# Cal Certified Inspections

## Confidential Inspection Report

29031 Palm Drive, Calabasas, CA 91302
Inspection prepared for: Robert Black & Robin Black
Real Estate Agent: Gregory White - Calabasas Realty

Date of Inspection: 3/11/2022 Time: 10:00 a.m.
Age of Home: 1991 Size: Approximately 7493 square feet
Weather: Sunny


Inspector: Greg White

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CAL CERTIFIED INSPECTIONS
RESIDENTIAL | COMMERICAL | MOLD

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# 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: Buyer agent present. • Client present. • Fully participated.

### 2. Home Type

Home Type: Single family home.

### 3. Occupancy

Occupancy: Occupied and furnished. • There was a gas fire pit, an outdoor kitchen, a wet sauna, an intercom system, 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: Concrete driveway and walkways noted.
Observations:
• Driveway and walkways in good shape for age and wear. No deficiencies noted.

## 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. Although there were no obvious geological issues noted by the general inspector, the property was situated on a steep hillside and the client may elect to have a qualified geologist fully evaluate.

• Drainage should be improved on the right side of the house. Improperly sloped areas/walkways were observed which may trap/pool water in the event of heavy rainfall and cause damage to the structure/foundation over time.

## 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.

Gates leading to the pool/spa area were not to current safety codes

## 5. Stairs & Handrail

Observations:

• Hand rails were missing on the steps leading to the pool/water feature, which was a safety hazard. I recommend further review and correction by a qualified contractor.

Hand rail recommended here

## 6. Grounds Electrical

Observations:

• Several landscape lights were on the ground and were loose and/or not properly covered. Exposed electrical wiring observed, which was a safety hazard. I recommend further evaluation and repair by a qualified electrician.

• At least one outdoor kitchen electrical receptacle was defective and did not include GFCI protection. I recommend further evaluation and repair by a qualified electrician.

Damaged landscape light

## 7. GFCI

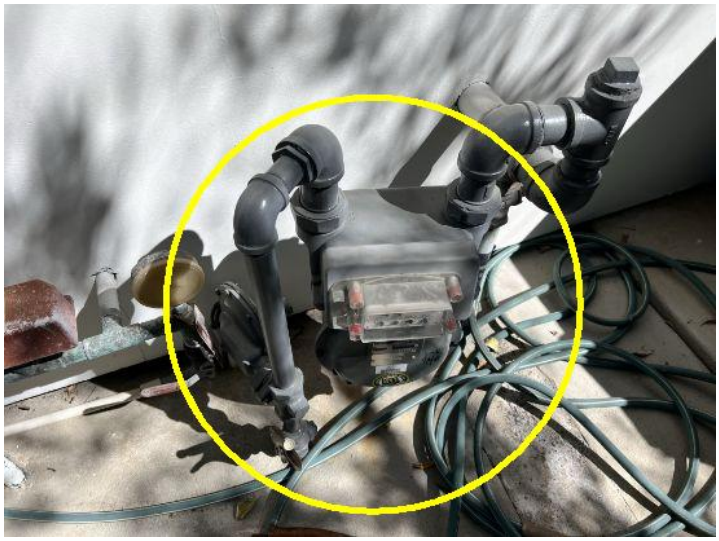
Observations:

• GFCI receptacles noted.


Defective receptacle on the outdoor kitchen island

## 8. Main Gas Valve Condition

Materials: The main gas meter and gas valve were located on the left side of the house.
Observations:
• The gas meter and gas valve were in acceptable condition.



Gas meter and shut off valve on the right side of the house

## 9. Plumbing

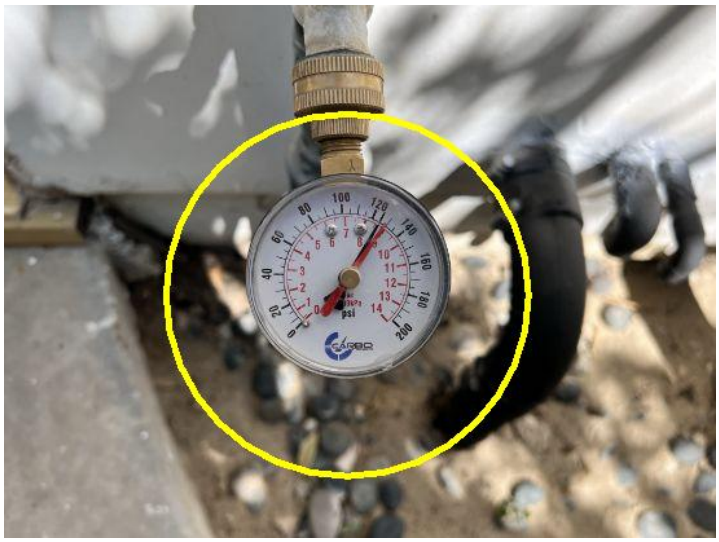
Materials: Copper piping noted.
Observations:
• Sewer line—Due to the age of this home, I recommend a sewer line inspection. A separate inspection will show the condition of the buried sewer line from the home to the city main. Items such as tree roots, broken drain pipes, and other obstructions may be revealed.
• The outdoor kitchen included a sink. The sink faucet was defective and leaking when tested. Repair recommended.

Defective sink faucet

## 10. Water Pressure

Observations:

• 120 psi noted at the time of the inspection, which was too high.  I recommend contacting a plumber adjust the water pressure to recommended levels of 60-70 psi.



Water pressure was too high

## 11. Pressure Regulator

Observations:

• Pressure regulator on the right side of the house.

Water pressure regulator and water shut off on the right side of the house

## 12. Exterior Faucet Condition

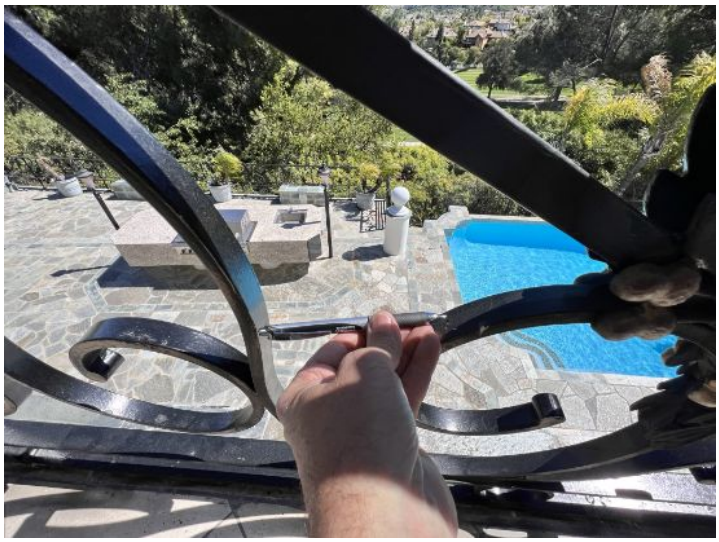
Location: Hose bibs were located around the perimeter of the structure.
Observations:

• The hose bib by the pool equipment was leaking at the time of the inspection. I recommend further evaluation and repair by a qualified plumber.

## 13. Balcony

Observations:

• The decorative metal balcony railings were more than 4" apart, which may be a safety concern for pets/children (falling through). I recommend correction as needed.



Wide gaps on the master balcony railing may be a hazard for kids and pets

## 14. Patio and Porch Condition

Observations:

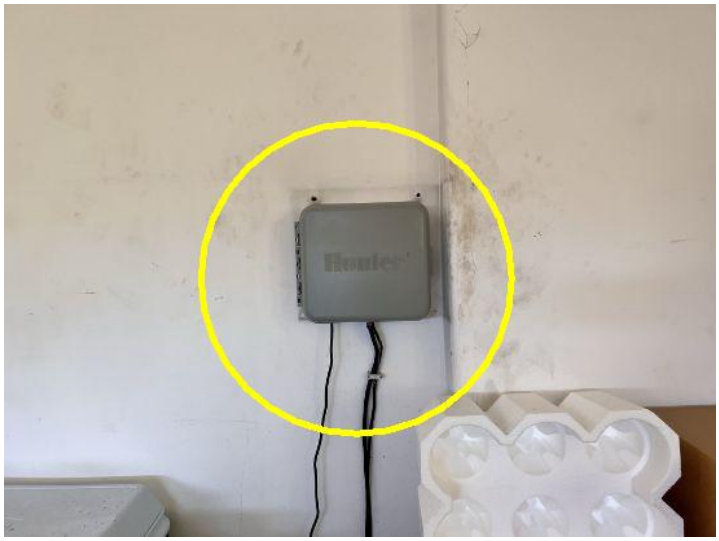
• No major system safety or function concerns noted at time of inspection.

## 15. Fence Condition

Materials: Metal fencing and block walls noted.
Observations:
• Acceptable.

## 16. Sprinklers

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




Landscape sprinkler timer box located in the garage

# 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:

• The side garage door was damaged and should be replaced.

## 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.

The front windows appeared to be "fogged"

## 3. Stucco

Observations:

• The stucco was in acceptable condition.

# Roof

**General Comments**

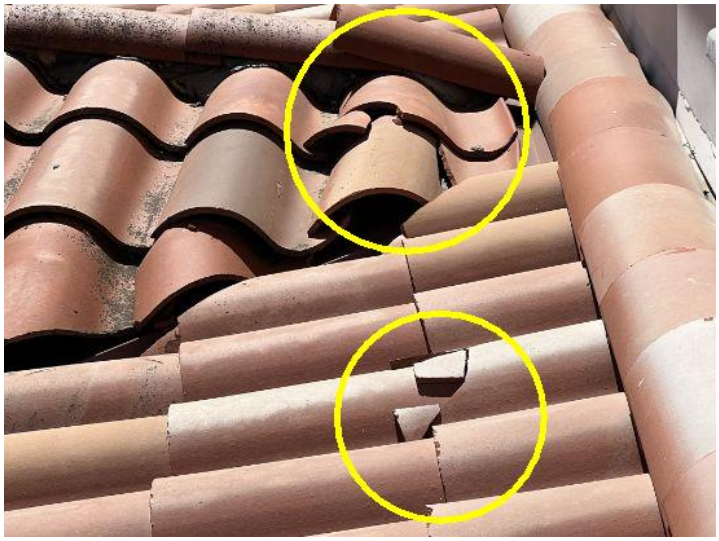
*Informational Conditions*

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: Clay tiles noted.
Observations:

• Repaired areas and cracked/damaged roof tiles were observed on the roof. There were indications of water damage in the interior ceiling(s) which may have been caused by roof damage. I recommend further review by a qualified roofing contractor.




Damaged roof tiles

### 2. Flashing

Observations:
• Flashing appeared to be acceptable.

### 3. Chimney

Observations:
• The chimney stacks were made of clay like material and one chimney was damaged. I recommend further evaluation and recommendations for repair by a qualified chimney/fireplace specialist.

### 4. Sky Lights

Observations:
• No signs of present or past leaking around the skylights were discovered at time of inspection.

### 5. Spark Arrestor

Observations:
• Refer to "Condition" notes.

### 6. Vent Caps

Observations:
• Serviceable.

### 7. 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: Clay tile roof noted.
Observations:
• See "Roofing" notes.

## 2. Walls

Observations:
• Appeared satisfactory.

## 3. Floor Condition

Materials: Concrete floor.
Observations:
• The concrete floor was damaged near the garage door (see picture). Water infiltration into the garage may be possible if not repaired as needed.

## 4. Rafters & Ceiling

Observations:
• Long cracks were observed on the drywall ceiling. Cause undetermined. Although the cracks appeared to be "cosmetic" in nature (as opposed to structural), the client may elect to have a qualified contractor further evaluate.

Cracks on the garage ceiling

## 5. Electrical

Observations:
• No deficiencies observed.

## 6. GFCI

Observations:
• GFCI tested and functioned properly.

## 7. Exterior Door

Observations:
• The door leading to the side yard had indications of weather damage. Repair/replacement recommended.

## 8. Fire Door

Observations:
• Serviceable.

## 9. Garage Door Condition

Materials: 16' sectional and 8' sectional garage doors observed.
Observations:
• The rubber weatherstripping under the (right side) garage door was partially detached/damaged. Air gaps observed which may allow water and/or pest infiltration. I recommend further review and repair by a qualified specialist.

Damaged weatherstripping and detached sensor shown here

## 10. Garage Door Parts

Observations:

• The smaller garage door opener was unplugged and not operational. Correction recommended.

This door opener was not operational


Not plugged in

## 11. Garage Opener Status

Observations:

• Acceptable.

## 12. Garage Door's Reverse Status

Observations:

• The reverse eye beams were detached/damaged. Safety hazard. Reverse eye beams help prevent the door from accidently closing on animals, children, etc. I recommend further review and correction as needed.

## 13. Ventilation

Observations:

• The garage ventilation was acceptable.

## 14. 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: Flagstone/tile deck noted.
Observations:
• No deficiencies noted.

## 3. Gate & Fence Condition

Materials: None.
Observations:
• Current safety standards require an alarm on any door leading to the pool area in order to alert adults that children may have entered the pool area. In addition, any/all gates leading to the pool area should pull out, self close and latch for safety. I recommend a qualified contractor correct as needed before close of inspection contingency period.
• The pool equipment area, including pumps, filter, electrical, etc. was not enclosed and was easily accessible to children. Safety concern. I recommend enclosing the area to help prevent children from entering the area.

The pool equipment should be enclosed for safety

Gates leading to the pool area should pull out, self close and latch for safety

## 4. Filter

Observations:
• Serviceable.

## 5. Skimmer and Basket

Observations:
• Functional

## 6. Pool Heater Condition

Materials: Gas
Observations:
• The pool heater did not operate when tested.  I recommend further review by a qualified pool contractor.


The pool heater did not operate when tested

## 7. Lights

Observations:
• Operated.

## 8. Pressure Gauge

Observations:
• Present on filter housing.

## 9. Pumps

Observations:
• Visible leaking around one pump. I recommend further evaluation and repair by a qualified specialist.

One pump appeared to be leaking

## 10. Jets

Observations:
• Operated when tested.

## 11. Structure Condition

Type: Below ground.
Materials: Plaster.
Observations:

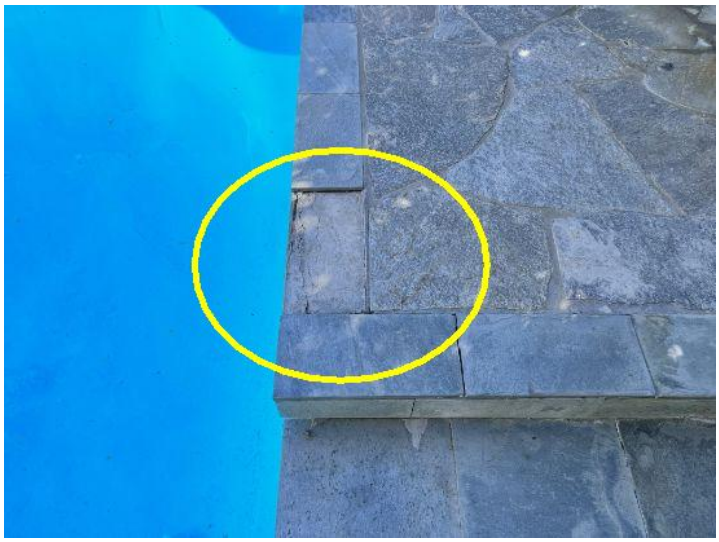
• Plaster chipping observed on the pool steps. I recommend consulting with a pool contractor for repair.

Chipped plaster on the pool steps

## 12. Tile

Observations:

• Cracked/missing pool and pool deck tiles observed. Safety concern. I recommend repair as needed.



Missing/damaged tiles

## 13. Timer

Observations:

• Present.

## 14. Water Condition

Observations:

• Clear.

## 15. Water Fill Unit

Observations:

• None.

## 16. Electrical

Observations:

• The pool pump/equipment did not appear to be properly grounded. Shock hazard. I recommend a qualified pool electrician further evaluate and correct.

Disconnected electrical ground wires at the pool equipment

## 17. GFCI

Observations:

• GFCI did not respond to test. Safety hazard. I recommend further review and correction by a qualified electrician.


GFCI safety electrical receptacle was defective

# 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 observed at the time of the inspection.

# 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: The HVAC units were located in the attic space(s) and in the garage.
Materials: Gas fired forced hot air.
Observations:
• The furnaces were older models and may be near or past the intended service life of the appliances. Although the system operated when tested, I recommend further evaluation and recommendations for upgrade by a qualified contractor.


## 2. Heater Base

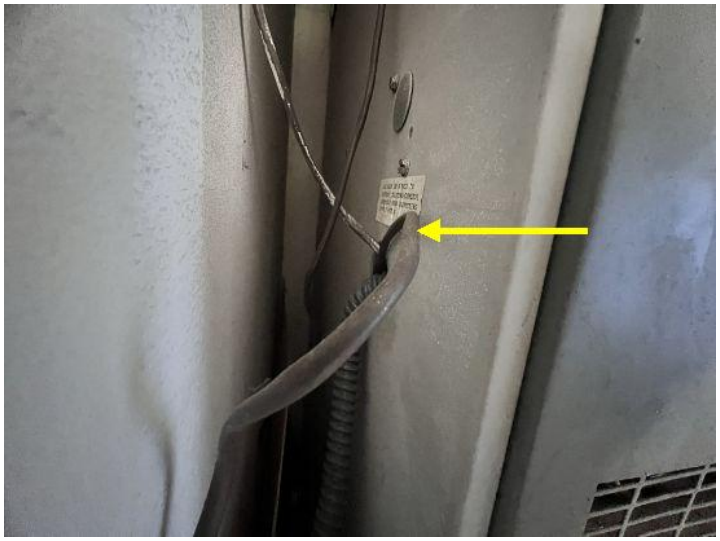
Observations:
• The heater bases appeared to be functional.

## 3. Venting

Observations:
• No deficiencies noted.

## 4. Gas Valves

Observations:
• Although it may not have been required when the house was built, a rigid gas line should be installed where it exits the furnaces. Potential safety hazard. I recommend an HVAC contractor further evaluate and upgrade as needed.



Rigid gas fitting recommended here

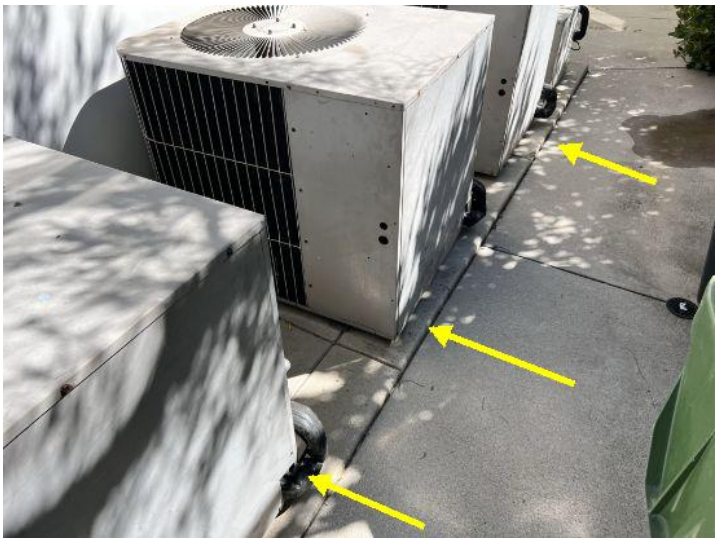
## 5. Refrigerant Lines

Observations:
• Acceptable.

## 6. AC Compress Condition

Compressor Type: Electric.
Location: The condensers were located on the right side of the house.
Observations:
• The A/C units were older models and may be near or past the intended service life of the of 20-25 years. Replacement may be needed in the future.
• 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.

4 older A/C units had been reconditioned



The A/C units should be stapped down to the ground for safety

## 7. Air Supply

Observations:
• The return air grill/filters were dirty and should be cleaned/replaced for maximum efficiency.

Air returns and filters were dirty

## 8. Registers

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

## 9. Filters

Location: Located in interior area filter grills.
Observations:
• The filters were dirty. I recommend replacement.

## 10. Thermostats

Observations:
• Functional at the time of the inspection.

Downstairs thermostats

Thermostat in the master bedroom


Thermostat in the upstairs hallway

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

• Microbial growth (possibly mold) was observed on the drywall water heater base. I recommend further evaluation by a specialist.


Microbial growth on the water heater base


A drain pan extension pipe is recommended

## 2. Combusion

Observations:

• No deficiencies observed.

## 3. Venting

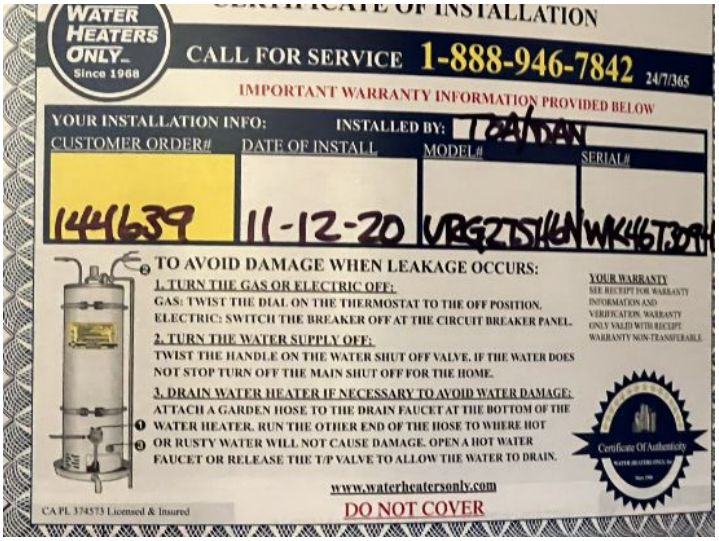
Observations:

• Functional.

## 4. Water Heater Condition

Heater Type: Gas.
Location: The heater was located in the garage.
Observations:

• The water heater appeared to be in satisfactory condition.




## 5. TPRV

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

## 6. Number Of Gallons

Observations:
• 100 gallons.

## 7. Gas Valve

Observations:
• Functional.

## 8. Plumbing

Materials: Stainless flex hoses observed.
Observations:
• No deficiencies observed at the visible portions of the supply piping.

## 9. Overflow Condition

Materials: Copper
Observations:
• The extension pipe was installed incorrectly. Safety concern. Instead of following the flow of gravity (pointing downward), the copper pipe was directly slightly upward. I recommend further review and correction by a qualified plumber.

## 10. Strapping

Observations:
• There was a gap between the water heater and the garage wall. The heater should be properly blocked (wood between the heater and the wall) 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: A main panel was observed on the right side of the garage.
Location: Sub panel location: Laundry room. • Sub panel location: Upstairs hallway.
Observations:
• No major system safety or function concerns noted at time of inspection at the panel boxes.

Main electrical panel on the right side of the house


Electrical sub panel in the laundry room

Electrical sub panel in the upstairs hallway

## 2. Main Amp Breaker

Observations:
- Sub panel in the upstairs hallway was 125 amps.
- 200 amps on the main panel
- Sub panel in the laundry room was 200 amps.

## 3. Breakers in off position

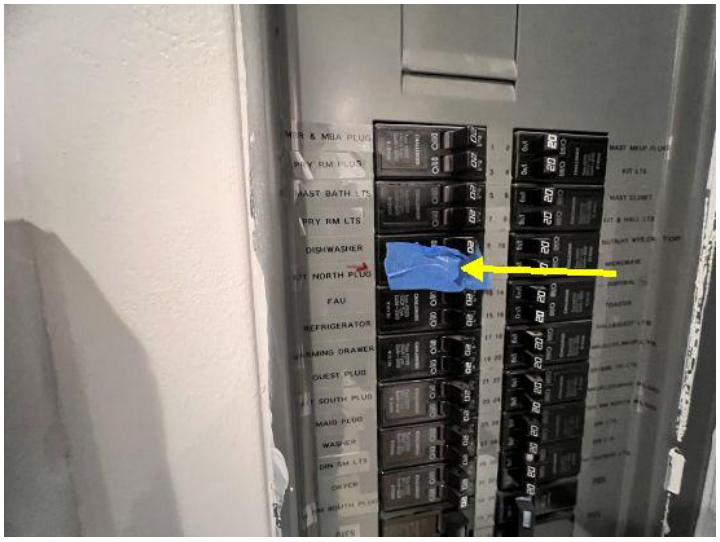
Observations:
- One laundry room panel breaker was in the "off" position. An electrician should further evaluate.

## 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.


This breaker in the laundry room sub panel was in the "off" position

# Attic

**General Comments**

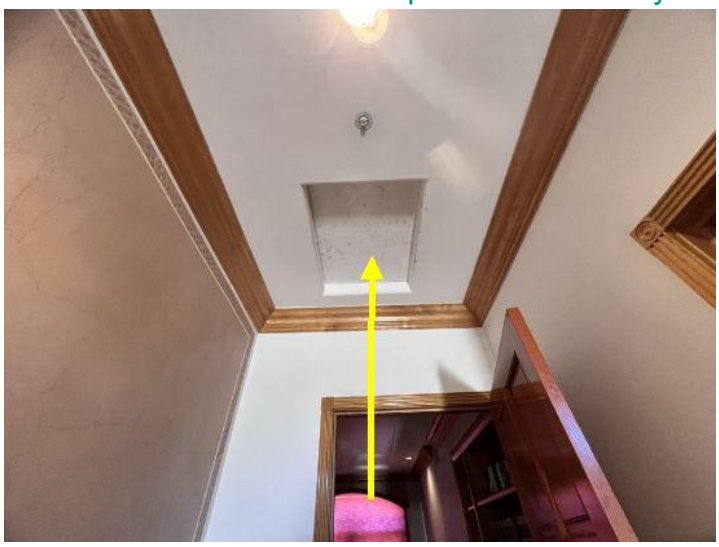
*Informational Conditions*

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:

- Scuttle hatch located in: Master bedroom closet.
- Scuttle hatch located in: Upstairs/left hallway ceiling.



Attic access in the hallway

Attic access in the master bathroom area

## 2. Structure

Observations:

- No deficiencies observed in visible areas.

## 3. Ventilation

Observations:

- Gable vents noted.

## 4. Vent Screens

Observations:

- Vent screens were noted as functional.

## 5. Duct Work

Observations:

- HVAC duct wrapping was torn/missing in some sections of the ducts and cold air was blowing out of the gap(s). Energy loss possible if not repaired/replaced as needed. I recommend further evaluation by a qualified HVAC contractor.

## 6. Electrical

Observations:

- No deficiencies observed observed in the visible areas.

### 7. Attic Plumbing

Observations:
• ABS.

### 8. Insulation Condition

Materials: Unfinished fiberglass batts noted.
Depth: Insulation averaged about 8 inches in depth
Observations:
• Rodent droppings were observed on the attic insulation. I recommend contracting a pest control company for further evaluation and recommendations for remediation.

### 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: Hardwood floors, tile and carpet.
Observations:
• The wood flooring downstairs was damaged/cracked near the entry. I recommend further evaluation and recommendations for repair by a qualified contractor.




## 2. Window Condition

Materials: Casement windows noted.
Observations:
• As mentioned in "Outside House-Exterior-Windows" notes, some windows (including the front living room windows) appeared to be "fogged" with condensation between the glass panes. I recommend further evaluation by a qualified window contractor.

## 3. Doors

Observations:
• Serviceable.

## 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 and/or wood ceilings noted.
Observations:
• Several cracks were observed on the interior walls/ceiling (upstairs). I recommend further review and recommendations for repair by a qualified contractor.

## 8. Stairs & Handrail

Observations:
• Gaps between the ornamental iron staircase were over 4 inches wide. Safety concern for children/pets. I recommend correction by a qualified contractor.

Gaps were too wide and may be a hazard for kids and pets

## 9. Cabinets

Observations:
• No deficiencies observed.

## 10. Patio Doors

Observations:
• The sliding patio doors (facing the pool area) were difficult to slide. Repair recommended.

These doors were difficult to slide

## 11. Balcony

Observations:
• Refer to "Outside House-Balcony" notes.

## 12. Fireplace

Materials: Living room. • Family room.
Materials: Prefabricated fireplaces noted.
Observations:
• There was a gap around the gas supply pipe(s). Repair recommended for safety.
• A damper stop was not present as required. A damper stop (clamp) helps prevent the damper from accidentally closing when using a gas fireplace, thereby helping prevent dangerous gases from entering the living space. I recommend installation as needed for safety.

This gap should be sealed for safety

## 13. Smoke Detectors

Observations:

• For safety, a carbon monoxide detector should be added to both levels of the house.

## 14. Door Bell

Observations:

• Operated normally when tested.

## 15. Bar

Observations:

• There was a non GFCI protected outlet next to the bar sink. I recommend installation of a GFCI protected outlet to prevent shock or electrocution.

GFCI electrical receptacle needed near the wet bar sink

# 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:

• A trim piece was detached on the bottom of the island cabinet (below the dishwasher). Repair recommended.

This trim piece was detached

## 2. Counters

Observations:

• No discrepancies noted.

## 3. Dishwasher

Observations:

• Lack of a proper air gap noted at the dishwasher drain line. In the event of a backup/clog, the device would help prevent contaminated water from entering into the dishwasher. Some newer dishwashers have an air gap installed inside the appliance, but nevertheless, some cities/counties still require an air gap device (on the sink). I recommend having a qualified plumber further evaluate as needed.

• The dishwasher door dropped when opened. The spring was defective/damaged and repair is recommended for safety.

No spring on the dishwasher door

## 4. Garbage Disposal

Observations:

• The garbage disposal did not operate when tested. Repair recommended.

This garbage disposal did not operate when tested

## 5. Microwave

Observations:
• Operated when tested.

## 6. Cook top condition

Observations:
• The gas cook top operated normally when tested.

## 7. Oven & Range

Observations:
• Operated normally when tested.

## 8. Sinks

Observations:
• No deficiencies observed.

## 9. Trash Compactor

Observations:
• Operated when tested.

## 10. Vent Condition

Materials: Down draft vent.
Observations:
• Operated when tested.

## 11. Floor Condition

### 12. Plumbing

Observations:
• Serviceable.

### 13. Ceiling Condition

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

### 14. Electrical

Observations:
• No deficiencies.

### 15. GFCI

Observations:
• GFCI in place and operational.

### 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. • Upstairs back corner office/bedroom. • Upstairs left hallway office/bedroom. • Downstairs maids quarters bedroom (near garage). • Upstairs front/right corner office/bedroom. • Upstairs TV/family room bedroom.

### 2. Cabinets

Observations:
• No deficiencies observed.

### 3. Ceiling Fans

Observations:
• The ceiling fan in the upstairs left/rear office/bedroom did not operate when tested. The keypad did not operate and a remote control device was not located. Correction recommended.

### 4. Closets

Observations:
• The sliding closet door in the upstairs left office/bedroom did not close properly. Repair/replacement recommended.
• The closet door was missing in the upstairs front right office/bedroom. Replacement recommended.

This bedroom closet door was defective

Missing closet door

## 5. Doors

Observations:
• Acceptable.

## 6. Electrical

Observations:
• No deficiencies noted.

## 7. Fireplace

Materials: Master.
Materials: Prefabricated fireplace noted.
Observations:
• A damper stop should be added to the gas fireplace to prevent accidental closing of the damper while in use. Safety concern. I recommend adding a damper stop as needed.
• A gap was observed around the gas pipe/fire box wall in the master bedroom fireplace. Repair recommended for safety.

## 8. Floor Condition

Flooring Types: Carpet.
Observations:
• Acceptable.

## 9. Smoke Detectors

Observations:
• The smoke detectors were in place during the inspection.

The bedrooms included smoke detectors

## 10. Wall Condition

Materials: Drywall walls noted.
Observations:
• Cracks, water stains and evidence of moisture infiltration observed on the walls/ceiling in the master bedroom. I recommend further evaluation and repair by a qualified contractor.

## 11. Window Condition

Materials: Casement windows noted.
Observations:
• Refer to "Exterior-Windows" notes.

## 12. Ceiling Condition

Evidence of water damage on the master bedroom ceiling

## 13. Patio Doors

Observations:
• Acceptable.

# 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: Master bathroom. • Entry bathroom. • Maids quarters bathroom (near garage). • TV room (family room) bathroom. • Upstairs left/office bathroom. • Upstairs left/office back corner bathroom.

## 2. Cabinets

Observations:
• No deficiencies observed.

## 3. Ceiling Condition

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

## 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: Wood, carpet and tile flooring in the bathrooms.
Observations:
• The bathroom floors were in acceptable condition.

### 10. Plumbing

Observations:
• No deficiencies observed.

### 11. Showers

Observations:
• The showers operated normally when tested.

### 12. Shower Walls

Observations:
• Caulking/grout repair recommend around the perimeter of the downstairs TV/family room shower in order to help prevent water penetration and potential damage over time.

### 13. Bath Tubs

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

### 14. Enclosure

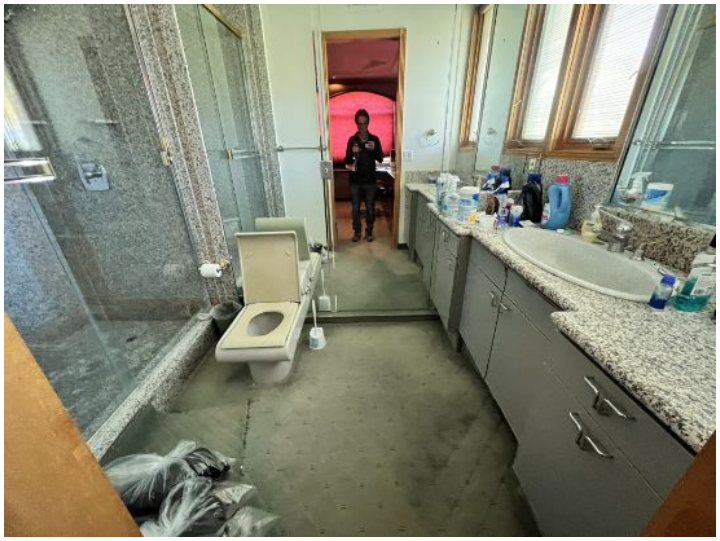
Observations:
• The shower enclosures were functional at the time of the inspection.

### 15. Sinks

Observations:
• Slow drain in the left master bathroom sink and in the downstairs TV/family room bathroom sink. Possible clog. I recommend further review and repair by a qualified plumber.
• The right sink stopper was damaged in the master bathroom. Replacement recommended.
• The left sink stopper was missing in the upstairs left/office back corner bathroom. Replacement recommended.

Slow drain in this sink

Defective sink stopper



Missing sink stopper

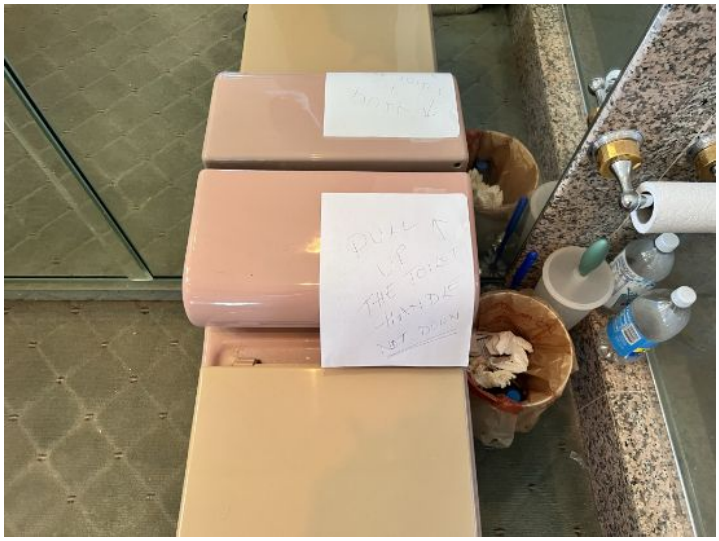
Defective master sink stopper

Slow drain in the left master bathroom sink

## 16. Toilets

Observations:

• Defective toilet handles in the downstairs hallway bathroom and in the upstairs left/office hallway bathroom. Repair recommended.



This toilet needed repair

### 17. Window Condition

Materials: Casement windows noted.
Observations:
• Acceptable.

### 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 was located in the hallway.

### 2. Cabinets

Observations:
• No deficiencies observed.

### 3. Counters

Observations:
• No discrepancies noted.

### 4. Dryer Vent

Observations:
• The exterior dryer vent was clogged with lint/debris. Safety concern. I recommend repair as needed.

Clogged dryer vent

## 5. Electrical

Observations:
• Serviceable.

## 6. GFCI

Observations:
• I recommend upgrading the laundry area receptacle to GFCI protection within 6 feet of all potential wet locations for safety.

## 7. Exhaust Fan

Observations:
• None.

## 8. Gas Valves

Observations:
• Functional.

## 9. Wash Basin

Observations:
• Present and filled with personal items. Unable to test.

## 10. Floor Condition

Materials: Tile was noted.
Observations:
• Acceptable.

## 11. Plumbing

Observations:
• No deficiencies.

## 12. Wall Condition

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

## 13. Ceiling Condition

Observations:
• No deficiencies observed.

## 14. Doors

Observations:
• Serviceable.

## 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:<br>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:<br>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? |

| Yes | No | Don't Know | |
|---|---|---|---|
| | | 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 |
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| 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, 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.

In the Summary page(s) 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.

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| **Grounds** | | |
| Page 5 Item: 2 | Grading | • Drainage should be improved on the right side of the house. Improperly sloped areas/walkways were observed which may trap/pool water in the event of heavy rainfall and cause damage to the structure/foundation over time. |
| Page 5 Item: 4 | Gate Condition | • See "Pool-Fence-Gate" notes. |
| Page 6 Item: 5 | Stairs & Handrail | • Hand rails were missing on the steps leading to the pool/water feature, which was a safety hazard. I recommend further review and correction by a qualified contractor. |
| Page 6 Item: 6 | Grounds Electrical | • Several landscape lights were on the ground and were loose and/or not properly covered. Exposed electrical wiring observed, which was a safety hazard. I recommend further evaluation and repair by a qualified electrician.<br>• At least one outdoor kitchen electrical receptacle was defective and did not include GFCI protection. I recommend further evaluation and repair by a qualified electrician. |
| Page 7 Item: 9 | Plumbing | • The outdoor kitchen included a sink. The sink faucet was defective and leaking when tested. Repair recommended. |
| Page 8 Item: 10 | Water Pressure | • 120 psi noted at the time of the inspection, which was too high. I recommend contacting a plumber adjust the water pressure to recommended levels of 60-70 psi. |
| Page 9 Item: 12 | Exterior Faucet Condition | • The hose bib by the pool equipment was leaking at the time of the inspection. I recommend further evaluation and repair by a qualified plumber. |
| Page 9 Item: 13 | Balcony | • The decorative metal balcony railings were more than 4" apart, which may be a safety concern for pets/children (falling through). I recommend correction as needed. |
| **Exterior Areas** | | |
| Page 11 Item: 1 | Doors | • The side garage door was damaged and should be replaced. |
| Page 11 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. |
| **Roof** | | |
| Page 12 Item: 1 | Roof Condition | • Repaired areas and cracked/damaged roof tiles were observed on the roof. There were indications of water damage in the interior ceiling(s) which may have been caused by roof damage. I recommend further review by a qualified roofing contractor. |
| Page 13 Item: 3 | Chimney | • The chimney stacks were made of clay like material and one chimney was damaged. I recommend further evaluation and recommendations for repair by a qualified chimney/fireplace specialist. |
| Page 13 Item: 5 | Spark Arrestor | • Refer to "Condition" notes. |
| **Garage** | | |
| Page 14 Item: 3 | Floor Condition | • The concrete floor was damaged near the garage door (see picture). Water infiltration into the garage may be possible if not repaired as needed. |

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| Page 14 Item: 4 | Rafters & Ceiling | • Long cracks were observed on the drywall ceiling. Cause undetermined. Although the cracks appeared to be "cosmetic" in nature (as opposed to structural), the client may elect to have a qualified contractor further evaluate. |
| Page 15 Item: 7 | Exterior Door | • The door leading to the side yard had indications of weather damage. Repair/replacement recommended. |
| Page 15 Item: 9 | Garage Door Condition | • The rubber weatherstripping under the (right side) garage door was partially detached/damaged. Air gaps observed which may allow water and/or pest infiltration. I recommend further review and repair by a qualified specialist. |
| Page 16 Item: 10 | Garage Door Parts | • The smaller garage door opener was unplugged and not operational. Correction recommended. |
| Page 16 Item: 12 | Garage Door's Reverse Status | • The reverse eye beams were detached/damaged. Safety hazard. Reverse eye beams help prevent the door from accidently closing on animals, children, etc. I recommend further review and correction as needed. |
| **Pool** | | |
| Page 17 Item: 3 | Gate & Fence Condition | • Current safety standards require an alarm on any door leading to the pool area in order to alert adults that children may have entered the pool area. In addition, any/all gates leading to the pool area should pull out, self close and latch for safety. I recommend a qualified contractor correct as needed before close of inspection contingency period.<br>• The pool equipment area, including pumps, filter, electrical, etc. was not enclosed and was easily accessible to children. Safety concern. I recommend enclosing the area to help prevent children from entering the area. |
| Page 18 Item: 6 | Pool Heater Condition | • The pool heater did not operate when tested. I recommend further review by a qualified pool contractor. |
| Page 19 Item: 9 | Pumps | • Visible leaking around one pump. I recommend further evaluation and repair by a qualified specialist. |
| Page 20 Item: 11 | Structure Condition | • Plaster chipping observed on the pool steps. I recommend consulting with a pool contractor for repair. |
| Page 20 Item: 12 | Tile | • Cracked/missing pool and pool deck tiles observed. Safety concern. I recommend repair as needed. |
| Page 21 Item: 16 | Electrical | • The pool pump/equipment did not appear to be properly grounded. Shock hazard. I recommend a qualified pool electrician further evaluate and correct. |
| Page 21 Item: 17 | GFCI | • GFCI did not respond to test. Safety hazard. I recommend further review and correction by a qualified electrician. |
| **Heat/AC** | | |
| Page 23 Item: 4 | Gas Valves | • Although it may not have been required when the house was built, a rigid gas line should be installed where it exits the furnaces. Potential safety hazard. I recommend an HVAC contractor further evaluate and upgrade as needed. |
| 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. |
| Page 24 Item: 7 | Air Supply | • The return air grill/filters were dirty and should be cleaned/replaced for maximum efficiency. |

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| Page 25 Item: 9 | Filters | • The filters were dirty. I recommend replacement. |
| **Water Heater** | | |
| Page 26 Item: 1 | Base | • The main house water heater drain pan did not have a long extension pipe to carry water to the exterior of the garage. In the event of water heater failure, water would discharge onto the water heater pan, then onto the floor and potentially cause damage. I recommend further review and correction by a qualified specialist.<br>• Microbial growth (possibly mold) was observed on the drywall water heater base. I recommend further evaluation by a specialist. |
| Page 27 Item: 9 | Overflow Condition | • The extension pipe was installed incorrectly. Safety concern. Instead of following the flow of gravity (pointing downward), the copper pipe was directly slightly upward. I recommend further review and correction by a qualified plumber. |
| Page 27 Item: 10 | Strapping | • There was a gap between the water heater and the garage wall. The heater should be properly blocked (wood between the heater and the wall) for safety. |
| **Electrical** | | |
| Page 29 Item: 3 | Breakers in off position | • One laundry room panel breaker was in the "off" position. An electrician should further evaluate. |
| **Attic** | | |
| Page 30 Item: 5 | Duct Work | • HVAC duct wrapping was torn/missing in some sections of the ducts and cold air was blowing out of the gap(s). Energy loss possible if not repaired/replaced as needed. I recommend further evaluation by a qualified HVAC contractor. |
| Page 31 Item: 8 | Insulation Condition | • Rodent droppings were observed on the attic insulation. I recommend contracting a pest control company for further evaluation and recommendations for remediation. |
| **Interior Areas** | | |
| Page 31 Item: 1 | Floor Condition | • The wood flooring downstairs was damaged/cracked near the entry. I recommend further evaluation and recommendations for repair by a qualified contractor. |
| Page 32 Item: 2 | Window Condition | • As mentioned in "Outside House-Exterior-Windows" notes, some windows (including the front living room windows) appeared to be "fogged" with condensation between the glass panes. I recommend further evaluation by a qualified window contractor. |
| Page 33 Item: 6 | Wall Condition | • Refer to "Ceiling" notes. |
| Page 33 Item: 7 | Ceiling Condition | • Several cracks were observed on the interior walls/ceiling (upstairs). I recommend further review and recommendations for repair by a qualified contractor. |
| Page 33 Item: 8 | Stairs & Handrail | • Gaps between the ornamental iron staircase were over 4 inches wide. Safety concern for children/pets. I recommend correction by a qualified contractor. |
| Page 34 Item: 10 | Patio Doors | • The sliding patio doors (facing the pool area) were difficult to slide. Repair recommended. |
| Page 34 Item: 11 | Balcony | • Refer to "Outside House-Balcony" notes. |

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| Page 34 Item: 12 | Fireplace | • There was a gap around the gas supply pipe(s). Repair recommended for safety.<br>• A damper stop was not present as required. A damper stop (clamp) helps prevent the damper from accidentally closing when using a gas fireplace, thereby helping prevent dangerous gases from entering the living space. I recommend installation as needed for safety. |
| Page 35 Item: 13 | Smoke Detectors | • For safety, a carbon monoxide detector should be added to both levels of the house. |
| Page 36 Item: 15 | Bar | • There was a non GFCI protected outlet next to the bar sink. I recommend installation of a GFCI protected outlet to prevent shock or electrocution. |
| **Kitchen** | | |
| Page 36 Item: 1 | Cabinets | • A trim piece was detached on the bottom of the island cabinet (below the dishwasher). Repair recommended. |
| Page 37 Item: 3 | Dishwasher | • Lack of a proper air gap noted at the dishwasher drain line. In the event of a backup/clog, the device would help prevent contaminated water from entering into the dishwasher. Some newer dishwashers have an air gap installed inside the appliance, but nevertheless, some cities/counties still require an air gap device (on the sink). I recommend having a qualified plumber further evaluate as needed.<br>• The dishwasher door dropped when opened. The spring was defective/damaged and repair is recommended for safety. |
| Page 37 Item: 4 | Garbage Disposal | • The garbage disposal did not operate when tested. Repair recommended. |
| **Bedrooms** | | |
| Page 41 Item: 3 | Ceiling Fans | • The ceiling fan in the upstairs left/rear office/bedroom did not operate when tested. The keypad did not operate and a remote control device was not located. Correction recommended. |
| Page 41 Item: 4 | Closets | • The sliding closet door in the upstairs left office/bedroom did not close properly. Repair/replacement recommended.<br>• The closet door was missing in the upstairs front right office/bedroom. Replacement recommended. |
| Page 42 Item: 7 | Fireplace | • A damper stop should be added to the gas fireplace to prevent accidental closing of the damper while in use. Safety concern. I recommend adding a damper stop as needed.<br>• A gap was observed around the gas pipe/fire box wall in the master bedroom fireplace. Repair recommended for safety. |
| Page 43 Item: 10 | Wall Condition | • Cracks, water stains and evidence of moisture infiltration observed on the walls/ceiling in the master bedroom. I recommend further evaluation and repair by a qualified contractor. |
| **Bathrooms** | | |
| Page 45 Item: 12 | Shower Walls | • Caulking/grout repair recommend around the perimeter of the downstairs TV/family room shower in order to help prevent water penetration and potential damage over time. |

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| Page 45 Item: 15 | Sinks | • Slow drain in the left master bathroom sink and in the downstairs TV/family room bathroom sink. Possible clog. I recommend further review and repair by a qualified plumber.<br>• The right sink stopper was damaged in the master bathroom. Replacement recommended.<br>• The left sink stopper was missing in the upstairs left/office back corner bathroom. Replacement recommended. |
| Page 47 Item: 16 | Toilets | • Defective toilet handles in the downstairs hallway bathroom and in the upstairs left/office hallway bathroom. Repair recommended. |
| **Laundry** | | |
| Page 48 Item: 4 | Dryer Vent | • The exterior dryer vent was clogged with lint/debris. Safety concern. I recommend repair as needed. |