Cal Certified Inspections

Confidential Inspection Report

12345 Pacific Coast Highway, Malibu, CA 90265
Inspection prepared for: John Smith & Jane Smith
Date of Inspection: 1-5-2022 Time: 10:30 a.m.
Age of Home: 2010 Size: Approximately 4812 square feet
Weather: Sunny

Inspector: Greg White

InterNACHI #09092409
Phone: (818) 585-7436
Email: calcertified@gmail.com

CAL CERTIFIED INSPECTIONS
RESIDENTIAL | COMMERICAL | MOLD

Table Of Contents

Introduction

Congratulations and thank you for choosing Cal Certified Inspections.

Please carefully review this inspection report and remember that I am still available to answer any questions that you may have throughout the entire closing process.

This report is based on an inspection of the visible portion of the structure and follows NACHI Standards of Practice for a general inspection. The inspection may be limited by vegetation and possessions and accessibility. This report will focus on safety and function, not current code. This report identifies specific non-code and non-cosmetic concerns that I believed needed further investigation or repair. For your safety and liability purposes, I recommend that licensed contractors or qualified tradesmen evaluate and repair any critical concerns and defects. Note: Anything written in **green font** is general information and recommendations. Anything written in **blue font** means that it should be considered a safety hazard, defect, or deficiency. All critical findings are included in the **Report Summary** at the end of the report.
Remember that this inspection report is a snapshot in time. I highly 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.
Thank you again for choosing Cal Certified Inspections, and I wish you all the best.
Sincerely,
Greg White
Cal Certified Inspections

Inspection Details

1. Attendance

In Attendance: Client present. • Fully participated.

2. Home Type

Home Type: Single family home with detached guest house.

3. Occupancy

Occupancy: Occupied and furnished. • There was a septic system, water fountains, a central vacuum and landscape sprinklers/lights noted. As per NACHI Standards of Practice, those items were not included in the scope of work for this inspection.

Scope of Work

You have contracted with Cal Certified Inspections to perform a general inspection in accordance with the Standards of Practice established by the National Association of Certified Home Inspectors, a copy of which is available upon request. Generalist inspections are essentially visual, and distinct from those of specialists, inasmuch as they do not include the use of specialized instruments, the dismantling of equipment, or the sampling of air and inert materials. Consequently, a generalist inspection and the subsequent report will not be as comprehensive, nor as technically exhaustive, as that generated by specialists, and it is not intended to be .The purpose of a generalist inspection is to identify significant defects or adverse conditions that would warrant a specialist evaluation. Therefore, you should be aware of the limitations of this type of inspection, which are clearly indicated in the standards. However, the inspection is not intended to document the type of cosmetic deficiencies that would be apparent to the average person, and certainly not intended to identify insignificant deficiencies.

Most structures built after 1978, are generally assumed to be free of asbestos and many other common environmental contaminants. However, as a courtesy to our clients, we are including some well documented,and therefore public,

information about several environmental contaminants that could be of concern to your tenants all of which we do not have the expertise or the authority to evaluate, such as asbestos, radon, methane, formaldehyde, termites and other wood destroying organisms, pests and rodents, molds, microbes, bacterial organisms, and electromagnetic radiation, to name some of the more commonplace ones. Nevertheless, we will attempt to alert you to any suspicious substances that would warrant evaluation by a specialist. However, health and safety, and environmental hygiene are deeply personal responsibilities, and you should make sure that you are familiar with any contaminant that could affect the interior environment. You can learn more about contaminants that can affect you home from a booklet published by The Environmental Protection Agency, which you can read online at www.epa.gov/iaq/pubs/insidest.htm.

Mold is one such contaminant. It is a microorganism that has tiny seeds, or spores, that are spread on the air, land, and feed on organic matter. It has been in existence throughout human history, and actually contributes to the life process. It takes many different forms, many of them benign, like mildew. Some characterized a allergens are relatively benign but can provoke allergic reactions among sensitive people, and others characterized as pathogens can have adverse health effects on large segments of the population, such as the very young, the elderly, and people with suppressed immune systems. However, there are less common molds that are called toxigens that represent a serious health threat. All molds flourish in the presence of moisture,and we make a concerted effort to look for any evidence of it wherever there could be a water source, including that from condensation. Interestingly, the molds that commonly appear on ceramic tiles in bathrooms do not usually constitute a health threat, but they should be removed. However, some visibly similar molds that form on cellulose materials, such as on drywall, plaster, and wood, are potentially toxic. If mold is to be found anywhere within a home, it will likely be in the area of tubs, showers, toilets, sinks, water heaters, evaporator coils, inside attics with un- vented bathroom exhaust fans, and return air compartments that draw outside air, all of which are areas that we inspect very conscientiously. Nevertheless, mold can appear as though spontaneously at any time, so you should be prepared to monitor the building, and particularly those areas that we identified. Naturally, it is equally important to maintain clean air supply ducts and to change filters as soon as they become soiled, because contaminated ducts are a common breeding ground for dust mites, rust, and other contaminants. Regardless, although some mold-like substances may be visually identified, the specifici dentification of molds can only be determined by specialists and laboratory analysis, and is absolutely beyond the scope of our inspection. Nonetheless, as a prudent investment in environmental hygiene, we categorically recommend that you have your home tested for the presence of any such contaminants, and particularly if you or any member of your family suffers from allergies or asthma. Also, you can learn more about mold from an Environmental Protection Agency document entitled "A Brief Guide to Mold, Moisture and Your Home," by visiting their web site at: http://www.epa.gov/iaq/molds/moldguide.html/, from which it can be downloaded.

Asbestos is a notorious contaminant that could be present in any home built before 1978. It is a naturally occurring mineral fiber that was first used by the Greek and Romans in the first century, and it has been widely used throughout the modern world in a variety of thermal insulators, including those in the form of paper wraps,bats, blocks, and blankets. However, it can also be found in a wide variety of other products too numerous to mention, including duct insulation and acoustical materials, plasters, siding, floor tiles, heat vents, and roofing products. Although perhaps recognized as being present in some documented forms, asbestos can only be specifically identified by laboratory analysis. The most common asbestos fiber that exists in residential products is chrysotile, which belongs to the serpentine or white-asbestos group, and was used in the clutches and brake shoes of automobiles for many years. However, a single asbestos fiber is said to be able to cause cancer, and is therefore a potential health threat and a litigious issue. Significantly, asbestos fibers are only dangerous when they are released into the air and inhaled, and for this reason authorities such as the Environmental Protection Agency [EPA] and the Consumer Product Safety Commission [CPSC] distinguish between asbestos that is in good condition, or non-friable, and that which is in poor condition, or friable, which means that its fibers could be easily crumbled and become airborne. However, we are not specialists and, regardless of the condition of any real or suspected asbestos-containing material [ACM], we would not endorse it and recommend having it evaluated by a specialist.

Radon is a gas that results from the natural decay of radioactive materials within the soil, and is purported to be the second leading cause of lung cancer in the United States. The gas is able to enter homes through the voids around pipes in concrete floors or through the floorboards of poorly ventilated crawlspaces, and particularly when the ground is wet and the gas cannot easily escape through the soil and dispersed into the atmosphere. However, it cannot be detected by the senses, and its existence can only be determined by sophisticated instruments and laboratory analysis, which is completely beyond the scope of our service. However, you can learn more about radon and other environmental contaminants and their affects on health, by contacting the EPA or a similar state agency, and it would be prudent for you to enquire about any high radon readings that might be prevalent in the general area surrounding your property.

Lead poses an equally serious health threat. In the 1920's, it was commonly found in many plumbing systems. In fact, the word "plumbing" is derived from the Latin word "plumbum," which means lead. When in use as a component of a waste system, it does not constitute a viable health threat, but as a component of potable water pipes it would certainly be a health-hazard. Although rarely found in use, lead could be present in any structure built as recently as the nineteen forties. For instance, lead was an active ingredient in many household paints,which can be released in the process of sanding, and even be ingested by small children and animals chewing on painted surfaces. Fortunately, the lead in painted surfaces can be detected by industrial hygienists using sophisticated instruments, but testing for it is not cheap. There are other environmental contaminants,some of which we have already mentioned, and others that may be relatively benign. However, we are not environmental hygienists, and as we stated earlier we disclaim any responsibility for testing or establishing the presence of any environmental contaminant, and recommend that you schedule whatever specialist inspections that may deem prudent during your inspection contingency period.

This report has been produced in accordance with our signed contract and is subject to the terms and conditions agreed upon therein.

Grounds

General Comments

Informational Conditions

Water can be destructive and foster conditions that are detrimental to health. For this reason, the ideal property will have soils that slope away from the residence and the interior floors will be several inches higher than the exterior grade. Also, the residence will have roof gutters and downspouts that discharge into area drains with catch basins that carry water away to hard surfaces. However, we cannot guarantee the condition of an subterranean drainage system, and if a property does not meet this ideal, or if any portion of the interior floor is below the exterior grade, we cannot endorse it and recommend that you consult with a grading and drainage contractor, even though there may not be any evidence of moisture intrusion. The sellers or occupants will obviously have a more intimate knowledge of the site than we could possible hope to have during our limited visit, however we have confirmed moisture intrusion in residences when it was raining that would not have been apparent otherwise. Also, in conjunction with the cellulose material found in most modern homes, moisture can facilitate the growth of biological organisms that can compromise building materials and produce mold like substances that can have an adverse affect on health.

Moisture intrusion is a perennial problem, with which you should be aware. It involves a host of interrelated factors, and can be unpredictable, intermittent, or constant. When moisture intrusion is not self evident, it can be inferred by musty odors, peeling paint or plaster, efflorescence, or salt crystal formations, rust on metal components, and wood rot. However condensation and humidity can produce similar conditions if the temperature in an area is not maintained above the dew point. Regardless, if the interior floors of a residence are at the same elevation or lower than the exterior grade we cannot rule out the potential for moisture intrusion and would not endorse any such areas. Nevertheless, if such conditions do exist, or if you or any member of your family suffers from allergies or asthma, you should schedule a specialist inspection.

1. Driveway and Walkway Condition

Materials: Interlocking paver stone driveway.
Observations:
- Refer to "Grading" notes.

2. Grading

Observations:

• Lot grading and drainage have a significant impact on a building, simply because of the direct and indirect damage that moisture can have on the foundation. It is very important, therefore, that surface runoff water is adequately diverted away from the home. Additionally, the property was situated on a steep hillside/canyon and it would be prudent to have a geologist fully evaluate and offer recommendations for improvement, if any is needed.

• The driveway was sloped toward the garage(s). Evidence of water infiltration was observed inside both garages. Ideally, a drain should be installed in front of both structures in order to help prevent potential water damage during rain episodes.

Water may drain toward the garage doors

No visible drains near the main house garage doors

3. Vegetation Observations

Observations:
• No major system safety or function concerns noted at time of inspection.

4. Gate Condition

Materials: Metal gates.
Observations:
• See "Pool-Fence-Gate" notes.

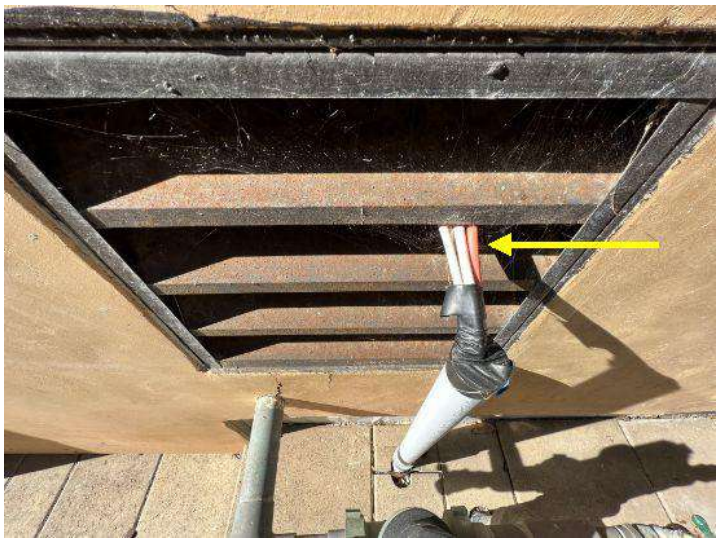

The metal gates needed repair

5. Grounds Electrical

Observations:

• See "Grounds-Electrical-GFCI" notes.

• There were electrical lines observed on the left side of the main house. The lines were strung through a sharp metal vent. Safety concern. I recommend further evaluation and recommendations for repair by a qualified electrician.



Electrical wires installed over a sharp metal vent fin

6. GFCI

Observations:

• The GFCI receptacle on the left side of the main garage was damaged and did not function properly. I recommend further evaluation and repair by a qualified electrician.

This exterior electrical receptacle was defective

7. Main Gas Valve Condition

Materials: The gas meter was located near the street.
Observations:
• The gas meter did not include a seismic shut off valve, which is a requirement in the City of Malibu. I recommend correction as needed.

The gas meter was missing a seismic shut off valve

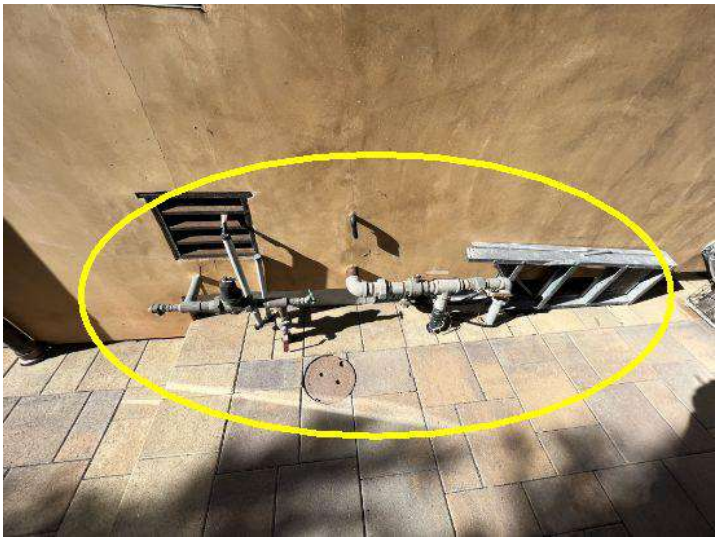
8. Plumbing

Materials: Copper piping noted.
Observations:
• Septic system noted. I recommend a separate septic system inspection by a qualified contractor.

9. Pressure Regulator

Observations:
• Present on the left side of the house.

Guest house water shut off and pressure regulator shown here



Water shut off and pressure regulator for the main house

10. Exterior Faucet Condition

Location: Hose bibs were located around the perimeter of the structure.
Observations:
• All hose bibs appeared to be in acceptable condition.

11. Patio and Porch Condition

Observations:
• No major system safety or function concerns noted at time of inspection.

12. Fence Condition

Materials: Block walls and metal fencing noted.
Observations:
• Acceptable.

13. Sprinklers

Observations:
• Sprinklers and sprinkler controls are not included within the scope of work of this inspection.

Landscape sprinkler timer box shown here

Exterior Areas

General Comments

Informational Conditions

With the exception of townhomes, condominiums, and residences that are part of a planned urban development, or PUD, we evaluate the following exterior features: driveways, walkways, fences, gates,handrails, guardrails, yard walls, carports, patio covers, decks, building walls, fascia and trim, balconies, doors, windows, lights, and outlets. However, we do not evaluate any detached structures, such as storage sheds and stables, and we do not water test or evaluate subterranean drainage systems or any mechanical or remotely controlled components, such as driveway gates. Also, we do not evaluate landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. In addition, we do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this could only be confirmed by a geological evaluation of the soil.

1. Doors

Observations:

• Some patio doors did not close and latch properly and/or the latch was damaged. Repair recommended.

2. Window Condition

Observations:

• Condensation was present in some double-paned windows, which was an indication of a broken seal between the glass panes. I recommend further review of all windows and repair/replacement (where needed) by a qualified window contractor.

"Fogged" window shown here

3. Siding Condition

Materials: Stacked stone facia in front of the house.

Observations:

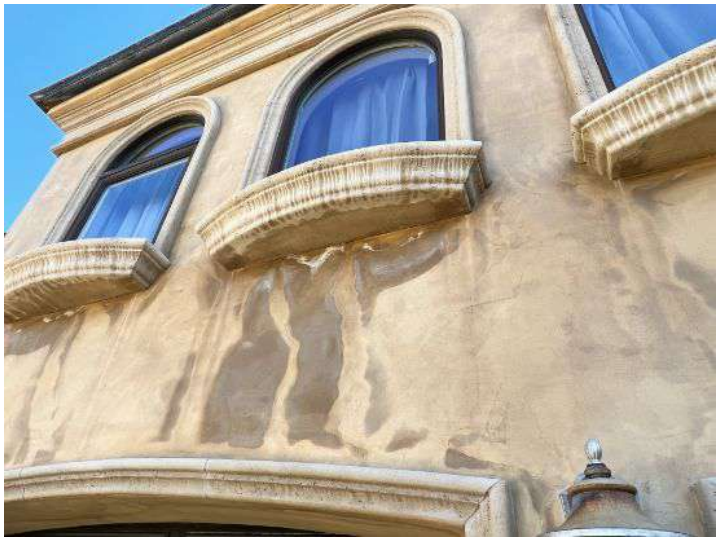
• No major system or safety concerns noted.

4. Stucco

Observations:

• The smooth plaster was discolored above the garage(s) and some exterior areas had small cracks which may expand if not repaired as recommended. I recommend further evaluation and recommendations for repair/correction by a qualified specialist.

Discolored plaster should be evaluated by a specialist



Roof

General Comments

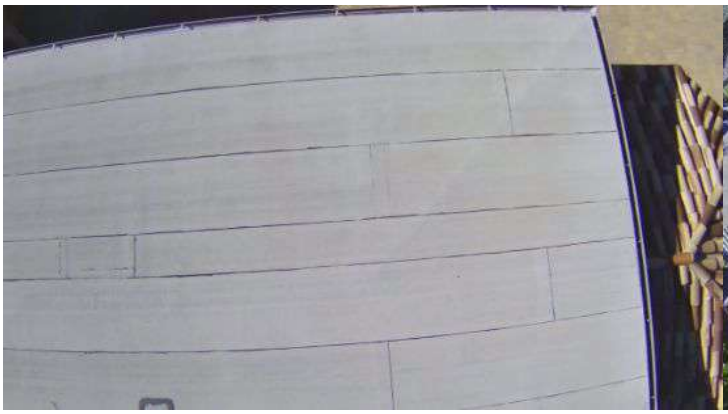
Informational Conditions

There are many different roof types, which we evaluate by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method that was used to evaluate them. Every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or other prevalent weather conditions, and the regularity of its maintenance. Regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material, and this is equally true of almost all roofs. In fact, the material on the majority of pitched roofs is not designed to be waterproof only water-resistant. However, what remains true of all roofs is that, whereas their condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests,which are beyond the scope of our service. Even water stains on ceilings, or on the framing within attics, could be old and will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only the installers can credibly guarantee that a roof will not leak, and they do. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company. In addition, if service or further-investigation is recommended for any component or system involving the roof covering, this service or evaluation should be scheduled and completed well within your inspection contingency period because a specialist may uncover additional defects, or recommend service/upgrades that may affect your evaluation of the property.

1. Roof Condition

Informational Conditions: Inspected by drone.
Materials: Concrete tiles noted. • Flat roof with rubber membrane on some sections of the roof.
Observations:
• Although the roof covering appeared to be in acceptable condition (overall), it would be prudent to obtain an evaluation by a licensed roofing contractor who would also evaluate the underlayment, which tends to decompose much faster than the visible roof covering.

Drone pictures of the roof




2. Flashing

Observations:
• Flashing appeared to be acceptable.

3. Chimney

Observations:
• No major system safety or function concerns noted at time of inspection, but it would be prudent to have a chimney/fireplace specialist evaluate before use.


4. Spark Arrestor

Observations:
• No deficiencies observed.

5. Vent Caps

Observations:
• Serviceable.

6. Gutter

Observations:
• The gutters and downspouts were in acceptable condition.

Garage

General Comments

Informational Conditions

It is not uncommon for moisture to penetrate garages, because their slabs are on-grade. Evidence of this is typically apparent in the form of efflorescence, or salt crystal formations, that result when moisture penetrates the concrete slab or sidewalls. This is a common with garages that are below grade, and some sidewalls are even cored to relieve the pressure that can build up behind them, and which actually promotes drainage through the garage. Also, if there is living space above the garage, that space will be seismically vulnerable. Ideally, the columns and beams around the garage door will be made of structural steel, but in many residences these components are made of wood but could include some structural accessories, such as post-straps and hold-downs, and plywood shear paneling. In addition, garage door openings are not standard dimensions and you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles.

1. Roof Condition

Materials: Inspected from drone.
Materials: Concrete tiles noted. • Flat roof noted in some sections.
Observations:
• See "Roofing" notes.

2. Walls

Observations:
• Evidence of water intrusion on the bottom of the walls near the garage doors. Refer to "Outside House-Grading" notes.

Water infiltration had damaged some garage walls

The main house garage also had indications of water intrusion/damage on the drywall

3. Anchor Bolts

Observations:
• The anchor bolts were not visible and obscured by drywall.

4. Floor Condition

Materials: Concrete floor.
Observations:
• The garage floor had numerous cracks, although none appeared larger than 1/4 inch.
• Indications of water infiltration was observed on the floors of both garages.Water infiltration may have been caused by inadequate drainage and/or a poor seal on the bottom of the garage doors. I recommend further evaluation and repair by a qualified tradesman.

Evidence of water infiltration

Some hairline cracks on the concrete garage floor

Evidence of water infiltration on the main garage floor

5. Rafters & Ceiling

Observations:

- The garage ceiling(s) were in acceptable condition.

6. Electrical

Observations:
• No deficiencies observed.

7. GFCI

Observations:
• GFCI tested and functioned properly.

8. Exterior Door

Observations:
• The door leading to the side yard was acceptable.

9. Fire Door

Observations:
• The guest house fire door leading from the garage into the house did not completely self close and latch as required. The door should automatically close and latch in order to help prevent exhaust fumes, smoke, fire, etc., from entering the living area. I recommend a qualified contractor correct as needed before the close of the escrow contingency period.

The guest house fire door should completely self close and latch for safety

10. Garage Door Condition

Materials: 9' sectional doors.
Observations:
• The garage doors on the guest house were damaged. The insulation on the inside of the doors had indications of water damage and the material was decomposing. I recommend further evaluation by a qualified contractor.

Damaged guest house garage doors

11. Garage Door Parts

Observations:

• The left (north) garage door of the main house and two guest house garage doors did not open when tested. The garage door openers did not appear to operate. I recommend further evaluation and repair by a qualified specialist.

Unable to activate the guest house garage doors. Remote control may have been needed

Unable to open this door

12. Garage Opener Status

Observations:

• Refer to "Garage Door Parts."

Unable to active the guest house garage door buttons

This opener did not operate the north door

13. Garage Door's Reverse Status

Observations:

• Eye beam system present.

14. Ventilation

Observations:

• The garage ventilation was acceptable.

15. Vent Screens

Observations:

• Vent screens noted as functional.

Pool

General Comments

Informational Conditions

The interior finish of pools and spas is rarely perfect and rarely remains so, and particularly those on pools with colored plasters, and certainly if the chemical balance of the water is not properly maintained. Also, calcium and other minerals will have a tendency to leech through the material and mar the finish. This is equally true of pool tiles, on which mineral scaling is not only common but difficult to remove. Even the harshest abrasives will not remove some scaling, which sometimes has to be removed by bead-blasting, which in turn reduces the luster of the tiles. However, such imperfections have only a cosmetic significance. Similarly, the decks around pools and spas tend to develop cracks that have only a cosmetic significance. The most common are relatively small, and are often described as being curing fractures. Some of these will contour the outline of the pool, or the point at which the bond beam, or structural wall of the pool, meets the surrounding soil. These too have little structural significance, but some cracks are larger and result from seismic motion, or from settling due to poorly compacted soils, or they confirm the presence of expansive soils, which can be equally destructive, but which should be confirmed by a geo-structural engineer. It is important to note that, in general, city, county and state ordinances require that swimming pools be maintained in a clean and sanitary condition, and in good repair.

Pools and spas do leak, but without specialized equipment this may be impossible to confirm. However, it could become apparent from secondary evidence during our inspection, which is purely visual. Regardless, the owner or the occupant of a property would be aware that the water level drops regularly and must be topped off, and this should be disclosed. Unusually high water bills could reveal this, but only a pressure test of the pipes, a dye test of cracks, or a geo-phone test of specific areas would confirm it, and any such specialized test is beyond the scope of our service. Therefore, you should ask the sellers to guarantee that the pool and spa do not leak, request to review the water bills for a twelve-month period, or obtain comprehensive insurance to cover such an eventuality.

In general, private swimming pools, hot tubs and spas, containing water more than 24 inches(610 mm) in depth are required to be completely surrounded by a fence or barrier at least 48 inches (1219 mm) in height above the finished ground level measured on the side of the barrier away from the pool. Gates and doors in such barriers should be self-closing and self latching. Where the self-latching device is less than 54 inches(1372 mm) above the bottom of the gate, the release mechanism should be located on the pool side of the gate. Self-closing and self-latching gates should be maintained such that the gate will positively close and latch when released from an open position of 6 inches (152 mm) from the gate post. No existing pool enclosure should be removed, replaced or changed in a manner that reduces its effectiveness as a safety barrier. The pool enclosure is currently compliant with common safety standards.

1. Air Booster Pump

Observations:
• Operated when tested.

2. Deck Condition

Materials: Concrete deck noted.

Observations:
• No deficiencies noted.

3. Gate & Fence Condition

Materials: None.
Observations:
• Current safety standards require all gates leading to a pool/spa area swing out, self close and latch to help prevent children from entering pool area. In addition, any door leading to the pool area should have an alarm installed in order to alert adults that children may have entered the pool area. I recommend a qualified contractor correct as needed before close of inspection contingency period.

4. Filter

Observations:
• Serviceable.

5. Skimmer and Basket

Observations:
• Functional

6. Pool Heater Condition

Materials: Gas

7. Pressure Gauge

Observations:
• Present on filter housing.

8. Pumps

Observations:
• Operated when tested.

9. Structure Condition

Type: Elevated pool structure.
Materials: Tiles over plaster.
Observations:
• No deficiencies observed.

10. Tile

Observations:
• No deficiencies observed.

11. Timer

Observations:
• Present.

Pool equipment was operated by a remote keypad located in the family room

Pool equipment keypad located in the family room

12. Water Condition

Observations:
• Clear.

13. Water Fill Unit

Observations:
• Operated.

14. Electrical

Observations:
• No major system safety or function concerns noted at time of inspection.

15. GFCI

Observations:
• GFCI in place and operational.

Foundation

General Comments
Informational Conditions
Slab foundations vary considerably from older ones that have no moisture barrier under them and no reinforcing steel within them to newer ones that have both. Our inspection of slab foundations conforms to industry standards, which is that of a generalist and not a specialist. We check the visible portion of the stem walls on the outside for any evidence of significant cracks or structural deformation, but we do not move furniture or lift carpeting and padding to look for cracks or moisture penetration, and we do not use any of the specialized devices that are used to establish relative elevations and confirm differential movement. Significantly, many slabs are built or move out of level, but the average person may not become aware of this until there is a difference of more than one inch in twenty feet, which most authorities regard as being tolerable.
Many slabs are found to contain cracks when the carpet and padding are removed, including some that contour the edge and can be quite wide. They typically result from shrinkage and usually have little structural significance. However, there is no absolute standard for evaluating cracks, and those that are less than 1/4"and which exhibit no significant vertical or horizontal displacement are generally not regarded as being significant. Although they typically do result from common shrinkage, they can also be caused by a deficient mixture of concrete, deterioration through time, seismic activity, adverse soil conditions, and poor drainage,and if they are not sealed they can allow moisture to enter a residence, and particularly if the residence is surcharged by a hill or even a slope, or if downspouts discharge adjacent to the slab. However, in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.
Raised foundations are constructed using several methods. Pier and Beam, Stem Wall, Permanent Wood or Pile Foundations are common methods of construction. Raised foundations normally include a crawlspace access where plumbing, electric and duct work is often visible. Raised foundations were very common until the modern age when slab foundations became popular. In recent times, raised foundations are preferred by some builders

because they allow a "breathable" home, more comfortable interior flooring and easy access for plumbing, electrical, HVAC and flooring repair.

1. Slab Foundation

Observations:
• Concrete slab not visible due to floor coverings.

2. Foundation Perimeter

Observations:
• No deficiencies were observed at the visible portions of the structural components of the structure, however the buyer may want to have a foundation contractor fully evaluate.

3. Foundation Walls

Observations:
• No deficiencies were observed at the visible portions of the structural components of the home.

Heat/AC

General Comments
Informational Conditions
The components of most heating and air-conditioning systems have a design-life ranging from ten to twenty years, but can fail prematurely with poor maintenance, which is why we apprise you of their age whenever possible. We test and evaluate them in accordance with the standards of practice, which means that we do not dismantle and inspect the concealed portions of evaporator and condensing coils, the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, ducts and in-line duct-motors or dampers. We perform a conscientious evaluation of both systems, but we are not specialists. However, even the most modern heating systems can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. Therefore, in accordance with the terms of our contract, it is essential that any recommendations that we make for service or a second opinion be scheduled during the inspection contingency period, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

1. Heater Condition

Materials: Furnaces were located in the attic space(s). • The furnace for the guest house was located in the loft closet.
Materials: Gas fired forced hot air.
Observations:
• The HVAC unit appeared to be in acceptable condition and operated normally when tested.

Forced air unit for the guest house located in the loft bedroom closet

Forced air unit above the staircase

Forced air unit above the master closet

Forced air unit located above the laundry room

2. Heater Base

Observations:
• The heater bases appeared to be functional.

3. Venting

Observations:
• No deficiencies noted.

4. Gas Valves

Observations:
• Acceptable.

5. Refrigerant Lines

Observations:
• Acceptable.

6. AC Compress Condition

Compressor Type: Electric.
Location: The compressor for the guest house was located on the right side of the house. • The compressors were located on the left side of the house.
Observations:
• The A/C condensers were not strapped to the bases. Safety hazard in case of sudden movement, i.e, earthquake. I recommend leveling and strapping as needed for safety.
• The base for the guest house A/C unit was covered with dirt/mud and was not elevated as required. Correction recommended.

The guest house A/C unit should be raised off the ground and strapped to the base

The three A/C units should be strapped down for safety

7. Air Supply

Observations:
• The return air supply system appeared to be functional.

8. Registers

Observations:
• The air registers appeared to be in acceptable condition.

9. Filters

Location: Located in interior area filter grills.
Observations:
• MAINTENANCE: The air filter(s) should be inspected at least monthly and cleaned or replaced as required. There are two types of filters commonly used: (1) Washable filters, (constructed of aluminum mesh, foam, or reinforced fibers) these may be cleaned by soaking in mild detergent and rising with water. Or (2) Fiberglass disposable filters that must be REPLACED before they become clogged. Remember that dirty filters are the most common cause of inadequate heating or cooling performance.

10. Thermostats

Observations:

• Functional at the time of the inspection.

Guest house thermostat

Guest house
A/C operated normally when tested

The heater for the guest house operated when tested

Thermostat near master hallway

Upstairs thermostat

Downstairs hallway thermostat

Water Heater

General Comments

Informational Conditions

There are a wide variety of residential water heaters that range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak. So it is always wise to have them installed over a drain pan plumbed to the exterior. Also, it is prudent to flush them annually to remove minerals that include the calcium chloride bi-product of many water softening systems. The water temperature should be set at a minimum of 110 degrees fahrenheit to kill microbes and a maximum of 140 degrees to prevent scalding. Also, water heaters can be dangerous if they are not seismically secured and equipped with either a pressure/temperature relief valve and discharge pipe plumbed to the exterior, or a Watts 210 gas shut-off valve.

1. Base

Observations:

• The water heater drain pan did not have a long extention pipe to carry water to the exterior of the garage. In the event of water heater failure, water would discharge onto the water heater base, then onto the floor and potentially cause damage. I recommend further review and correction by a qualified specialist.

A drain pan extension pipe is recommended

2. Heater Enclosure

Observations:
• Acceptable.

3. Combusion

Observations:
• The combustion chamber cover was detached (see picture). Replacement recommended for safety.

4. Venting

Observations:
• Functional.

5. Water Heater Condition

Heater Type: Gas.
Location: The heater was located in the garage. • The water heater for the guest house was located on a wall outside the structure.
Observations:
• The water heaters appeared to be in satisfactory condition.

TRankless water heater served the guest house

75 gallon water heater located in the garage closet

6. TPRV

Observations:
• Appeared to be in satisfactory condition -- no concerns.

7. Number Of Gallons

Observations:
• 75 gallons.
• Tankless demand unit for the guest house.

8. Gas Valve

Observations:
• Functional.

9. Plumbing

Materials: Copper.
Observations:
• No deficiencies observed at the visible portions of the supply piping.

10. Overflow Condition

Materials: Copper
Observations:
• Appeared to be in satisfactory condition.

11. Strapping

Observations:
• The water heaters were properly braced for safety.

Electrical

General Comments
Informational Conditions
There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety .What is most significant about electrical systems however is that the national electrical code [NEC] is not retroactive, and therefore many residential systems do not comply with the latest safety standards. Regardless, we are not electricians and in compliance with our standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, in the interests of safety, we regard every electrical deficiency and recommended upgrade as a latent hazard that should be serviced as soon as possible, and that the entire system be evaluated and certified as safe by an electrician. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed during the inspection contingency period, because an electrician could reveal additional deficiencies or recommend some upgrades for which we would disclaim any further responsibility. However, we typically recommend upgrading outlets to have ground fault protection, which is a relatively inexpensive but essential safety feature. These outlets are often referred to as GFCI's, or ground interrupters and, generally speaking, have been required in specific locations for more than thirty years, beginning with swimming pools and exterior outlets in 1971, and the list has been added to ever since: bathrooms in 1975, garages in 1978, spas and hot tubs in 1981, hydro tubs, massage equipment, boat houses, kitchens, and unfinished basements in 1987, crawlspaces in 1990, wet bars in 1993, and all kitchen counter top outlets since 1996. Similarly, AFCI's or arc fault circuit interrupters, represent the very latest in circuit breaker technology, and have been required in all bedroom circuits since 2002. However, in as much as arc faults cause thousands of electrical fires and hundreds of deaths each year, we categorically recommend installing them at every circuit as a prudent safety feature.

National safety standards require electrical panels to be readily accessible, and have a minimum of thirty-six inches of clear space in front of them for service. Also, they should have a main disconnect, and each circuit within the panel should be clearly labeled. Industry standards only require us to test a representative number of accessible switches, receptacles, and light fixtures. However, we attempt to test every one that is unobstructed ,but if a residence is furnished we will obviously not be able to test each one.

1. Electrical Panel

Location: Service disconnects were located on the right side of the guest house entry.
Location: Located in the garage(s).
Observations:
• No major system safety or function concerns noted at time of inspection at the panel boxes.

Primary electrical service disconnect near the guest house entry

200 amp sub panel in the guest house garage

200 and 150 amp electrical sub panels located in the main house garage

2. Main Amp Breaker

Observations:
- 400 amps.
- 200 amps and 150 amps on the sub panels.

3. Breakers in off position

Observations:
- 0

4. Cable Feeds

Observations:
- There was an underground service lateral noted.

5. Breakers

Materials: Copper armor sheathed cable noted.
Observations:
- All of the circuit breakers appeared serviceable.

Service disconnect breakers

Garage sub panel breakers were labeled

Attic

General Comments

Informational Conditions

In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements,and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other equipment.

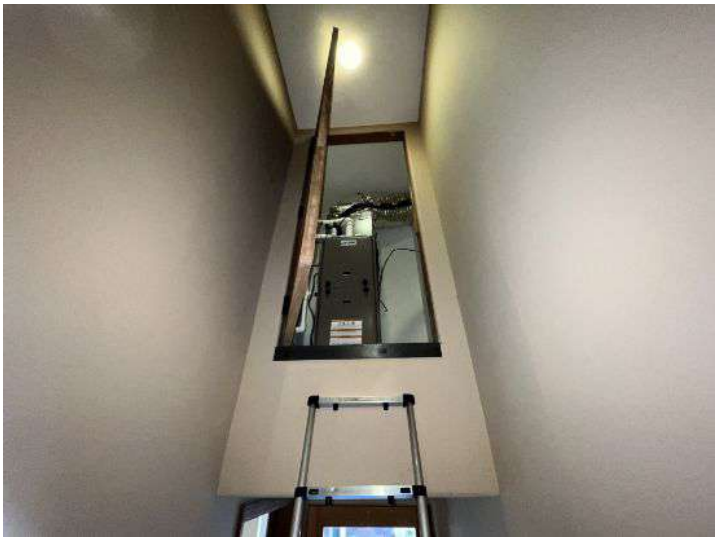
1. Access

Observations:

- Master bedroom closet ceiling.
- Laundry room ceiling.
- Staircase overhead attic space.

Attic access in the master closet

Attic access in the laundry room

Attic/storage access door above the staircase

2. Structure

Observations:
• No deficiencies observed in visible areas.

Attic structure appeared acceptable

3. Ventilation

Observations:
• Under eave vents noted.

4. Vent Screens

Observations:
• Vent screens were noted as functional.

5. Duct Work

Observations:
• Functional.

6. Electrical

Observations:
• No deficiencies observed observed in the visible areas.

7. Attic Plumbing

Observations:
• ABS.

8. Insulation Condition

Materials: Unfinished fiberglass batts noted.
Observations:
• Adequate.

9. Chimney

Observations:
• My chimney review was limited to visible accessible components only. If further review is desired, I suggest review by a qualified professional prior to close.

10. Exhaust Vent

Observations:
• Functional.

Interior Areas

General Comments

Informational Conditions

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. However, we do not evaluate window treatments, or move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes,and are therefore best evaluated by a specialist. Similarly, there are a number of environmental pollutants that we have already elaborated upon, the specific identification of which is beyond the scope of our service but which can become equally contentious. In addition, there are a host of lesser contaminants, such as that from moisture penetrating carpet-covered cracks in floor slabs, as well as odors from household pets and cigarette smoke that can permeate walls, carpets, heating and air conditioning ducts, and other porous surfaces, and which can be difficult to eradicate. However, inasmuch as the sense of smell adjusts rapidly, and the sensitivity to such odors is certainly not uniform, we recommend that you make this determination for yourself and particularly if you or any member of your family suffers from allergies or asthma, and then schedule whatever remedial services may be deemed necessary during your inspection contingency period.

1. Floor Condition

Materials: Tile flooring. • Carpet noted upstairs.
Observations:
• Acceptable.

Theater room

2. Window Condition

Materials: Sliding and casement windows.
Observations:
• Refer to "Outside House-Windows" notes.

3. Doors

Observations:
• Refer to "Exterior-Doors" notes.

4. Electrical

Observations:
• No deficiencies observed.

5. Closets

Observations:
• The closets were in serviceable condition.

6. Wall Condition

Materials: Drywall walls noted.
Observations:
• Refer to "Ceiling" notes.

7. Ceiling Condition

Materials: There were drywall ceilings noted.
Observations:
• Several cracks were observed on the interior walls/ceiling of the guest house (living room area). I recommend further review and recommendations for repair by a qualified contractor.

8. Ceiling Fans

Observations:
• Operated when tested.

9. Stairs & Handrail

Observations:

• Gaps between the staircase spindles were over 4 inches wide on the guest house spiral staircase. Safety concern for children/pets. I recommend correction by a qualified contractor.

Guest house interior

Wide gap may be a concern for children and/or pets

10. Cabinets

Observations:

• No deficiencies observed.

11. Patio Doors

Observations:

• Some sliding glass doors did not latch properly. I recommend repair as needed.

Several patio doors needed repair

These patio doors did not latch and lock

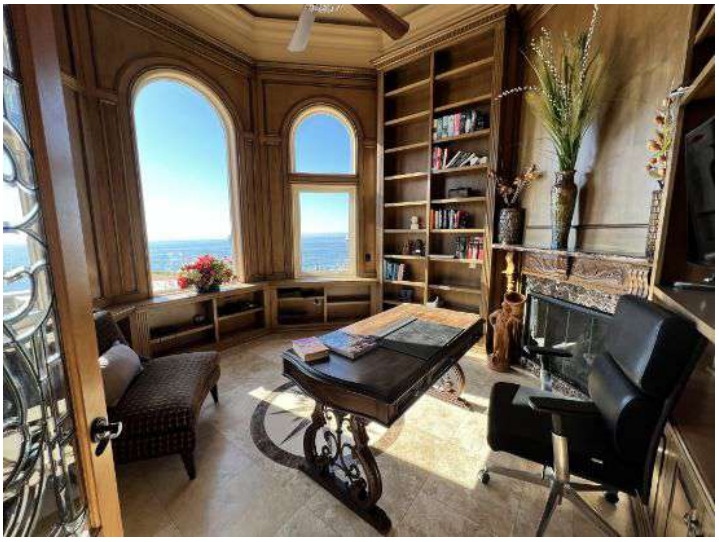
12. Screen Doors

Observations:

• Doors and windows were missing screens. Client may wish to add to help prevent pest/element infiltration.

13. Fireplace

Materials: Living room. • Family room. • Guest house.



Guest house fireplace

14. Smoke Detectors

Observations:

• New batteries should be installed in all smoke detectors before occupancy.

15. Door Bell

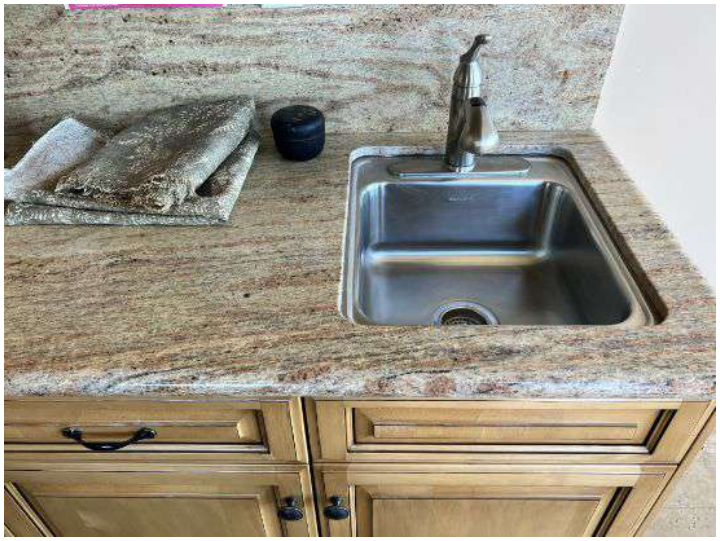
Observations:

• Operated normally when tested.

16. Bar

Observations:

• The bar area appeared functional at the time of the inspection.



Guest house wet bar

Upstairs wet bar

Kitchen

General Comments

Informational Conditions

We test kitchen appliances for their functionality, and cannot evaluate them for their performance nor for the variety of their settings or cycles. However, if they are older than ten years, they may well exhibit a decrease in efficiency. Also, many older gas and electric ranges are not secured and can be easily tipped, particularly when any weight is applied to an open range door, and all such appliances should be confirmed to be secure. Regardless, we do not inspect the following items: free-standing appliances, refrigerators, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers,barbecues, grills or rotisseries, timers, clocks, thermostats, the self-cleaning capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards.

1. Cabinets

Observations:

- No deficiencies observed.

2. Counters

Observations:

- No discrepancies noted.

3. Dishwasher

Observations:

- Operated when tested.

Guest house dishwasher

Two dishwashers in the main house kitchen

4. Garbage Disposal

Observations:
• Operated - appeared functional at time of inspection.

5. Microwave

Observations:
• Operated when tested.

6. Cook top condition

Observations:
• The gas cook tops for both houses operated normally when tested.
• The pool area included an outdoor kitchen with a gas grill. The ignigtor button for the grill did not operate when tested. Repair recommended.

Guest house cook top, oven and microwave

The ignitor button did not operate

7. Oven & Range

Observations:
• Operated normally when tested.

8. Sinks

Observations:
• No deficiencies observed.

9. Trash Compactor

Observations:
• Did not operate properly. Recommend repair or replacing.

Unable to activate the trash compactor

10. Vent Condition

Materials: Exterior vented.
Observations:
• Operated when tested.

11. Window Condition

Materials: Garden style window noted in the guest house.
Observations:
• Acceptable.

12. Floor Condition

Materials: Tile was noted.
Observations:
• Acceptable.

13. Plumbing

Observations:
• Serviceable.

14. Ceiling Condition

Materials: There were drywall ceilings noted.
Observations:
• No deficiencies observed.

15. Electrical

Observations:
• Unable to active all ceiling lights in the guest house kitchen. I recommend further evaluation and correction (if needed) by a qualified electrician.

16. Wall Condition

Materials: Drywall walls noted.
Observations:
• No deficiencies observed.

Bedrooms

General Comments

Informational Conditions

In accordance with the standards of practice, our inspection of bedrooms includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. We evaluate windows to ensure that they can adequately facilitate an emergency exit or egress, but we do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

1. Locations

Locations: Master bedroom. • Office/bedroom. • Left front bedroom. • Left middle bedroom. • Guest house loft. • Guest house master bedroom. • Front right bedroom.

2. Ceiling Fans

Observations:
• Operated normally when tested.

3. Closets

Observations:

• The closet door in the guest house loft did not fit properly. Replacement recommended.

This door did not fit the opening

4. Doors

Observations:

• Acceptable.

5. Electrical

Observations:

• No deficiencies noted.

6. Fireplace

Materials: Master. • Office bedroom.

Observations:

• It would be prudent to have a fireplace professional evaluate and repair any safety issues/concerns before attempting to use the fireplaces.

7. Floor Condition

Flooring Types: Tile flooring noted.

Observations:

• Acceptable.

8. Smoke Detectors

Observations:

• Some smoke detectors were "chirping", which was an indication of a low battery. Replacement recommended.

Battery replacement needed in some smoke detectors

9. Wall Condition

Materials: Drywall walls noted.
Observations:
• No deficiencies observed.

10. Window Condition

Materials: Casement, sliding and fixed windows noted.
Observations:
• Fog/condensation observed in one master bedroom window, which was an indication of a failed seal. Repair or replacement as necessary.

"Fogged" window in the master bedroom

11. Ceiling Condition

Materials: Drywall ceilings noted.
Observations:
• No deficiencies observed.

12. Patio Doors

Observations:
• Refer to "Inside House-Patio Doors" notes.

Guest house patio door did not latch

The master patio door did not latch and lock

13. Screen Doors

Observations:
• Some screen doors had been removed. The buyer may desire to replace.

Bathrooms

General Comments
Informational Conditions
Bathrooms can consist of many features from whirlpool tubs and showers to toilets and bidets. Because of all the plumbing involved, much of which is not visible, it is not always possible for the inspector to view and identify every plumbing issue. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel and other problems. In accordance with industry standards, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans, which may be the responsibility of a termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants.

1. Locations

Locations: Guest house entry bathroom. • Guest house bathroom. • Master bathroom. • Guest house master bathroom. • Entry bathroom. • Front bedroom en suite bathroom. • Left side en suite bathroom. • Left side en suite bathroom (near family room). • Theatre room bathroom.

2. Cabinets

Observations:
• No deficiencies observed.

3. Ceiling Condition

Observations:
• Acceptable.

4. Counters

Observations:
• No discrepancies noted.

5. Doors

Observations:
• Serviceable.

6. Electrical

Observations:
• No deficiencies observed.

7. GFCI

Observations:
• GFCI tested and functioned properly.

8. Exhaust Fan

Observations:
• The bathroom fans operated normally when tested.

9. Floor Condition

Materials: Tile flooring noted.
Observations:
• The bathroom floors were in acceptable condition.

10. Plumbing

Observations:
• The left sink in the master bathroom made a loud sound when the faucet was activated. Loose pipe suspected. I recommend further evaluation and repair by a qualified plumber.

11. Showers

Observations:
• The showers operated normally when tested.

12. Shower Walls

Observations:
• No deficiencies observed.

13. Bath Tubs

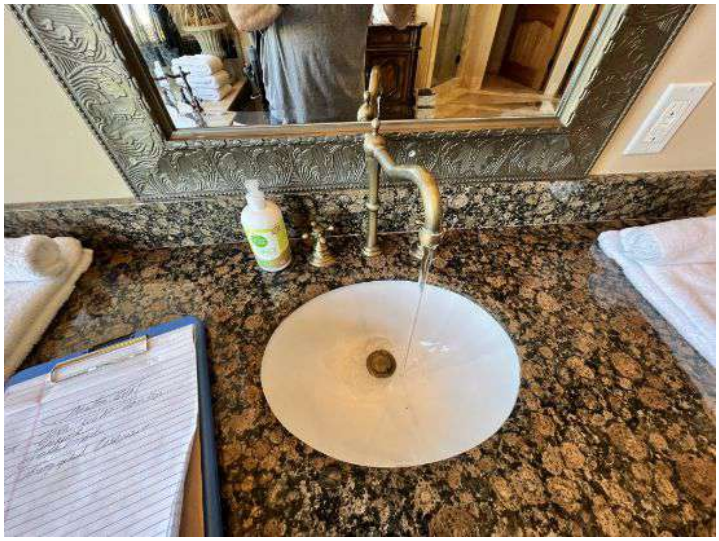
Observations:
• No deficiencies observed. Operated normally when tested.

14. Enclosure

Observations:
• The shower enclosures were functional at the time of the inspection.

15. Sinks

Observations:
• Refer to "Plumbing" notes.



The water pipe(s) for this sink were very loud

16. Toilets

Observations:
• No deficiencies observed.

17. Window Condition

Materials: Casement windows noted.
Observations:
• Refer to "Outside House-Exterior Areas Windows" notes.
• At least one master bathroom window showed sign of loss of seal/condensation, I recommend repair or replacement to provide energy savings and prevent hazed window from limiting view out of the window.

"Fogged" master bathroom window(s)

18. Bathroom Wall Condition

Observations:
• No deficiencies observed.

Laundry

General Comments

Informational Conditions

In accordance with industry standards, we do not test clothes dryers, nor washing machines and their water connections and drainpipes. However, there are two things that you should be aware of. The water supply to washing machines is usually left on, and their hoses can leak or burst under pressure and continue to flow. Therefore, we recommend replacing the rubber hose type with newer braided stainless steel ones that are much more dependable. You should also be aware that the newer washing machines discharge a greater volume of water than many of the older drainpipes can handle, which causes the water to back up and overflow, and the only remedy would be to replace the standpipe and trap with one that is a size appropriate.

1. Locations

Locations: The laundry room for the main house was located in the hallway. • The laundry hook-ups were located in the garage of the guest house.

2. Cabinets

Observations:
• No deficiencies observed.

3. Counters

Observations:
• No discrepancies noted.

4. Dryer Vent

Observations:
• The dryer vent appeared to be in acceptable condition.

Laundry hook ups for the guest house located in the garage

5. Electrical

Observations:
• Serviceable.

6. GFCI

Observations:
• GFCI tested and functioned properly

7. Exhaust Fan

Observations:
• Operated when tested.

8. Gas Valves

Observations:
• Functional.

9. Floor Condition

Materials: Tile was noted.
Observations:
• Acceptable.

10. Plumbing

Observations:
• No deficiencies.

11. Wall Condition

Materials: Drywall walls noted.
Observations:
• No deficiencies observed.

12. Ceiling Condition

Materials: There were drywall ceilings noted.
Observations:
• No deficiencies observed.

Residential Earthquake Hazards Report

Yes	No	N/A	Don't Know	
X				1. Is the water heater braced, strapped, or anchored to resist falling during an earthquake?
	X			2. Is the house anchored or bolted to the foundation?
		X		3. If the house has cripple walls: a. Are the exterior cripple walls braced?
			X	b. If the exterior foundation consists of unconnected concrete piers and posts, have they been strengthened?
			X	4. If the exterior foundation, or part of it, is made of unreinforced masonry, has it been strengthened?
			X	5. If the house is built on a hillside: a. Are the exterior tall foundation walls braced?
			X	b. Were the tall posts or columns either built to resist earthquakes or have they been strengthened?
			X	6. If the exterior walls of the house, or part of them, are made of unreinforced masonry, have they been strengthened?
			X	7. If the house has a living area over the garage, was the wall around the garage dooropening either built to resist earthquakes or has it been strengthened?
			X	8. Is the house outside an Alquist-Priolo Earthquake Fault Zone (zones immediately surrounding known earthquake faults)?
			X	9. Is the house outside a Seismic Hazard Zone (zone identified as susceptible to liquefication or landsliding)?

EXECUTED BY:

_____ _____ _____

(Seller) (Seller) Date

I acknowledge receipt of this form, completed and signed by the seller. I understand that if the seller has answered “No” to one or more questions, or if seller has indicated a lack of knowledge, there may be one or more earthquake weaknesses in this house.

_____ _____ _____

(Buyer) (Buyer) Date

Glossary

Term	Definition
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.
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 or a defect requiring minor or major expense to correct, or possibly items that require further review by a qualified specialist. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector on the time and date of the inspection. Please review all of the pages of the report. All repairs should be done by a licensed &bonded trade or profession. I recommend obtaining a copy of all receipts, warranties and permits for the work done. Also, I recommend you inquire with your agent about a home warranty.

Since I never know who will be occupying or visiting a property, whether it be children or the elderly, I ask you to consider following these general safety recommendations: Install smoke and carbon monoxide detectors; identify all escape and rescue ports; rehearse an emergency evacuation of the home; upgrade older electrical systems by at least adding ground-fault outlets; never service any electrical equipment without first disconnecting the power source; safety-film all non-tempered glass; ensure that every elevated window and the railings of stairs, landings, balconies, and decks are child-safe, meaning that barriers are in place or that the distance between the rails is not wider than three inches; regulate the temperature of water heaters to prevent scalding; make sure that goods that contain caustic or poisonous compounds, such as bleach, drain cleaners, and nail polish removers be stored where small children cannot reach them; ensure that all garage doors are well balanced and have a safety device, particularly if they are the heavy wooden type; remove any double-cylinder dead bolts from exterior doors; and consider installing child-safe locks and alarms on the exterior doors of all pool and spa properties. I am proud of my service, and trust that you will be happy with the quality of this report. I have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, I may not have tested every outlet, and opened every window and door, or identified every minor defect. Also because I am not a specialist and because my inspection is essentially visual, latent defects could exist. Therefore, you should not regard my inspection as conferring a guarantee or warranty. It does not. It is simply a report on the general condition of a particular property at a given point in time. Furthermore, as a homeowner, you should expect problems to occur. Roofs will leak, drain lines will become blocked, and components and systems will fail without warning. For these reasons, you should take into consideration the age of the house and its components and keep a comprehensive insurance policy current. If you have been provided with a home protection policy, read it carefully. Thank you for taking the time to read this report, and call me if you have any questions or observations whatsoever. I am always attempting to improve the quality of my service and my report, and I will continue to adhere to the highest standards of the real estate industry and treat everyone with kindness, courtesy, and respect.

On this page you will find, in **BLUE**, a brief summary of any CRITICAL concerns of the inspection, as they relate to safety and function. Examples would be bare electrical wires, or active drain leaks. The complete list of items noted is found throughout the body of the report, including normal maintenance items. Be sure to read your entire report.
For your safety and liability, I recommend that you hire only licensed contractors when having any work done. If the living area has been remodeled or part of an addition, I recommend that you verify the permit(s) and certificate of occupancy. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit, and latent defects could exist.
Depending upon your needs and those who will be on this property, items listed in the body of the report may also be a concern for you; be sure to read your inspection report in its entirety.
Note: If there are no comments in **BLUE** below, there were no CRITICAL system or safety concerns with this property at the time of inspection.
This summary report will provide you with a preview of the components or conditions that need service or a second opinion, but it is not definitive. Therefore, it is essential that you read the full report. Regardless, in recommending service I have fulfilled my contractual obligation as a generalist, and therefore disclaim any further responsibility. However, service is essential and should be completed during your inspection contingency period, because a specialist could identify further

defects or recommend some upgrades that could affect your evaluation of the property.

Grounds		
Page 4 Item: 1	Driveway and Walkway Condition	• Refer to "Grading" notes.
Page 5 Item: 2	Grading	• The driveway was sloped toward the garage(s). Evidence of water infiltration was observed inside both garages. Ideally, a drain should be installed in front of both structures in order to help prevent potential water damage during rain episodes.
Page 6 Item: 4	Gate Condition	• See "Pool-Fence-Gate" notes.
Page 7 Item: 5	Grounds Electrical	• See "Grounds-Electrical-GFCI" notes. • There were electrical lines observed on the left side of the main house. The lines were strung through a sharp metal vent. Safety concern. I recommend further evaluation and recommendations for repair by a qualified electrician.
Page 7 Item: 6	GFCI	• The GFCI receptacle on the left side of the main garage was damaged and did not function properly. I recommend further evaluation and repair by a qualified electrician.
Page 8 Item: 7	Main Gas Valve Condition	• The gas meter did not include a seismic shut off valve, which is a requirement in the City of Malibu. I recommend correction as needed.
Exterior Areas		
Page 10 Item: 1	Doors	• Some patio doors did not close and latch properly and/or the latch was damaged. Repair recommended.
Page 10 Item: 2	Window Condition	• Condensation was present in some double-paned windows, which was an indication of a broken seal between the glass panes. I recommend further review of all windows and repair/replacement (where needed) by a qualified window contractor.
Page 10 Item: 4	Stucco	• The smooth plaster was discolored above the garage(s) and some exterior areas had small cracks which may expand if not repaired as recommended. I recommend further evaluation and recommendations for repair/correction by a qualified specialist.
Garage		
Page 14 Item: 2	Walls	• Evidence of water intrusion on the bottom of the walls near the garage doors. Refer to "Outside House-Grading" notes.
Page 14 Item: 4	Floor Condition	• Indications of water infiltration was observed on the floors of both garages.Water infiltration may have been caused by inadequate drainage and/or a poor seal on the bottom of the garage doors. I recommend further evaluation and repair by a qualified tradesman.
Page 16 Item: 9	Fire Door	• The guest house fire door leading from the garage into the house did not completely self close and latch as required. The door should automatically close and latch in order to help prevent exhaust fumes, smoke, fire, etc., from entering the living area. I recommend a qualified contractor correct as needed before the close of the escrow contingency period.

Page 16 Item: 10	Garage Door Condition	• The garage doors on the guest house were damaged. The insulation on the inside of the doors had indications of water damage and the material was decomposing. I recommend further evaluation by a qualified contractor.
Page 17 Item: 11	Garage Door Parts	• The left (north) garage door of the main house and two guest house garage doors did not open when tested. The garage door openers did not appear to operate. I recommend further evaluation and repair by a qualified specialist.
Page 18 Item: 12	Garage Opener Status	• Refer to "Garage Door Parts."
Pool		
Page 19 Item: 3	Gate & Fence Condition	• Current safety standards require all gates leading to a pool/spa area swing out, self close and latch to help prevent children from entering pool area. In addition, any door leading to the pool area should have an alarm installed in order to alert adults that children may have entered the pool area. I recommend a qualified contractor correct as needed before close of inspection contingency period.
Heat/AC		
Page 24 Item: 6	AC Compress Condition	• The A/C condensers were not strapped to the bases. Safety hazard in case of sudden movement, i.e, earthquake. I recommend leveling and strapping as needed for safety. • The base for the guest house A/C unit was covered with dirt/mud and was not elevated as required. Correction recommended.
Water Heater		
Page 27 Item: 1	Base	• The water heater drain pan did not have a long extention pipe to carry water to the exterior of the garage. In the event of water heater failure, water would discharge onto the water heater base, then onto the floor and potentially cause damage. I recommend further review and correction by a qualified specialist.
Page 28 Item: 3	Combusion	• The combustion chamber cover was detached (see picture). Replacement recommended for safety.
Interior Areas		
Page 34 Item: 2	Window Condition	• Refer to "Outside House-Windows" notes.
Page 34 Item: 6	Wall Condition	• Refer to "Ceiling" notes.
Page 34 Item: 7	Ceiling Condition	• Several cracks were observed on the interior walls/ceiling of the guest house (living room area). I recommend further review and recommendations for repair by a qualified contractor.
Page 35 Item: 9	Stairs & Handrail	• Gaps between the staircase spindles were over 4 inches wide on the guest house spiral staircase. Safety concern for children/pets. I recommend correction by a qualified contractor.
Page 35 Item: 11	Patio Doors	• Some sliding glass doors did not latch properly. I recommend repair as needed.
Page 36 Item: 12	Screen Doors	• Doors and windows were missing screens. Client may wish to add to help prevent pest/element infiltration.

Page 37 Item: 14	Smoke Detectors	• New batteries should be installed in all smoke detectors before occupancy.
Kitchen		
Page 39 Item: 6	Cook top condition	• The pool area included an outdoor kitchen with a gas grill. The ignigtor button for the grill did not operate when tested. Repair recommended.
Page 40 Item: 9	Trash Compactor	• Did not operate properly. Recommend repair or replacing.
Page 42 Item: 15	Electrical	• Unable to active all ceiling lights in the guest house kitchen. I recommend further evaluation and correction (if needed) by a qualified electrician.
Bedrooms		
Page 43 Item: 3	Closets	• The closet door in the guest house loft did not fit properly. Replacement recommended.
Page 43 Item: 8	Smoke Detectors	• Some smoke detectors were "chirping", which was an indication of a low battery. Replacement recommended.
Page 44 Item: 10	Window Condition	• Fog/condensation observed in one master bedroom window, which was an indication of a failed seal. Repair or replacement as necessary.
Page 44 Item: 12	Patio Doors	• Refer to "Inside Houise-Patio Doors" notes.
Page 45 Item: 13	Screen Doors	• Some screen doors had been removed. The buyer may desire to replace.
Bathrooms		
Page 46 Item: 10	Plumbing	• The left sink in the master bathroom made a loud sound when the faucet was activated. Loose pipe suspected. I recommend further evaluation and repair by a qualified plumber.
Page 47 Item: 15	Sinks	• Refer to "Plumbing" notes.
Page 47 Item: 17	Window Condition	• At least one master bathroom window showed sign of loss of seal/condensation, I recommend repair or replacement to provide energy savings and prevent hazed window from limiting view out of the window.