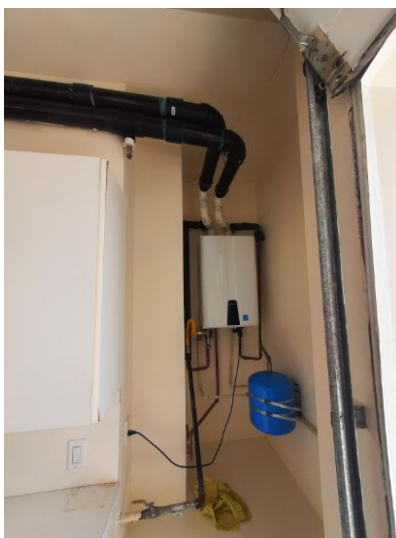
Typically a gas water heater lasts 10-12 years. Some last many more years depending on water quality and other factors. The inspection will involve testing the hot water inside the house and a visual inspection of the water heater itself.

Newer tankless type heaters have less components to test and the inspection of these types of heaters will involve mainly operational items. The installation manual for these heaters should be referred to to determine proper clearances, gas pipe sizing and correct sizing for the number of fixtures it is servicing.

All water heaters need maintenance and occasional flushing to remove sediment buildup. The installation manuals for all water heaters should be referred to.

The adequacy or efficiency of the hot water heater cannot be determined in a limited time visual inspection. It is not known how hot the water will get or how long it will last and this is many times a matter of individual use

## Photo



## Type and Location

There is a gas fired water heater

The water heater is located in the garage.

## Age and Size

This is a Tankless on-demand type water heater. It does not store or continually heat water. Instead, this system provides hot water as needed for the occupants.

The age of the water heater is unknown but it appears to be newer.

## Water Heater Condition

A visual and physical inspection of the hot water heaters condition found this system to be functioning as expected at the time the of inspection. No representation is made as to the internal condition or function at this time.

## Seismic Strapping & Support

Straps are not required for this type tankless water heater.

### Temperature / Pressure Relief Valve

This drain line connects to another drain line. They should be run separately

### Combustion Air Supply

A visual inspection of hot water heaters **combustion air** supply found it to be functioning as expected at the time of inspection.

### Venting

A visual inspection of the venting for the hot water heater found it to be functioning as expected at the time of inspection.

# Electrical System

Electrical features are operated with normal controls. The general wiring, switches, outlets and fixtures are randomly checked in accessible areas. Wiring in the main box is inspected by removing the cover if accessible. While some observations may be code related, this inspection does not determine if the system complies with code. The inspection does not determine electrical capacity, determine over current capacity for any item including appliances, compare circuit breaker capacity to installed appliance rating. Also excluded are interior or exterior low voltage wiring or fixtures, telephone, security, intercom, stereo, cable or satellite TV, remote controls or timers. The exterior lighting, landscape lighting or any lighting outside the footprint of the building is not inspected. Light bulbs are not removed or changed during an inspection. This inspection does not certify or warrant the system to be free of risk of fire, electrocution or personal injury or death.

## Type of Electrical Service.

The electricity is supplied by an underground line from the power pole to the building.

## Electrical Service to the Building.

The electrical service wires are located underground. Other than the power being on, there is no way to know the condition of these lines.

## Main Panel Location

The main panel is located at the right side

## Main Panel Amperage

225 amps



## Main Electrical Panel Condition

A visual and physical inspection of the main electrical panel found it to be functioning as expected at the time of inspection.

## Main Panel Circuit Protection

A visual inspection of the main electric panel circuit protection found this part of the system to be in a serviceable condition at the time of inspection.

## Grounding System

A visual inspection of the grounding system found this part of the electrical system to be in a serviceable condition at the time of inspection.

## Subpanel Location



Pool equipment



Two panels in this area

## Subpanel Condition / Circuit Protection



Missing screw

## Type of Wiring

The wiring in the building is made of copper.

The wiring is sheathed in a plastic coating. This is the current standard covering for electrical wiring.

## Condition of Wiring

A visual inspection of the wiring condition found this part of the system to be functioning as expected at the time of inspection. There are areas of wiring that can not be seen unless walls and ceilings were opened up. This means out of the areas readily visible and accessible, there were no defects noted.

## Electrical Outlets

**There is one or more outlets that have no power to them and are not working in areas of the home.**

**The Ground Fault Circuit Interrupter (GFCI) outlet(s) in the kitchen did not work properly when tested.**



Kitchen outlets were not tripping



No ground in the floor outlet. This outlet is also loose.



Living room

### Electrical Switches

A number of electrical switches tested throughout the home were found to be functioning as expected at the time of inspection.

### Light Fixtures

There are light fixtures that did not work when tested. This can sometimes be a burnt out bulb, but it is not known exactly why they are not working.

### Smoke Detectors

There are smoke detectors present in the standard locations at the time of inspection. It is noted these are not tested as part of a general visual inspection. (These are often times certified by a licensed specialist)

### Exterior Electrical

It is noted, the exterior lighting in areas appeared to not be working.



Missing weather proof covers:



Some lights do not turn on. They may be connected to solar sensors and only come on at night



Rusty timer box at the front



# Heating and Cooling

While some observations may be code related, this inspection does not determine if the system complies with code. Weather permitting the systems are operated with normal controls. In order not to damage the system, the air conditioners are not activated if the outdoor temperature is below 55 degrees. Gas furnaces are not checked for carbon monoxide leakage or fire risks. There are carbon monoxide and fire detection devices which can be purchased and installed, which we recommend. Air ducts and registers are randomly checked for air flow. Heat exchangers are specifically excluded from the inspection. They are visually obstructed by the design of the system and a complete inspection requires special tools and disassembly, which is beyond the scope of the inspection.

The following items are beyond the scope of the inspection; balance of the air flow, capacity or velocity of the air flow, humidifiers, air duct cleanliness, the ability of the system to heat or cool evenly, the presence of toxic or hazardous material or asbestos, system refrigerant levels, cooling or heating capacity to determine if its sufficient for the building, electronic air filters, solar equipment, programmable thermostats and determining the remaining life of the system. Window A/C's are not considered to be built in units and therefore not inspected.

## Heating Type and Location

The heating/cooling is a conventional split system. This is where the furnace is in one area of the home, and the condenser in another. Usually the condenser is on the exterior while the furnace is on the interior or in a closet on the outside of the home.

There is a forced air natural gas fueled system.

There is a heating system located in the attic.



## Heating Data Label

### Observations:

Manufacturer - Lennox

Age - 26 years

## Heating System Condition

The furnace is older and aged. Though it was working at time of inspection, regular maintenance will be needed to keep this system working as efficiently as possible.

## Combustion Air Supply

A visual inspection of the heating systems combustion air supply found it to be functioning as expected at the time of inspection.



## Venting

The vent line is disconnected and exhaust gases from the furnace are escaping. This is a safety hazard and needs to be corrected.



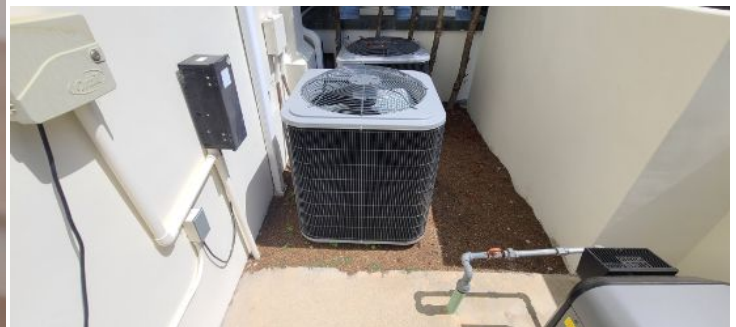
## Cooling Type and Location

The heating/cooling is a conventional split system. This is where the furnace is in one area of the home, and the condenser in another. Usually the condenser is located on the exterior while the furnace is on the interior or in a closet on the outside of the home.

The condenser is on the right of the building.



Return air



## Cooling Data Label

### Observations:

Age - 3 years

Size - 3 tons



### Cooling System Condition

The air coming out of the unit is somewhat cool and has less than the expected temperature difference between the return air and the cooled air. This is not cooled enough to be considered functioning properly. There should be a 15–20 degree temperature differential between the air return and the cool air coming out of the grills throughout the home. The air conditioner is not working at full strength and should be evaluated and serviced by a licensed HVAC technician to determine the reason this is occurring.



Supply air



Return air



Damaged insulation needs repair.

### Condensate Drain Line

The condensate drain line does not have a proper trap installed. This should be added for improved efficiency and operation of the condensate drain line.

### Thermostat Location and Condition

A visual and physical inspection of the thermostat found it to be functioning as expected at the time of inspection.

### Ducting & Grills

A visual inspection of the grills found those seen to be functioning as expected at the time of inspection.

### Air Return & Filter

A visual inspection of the air return and filter found it to be functioning as expected at the time of inspection.

# Heating and Cooling 2

## Heating Type and Location

The heating/cooling is a conventional split system. This is where the furnace is in one area of the home, and the condenser in another. Usually the condenser is on the exterior while the furnace is on the interior or in a closet on the outside of the home.

There is a forced air natural gas fueled system.

There is a heating system located in the attic.



## Heating Data Label

### Observations:

Manufacturer - Lennox

Age - 26 years

## Heating System Condition

An visual and physical inspection of the heating system found it to be functioning as expected at the time of inspection.

## Combustion Air Supply

A visual inspection of the heating systems combustion air supply found it to be functioning as expected at the time of inspection.

## Venting

A visual inspection of the venting for the heating system was found it to be functioning as expected at the time of inspection.

## Cooling Type and Location

The heating/cooling is a conventional split system. This is where the furnace is in one area of the home, and the condenser in another. Usually the condenser is located on the exterior while the furnace is on the interior or in a closet on the outside of the home.

The condenser is on the right of the building.



### Cooling Data Label

#### Observations:

Age - 3 Years

Size - 3 Tons



### Cooling System Condition

A visual and physical inspection of the cooling system found it to be functioning as expected at the time of inspection.



Supply air

### Condensate Drain Line

A visual inspection of the condensate drain line found it to be functioning as expected at the time of inspection. It is noted that sometimes there is not enough time for a system to run to see if there is a current blockage in the system or not.

There is no vent pipe on the condensate trap. This should be added for improved efficiency and operation of the condensate drain line.

The condensate drain line does not have a proper trap installed. This should be added for improved efficiency and operation of the condensate drain line.

### Thermostat Location and Condition

A visual and physical inspection of the thermostat found it to be functioning as expected at the time of inspection.

### Ducting & Grills

A visual inspection of the grills found those seen to be functioning as expected at the time of inspection.

### Air Return & Filter

A visual inspection of the air return and filter found it to be functioning as expected at the time of inspection.

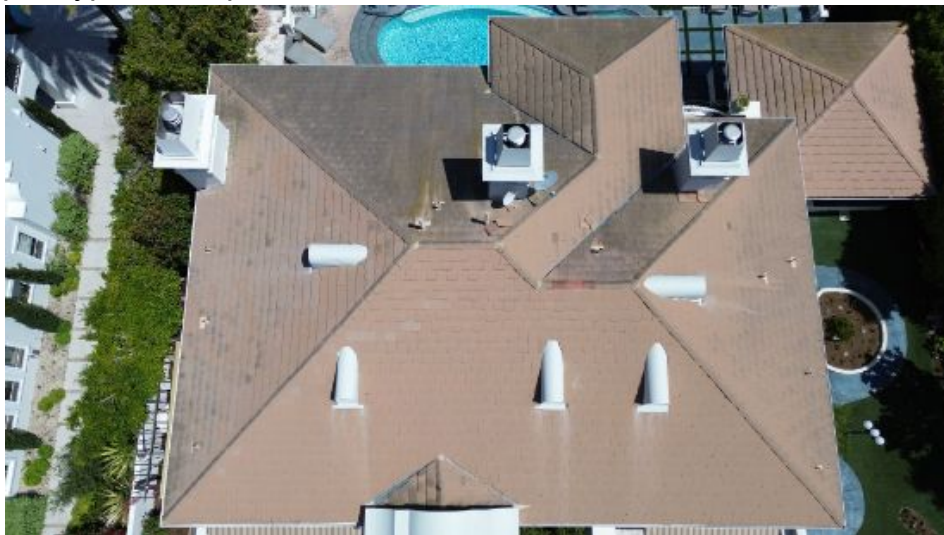
# Roof

The report is not intended to be conclusive regarding the life span of the roofing system, if it is leak free or how long it will remain leak free in the future. The inspection and report are based on visible and apparent condition at the time of the inspection. The inspection does not address manufacturing defects, fastener appropriateness, if the roof was installed per code, if flashing is present in all locations or the numbers of layers present. Unless a rain has fallen just prior to the inspection, it is not possible to determine if active leakage is occurring. Not all attic areas are readily accessible for inspection. Tile roofs and steeply pitched roofs are not safe to walk on and access is limited on them. Conclusions made by the inspector do not constitute a warranty, guaranty, or policy of insurance. All roofs require periodic maintenance to achieve typical life spans and should be inspected annually. Expect to make minor repairs to any roof.

While it is possible some prior repairs and leaks may be reported, it is not the intention of the inspection to identify and report all prior repairs and conditions. It is recommended to refer to the seller and sellers disclosure about the presence of any roof leaks or prior repairs. Also it should be noted that all gutters deteriorate and have a limited life span before they need to be replaced.

## Roof Style

The roof is a sloped type with a pitch to it.



## Roof Materials.

The roof surface contains concrete tile.

## Roof Access

The roof was viewed with a drone from above.

## Roof Covering Condition

There are displaced tiles that have slipped down and are no longer in the correct location. This allows sunlight to deteriorate the exposed underlayment. These should be repaired.

**There are areas of cracked tiles. This allows sunlight to deteriorate the exposed underlayment. These should be repaired.**



Displaced tiles



Cracked tile - over covered patio

### Exposed Flashing

A visual inspection of the exposed flashing that could be seen found it to be in a serviceable condition at time the of inspection.



## Gutters / Drains

A visual inspection of the gutters found them to be in a serviceable condition at time the of inspection. It is noted that it was not raining meaning there may be leaks that could not have been observed at the time of inspection.

## Downspouts

The downspouts connect to an area drain system which is underground so is not evaluated. These should be tested and cleaned on a regular basis.

## Type of Roof Framing

The roof has truss style framing in it.

## Condition of Roof Framing

There are areas of moisture stains on the framing lumber. These are common in attics and may indicate past leaks.



# Attic

The attic is considered the area created by the roof and building framing. Comments made in this section may relate to other areas of the building as well.

Attics often have access restrictions due to framing, ducting and design in general. Access is made wherever possible. The inspector will not access areas that are unsafe or those that could cause damage to the attic or other areas of the property.

## Attic Area and Access Condition

There is an attic space over the entire floor plan of the building.

## Attic Condition

A visual inspection of the attic condition found it to be in a serviceable condition at time the of inspection.

## Attic Ventilation

A visual inspection of the attic ventilation found it to be functioning as expected at time the of inspection.

## Attic Insulation

The insulation in the attic is the Fiberglas batt type.

The insulation has been disturbed and good coverage is no longer present in some areas of the attic. Ideally, there would be 8-12 inches of insulation in the attic for improved energy efficiency of the home.



Comments



Staining on the floor near the rear furnace.

# Foundation

Structural comments are of the conditions observed at the time of the inspection and are the opinion of the inspector and not fact. If further information or facts are needed, they can be obtained through a structural engineer or foundation expert. The inspection does not determine the potential of the structure to experience future problems, geological conditions or the potential of the underlying soils to experience movement or water flow or whether the soil is stable. If any form of prior structural movement is reported you should expect future movements and possible repairs.

The inspection does not calculate crawl space ventilation capacities, deck and balcony capacity, retaining wall conditions, construction material type, quality or capacity. It does not address the existence of prior repairs, the potential of future repairs, failure analysis, documentation of all possible movement or cracks in floor slabs covered by floor furnishings. It is typical for concrete floor slabs to have some cracks as a result of the normal drying process of the concrete plus the stress occurring by settlement and seismic activity. Crawl spaces are observed in a cursory fashion and wood probing is not done and wood damage, dryrot and termites are not part of this inspection but part of the structural pest control operators report.

## Slab on Grade

The building is on a concrete slab.

The concrete slab is not visible due to floor coverings, thus any cracks cannot be seen. However, all concrete has some typical cracking and it is expected that this would have them if it would be fully exposed to view.

## Cripple Walls

There are no cripple walls used in this type of foundation.

## Foundation Bolting

The building would be bolted due to the age and type of construction. The areas where the bolts are located are covered so the size and spacing could not be seen.

## Comments

A standard property inspection cannot determine the potential of the structure to experience future problems such as, geological conditions, the potential of the underlying soils to experience movement, water flow, or whether the soil is stable. If more information is required regarding this geological conditions, it is advised to retain a Geo-Technical specialist who can provide a more detailed report.

# Exterior

The exterior is viewed in a cursory fashion. Areas of the exterior that are hidden from view by vegetation or stored items cannot be judged and are not a part of this inspection. Minor cracks are typical in many exterior wall coverings and most do not represent a structural problem. Peeling and cracking exterior paint on windows, doors and trim allow water to enter and cause damage and deterioration. It is important to keep these exterior surfaces properly painted and/or sealed. All exterior grades should allow for surface and roof water to flow away from the foundation and exterior walls.

**Chimney Inspection:** This inspection is limited to those areas visible and readily accessible to the general inspector. Due for the potential for hidden damage within a chimney, it is advised to have any fireplace and chimney system fully examined by a qualified chimney specialist using a video camera to determine and report on the structural integrity and fire safety aspects of these systems.

## Exterior Wall Covering

The exterior wall covering is stucco.

## Exterior Wall Condition

A visual inspection of the exterior wall covering condition found it to be in a serviceable condition at time the of inspection.

## Deck(s)

### Observations:

There is a wood frame supporting the deck.

The deck surface is made of tile.

A visual inspection of the deck found it to be in a serviceable condition at time the of inspection.

It is unknown how the decks/balconies are sealed to the house



## Comments

The exteriors of the building appear to have had recent work such as patching and painting. Though this appears serviceable at this time, the original condition the wall covering was in prior to this work is unknown.

# Doors and Windows

Doors and windows are tested as to operation using normal operations and procedures. No representation is made regarding structural integrity or whether the door/window seals are weathertight.

In the case of newer door and window installation the mounting hardware and waterproofing seals are generally covered with finish materials. Where these items have not been covered comments made be made as necessary.

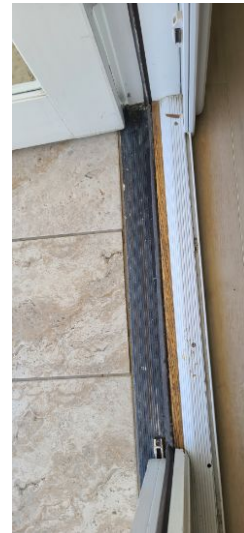
## Exterior Door Type

The exterior door frames are made of wood.

The doors are made of wood.

## Exterior Door Condition

A visual inspection of the exterior door(s) and frame(s) condition found them to be in a serviceable condition at time the of inspection.



Weatherstripping to the door needed at the front upper bedroom

## Interior Door Condition

A visual inspection of the interior doors condition found them to be in a serviceable condition at time the of inspection.

## Window Type

The windows throughout the home are made of a combination of materials.

The window glass is a double pane type. Usually these have a seal around the edges to make them insulated. These help with a home's energy efficiency.

## Window Condition

Some windows were replaced in the past, as seen at the arched window over the entry

**There are windows with condensation between the panes of glass in the dual glazed window. There is no repair for this other than replacing the sealed unit.**



# Chimney / Fireplace

This is a detailed visual inspection of the areas accessed during the inspection only. There is no destructive testing during the course of this inspection. Smoke tests, the building of fires and similar tests are not performed as part of this investigation. The chimney/fireplace components are not dismantled as part of this inspection.

Our purpose is to inform the client of any potentially hazardous conditions. The scope of this examination is to determine if the appliance and/or chimney has been damaged or has contributing damage caused by a sudden event, improper use, improper construction, erosion or age. The scope of this inspection does not require drafting characteristics or construction evaluation and does not include the testing of the gas line. Do not rely on this report as a full evaluation of the following appliance(s) and chimney(s), as the scope is limited to type of inspection performed and accessible areas.

The fireplace/chimney should be cleaned, serviced and inspected regularly. Depending on use this may be yearly or more often. After a seismic event the fireplace and chimney should be inspected by an unbiased chimney inspector that will not benefit from repairs performed.

Client understands that the inspection of a chimney would normally include walking on a roof but that some roofs are inaccessible due to height, slope of the roof or type of materials used which could be damaged. Client understands that in this case the Inspector will make the best attempt to access via ladder where permissible, otherwise the visual inspection of the exterior is conducted from the ground or other vantage point.

The service recommendations that we make in this report ideally should be completed by licensed specialists who may very well identify additional defects or recommend some upgrades that could affect your property decisions.

## Definition of Terms:

### Fire Safety Risk;

It is the inspectors opinion that this is a potential fire safety risk and the condition should be appropriately corrected by a qualified specialist. This is typically considered unacceptable and due to this condition the fireplace system should not be operated until corrections have been performed by qualified professional/s. The client should take appropriate action with the correct professional during the inspection period and prior to the close of escrow. During the repair process and/or further evaluation, additional problems may be found to be in need of repairs at additional costs.

### Structural Safety Risk;

It is the inspectors opinion that this is a potential structural safety risk and the condition should be appropriately corrected by a qualified specialist. This is typically considered unacceptable (and a condition that was not or should not have been present at the time the system was installed) and due to this condition corrections should be performed by qualified professional/s. The client should take appropriate action with the correct professional during the inspection period and prior to the close of escrow. During the repair process and/or further evaluation, additional problems may be found to be in need of repairs at additional costs.

### Operational Risk;

It is the inspectors opinion that this is a potential structural safety risk and the condition should be appropriately corrected by a qualified specialist. This is typically considered unacceptable (and a condition that was not or should not have been present at the time the system was installed) and due to this condition corrections should be performed by qualified professional/s. The client should take appropriate action with the correct professional during the inspection period and prior to the close of escrow. During the repair process and/or further evaluation, additional problems may be found to be in need of repairs at additional costs.

## Chimney Location

There are multiple chimneys for this property.

The chimney is at the left side of the home.





### **Chimney Material**

There are multiple chimneys all similar in construction, and they are described here together.

The chimney is a metal flue with a stucco covering.

### **Chimney Condition**

A visual inspection of the chimney condition found it to be in a serviceable condition at time the of inspection.

### **Chimney Crown**

A visual inspection of the chimney crown found it to be in a serviceable condition at time the of inspection.

### **Spark Arrestor**

A visual inspection of the spark arrestor found it to be in a serviceable condition at time the of inspection.

### **Chimney Flashing**

A visual inspection of the chimney flashing that could be seen was found to be in a serviceable condition at time the of inspection.

### **Flue**

A visual inspection of areas of the chimney flue that could be seen was found to be in a serviceable condition at time the of inspection.

## Photo



## Fireplace Locations

There is a fireplace located in the Living Room.  
This is a masonry fireplace.

## Prefabricated Firebox

There is some damage in the panel and repairs may be needed.



## Damper

A visual inspection and test of the damper found it to be in a serviceable condition at time the of inspection.

## Log Grate

A visual inspection of the log grate found it to be in a serviceable condition at time the of inspection.

## Gas Log Lighter

A visual inspection of the gas log lighter found it to be in a serviceable condition at time the of inspection.

### Gas Line

A visual inspection of the gas line found it to be in a serviceable condition at time the of inspection.

### Gas Valve

A visual inspection of the gas valve found it to be in a serviceable condition at time the of inspection.

### Mantle

It was unable to be determined whether the mantle materials are combustible or not. This should be determined, and removal of the materials is recommended if it is discovered that they are made of combustible materials.

### Hearth

A visual inspection of the mantle found it to be in a serviceable condition at time the of inspection.

### Screens

A visual inspection of screens found them to be in a serviceable condition at time the of inspection.

### Doors

A visual inspection of the doors found them to be in a serviceable condition at time the of inspection.

### Chimney Video Link

**Observations:**

<https://youtu.be/ZWdKrx25-0g>

## Chimney / Fireplace 2

### Chimney Location

There are multiple chimneys for this property.

The chimney is within the home.



### Chimney Condition

A visual inspection of the chimney condition found it to be in a serviceable condition at time the of inspection.

### Chimney Crown

A visual inspection of the chimney crown found it to be in a serviceable condition at time the of inspection.

### Spark Arrestor

A visual inspection of the spark arrestor found it to be in a serviceable condition at time the of inspection.

### Chimney Flashing

A visual inspection of the chimney flashing that could be seen was found to be in a serviceable condition at time the of inspection.

### Flue

The flue is dirty. This should be cleaned before use.

There are stains near the top.

## Photo



## Fireplace Locations

There is a fireplace located in the Family Room.

This is a factory built fireplace. (otherwise known as a prefabricated fireplace)

## Prefabricated Firebox

A visual inspection of the prefabricated firebox found it to be in a serviceable condition at time the of inspection.

## Damper

A visual inspection and test of the damper found it to be in a serviceable condition at time the of inspection.

## Log Grate

A visual inspection of the log grate found it to be in a serviceable condition at time the of inspection.

## Gas Log Lighter

A visual inspection of the gas log lighter found it to be in a serviceable condition at time the of inspection.

## Gas Line

A visual inspection of the gas line found it to be in a serviceable condition at time the of inspection.

## Gas Valve

A visual inspection of the gas valve found it to be in a serviceable condition at time the of inspection.

## Mantle

It was unable to be determined whether the mantle materials are combustible or not. This should be determined, and removal of the materials is recommended if it is discovered that they are made of combustible materials.

## Hearth

A visual inspection of the mantle found it to be in a serviceable condition at time the of inspection.

## Screens

A visual inspection of screens found them to be in a serviceable condition at time the of inspection.

## Doors

A visual inspection of the doors found them to be in a serviceable condition at time the of inspection.

## Comments

The flue was enclosed where it passes through the attic.

## Chimney Video Link

### Observations:

<https://youtu.be/NSCndbV9AqQ>

# Chimney / Fireplace 3

## Chimney Location

There are multiple chimneys for this property.

The chimney is within the home.



## Chimney Condition

A visual inspection of the chimney condition found it to be in a serviceable condition at time the of inspection.

## Chimney Crown

A visual inspection of the chimney crown found it to be in a serviceable condition at time the of inspection.

## Spark Arrestor

A visual inspection of the spark arrestor found it to be in a serviceable condition at time the of inspection.

## Chimney Flashing

A visual inspection of the chimney flashing that could be seen was found to be in a serviceable condition at time the of inspection.

## Flue

A visual inspection of areas of the chimney flue that could be seen was found to be in a serviceable condition at time the of inspection.

## Photo



## Fireplace Locations

There is a fireplace located in the Master Bedroom.  
This is a factory built fireplace. (otherwise known as a prefabricated fireplace)

## Prefabricated Firebox

A gas line hole was patched in the past.



## Damper

A visual inspection and test of the damper found it to be in a serviceable condition at time the of inspection.





### Log Grate

A visual inspection of the log grate found it to be in a serviceable condition at time the of inspection.

### Gas Log Lighter

A visual inspection of the gas log lighter found it to be in a serviceable condition at time the of inspection.

### Gas Line

A visual inspection of the gas line found it to be in a serviceable condition at time the of inspection.

### Gas Valve

A visual inspection of the gas valve found it to be in a serviceable condition at time the of inspection.

### Mantle

The finish materials around the firebox metal facing are partially in front of the metal facing and in contact with them. Technically, there should not be combustible materials in front of the metal facing or in contact with it.

### Hearth

A visual inspection of the mantle found it to be in a serviceable condition at time the of inspection.

### Screens

A visual inspection of screens found them to be in a serviceable condition at time the of inspection.

### Doors

A visual inspection of the doors found them to be in a serviceable condition at time the of inspection.

### Chimney Video Link

**Observations:**

<https://youtu.be/OZoGcVONHqc>

# Garage

Garage doors, starting in 1992, were required to have an electronic beam installed across the garage door opening to automatically reverse the garage door if there was a blockage of the beam. This prevents the door from closing and damaging people or objects that may be in the garage door opening when the door is operated. Prior to the above date, some garage doors had an automatic reverse feature that operated on pressure. If while descending, the door met resistant, it would automatically reverse and not continue to close. The pressure feature of the garage door will not be checked by the inspector as it may damage the garage door to stop it during its operation. It is advised to have all garage doors upgraded with an electronic beam to ensure the safe operation of the door.

## Type of Garage

The garage is attached to the home.

## Garage Door Type

The garage doors are the sectional type.

## Garage Door Condition

There is some deterioration to the bottom panel



## Garage Door Hardware

A visual inspection of the garage door hardware to be in a serviceable condition at time the of inspection.

## Garage Door Opener.

A visual inspection of the garage door opener to be in a serviceable condition at time the of inspection.

## Door Condition

A visual inspection of the walk through doors found them to be in a serviceable condition at time the of inspection.

## Garage Floor

A visual inspection of the garage floor found them to be in a serviceable condition at time the of inspection.

## Garage Interior

A visual inspection of the garage interior found to be in a serviceable condition at time the of inspection.



Single car garage

# Grounds

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geo-technical engineer should be consulted. Proper grading is important to keep water away from the foundation. If it is not raining during the inspection the course of water flowing toward the structure or off the site cannot be observed. The soil should slope away from the structure to prevent problems caused by excess water not flowing away properly. Gutter discharge should be directed away from the foundation for the same reason. Out buildings, such as storage sheds, on the property are excluded from the inspection. Fire pits, a B.B.Q. and other similar items are not inspected nor is the gas to them tested or lit.

This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Landscape lighting, sprinklers and their timers are not part of a general property inspection. The inspection report does not include the identification of the property boundaries.

## Driveway

There are raised and shifted areas of the driveway that appear to be a trip hazard.

**There are tree root systems causing shifting and cracking of the driveway in areas.**



## Walkways

There are cracked areas in the walkways that are typical for the age and style of construction.

## Deck(s)

There is a wood frame supporting the deck.

The deck surface is made of wood.

The framing is not done to current standards. There are also many missing screws or nails.



### Patio Cover Type

The patio has a roofed cover.



### Patio Cover Condition

A visual inspection of the of patio cover condition found it to be in a serviceable condition at time the of inspection.

One broken roof tile noted.

### Patio Area

A visual inspection of the patio area to be in a serviceable condition at time the of inspection.

### Fire Pit / Barbecue

The barbecue did not operate when tested.

The gas was turned off



### Pergola

The pergola at the left side is not built to current standards. The spacing is much too wide for 2x4 top chords



## Retaining Walls

The wood walls have shifted. There is a 3-4 inch lean

The rear wall was not been built to current standards.



## Landscaping

A visual inspection of the landscaping found it to be in a serviceable condition at time the of inspection.

## Drainage

The grade is a combination of sloping and flat areas.

There are below grade drains in use on the property. These need to be checked and cleaned periodically to ensure they are functioning as they should.

## Fencing & Garden Walls

A visual inspection of the fencing was found to be in a serviceable condition at time the of inspection.

## Comments



The well is loose and leaning

## Recommendations

It is advisable to have a Geologist fully examine the site and make any recommendation concerning erosion and drainage.



## Pool / Spa / Water Features

The inspection was limited to those areas which are above ground or water level. The distortion of the water in the pool makes observing the pool surface difficult. The only way to detect an underground leak in a supply line, buried pipe fitting, or pool surface crack is by observation of the persistent and continuous loss of water from the pool over an extended period of time. Pool filtering devices are not disassembled to determine the condition of any installed filter elements. Operation of time clock motors and thermostatic temperature controls cannot be verified during a visual inspection. Pilot lights on gas pool heaters are not lit during the inspection.

### **Recent changes to California State Bill 442 are included here for reference;**

SEC.4. Section 115922 of the Health and Safety Code is amended to read:

115922 (a) Except as provided in Section 115922, when a building permit is issued for the construction of a new swimming pool or spa or the remodeling of an existing swimming pool or spa at a private single family home, the respective swimming pool or spa shall be equipped with at least two of the following seven drowning prevention safety features:

- (1) An enclosure that meets the requirements of Section 115922 and isolates the swimming pool or spa from the single family home.
- (2) Removable mesh fencing that meets American Society for Testing and Materials (ASTM) Specifications F2286 standards in conjunction with a gate that is self-closing and self-latching and can accommodate a key lockable device.
- (3) An approved safety pool cover, as defined in subdivision (d) of Section 115921
- (4) Exit alarms on the private single-family home's doors that provide direct access to the swimming pool or spa. The exit alarm may provide either an alarm noise or verbal warning, such as a repeating notification that "the door to the pool is open."
- (5) A self-closing, self-latching device with a release mechanism placed no lower than 54" above the floor on the private single-family home's doors providing direct access to the swimming pool or spa.
- (6) An alarm that, when placed in a swimming pool or spa, will sound upon detection of accidental or unauthorized entrance into the water. The alarm shall meet and be independently certified to the ASTM standard F2208 "Standard Safety Specification for Residential Pool Alarms", which includes surface motion, pressure, sonar, laser and infrared type alarms. A swimming protection alarm feature designed for individual use, including an alarm attached to the child that sounds when the child exceeds a certain distance or becomes submerged in water, is not a qualifying drowning prevention safety device,
- (7) Other means of protection, if the degree of protection afforded is equal to or greater than that afforded by any of the features set forth above and has been independently verified by an approved testing laboratory as meeting standards for those features established by the ASTM or the American Society of Mechanical Engineers (ASME).

### **Pool Surface Type**

The pool surface is made of plastered concrete.

### **Pool Surface Condition**

A visual inspection of the pool surface condition found it to be in a serviceable condition. at the time of inspection.



Deposits and worn grout at the tiles

### Spa Surface Type

The pool surface is made of plastered concrete.

### Spa Surface Condition

A visual inspection of the spa surface condition found it to be in a serviceable condition at the time of inspection.

### Skimmer & Basket

This pool has a spillway



### Coping & Decking

There are areas of cracked coping around the pool that should be sealed

The stain/finish is worn in areas.



### Pool / Spa Light

A visual inspection of the pool light found it to be in a serviceable condition at the time of inspection.

## Pool / Spa Enclosure

Per California building codes an enclosure shall have all of the following characteristics:

- (a) Any access gates through the enclosure open away from the swimming pool, and are self-closing with a self-latching device placed no lower than 60 inches above the ground.
- (b) A minimum height of 60 inches.
- (c) A maximum vertical clearance from the ground to the bottom of the enclosure of two inches.
- (d) Gaps or voids, if any, do not allow passage of a sphere equal to or greater than four inches in diameter.
- (e) An outside surface free of protrusions, cavities, or other physical characteristics that would serve as handholds or footholds that could enable a child below the age of five years to climb over.

(Added by Stats. 1996, Ch. 925, Sec. 3.5. Effective January 1, 1997.)

As of January 1, 2018, newly permitted California pool owners will need to install at least TWO of the following safety measures with any new or remodeled pool:

(1) An enclosure that meets the requirements of Section 115923 and isolates the swimming pool or spa from the private single-family home. An "Enclosure" means a fence, wall, or another barrier that isolates a swimming pool from access to the home. Compliance with this section includes, but is not limited to, the following:

Any access gates through the enclosure must open away from the swimming pool, and must be self-closing with a self-latching device placed no lower than 60 inches above the ground.

The enclosure must be a minimum height of 60 inches.

The maximum vertical clearance from the ground to the bottom of the enclosure shall be no more than 2 inches.

Any gaps or voids in the enclosure shall not allow passage of a sphere equal to or greater than 4 inches.

The outside surface shall be free of protrusions, cavities, or other physical characteristics that would serve as handholds or footholds that could enable a child below the age of five years to climb over the enclosure.

The enclosure shall isolate the swimming pool or spa from the private single-family home. [Health and Safety Code 511922 (a)(1)]

(2) A removable mesh fencing that meets American Society for Testing and Materials (ASTM) Specifications F2286 standards in conjunction with a gate that is self-closing and self-latching and can accommodate a key lockable device. Compliance with this code includes, but is not limited to, the following:

The top of a fence or wall used as a barrier needs to be a minimum of 48 inches above the exterior side of the barrier.

The access gate opens away from the swimming pool.

There will be a clear zone of at least 20 inches between the barrier and swimming pool.

The gate is self-closing, and self-latching and the latch is placed no lower than 54-inches above the ground. The gate is hinged, and the latch is placed on the outside of the gate.

The fence height on both sides of the grade will be above 48 inches.

The vertical clearance from the grade to the enclosure bottom will not exceed 1 inch.

Gaps and Voids within the fence will not allow passage of a sphere equal or greater to 4 inches.

The fence surface will be free of protrusions, cavities and other characteristics that would serve as a handhold or foothold. The distance between the vertical poles is sufficient to hinder a child's ability to climb.

(3) An approved safety pool cover, as defined in subdivision (d) of Section 115921. This is an ASTM F1346-91 compliant automatic or manual pool cover. Compliance with this code includes, but is not limited to, the following:

The static load test for weight support. The cover should be able to hold a weight of at least 485lbs (the estimated average weight of 2 adults and one child) to permit rescue operation. Perimeter Deflection Tests for entry or entrapment between the cover and the side of the pool. The cover must demonstrate that any opening is sufficiently small and strong enough to prevent the test object being passed through.

The Surface Drainage Test that safeguards against a dangerous amount of water collecting on the cover's surface.

Labeling requirements must include basic consumer information such as the warranty information, the appropriate warnings as described in the standard and acknowledge the product as a safety cover.

(4) Exit alarms on the private single-family home's doors that provide direct access to the swimming pool or spa. The exit alarm may cause either an alarm noise or a verbal warning,

such as a repeating notification that “the door to the pool is open.” Exit alarms are also required on ANY door or window that permits access from the residence to the pool area without an enclosure between the pool and the home. The exit alarm must make a continuous audible sound when the door or window is open and or ajar.

(5) A self-closing, self-latching device with a release mechanism placed no lower than 54 inches above the floor on the private single-family home’s doors providing direct access to the swimming pool or spa; this is ANY door opening on to the pool area, sliding or otherwise.

(6) An alarm that, when placed in a swimming pool or spa, will sound upon detection of accidental or unauthorized entrance into the water. The alarm shall meet and be independently certified to the ASTM Standard F2208 “Standard Safety Specification for Residential Pool Alarms,” which includes surface motion, pressure, sonar, laser, and infrared type alarms. A swimming protection alarm feature designed for individual use, including an alarm attached to a child that sounds when the child exceeds a certain distance or becomes submerged in water, is not a qualifying drowning prevention safety feature. Compliance with this code includes, but is not limited to, the following:

The alarm shall sound within 20 seconds both at the pool and within the residence via a remote receiver.

The operational condition of the alarm shall be made known by means of an energized lamp at a distance of 10 feet +/- 1 foot and specified at a specified angle of view (45 degrees from perpendicular +/- % degrees).

The alarm shall be capable of providing a sound pressure level of not less than 85 DBA.

If the alarm is battery operated, there must be a low-battery indicator.

The alarm must automatically reset.

Wireless alarms must be FCC Part-15 compliant.

If the alarm deactivates or has reduced sensitivity due to environmental factors, the alarm must provide a visual and audible warning.

(7) Other means of protection, if the degree of protection afforded is equal to or greater than that afforded by any of the features set forth above and has been independently verified by an approved testing laboratory as meeting standards for those features established by the ASTM or the American Society of Mechanical Engineers (ASME).

(Source: California Senate Bill 442)



Door alarms should be added.

## Pump Motor

A visual inspection of the pump motor found it to be in a serviceable condition.

There is one pump at the filter and two under the wood cover near the pool. It is unknown why these are separated.



## Leaf Basket

A visual inspection of the leaf basket found it to be in a serviceable condition at the time of inspection.

## Pool Filter

10 pounds per square inch

A visual inspection of the pool filter found it to be in a serviceable condition at the time of inspection.



## Pool / Spa Heater Type

The pool has a natural gas-fired heater to heat the water.

## Pool / Spa Heater Condition

A Visual inspection and test of the pool and or spa heater found it to be in a serviceable condition at the time of inspection.

### Pool / Spa Electrical

A visual inspection of the pool / spa electrical system found it to be in a serviceable condition at the time of inspection.



Bonded

### Equipment Area

A visual inspection of the pool / spa equipment area found it to be in a serviceable condition at the time of inspection.





## Comments

Section 680.26(B) of the 2016 California Electric Code (CEC) requires bonding of all the metal structures, fittings and parts that are horizontally within five feet of the pool wall and vertically within twelve feet above the maximum water level of the pool.

The following parts require bonding:

- Reinforcing metal of the pool shell, coping stones and deck
- Perimeter surfaces by bonding to the reinforcing steel of the pool at a minimum of 4 points uniformly spaced around the perimeter of the pool
- Metal conduits, metal door frames and metal window frames within five feet of the inside pool wall
- Metal forming shells and mounting brackets of lighting fixtures
- Metal items and fittings for hand rails, ladders, metal drains and diving boards
- Metal casings of electrical equipment such as pump motors, pool water heaters and equipment associated with pool covers
- Fixed metal parts within 5' horizontally and 12' vertically of water's edge

The codes may have been changed since this was installed. Repair, replacements or changes may require meeting the current code standards.

As of January 1, 2018, newly permitted California pool owners will need to install at least TWO of the following safety measures with any new or remodeled pool:

(1) An enclosure that meets the requirements of Section 115923 and isolates the swimming pool or spa from the private single-family home. An "Enclosure" means a fence, wall, or another barrier that isolates a swimming pool from access to the home. Compliance with this section includes, but is not limited to, the following:

Any access gates through the enclosure must open away from the swimming pool, and must be self-closing with a self-latching device placed no lower than 60 inches above the ground.

The enclosure must be a minimum height of 60 inches.

The maximum vertical clearance from the ground to the bottom of the enclosure shall be no more than 2 inches.

Any gaps or voids in the enclosure shall not allow passage of a sphere equal to or greater than 4 inches.

The outside surface shall be free of protrusions, cavities, or other physical characteristics that would serve as handholds or footholds that could enable a child below the age of five years to climb over the enclosure.

The enclosure shall isolate the swimming pool or spa from the private single-family home. [Health and Safety Code 511922 (a)(1)]

(2) A removable mesh fencing that meets American Society for Testing and Materials (ASTM) Specifications F2286 standards in conjunction with a gate that is self-closing and self-latching and can accommodate a key lockable device. Compliance with this code includes, but is not limited to, the following:

The top of a fence or wall used as a barrier needs to be a minimum of 48 inches above the exterior side of the barrier.

The access gate opens away from the swimming pool.

There will be a clear zone of at least 20 inches between the barrier and swimming pool.

The gate is self-closing, and self-latching and the latch is placed no lower than 54-inches above the ground. The gate is hinged, and the latch is placed on the outside of the gate.

The fence height on both sides of the grade will be above 48 inches.

The vertical clearance from the grade to the enclosure bottom will not exceed 1 inch.

Gaps and Voids within the fence will not allow passage of a sphere equal or greater to 4 inches.

The fence surface will be free of protrusions, cavities and other characteristics that would serve as a handhold or foothold. The distance between the vertical poles is sufficient to hinder a child's ability to climb.

(3) An approved safety pool cover, as defined in subdivision (d) of Section 115921. This is an ASTM F1346-91 compliant automatic or manual pool cover. Compliance with this code includes, but is not limited to, the following:

The static load test for weight support. The cover should be able to hold a weight of at least 485lbs (the estimated average weight of 2 adults and one child) to permit rescue operation.

Perimeter Deflection Tests for entry or entrapment between the cover and the side of the pool. The cover must demonstrate that any opening is sufficiently small and strong enough to prevent the test object being passed through.

The Surface Drainage Test that safeguards against a dangerous amount of water collecting on the cover's surface.

Labeling requirements must include basic consumer information such as the warranty information, the appropriate warnings as described in the standard and acknowledge the product as a safety cover.

(4) Exit alarms on the private single-family home's doors that provide direct access to the swimming pool or spa. The exit alarm may cause either an alarm noise or a verbal warning, such as a repeating notification that "the door to the pool is open." Exit alarms are also required on ANY door or window that permits access from the residence to the pool area without an enclosure between

the pool and the home. The exit alarm must make a continuous audible sound when the door or window is open and or ajar.

(5) A self-closing, self-latching device with a release mechanism placed no lower than 54 inches above the floor on the private single-family home's doors providing direct access to the swimming pool or spa; this is ANY door opening on to the pool area, sliding or otherwise.

(6) An alarm that, when placed in a swimming pool or spa, will sound upon detection of accidental or unauthorized entrance into the water. The alarm shall meet and be independently certified to the ASTM Standard F2208 "Standard Safety Specification for Residential Pool Alarms," which includes surface motion, pressure, sonar, laser, and infrared type alarms. A swimming protection alarm feature designed for individual use, including an alarm attached to a child that sounds when the child exceeds a certain distance or becomes submerged in water, is not a qualifying drowning prevention safety feature. Compliance with this code includes, but is not limited to, the following:

The alarm shall sound within 20 seconds both at the pool and within the residence via a remote receiver.

The operational condition of the alarm shall be made known by means of an energized lamp at a distance of 10 feet +/- 1 foot and specified at a specified angle of view (45 degrees from perpendicular +/- % degrees).

The alarm shall be capable of providing a sound pressure level of not less than 85 DBA.

If the alarm is battery operated, there must be a low-battery indicator.

The alarm must automatically reset.

Wireless alarms must be FCC Part-15 compliant.

If the alarm deactivates or has reduced sensitivity due to environmental factors, the alarm must provide a visual and audible warning.

(7) Other means of protection, if the degree of protection afforded is equal to or greater than that afforded by any of the features set forth above and has been independently verified by an approved testing laboratory as meeting standards for those features established by the ASTM or the American Society of Mechanical Engineers (ASME).

(Source: California Senate Bill 442)



No auto filler

# Interiors

As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Minor cracks are found on interior surfaces in all buildings and are typically cosmetic in nature. The condition of floors underneath carpet, furniture and other coverings cannot be determined and is specifically excluded from the inspection and report. Only the general condition of visible portions of floors is included in this inspection. Window and door security bars are not tested or operated. Determining the condition of insulated glass is not always possible due to weather, temperature and lighting conditions. All fireplaces should be cleaned and inspected on a regular basis to make sure that it is a safe and structurally sound system. It is beyond the scope of this inspection to determine cracking or damage to the chimney or its flue. This can only be determined by a chimney expert.

## Interior Rooms

The rooms that were inspected include;

Living Room

Dining Room

Family Room

Kitchen

Laundry

Bedrooms

Bathrooms

## Interior Trim

A visual inspection of the interior trim found it to be in a serviceable condition at the time of inspection.

## General Floor Condition

A visual inspection of the general floor condition found it to be in a serviceable condition at the time of inspection.

## Stairs

The risers of the stairs at the dining area have uneven heights



### Railings & Handrail

A visual inspection of the railings and handrail found them in a serviceable condition at the time of inspection.

### Interior Comments

A visual inspection of the interiors walls and ceilings found them to be in a serviceable condition at the time of inspection.

# Kitchen

Built-in appliances are visually inspected and operated briefly, by using their normal controls to determine whether or not the appliance is functional. Appliances are not moved and testing of timers, clocks, thermostats, cooking functions, self cleaning functions or other controls is not performed. Inspection of non-built-in appliances is outside the scope of the inspection including portable dishwashers. No opinion is offered as to the actual adequacy, accuracy or effectiveness of appliance operation. The oven temperature is not verified or tested for accuracy. Refrigerators, ice makers, the water line to the refrigerator and water purifiers are not inspected.

## Photo



## Counters

The seam at the rear of the sink where the counter and back splash meet is deteriorate and needs to be resealed to prevent moisture intrusion to the area behind.

## Cabinets

There are areas of general wear to the cabinets.

The vinyl wraps are peeling off in areas.



## Sink

A visual inspection of sink found it to be in a serviceable condition at the time of inspection.

### Faucet

A visual inspection of the faucet found it to be in a serviceable condition at the time of inspection.

### Sink Drain

A visual inspection of the sink drain found it to be in a serviceable condition at the time of inspection.

### Garbage Disposal

A visual inspection of the garbage disposal found it to be in a serviceable condition at the time of inspection.

### Dishwasher

A visual inspection of the dishwasher found it to be in a serviceable condition at the time of inspection.

### Fridge

A visual inspection of the refrigerator found it to be in a serviceable condition at the time of inspection.



### Freezer

A visual inspection of the freezer found it to be in a serviceable condition at the time of inspection.

The bottom shelf is missing



Missing bottom cover inside

### Cooktop

The kitchen has a gas cooktop.

A visual inspection of the cook top found it to be in a serviceable condition at the time of inspect.

### Oven

The kitchen has a double oven and another single oven.

A visual inspection of the oven found it to be in a serviceable condition at the time of inspection.

### Ventilation Fan

The exhaust fan is very dirty/greasy.

**The duct connection under the cooktop is installed such that it reduces the air draw through to the outside.**



Only 1/2 of the duct is connected.

### Microwave

A visual inspection of the microwave found it to be in a serviceable condition at the time of inspection.



## Trash Compactor

The trash compactor is not working properly at the time of inspection.



# Laundry

Washers and dryers are considered personal property and they and their connections are not tested or moved as part of this inspection. Any water shutoff connections are not tested for operation due to the possibility of leaking.

Dryer vent pipes are inspected externally only where visible. Due to fire safety concerns it is recommended that any dryer vent pipes be cleaned throughout and that this cleaning be done every year As a routine maintenance item.

## Photo



## Laundry Location

The Laundry is in the Hallway.

## Clothes Washer Hookups

A visual inspection of the washing machine and its hook ups found them to be in a serviceable condition at the time of inspection.

## Clothes Dryer Hookups

A visual inspection of the dryer found it to be in a serviceable condition at the time of inspection.



Dryer vent needs to be cleaned.

### Laundry Sink / Faucet / Drain

A visual inspection of sink found it to be in a serviceable condition at the time of inspection.

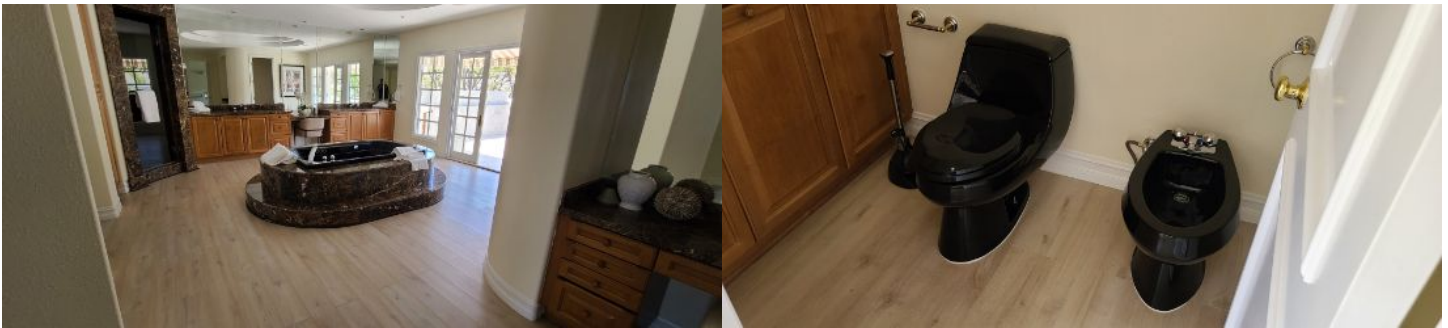
### Laundry Area

A visual inspection of the laundry area found it to be in a serviceable condition at the time of inspection.

# Bathroom

Bathrooms are inspected in a cursory fashion, however each accessible fixture is operated to test its function and visually inspected to determine its current condition. Determining whether shower pans, tub/shower surrounds are water tight or have any rot or other damage is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance is always required whenever there is contact of water with various materials.

## Photo



## Bathroom Location

This bathroom is in the Master Bedroom

## Bathroom Walls & Ceiling

A visual inspection of the bathroom walls and ceilings found them to be in a serviceable condition at the time of inspection.

## Bathroom Flooring

A visual inspection of the bathroom floor found it to be in a serviceable condition at the time of inspection.

## Bathroom Counters

**The seam at the rear of the sink where the counter and back splash meet is deteriorate and needs to be resealed to prevent moisture intrusion to the area behind.**



### Bathroom Cabinets

A visual inspection of the cabinets found them to be in a serviceable condition at the time of the inspection.

### Bathroom Sink

A visual inspection of the sink found it to be in a serviceable condition at the time of inspection.

### Sink Faucet

A visual inspection of the faucet found it to be in a serviceable condition at the time of inspection.

### Bathroom Mirror

The mirror surfaces are deteriorated in areas.



### Toilet

A visual inspection of the toilet found it to be in a serviceable condition at the time of inspection.

The water to the bidet was turned off.

### Bathtub

A visual inspection of the bathtub found it to be in a serviceable condition at the time of inspection.

### Jetted Tub

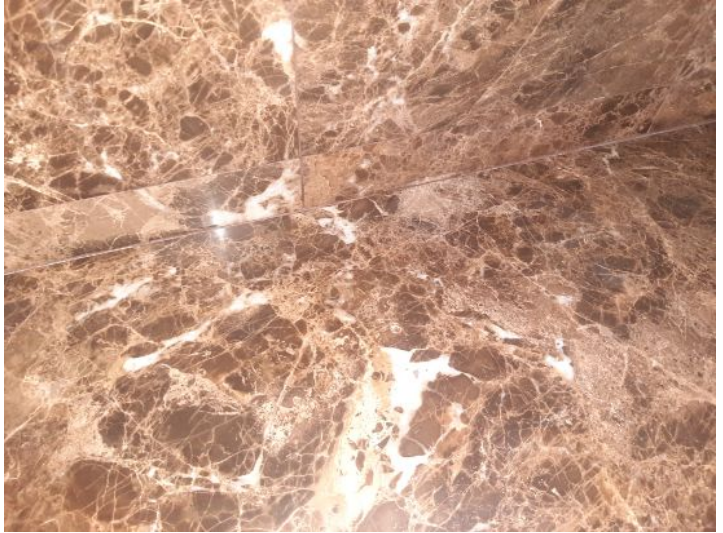
A visual inspection of the jetted tub found it to be in a serviceable condition at the time of inspection.

### Fixture Condition

A visual inspection of the shower fixtures found it to be in a serviceable condition at the time of inspection.

### Shower Walls

**The grout is missing in areas. This should be replaced.**



### Shower Enclosure

A visual inspection of the shower enclosure found it to be in a serviceable condition at the time of inspection.

### Comments

The door will prevent the shower from drying when closed. It should be left open after use.



## Bathroom 2

### Photo



### Bathroom Walls & Ceiling

A visual inspection of the bathroom walls and ceilings found them to be in a serviceable condition at the time of inspection.

### Bathroom Flooring

A visual inspection of the bathroom floor found it to be in a serviceable condition at the time of inspection.

### Bathroom Counters

A visual inspection of the counters condition found it be in a serviceable condition at the time of inspection.

### Bathroom Cabinets

A visual inspection of the cabinets found them to be in a serviceable condition at the time of the inspection.

### Bathroom Sink

A visual inspection of the sink found it to be in a serviceable condition at the time of inspection.

### Sink Faucet

A visual inspection of the faucet found it to be in a serviceable condition at the time of inspection.

### Bathroom Mirror

A visual inspection of the bathroom mirror found it to be in a serviceable condition at the time of inspection.

### Toilet

A visual inspection of the toilet found it to be in a serviceable condition at the time of inspection.

### Bathroom Ventilation

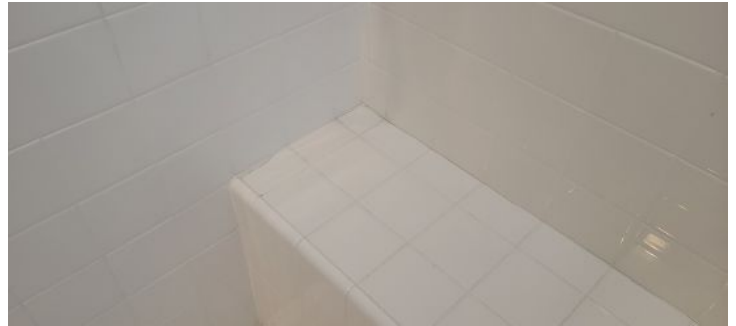
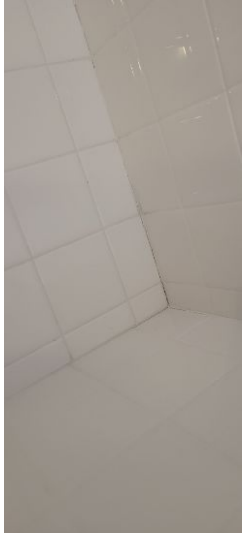
A visual inspection of the bathroom ventilation found it to be in a serviceable condition at the time of inspection.

### Fixture Condition

The shower head connections leak when in operation.

### Shower Walls

Some cracking grout noted



### Shower Enclosure

A visual inspection of the shower enclosure found it to be in a serviceable condition at the time of inspection.



## Bathroom 3

### Photo



### Bathroom Walls & Ceiling

A visual inspection of the bathroom walls and ceilings found them to be in a serviceable condition at the time of inspection.

### Bathroom Flooring

A visual inspection of the bathroom floor found it to be in a serviceable condition at the time of inspection.

### Bathroom Counters

A visual inspection of the counters condition found it be in a serviceable condition at the time of inspection.

### Bathroom Cabinets

A visual inspection of the cabinets found them to be in a serviceable condition at the time of the inspection.

### Bathroom Sink

The bathroom sink is draining slowly.



### Sink Faucet

A visual inspection of the faucet found it to be in a serviceable condition at the time of inspection.

### Toilet

A visual inspection of the toilet found it to be in a serviceable condition at the time of inspection.

### Bathroom Ventilation

A visual inspection of the bathroom ventilation found it to be in a serviceable condition at the time of inspection.

### Fixture Condition

The shower head connections leak when in operation.



### Shower Walls

Cracking grout noted.



### Shower Enclosure

A visual inspection of the shower enclosure found it to be in a serviceable condition at the time of inspection.

# Bathroom 4

## Photo



## Bathroom Location

This bathroom is in a Bedroom.

## Bathroom Walls & Ceiling

A visual inspection of the bathroom walls and ceilings found them to be in a serviceable condition at the time of inspection.

## Bathroom Flooring

A visual inspection of the bathroom floor found it to be in a serviceable condition at the time of inspection.

## Bathroom Counters

A visual inspection of the counters condition found it be in a serviceable condition at the time of inspection.

## Bathroom Cabinets

A visual inspection of the cabinets found them to be in a serviceable condition at the time of the inspection.

## Bathroom Sink

A visual inspection of the sink found it to be in a serviceable condition at the time of inspection.

## Sink Faucet

A visual inspection of the faucet found it to be in a serviceable condition at the time of inspection.

## Bathroom Mirror

A visual inspection of the bathroom mirror found it to be in a serviceable condition at the time of inspection.

## Toilet

A visual inspection of the toilet found it to be in a serviceable condition at the time of inspection.

### Bathroom Ventilation

A visual inspection of the bathroom ventilation found it to be in a serviceable condition at the time of inspection.

### Bathtub

A visual inspection of the bathtub found it to be in a serviceable condition at the time of inspection.

### Fixture Condition

A visual inspection of the shower fixtures found it to be in a serviceable condition at the time of inspection.



### Shower Walls

A visual inspection of the tub walls found them to be in a serviceable condition at the time of inspection.

### Shower Enclosure

A visual inspection of the shower enclosure found it to be in a serviceable condition at the time of inspection.

# Powder Room

## Photo



## Bathroom Walls & Ceiling

A visual inspection of the bathroom walls and ceilings found them to be in a serviceable condition at the time of inspection.

## Bathroom Flooring

A visual inspection of the bathroom floor found it to be in a serviceable condition at the time of inspection.

## Bathroom Counters

A visual inspection of the counters condition found it be in a serviceable condition at the time of inspection.

## Bathroom Cabinets

A visual inspection of the cabinets found them to be in a serviceable condition at the time of the inspection.

## Bathroom Sink

A visual inspection of the sink found it to be in a serviceable condition at the time of inspection.

## Sink Faucet

A visual inspection of the faucet found it to be in a serviceable condition at the time of inspection.

## Bathroom Mirror

A visual inspection of the bathroom mirror found it to be in a serviceable condition at the time of inspection.

## Toilet

A visual inspection of the toilet found it to be in a serviceable condition at the time of inspection.

## Bathroom Ventilation

A visual inspection of the bathroom ventilation found it to be in a serviceable condition at the time of inspection.

## Glossary

Term	Definition
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.
Combustion Air	The ductwork installed to bring fresh outside air to the furnace and/or hot water heater. Normally, two separate supplies of air are brought in: one high and one low.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.

# Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

## Electrical System

Page 12	Electrical Outlets	<p><b>There is one or more outlets that have no power to them and are not working in areas of the home.</b></p> <p><b>The Ground Fault Circuit Interrupter (GFCI) outlet(s) in the kitchen did not work properly when tested.</b></p>
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## Heating and Cooling

Page 16	Venting	<p><b>The vent line is disconnected and exhaust gases from the furnace are escaping. This is a safety hazard and needs to be corrected.</b></p>
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## Roof

Page 22	Roof Covering Condition	<p><b>There are areas of cracked tiles. This allows sunlight to deteriorate the exposed underlayment. These should be repaired.</b></p>
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## Doors and Windows

Page 29	Window Condition	<p><b>There are windows with condensation between the panes of glass in the dual glazed window. There is no repair for this other than replacing the sealed unit.</b></p>
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## Grounds

Page 43	Driveway	<p><b>There are tree root systems causing shifting and cracking of the driveway in areas.</b></p>
Page 45	Pergola	<p><b>The pergola at the left side is not built to current standards. The spacing is much too wide for 2x4 top chords</b></p>
Page 46	Retaining Walls	<p><b>The wood walls have shifted. There is a 3-4 inch lean</b></p> <p><b>The rear wall was not been built to current standards.</b></p>

**Pool / Spa / Water Features**

Page 51

Pool / Spa  
Enclosure

**Per California building codes an enclosure shall have all of the following characteristics:**

- (a) Any access gates through the enclosure open away from the swimming pool, and are self-closing with a self-latching device placed no lower than 60 inches above the ground.**
- (b) A minimum height of 60 inches.**
- (c) A maximum vertical clearance from the ground to the bottom of the enclosure of two inches.**
- (d) Gaps or voids, if any, do not allow passage of a sphere equal to or greater than four inches in diameter.**
- (e) An outside surface free of protrusions, cavities, or other physical characteristics that would serve as handholds or footholds that could enable a child below the age of five years to climb over.**

**(Added by Stats. 1996, Ch. 925, Sec. 3.5. Effective January 1, 1997.)**



As of January 1, 2018, newly permitted California pool owners will need to install at least TWO of the following safety measures with any new or remodeled pool:

(1) An enclosure that meets the requirements of Section 115923 and isolates the swimming pool or spa from the private single-family home. An "Enclosure" means a fence, wall, or another barrier that isolates a swimming pool from access to the home. Compliance with this section includes, but is not limited to, the following:

Any access gates through the enclosure must open away from the swimming pool, and must be self-closing with a self-latching device placed no lower than 60 inches above the ground.

The enclosure must be a minimum height of 60 inches. The maximum vertical clearance from the ground to the bottom of the enclosure shall be no more than 2 inches. Any gaps or voids in the enclosure shall not allow passage of a sphere equal to or greater than 4 inches. The outside surface shall be free of protrusions, cavities, or other physical characteristics that would serve as handholds or footholds that could enable a child below the age of five years to climb over the enclosure. The enclosure shall isolate the swimming pool or spa from the private single-family home. [Health and Safety Code 511922 (a)(1)]

(2) A removable mesh fencing that meets American Society for Testing and Materials (ASTM) Specifications F2286 standards in conjunction with a gate that is self-closing and self-latching and can accommodate a key lockable device. Compliance with this code includes, but is not limited to, the following:

The top of a fence or wall used as a barrier needs to be a minimum of 48 inches above the exterior side of the barrier.

The access gate opens away from the swimming pool. There will be a clear zone of at least 20 inches between the barrier and swimming pool.

The gate is self-closing, and self-latching and the latch is placed no lower than 54-inches above the ground. The gate is hinged, and the latch is placed on the outside of the gate.

The fence height on both sides of the grade will be above 48 inches.

The vertical clearance from the grade to the enclosure bottom will not exceed 1 inch.

Gaps and Voids within the fence will not allow passage of a sphere equal or greater to 4 inches.

The fence surface will be free of protrusions, cavities and other characteristics that would serve as a handhold or foothold. The distance between the vertical poles is sufficient to hinder a child's ability to climb.

(3) An approved safety pool cover, as defined in

subdivision (d) of Section 115921. This is an ASTM F1346-91 compliant automatic or manual pool cover. Compliance with this code includes, but is not limited to, the following:

The static load test for weight support. The cover should be able to hold a weight of at least 485lbs (the estimated average weight of 2 adults and one child) to permit rescue operation.

Perimeter Deflection Tests for entry or entrapment between the cover and the side of the pool. The cover must demonstrate that any opening is sufficiently small and strong enough to prevent the test object being passed through.

The Surface Drainage Test that safeguards against a dangerous amount of water collecting on the cover's surface.

Labeling requirements must include basic consumer information such as the warranty information, the appropriate warnings as described in the standard and acknowledge the product as a safety cover.

(4) Exit alarms on the private single-family home's doors that provide direct access to the swimming pool or spa. The exit alarm may cause either an alarm noise or a verbal warning, such as a repeating notification that "the door to the pool is open." Exit alarms are also required on ANY door or window that permits access from the residence to the pool area without an enclosure between the pool and the home. The exit alarm must make a continuous audible sound when the door or window is open and or ajar.

(5) A self-closing, self-latching device with a release mechanism placed no lower than 54 inches above the floor on the private single-family home's doors providing direct access to the swimming pool or spa; this is ANY door opening on to the pool area, sliding or otherwise.

(6) An alarm that, when placed in a swimming pool or spa, will sound upon detection of accidental or unauthorized entrance into the water. The alarm shall meet and be independently certified to the ASTM Standard F2208 "Standard Safety Specification for Residential Pool Alarms," which includes surface motion, pressure, sonar, laser, and infrared type alarms. A swimming protection alarm feature designed for individual use, including an alarm attached to a child that sounds when the child exceeds a certain distance or becomes submerged in water, is not a qualifying drowning prevention safety feature. Compliance with this code includes, but is not limited to, the following:

The alarm shall sound within 20 seconds both at the pool and within the residence via a remote receiver.

The operational condition of the alarm shall be made known by means of an energized lamp at a distance of 10 feet +/- 1 foot and specified at a specified angle of view

		<p>(45 degrees from perpendicular +/- % degrees).                  The alarm shall be capable of providing a sound pressure level of not less than 85 DBA.                  If the alarm is battery operated, there must be a low-battery indicator.                  The alarm must automatically reset.                  Wireless alarms must be FCC Part-15 compliant.                  If the alarm deactivates or has reduced sensitivity due to environmental factors, the alarm must provide a visual and audible warning.                  (7) Other means of protection, if the degree of protection afforded is equal to or greater than that afforded by any of the features set forth above and has been independently verified by an approved testing laboratory as meeting standards for those features established by the ASTM or the American Society of Mechanical Engineers (ASME).</p> <p>(Source: California Senate Bill 442)</p>
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**Kitchen**

Page 63	Ventilation Fan	The duct connection under the cooktop is installed such that it reduces the air drawl through to the outside.
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**Bathroom**

Page 67	Bathroom Counters	The seam at the rear of the sink where the counter and back splash meet is deteriorate and needs to be resealed to prevent moisture intrusion to the area behind.
Page 69	Shower Walls	The grout is missing in areas. This should be replaced.