

INSPECTION CONDITIONS

CLIENT & SITE INFORMATION:***DATE OF INSPECTION:***

Oct 5, 1999.

TIME OF INSPECTION:

10 AM.

CLIENT NAME:

Ashley Overbeek.

INSPECTION LOCATION:

6007 Highcliff Dr, Rancho Palos Verdes.

CLIMACTIC CONDITIONS:***WEATHER:***

Clear.

SOIL CONDITIONS:

Dry.

BUILDING CHARACTERISTICS:***MAIN ENTRY FACES:***

The street.

UTILITY SERVICES:***WATER SOURCE:***

Public.

SEWAGE DISPOSAL:

Public.

UTILITIES STATUS:

All utilities on.

OTHER INFORMATION:***HOUSE OCCUPIED?***

Yes. Access to certain items, electrical outlets, wall and floor surfaces, cabinet interiors is restricted by personal belongings.

CLIENT PRESENT:

Yes.

REPORT LIMITATIONS

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

ITEMS NOT INSPECTED: Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling

Inspection report exclusively for Ashley Overbeek

equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; lawn sprinkler systems; structural engineering; geological or soil conditions; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

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

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

DISPUTE RESOLUTION: Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration by an arbitrator who is familiar with the home inspection industry, and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association.

REINSPECTION RIGHT: In the event of a claim, the Client will allow the Inspection Company three (3) working days to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

REPORT TERMINOLOGY:***APPEARS SERVICEABLE:***

An item, system or area that based on our visual observation of the accessible areas looks like it was properly installed and is in a condition capable of being used without needed immediate repairs. There are often several steps involved in the proper installation of components or systems that cannot be determined by a visual inspection.

DAMAGED:

An item, system or area that is typically beyond repair and must be replaced.

DETERIORATED:

An item, system or area that reached the end of its useful life, or sometimes prematurely due to improper installation or care. It may be possible to repair the item at this stage to maximize its service life.

REPAIR OR REPLACE:

An item, system or area that is damaged or deteriorated. While some items can be repaired, it may be more cost effective to replace with a newer modern or safer item or system.

INTRODUCTORY NOTES:

This building is on a hillside. We are not soil or geotechnical engineers and cannot render an opinion regarding soil stability or potential soil movement. If desired, qualified specialists could be consulted on these matters.

EXTERIOR

Areas hidden from view by vegetation or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in all stucco surfaces. Foundations may have minor cracks and typically do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete experience some degree of cracking due to shrinkage in the drying process.

WALLS:

PRIMARY MATERIAL:

Stucco.

CONDITION:

The stucco exterior is in good condition with no significant cracks observed. There are common hairline cracks which are considered normal.

The stucco weep screed at the lower portion of the stuccoed wall surface is installed to allow water/moisture absorbed by the stucco to drain/weep out and prevent damage to the framing or moisture entry into the interior. Portions of the weep screed are buried in the soil. We recommend the soil and grading be lowered.

TRIM:

TYPE & CONDITION:

Wood, The trim show routine wear but appears properly installed an in serviceable condition. We advise routine maintenance to ensure maximum service life.

WINDOWS:

MATERIAL:

Wood frames.

CONDITION:

The glazing putty used to hold in window glass is dry and cracked or completely missing at many of the windows. We recommend the old putty be removed and replaced to provide water tight seals at the windows. The window paint finish is worn. We recommend they be repainted for better appearance and to maximize their service life.

DOORS:

CONDITION:

The sliding door is an older type that does not have safety glass installed, we recommend caution, replacement or installing a safety film on the inside surfaces for safety.

The exterior wood doors are weathered and require painting to restore appearance and prevent moisture damage. It is important to paint the top and bottom edges also.

BALCONIES:

CONDITION:

The balcony(s) is constructed with a coating which provides both the walking surface and the waterproof membrane. The membranes are quite durable but still require periodic maintenance and/or recoating. The coating shows wear but appears to still be in serviceable condition. It should be monitored for deterioration and cracks, and patched or recoated when necessary.

RAILINGS:**CONDITION:**

The railings are in serviceable condition but the openings are wider than now permitted. This is a safety hazard to small children and pets. Modification in accordance with present standards is recommended as an upgrade.

CHIMNEY:**MATERIAL:**

Brick.

CONDITION:

The chimney appears serviceable and no major problems were observed at the exterior.

PEST CONTROL:**CONDITION:**

Present standards require a minimum of 6 inches clearance between the top of the soil and the bottom of any wood construction. We advise maintaining this clearance as much as is practical without creating a negative slope towards the structure. We recommend a pest control inspection be performed as required as we observed wood damage at several areas.

GENERAL EXTERIOR COMMENT:

There are isolated areas where exterior features are in need of attention. These conditions suggest lapses in maintenance rather than significant structural or systemic deficiencies. We recommend action as mentioned in the specific comments.

GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. 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. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

DRIVEWAY:**TYPE & CONDITION:**

Concrete, There are moderate cracks in the driveway. These indicate movement of the soil and/or poor preparation of the substrate, and over time may develop into trip hazards.

WALKWAYS:**TYPE & CONDITION:**

Concrete, The walkway surface has been raised/cracked by adjacent tree roots. To reduce further damage, the tree(s) should be removed if possible.

ENTRY PORCH:**CONDITION:**

The concrete entry porch and roof support posts are in serviceable condition.

LANDSCAPING:**CONDITION:**

Maintenance, trimming or removal of vegetation is needed at portions of the property to prevent over growth and encroachment onto the structure.

RETAINING WALLS:**TYPE:**

Concrete block.

CONDITION:

The retaining walls installed have cracks and show signs of minor movement. We feel at this point the walls are still serviceable but drainage behind the wall should be improved and the walls monitored for further movement or cracking. If and when further deterioration or movement develop, repair will be necessary.

GRADING:**SITE TYPE & CONDITION:**

Stair step site, There are areas where adjustments of the grading at the foundation, by removal of top soil and/or vegetation is needed to help control excess moisture from roof and/or surface drainage into these areas. In some cases replacement with crushed rock would be appropriate. If the grading at foundation cannot be corrected adequately, the addition of surface drains will be needed to collect and remove excess water. Consult a professional landscape/drainage contractor for further evaluation and estimates.

DRAINAGE:**CONDITION:**

A surface drainage system is designed to collect and divert surface and roof runoff. It is typically installed with plastic piping and flows downhill to a point of discharge or into a sump pump. There is no drainage system for this property. Based on evidence viewed around and/or in the structure, we recommend a drainage system be added to collect and divert surface water and roof runoff. Consult a professional landscaping/drainage contractor for further evaluation and estimates.

PATIO:**TYPE & CONDITION:**

Concrete, The minor cracks noted in the patio are typical and no action is needed.

PATIO/PORCH COVER:**TYPE:**

Wood frame design.

CONDITION:

The general condition appears serviceable.

WOOD DECKS:**CONDITION:**

Wood decks have a limited service life. Even the best maintained deck will need repair or eventual replacement. We suggest regular treatment with the combination wood preservative/UV inhibiting sealers.

There is deterioration/damage observed to deck surface boards and/or support framing. We recommend consulting pest inspection report regarding repairs.

The deck connections have been fastened with non corrosion resistant nails, this may lead to early failure of the deck supports, replacement is recommended.

EXTERIOR STAIRS/STEPS:***CONDITION:***

The stairs were used several times and found to be in serviceable condition. The handrails are in serviceable condition.

FENCES & GATES:***TYPE:***

Concrete block, Wrought iron.

CONDITION:

The masonry fencing has one or more loose concrete blocks which poses a safety hazard to small children, we recommend they be securely re-cemented in place. The wrought iron fencing appears in serviceable condition, regular painting is required to maximize its service life.

ROOF SYSTEM

The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection. Testing of gutters, downspouts and sub surface drain piping is beyond the scope of our inspection.

ATTIC:***TYPE:***

The attic space is medium size, Conventional wood rafter and ceiling joist framing, The roof material is supported by plywood sheathing.

ACCESS:

The attic was entered through an interior access hatch.

CONDITION:

Where visible the roof structure appears to be constructed in a manner typical of houses of this type and age.

There is evidence of rodent activity/droppings in the attic. We recommend inspection and treatment be carried out by a licensed exterminator.

MOISTURE:

There was no stains or evidence of present or prior leakage at the time of inspection.

FIREPLACE FLUE PIPE:

The pre fabricated fireplace flue pipe is not fire stopped at the attic/ceiling location as required, we recommend repair by a specialist familiar with these installations.

VENTILATION:

Good attic ventilation is beneficial to the longevity of the roofing material and comfort of the living spaces. Attic ventilation can be provided by eave, gable, and automatic or wind driven fans. For the ventilation to work correctly, cool air enters

to lower portion vents and hotter air exits out the upper attic space vents, however this system is generally not installed. Adequate ventilation is provided.

INSULATION:***TYPE AND CONDITION:***

No insulation is provided as was common at time of construction. As an upgrade for energy efficiency and comfort, we recommend insulation be installed.

COMPOSITION SHINGLE ROOF:***STYLE & TYPE:***

Gable, Asphalt shingles, 2 layers, over one layer of wood shingles.

ROOF ACCESS:

The inspector walked on the roof and visually examined the accessible roofing components.

ROOF COVERING STATUS:

The roof shingles have extensive granulation loss, erosion and cracking throughout the shingled surface. These conditions indicate the end of the useful life of this type of roofing. This cannot be repaired and replacement is needed. Because there are presently 3 layers of roofing material installed, removal of all material is needed. The new roof can then be installed on a clean wood deck.

GENERAL COMMENT:

The roof is in poor condition. The conditions noted create the opportunity for leakage, and the roof can not be effectively patched. We recommend the roof be replaced. A qualified licensed roofing contractor should be called to make further evaluation and estimates.

EXPOSED FLASHINGS:***TYPE & CONDITION:***

Metal and mastic, Substandard/damaged flashing installation was observed at the chimney, We recommend new flashing installed to prevent possible water leakage.

FLUE PIPES:

The flue cap is missing at the water heater flue pipe on the roof. We recommend it be replaced to keep out rain and debris.

BUILT UP SURFACE ROOF:***STYLE & TYPE:***

Low slope, Gravel covered built-up, 2 layers.

ROOF ACCESS:

The inspector walked on the roof and visually examined the accessible roofing components.

ROOF COVERING STATUS:

The visible portions of the roof surface are in an acceptable condition for its age, periodic inspection and maintenance is recommended.

PARAPETS:

There is debris accumulating on the roof. This is likely to cause roof damage and drain blockages. We recommend the debris be removed and the roof inspected regularly to keep the drains clear.

GENERAL COMMENT:

The roof installation and surface is acceptable for its age, however the items noted above should be corrected to maximize its service life and prevent leaks.

EXPOSED FLASHINGS:**CONDITION:**

The mastic used to seal some of the roof connections and penetrations is cracked due to typical aging. We recommend these areas be resealed as necessary to prevent leakage.

CHIMNEY AT ROOF:**CONDITION:**

A spark arrester rain cap is recommended for safety and to prevent water entry into the flue. This is a beneficial upgrade. The cement mortar cap on top of the chimney designed to shed water has minor cracks. These cracks should be sealed or repaired to prevent water intrusion into the brick structure as more costly repairs may result.

GUTTERS & DOWNSPOUTS:**TYPE:**

There is no provision for rooftop drainage. Gutters would be beneficial, given the drainage patterns and soil conditions. We recommend improving the drainage system, beginning with installation of gutters and downspouts.

PLUMBING

Water quality or hazardous materials (lead) testing is available from local testing labs. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. Private waste disposal systems (septic) are not part of our inspection. Review of these systems requires a qualified specialist. Older fixtures should be budgeted for replacement.

MAIN LINE:**MATERIAL:**

Copper piping.

LOCATION:

The main water shut off valve is located, at the right side of the house.

CONDITION:

Main shut off valve is operational. Water softener installed - but operation or condition is not part of this inspection, we recommend inquire with the seller.

WATER PRESSURE:

50-60 PSI, The static water pressure measured at the exterior hose bib is within the normal range.

SUPPLY LINES:**MATERIAL:**

Copper piping.

CONDITION:

The visible areas of water supply piping appears properly installed and in serviceable condition.

GENERAL COMMENT:

A number of fixtures were operated at the same time and we observed reasonable flow at the shower head(s)

WASTE LINES:***MATERIAL:***

Cast Iron, Galvanized steel, ABS Plastic.

CONDITION:

In the crawl space, there is surface rusting and leakage observed at the drain line for the kitchen. We recommend that all corroded and leaking lines be replaced. A qualified licensed plumbing contractor should be called to make further evaluation and repairs as needed.

GENERAL COMMENTS:

Some properties require periodic cleaning of the drain lines due to tree root penetration. Houses that have been vacant for a long periodic sometimes experience blockages due to internal rusting or laundry waste water lint. We cannot determine the condition of underground pipes during our inspection.

VENT LINES:

Plumbing vents appear serviceable.

SEWAGE EJECTOR:***CONDITION:***

This structure uses a sewage ejector to dispose of waste because some or all of the system is below the level of the public sewer. The interior of tank and pump are not inspected. This is a mechanical system that should be checked and maintained on a regular basis by qualified personal. The system was heard to be functioning when we drained multiple fixtures.

GAS SYSTEM:***METER LOCATION &
CONDITION:***

Meter located at, right side of the building, The gas meter appears properly installed but lacks a earthquake safety shut off valve as is now required in some areas.

HOSE FAUCETS:***OPERATION:***

Leakage was observed at one or more hose bibs when turn on, we recommend tightening the packing nut or replacement of the hose bib.

SPRINKLERS:

Testing of the irrigation system is beyond the scope of this inspection. However the sprinklers are spraying against the siding. This can cause major damage over time. We recommend the sprinklers be adjusted or relocated.

WATER HEATER

WATER HEATER:***TYPE-SIZE & AGE:***

Gas, 50 Gallons, The age based upon manufactures serial number is 10 years old.

LOCATION:

Garage.

TANK CONDITION:

The water heater tank and controls are in good condition.

T/P RELIEF VALVE:

The temperature/pressure relief valve drain line is missing. This is a safety hazard and indicates a non professional installation. We recommend a copper or galvanized steel drain line be extended to a safe location as required.

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 water heater is adequate.

VENTING:

The vent pipe is installed in a substandard manner, the piping is not properly connected and is allowing the products of combustion to spill out. We recommend new piping be installed if necessary and joints be secured with screws as required.

GAS SUPPLY:

A brass flexible gas connectors has been used, these are no longer approved as the possible for cracking existed. As an upgrade approved stainless steel flex lines could be installed.

SEISMIC RESTRAINT:

The water heater lacks earthquake straps as was common at the time of installation. However they are now required by state regulations. We recommend approved double straps be installed per manufactures instructions.

ELEVATION/LOCATION:

The water heater is raised above the garage floor as required. This configuration helps prevent ignition of fumes from spilled flammable liquids.

WATER CONNECTIONS:

The water connection piping is corroded and susceptible to leakage, we recommend replacement with new flexible braided stainless connectors rather than copper.

RECIRCULATING HOT WATER:

The recirculating pump to provide continuous hot water to the farthest fixtures was functioning. The pump installed is a continuous running pump. Installation of a timer control is recommended so that water is circulated only at those times when hot water is typically used.

GENERAL COMMENT:

The water heater was improperly installed as noted above, we recommend the above items be repaired or replaced by a qualified professional.

HEATING

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

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

Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. We do not perform pressure tests on A/C systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis.

FORCED AIR HEATING:

LOCATION & TYPE OF UNIT:

Garage, Forced Air.

CAPACITY OF UNIT:

120,000 btu.

FUEL TYPE AND NOTES:

Natural Gas, The gas valve is installed but not tested. An approved flexible gas connected is installed. Unit has a standing pilot light.

BURNERS:

The burner flame appears typical.

VENTING:

The exhaust from the furnace is spilling out the draft hood, we recommend it be cleared or reconfigured to provide proper venting for safe operation.

COMBUSTION AIR:

The combustion air supply for the furnace is adequate.

BLOWER AND FILTER:

The filter is dirty which decreases its efficiency and blocks air flow. We recommend the filter be cleaned or replaced. Air filters require cleaning or replacement before every heating and cooling season to protect the equipment and for the health of the occupants.

THERMOSTAT CONTROLS:

The thermostat appears properly installed and the unit responded to the user controls.

GENERAL COMMENTS:

This furnace is a brand manufactured by Consolidated Industries which has been noted by the manufacturer and the Consumer Product Safety Commission (CPSC) to fail and has resulted in fires and property damage. A qualified licensed heating contractor should be called to make further evaluation and repairs as needed.

HEATING DUCTS:

TYPE:

The ducts are insulated with fiberglass and a material likely to contain asbestos. Information regarding asbestos can be read in the environmental booklet given by the Realtor.

CONDITION:

Some of the ducts are dented, but their function does not appear significantly impaired. Repair would be considered optional.

HEAT REGISTERS:

One or more wall register/vents was damaged (did not open/close), we recommend it be repaired or replaced.

GRAVITY AIR HEATING:**LOCATION & TYPE OF UNIT:**

Bedroom, Wall furnace.

FUEL TYPE AND NOTES:

Natural Gas, Unit has a standing pilot light.

BURNERS:

The burner flame appears typical.

HEAT EXCHANGER:

The visible areas of the heat exchanger were examined and we observed no cracks, holes or other conditions that indicate it's at the end of its service life.

VENTING:

The flue vent is intact and functioning correctly.

COMBUSTION AIR:

The combustion air supply for the furnace is adequate.

THERMOSTAT CONTROLS:

The thermostat appears properly installed and the unit responded to the user controls.

GENERAL SUGGESTIONS:

The gravity wall/floor heaters require proper cleaning for safe operation. We recommend all dust and lint be vacuumed out of the burner and heat exchanger area.

AIR CONDITIONING

AIR CONDITIONING:**TYPE:**

Gas heat with air conditioning combined. This type is a split system with the compressor and evaporator at different locations.

POWER SOURCE:

220 Volt. Electrical disconnect present as required for service personal.

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 unit is not mounted on a proper base. We recommend installation of a new base. Recommend clearing foliage from around the unit.

AIR TEMPERATURE DROP:

The air conditioning system is functioning correctly if the temperature drop between the return and supply air is between 16-21 F. The temperature drop was within the normal range.

SYSTEM CONDITION:

The refrigeration line has missing or damaged insulation at the condenser. We recommend the insulation be replaced to increase the energy efficiency.

CONDENSATE LINE:

The condensate line is installed but is not fully visible.

THERMOSTAT CONTROLS:

The thermostat was operable and the A/C functioned.

DUCTWORK:**TYPE:**

The air condition ducts are the same as the heating.

ELECTRICAL SYSTEM

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

SERVICE:**TYPE AND CONDITION:**

Overhead, 110/220 Volt, Capacity 100 amps, Circuit breakers, The overhead electrical service conductors appear properly installed and in good condition.

CONDUCTORS:**ENTRANCE CABLES:**

Copper.

BRANCH WIRING:

Copper, Wiring type is primarily non metallic sheathed cable, (romex)

MAIN ELECTRICAL PANEL:**MAIN PANEL LOCATION:**

Exterior at, left side of building.

MAIN PANEL:

The panel electrical wiring and/or breakers are installed in a substandard manner. We recommend repair or replacement per present standards by a qualified electrician. Twist-outs are missing (unused breaker slots) at the panel. This increases the likelihood of persons contacting the "live" electrical components within the panel, we recommend the slots be sealed with approved filler plates.

BREAKERS:

One or more of the circuit breakers is broken, which may lead to over heating, arcing, or a short circuit. We recommend it be replaced. GFCI (ground fault circuit interrupter) protection is provided by a breaker installed in the electrical panel. This

protects all of the receptacles on that particular circuit. The GFCI breaker was tested with its button and did not trip. we recommend it be replaced.

MAIN CIRCUITRY:

Multiple wires are connected to a single lug on a circuit breaker where only one wire should be connected. This "double lugging" is not permitted because a positive connection for all wires is not assured. We recommend the circuitry be reconfigured and additional breakers be installed as needed.

Over fusing observed in main panel. (breaker size too large for wire size), this is a potential fire hazard. We recommend circuits be equipped with properly rated circuit breakers. Have a licensed electrician make further evaluation and corrections as needed.

SERVICE CAPACITY:

Our estimate of the service capacity is based upon the label rating of the main electrical service disconnect. The service capacity is normal for a house of this size and age, and appears adequate for the present and minor additional loads.

SERVICE GROUNDING:

The grounding system is present and appears correct.

SUB PANEL(S):**SUBPANEL #1 LOCATION:**

Garage.

SUB PANEL:

The electrical circuit breakers and wire sizing appears correct and properly installed where visible within the panel. The circuits in the panel are labeled. We did not verify the accuracy of the labeling, but it appears to be typical.

BRANCH CIRCUIT WIRING:**CONDITION:**

Wiring has been improperly altered or installed in the following location(s): garage, attic, Lampcord or extension cord wiring has been installed as permanent wiring. This type of wiring is easy to overload and can easily be damaged, we recommend removal of all substandard wiring and replacement with proper circuitry which may include additional receptacles. Running splices which are improper connections outside of a junction box, were observed. We recommend connections be joined with approved connectors inside junction boxes to prevent accidental contact or mechanical damage.

GARAGE WIRING:

Lampcord or extension cord wiring has been installed as permanent wiring. This type of wiring is easy to overload and can easily be damaged, we recommend removal of all substandard wiring and replacement with proper circuitry which may include additional receptacles.

EXTERIOR WIRING:

There is damaged electrical conduit near the deck. We recommend it be replaced to protect the wiring inside.

GENERAL COMMENT:

The wiring has been altered at one or more areas and requires a licensed electrician to correct these items.

SWITCHES & OUTLETS:

CONDITION:

One or more receptacles were observed to be wired backwards, or in reverse polarity. Under some circumstances, this can be a shock hazard and/or damage electronic equipment. It is easy to correct this condition and we recommend repairs.

The stairway lighting is not functioning correctly, it is required to be able to turn on or off from both upper and lower locations. We recommend the switches or wiring be checked and replaced if needed.

EXTERIOR:

The exterior receptacle(s) is improper located in relation to the pool/spa. No outlets are permitted within 10 ft off the waters edge. We recommend it be relocated and GFCI protected or removed.

BATHROOMS:

The GFCI protection for the receptacles in this area functioned correctly with the test button. We recommend testing these devices on a monthly basis.

GENERAL ELECTRICAL COMMENT:

The electrical system is in need of repair. As noted above, we observed instances of improper wiring, defective components, and/or unsafe conditions. We recommend a qualified electrician repair or modify it to ensure that it is safe and dependable.

INTERIOR

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. In general almost all insulated glass window seals will fail and can fail at any time. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

DOORS:**MAIN ENTRY DOOR:**

The entry door appears properly installed and in serviceable condition. Regular painting is required to maximize service life.

OTHER EXTERIOR DOORS:

The sliding door glass has a BB hole in it. The glass is not safety type glass, we recommend considering replacement.

INTERIOR DOORS:

The interior doors appear properly installed with the following exceptions: One or more of the doors have loose/damaged or missing hardware. We recommend the hardware be repaired or replaced to restore full operation.

WINDOWS:**TYPE:**

Single hung Wood frames.

CONDITION:

A number of the windows are painted shut. We recommend that these windows be repaired and their full function restored. It may require removal of the interior trim to remove the paint build up from the sash area.

Minor hardware repairs or improvements are needed to restore full function and maximize the service life, new latching hardware is needed on one or windows.

INTERIOR WALLS:**MATERIAL & CONDITION:**

Drywall, The wall surfaces general appear properly installed and in serviceable condition.

CEILINGS:**TYPE & CONDITION:**

Drywall, Sprayed on acoustic, determining whether asbestos is present can only be verified by laboratory testing. There are minor cracks in the ceilings. This is typical with this type of construction and does not indicate a structural deficiency. The cracks can be repaired or painted over during routine maintenance.

FLOORS:**FLOOR TYPE & CONDITION:**

Carpet, Tile, General condition appears serviceable.

STAIRS & HANDRAILS:**CONDITION:**

Interior stairs were used several times and appear serviceable. The hand rails lack end returns into the wall as now required for safety, we recommend modification or replacement for safety.

FIREPLACE/WOOD BURNING DEVICES:**MASONRY - TYPE -
CONDITION:**

The fireplace appears properly installed and in serviceable condition, the flue has the required flue liner.

FIREBOX:

The brick mortar joints are intact. Damper was operational. The gas log lighter or log set responded to operation of the valve. We recommend the damper be blocked from closing fully to prevent possible of exhaust fumes entering the room.

SMOKE DETECTOR:**COMMENTS:**

One or more smoke detectors did not respond to the test button (bad battery?). We recommend the batteries be replaced or the entire unit replaced if needed.

BEDROOMS:**CONDITION:**

The bedroom(s) are in need of minor repairs as noted above or in other sections of this report.

KITCHEN - APPLIANCES - LAUNDRY

Inspection of stand alone freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

KITCHEN SINK:

CONDITION:

The sink has minor wear, typical for its age. Caulking is needed in the vicinity of the sink to prevent water intrusion into the cabinet framing.

SINK PLUMBING:

The sink faucet is damaged and/or leaking. This is the most used fixture in the house and should be repaired or replaced with a good quality fixture.

The visible drain piping is in serviceable condition. The shut off valve or supply piping inside the cabinet for the faucet is corroded but did not appear to be leaking at this time, we recommend budgeting for replacement.

RANGE/COOK TOP AND OVEN:

TYPE/CONDITION:

Gas, Separate cook top. One or more of the range burners is inoperative, we recommend cleaning, adjustment or replacement of the ignitor. The oven door hinges are damaged, we recommend repair/adjustment.

VENTILATION:

TYPE AND CONDITION:

Internal recirculating system. The exhaust is provided by a vent under the microwave. The fan was operating but these units are minimal and provide little suction.

DISHWASHER:

CONDITION:

The dishwasher was turned on and operated to normal operating controls. It is in serviceable condition for its age.

PLUMBING:

An air gap device is present on drain at the sink. It is functioning correctly and did not leak when dishwasher drained.

GARBAGE DISPOSAL:

CONDITION:

The disposal is frozen or jammed. We recommend it be repaired or replaced. The wiring entering the bottom of the disposal is not clamped as required. We recommend it be clamped to prevent damage to the wiring and connections.

TRASH COMPACTOR:

CONDITION:

The trash compactor was inoperative, we recommend it be repaired or replaced.

OTHER BUILT-INS:***MICROWAVE:***

The microwave was turned on briefly and heated a glass of water placed inside. Any further testing is beyond the scope of this inspection.

INTERIOR COMPONENTS:***COUNTERS AND CABINETS:***

The countertops show typical minor wear or cracking. The cabinets and drawers have minor wear and need minor adjustment or repairs of the hinges and/or drawer slides.

WALLS/CEILINGS/FLOORS:

Walls and ceilings are in serviceable condition. Floor covering is tile, which has minor cracks in a number of tiles, these are cosmetic cracks at this time but should be monitored for further movement and repaired if necessary.

WINDOWS/DOORS:

The kitchen window is inoperable, we recommend it be repaired to restore function.

***SWITCHES/FIXTURES/
OUTLETS:***

There are a minimal number of electrical outlets. We recommend additional outlets to prevent the use of extension cords. There is an open electrical junction box in the cabinet, we recommend a cover be installed to protect the wiring and occupants.

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned. Replacement of the flexible water supply piping is recommended.

LAUNDRY:***LOCATION & TYPE:***

Laundry room, The dryer hookup is intended for a gas unit only.

CONDITION:

The drain pipe installed for the washer is smaller than the 2 inch diameter now required. Newer machines may cause overflows and upgrading may be necessary.

DRYER VENTING:

Dryer venting is provided terminating to the exterior as required. The dryer vent should be cleaned of lint on a regular basis.

BATHROOMS

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight 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 will be required in the future.

POWDER BATHROOM.***CONDITION OF SINK:***

The sink appears to be properly installed and in good condition. The sink faucet appears to be properly installed and was operable. Drainage from the sink emptied in a reasonable amount of time.

CONDITION OF TOILET:

The toilet was flushed and functioned correctly and is a low flow (1.6 gallon) type toilet.

BATH VENTILATION:

The ventilation for this bathroom is provided by a ceiling exhaust fan, the fan was operable but we do not determine the effectiveness of the unit.

HALLWAY BATHROOM.**CONDITION OF SINK:**

The sink appears to be properly installed and in good condition. The sink faucet, leaks at valve stems. We recommend it be repaired or replaced. The shut off valve or supply piping inside the cabinet for the faucet is corroded or leaking, we recommend they be replaced.

CONDITION OF TOILET:

The following item(s) were noted at the toilet: Toilet is loose at 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.

CONDITION OF TUB:

The fiberglass tub enclosure has chips or cracks in the surface. This is primarily a cosmetic condition as no leakage was detected. We recommend consulting a tub refinishing company if repairs are desired.

**TUB/SHOWER PLUMBING
FIXTURES:**

The hot and cold water flow is reversed at the bath. This is a safety scalding hazard. We recommend the plumbing or fixture be repaired to provide hot water to the left side as required.

TUB/SHOWER WALLS:

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

**BATHROOM WALLS/
CEILINGS/FLOORS:**

The flooring material at the base of the tub/shower is lifting. We recommend it be caulked to prevent water damage and to maximize its service life. The wall and ceiling surfaces are in poor condition and require thorough cleaning and preparation prior to repainting with a high quality enamel paint.

GLASS ENCLOSURE:

The shower enclosure installed is not the tempered safety type glass. Although not required, replacement for safety should be considered.

BATH VENTILATION:

Exhaust fan did not operate. These fan units are often unplugged by home owners. If this is not the case, repair or replacement is needed.

HEATER:

The ceiling heater was operational at the time of inspection.

MASTER BATHROOM.**CONDITION OF SINK:**

The sink faucet appears to be properly installed and was operable. The sink is cracked and leaked when filled up, we recommend it be replaced. Damage/deterioration is present inside the cabinet from moisture, we recommend it be repaired.

CONDITION OF TOILET:

Toilet does not flush properly and needs repair or replacement of the flush mechanism. This is an older type that may require replacement due to recent law changes for low flow (1.6 gallon) toilets to be installed before close of escrow.

**TUB/SHOWER PLUMBING
FIXTURES:**

Minor leakage is noted at faucet handles, we recommend new valve stems be installed or faucets be replaced. The shower head leaks or sprays improperly, we recommend it be replaced.

TUB/SHOWER WALLS:

The shower floor/wall tiles have cracks that may allow water leakage into the wood framing, we recommend the area be tested for leaks and necessary be repairs performed.

The window in the shower wall is not tempered safety glass and is too low. This may allow water intrusion into the wall or window framing. We recommend upgrading window with safety glass or installing a plastic window film to prevent glass from shattering. A curtain installed in front of the window can prevent water splashing the window framing.

**BATHROOM WALLS/
CEILINGS/FLOORS:**

The flooring material at the base of the tub/shower is damaged as a result of oversplash or leakage. We recommend it be removed and replaced. Any wood that is found deteriorated should also be replaced.

GLASS ENCLOSURE:

The shower enclosure appears properly installed, serviceable and is the required tempered safety glass. The door does not close or latch correctly, we recommend it be adjusted or repaired.

BATH VENTILATION:

Window is not operational or painted shut. We recommend it be repaired to restore function and allow for ventilation.

HEATER:

The electric resistance wall heater was inoperative, we recommend it be repaired or replaced.

HYDROTHERAPY TUB:

The hydrotherapy tub was filled and it responded to the normal operating controls.

There is no GFCI protection for the pump motor as now required. We recommend one be installed for safety.

Failure to follow proper cleaning and maintenance procedures for the whirlpool circulation system can result in the growth and transmission of infectious bacteria. The circulation system should be flushed regularly. If possible contact the manufacturer regarding their requirements.

POOL/SPA & EQUIPMENT

Inspection was limited to those areas which are above ground or water level. 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.

POOL SURFACE:

TYPE:

Concrete/Plaster, In-ground installation. This is a pool and spa combination utilizing the same equipment.

CONDITION:

The pool surface appears in serviceable condition for its age.

POOL/SPA DRAIN:

The drain cover at the bottom of the pool/spa is the correct safety type cover.

SKIMMER & BASKET:

CONDITION:

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

RAILINGS AND ACCESSORIES:

CONDITION:

Handrailing at the shallow end of the pool is loose. We recommend it be repaired. A diving board is installed. Safety standards established by the National Swimming Pool Institute (NSPI) call for minimum design requirements of swimming pools that have diving boards installed to enhance their safe use. Many residential swimming pools are not built in compliance with those safety standards. We do not know if this swimming pool meets those standards. Because diving board accidents are common, consideration should be given to removing the diving board. Many insurance companies now refuse to insure a home if the pool has a diving board installed.

POOL/SPA LIGHT:

CONDITION:

The light was operational at the time of inspection. The GFCI protection for the pool and/or spa light functioned correctly with the test button. This is required to protect persons from stray voltage into the pool water when the light is on. We recommend testing these devices on a monthly basis.

PUMPING EQUIPMENT:

PUMP/MOTOR CONDITION:

The pump motor was operational and in serviceable condition.

PRIMARY FILTERING:

Diatomaceous earth, The filtration system appeared operational at the time of inspection.

PRESSURE IN PSI:

System is without a pressure gauge. A gauge is needed to determine the condition of the filter if cleaning is needed.

VISIBLE PLUMBING LINE:***CONDITION:***

One or more of the valves was difficult to operate, we recommend it be repaired or replaced to restore function.

HEATERS:***TYPE AND CONDITION:***

Natural gas, The heater responded to normal operating controls and flow safety control was functioning.

ELECTRIC CONTROLS:

Terminal protector is missing from within pool pump timer. We recommend it be replaced as this is a safety hazard due to possible contact with live electrical wires. There is improper wiring observed to/at the pool equipment. We recommend repairs by a qualified electrician familiar with pool installations.

POOL DECKING:***TYPE AND CONDITION:***

Concrete pool and patio decking, The pool caulking between the coping and concrete deck surface is cracked and/or deteriorated. This seal is important to prevent water entry under the concrete. We recommend a pool specialist remove and replaced this special caulking.

POOL ENCLOSURE:***TYPE AND CONDITION:***

The property boundary fencing is used as the pool enclosure, this provided some safety from neighboring children, but direct access is possible by children through the house. We recommend a pool enclosure fencing or removeable screen cage at the pool area for safety. The gate closer is missing or defective at the gate(s). We recommend it be replaced or adjusted to prevent child entry into the pool area.

SPA/HOT TUB:***SURFACE CONDITION:***

Concrete/Plaster surface is in good overall condition.

JETS/BLOWER OPERATION:

The jet pump motor operated properly and water flow was detected at all jets. The air blower was operational, and bubbles observed at the seat/jets.

HEATER:

The heater is a single unit for both pool and spa. See comments above.

SPA CONTROLS:

All controls operate properly.

GARAGE

Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. The garage door spring balance should be checked regularly by disconnecting the automatic opener. If the door falls downward, have adjustment or repair by a garage door specialist.

TYPE:***LOCATION:***

Attached, Two car.

FRAMING:***CONDITION:***

Portions of the wood framing are damaged by wood destroying pests. We recommend consulting pest inspection report regarding repairs. The rafter ties holding the upper wall together are cracked and/or damaged. We recommend they be repaired or replaced.

FLOOR:***CONDITION:***

Typical concrete cracks noted and no action is needed.

FIRE WALL:***CONDITION:***

There are holes or openings in the fire resistive wall between the garage and living space. We recommend the repair of any openings or holes with approved materials to restore the fire resistive barrier as required.

The heating ducts installed or passing through a garage are required to be sheet metal to stop the spread of fire. We recommend flexible ducting be replaced per present standards.

PASSAGE DOOR:***CONDITION:***

Standards require the door between the garage and living space to be fire resistive with an automatic closer. We recommend the existing door be replaced with an approved fire resistive door for increased safety.

EXTERIOR DOOR:***CONDITION:***

The garage side door edges have not been painted and is susceptible to moisture damage. We recommend painting to maximize its service life.

GARAGE DOOR(S):***CONDITION:***

The garage door springs are inadequate to properly support the weight of the door. We recommend adjustment, larger springs or new hardware be installed to properly balance the weight of the door. Repairs should be made by a garage door specialist.

AUTO DOOR OPENER:

The automatic door opener was operational with the wall button. Automatic reverse feature was operational. Unit is powered by the use of an extension cord. We recommend approved wiring and an additional outlet be installed at the opener as required.

GARAGE MISCELLANEOUS:***OTHER:***

There are moisture stains noted on the garage ceiling, but no indications that this is an active leak. We recommend it be monitored and if additional staining develops, the source of the moisture should be identified and repaired.

FOUNDATION

Sections of the foundation and structural components of the building are inaccessible because they are installed below grade or behind walls. Assessing the structural integrity of a building is beyond the scope of a typical home inspection. We make no representations as to the internal conditions or stabilities of soils, concrete footings and foundations. The inspectors evaluation takes into account the age of the building and the typical construction standards of that time, older structures lack many of the modern framing and seismic connections.

FOUNDATION:***TYPE:***

Concrete slab on grade, Raised concrete perimeter with concrete interior stem walls, and wood posts on concrete piers.

ANCHOR BOLTS/BRACING:

In the visible areas of the crawlspace anchor bolts were present as installed at the time of construction. Additional seismic connectors could be installed as an upgrade.

SLAB ON GRADE:***EXTERIOR CONDITION:***

The visible areas of the concrete foundation showed no sign of unusual cracking or movement.

INTERIOR CONDITION:

Slab is not visible due to carpet and/or floor covering - no readily visible problem are noted, if carpeting is removed there may be normal small hairline shrinkage cracks. We found no visible evidence of seepage or other moisture related conditions along the outer wall/floor areas.

CRAWL SPACE:***ACCESSIBILITY:***

Crawl space is generally accessible, The crawlspace is accessed from, an exterior vent opening.

***CRAWL SPACE
FOUNDATION:***

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

There is a condition known as efflorescence on portions of the foundation walls. This is a salt deposit left when moisture in the foundation evaporates. It does not damage the concrete, however improvement of the exterior grading and drainage is recommended.

CRAWL SPACE FRAMING:

Moisture stains/damage was observed at the bathroom shower area. Check with pest report regarding repairs.

Portions of the framing have been shimmed as a result of releveling the floor system. We recommend consulting the seller for information regarding repairs and whether the cause of the settling was addressed.

VENTILATION:

Ventilation in the crawl space is adequate. Good ventilation is important to aid moisture removal. The exterior vents should be kept clear of vegetation and inspected periodically. A number of the exterior ventilation screens are torn or missing, we recommend they be replaced to keep out animals.

DRYER VENT:

The dryer vent exhaust pipe is flexible plastic/aluminum. This is not permitted under houses. We recommend approved smooth wall metal ducting be installed to the exterior per present standards.

MOISTURE:

The crawl space soil was damp in areas at the time of our inspection, however, there was no notable damage observed resulting from the moisture conditions present to the foundation or framing.

OTHER OBSERVATIONS:

There were plumbing leaks or deficiencies noted, see plumbing section.

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