

# Teresa's Property Inspections

Tel: 714-614-6321

## SUMMARY REPORT

**Client:**

**Inspection Address:** , ,

**Inspection Date:** 9/29/2016

**Inspected by:** Teresa Howarth

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. It is essential that you read the full report. In recommending service we have fulfilled our contractual obligation as generalists, and therefore disclaim any further responsibility. Service is essential, because a specialist could identify further defects or recommend some upgrades that could affect your evaluation of the property.

**This report is the exclusive property of the Inspection Company and the client whose name appears herewith, and its use by any unauthorized persons is prohibited.**

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### Exterior

#### Site & Other Observations

##### Landscaping Observations

###### *Components and Conditions Needing Service*

- Landscaping is above foundation and touching the stucco wall

#### Grading & Drainage

##### Drainage Mode

###### *Components and Conditions Needing Service*

- Grading slopes toward the residence

##### Area Drains

###### *Components and Conditions Needing Service*

- The area drains must be maintained and tested annually

#### House Wall Finish

##### House Wall Finish Observations

###### *Components and Conditions Needing Service*

- Portions of the wood siding are damaged and should be evaluated by a termite inspector

#### Exterior Components

##### Yard Walls

###### *Components and Conditions Needing Service*

- The cinder block walls have stress fractures and open grout joints

##### Fences & Gates

###### *Components and Conditions Needing Service*

- The gate needs typical maintenance-type service to open and close or latch easily

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

All printed comments and the opinions expressed herein are those of the Inspection Company.

Inspection Summary - Page 1

## Roof

### Composition Shingle Roof

#### Roofing Material

##### *Components and Conditions Needing Service*

- A pattern of cracks in the shingles is atypical and suggests premature failure or defective materials

#### Gutters & Drainage

##### *Components and Conditions Needing Service*

- The gutters need to be cleaned and serviced to drain properly
- Some downspouts are missing or need to be reconnected or serviced

#### Common observations

##### *Components and Conditions Needing Service*

- Staples or nails were used to attached roof line shingles and flashings and vent stacks need sealing

## Plumbing

### General Gas Components

#### Gas Main Observations

##### *Hazardous Conditions*

- There is no wrench at the gas shut-off valve which we recommend obtaining as a safety precaution

### Gas Water Heaters

#### Vent Pipe & Cap

##### *Components and Conditions Needing Service*

- The vent pipe appears functional but may be asbestos

#### Relief Valve & Discharge Pipe

##### *Hazardous Conditions*

- The discharge pipe is not long enough

#### Seismic Straps

##### *Components and Conditions Needing Service*

- The water heater is not correctly secured

#### Sediment trap

##### *Components and Conditions Needing Service*

- No sediment trap

## Electrical

### Main Panel

#### Main Panel Observations

##### *Components and Conditions Needing Service*

- Main panel missing screw for inside dead plate panel

#### Panel Cover Observations

##### *Hazardous Conditions*

- The exterior panel cover has loose or missing hinges and should be serviced

## Heat-A/C

### HVAC Split Systems

## Common Observations

### *Components and Conditions Needing Service*

- The split-system should be serviced for reasons listed in the report

## Chimney

### Living Room Chimney

#### Common Observations

##### *Components and Conditions Needing Service*

- The chimney needs evaluating for the reasons listed in the report

## Living

### Dining Room

#### Doors

##### *Components and Conditions Needing Service*

- Door handle on sliding glass door is not attached properly

### Family Room

#### Doors

##### *Hazardous Conditions*

- Sliding glass door has broken pane of glass

### Smoke Alarms

#### Smoke Alarms

##### *Hazardous Conditions*

- Smoke alarms need to be installed in certain areas

## Bedrooms

### 2nd Bedroom

#### Outlets

##### *Hazardous Conditions*

- Loose outlet

### 3rd Bedroom

#### Doors

##### *Components and Conditions Needing Service*

- The door striker plate needs to be adjusted for the striker pin to engage

## Bathrooms

### Master Bathroom

#### Sink Faucet Valves & Connectors Trap & Drain

##### *Components and Conditions Needing Service*

- Water shutoff handle has evidence of corrosion

### Hall Bathroom

#### Sink Faucet Valves & Connectors Trap & Drain

##### *Components and Conditions Needing Service*

- The mechanical sink stopper is incomplete and should be serviced
- The drain has a corrugated section

## Kitchen

### Kitchen

#### Outlets

##### *Components and Conditions Needing Service*

- Outlet is loose

#### Register

##### *Components and Conditions Needing Service*

- There is no air conditioning register present

## Garage

### Double-Car Garage

#### Firewall Separation

##### *Hazardous Conditions*

- The voids in the garage firewall must be repaired

#### Entry Door Into the House

##### *Hazardous Conditions*

- The house entry door does not close and latch on its own

#### Garage Side Door

##### *Components and Conditions Needing Service*

- The garage side door is blocked and could not be tested and should be demonstrated

#### Automatic Opener

##### *Hazardous Conditions*

- The garage door openers are functional but do not auto-reverse
- The garage door infra red sensors did not function at the time of the inspection

#### Outlets

##### *Components and Conditions Needing Service*

- The outlets that were tested were not ground fault protected

##### *Hazardous Conditions*

- An outlet is not secured and should be

## Attic

### Primary Attic

#### Common Observations

##### *Components and Conditions Needing Service*

- Moisture stains present on boards

#### Electrical

##### *Hazardous Conditions*

- An electrical connection has been made incorrectly outside of a junction box

# Teresa's Property Inspections

Tel: 714-614-6321

## CONFIDENTIAL INSPECTION REPORT PREPARED FOR:

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**INSPECTION ADDRESS**

**INSPECTION DATE**  
9/29/2016



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## GENERAL INFORMATION

**Inspection Address:**  
**Inspection Date:** 9/29/2016  
**Inspected by:** Teresa Howarth  
**Furnished:** Yes  
**Structure Style:** California Ranch

### General Property Conditions

#### PLEASE NOTE:

**This report is the exclusive property of Teresa's Property Inspections and the client whose name appears herewith, and its use by any unauthorized persons is strictly prohibited.**

**The observations and opinions expressed within this report are those of Teresa's Property Inspections and supercede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the standards of (CREIA) California Real Estate Inspection Association, and those that we do not inspect are clearly disclaimed in the contract and/or in the aforementioned standards. However, some components that are inspected and found to be functional may not necessarily appear in the report, simply because we do not wish to waste our client's time by having them read an unnecessarily lengthy report about components that do not need to be serviced.**

**In accordance with the terms of the contract, the service recommendations that we make in this report should be completed well before the close of escrow by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.**

Report File: Sample Report 2

## SCOPE OF WORK

You have contracted with Teresa's Property Inspections to perform a generalist inspection in accordance with the standards of practice established by the CREIA (California Real Estate Inspection Association), a copy of which is available on my website at [www.teresaspropertyinspections.com](http://www.teresaspropertyinspections.com).

This report describes the property conditions on the date of the inspection, to current CREIA (California Real Estate Inspection Association) Standards. Within the CREIA standards. Soil conditions, inaccessible features, and cosmetic considerations are specifically excluded from the scope of this report. Our work is not technically exhaustive and does not include tests such as an appropriate professional might perform on any given system or component. We test components with normal operating controls only and do not break down nor dismantle any system or component. Our fees do not include guarantees or warranties or perform repairs of any kind either expressed or implied.

Some features are not inspected. For instance: Sewer drainage, which can become blocked without warning; timer controlled devices; thermostats and similar control devices are not checked for calibration; security systems; elevators; and personal property such as refrigerators, freezers, washers and dryers, and window coverings. We cannot judge what we cannot see, such as conditions hidden within walls, beneath rugs, or deliberately masked. We do not dismantle, turn on gas service to appliances, nor venture into or onto areas which in our judgment may be hazardous. This is not a full list, please refer to the Standards of Practice at [www.NAHI.org](http://www.NAHI.org) and our contract for a full list.

# Structural

## Structural Elements

### Identification of Wall Structure

#### *Informational Conditions*

The walls are conventionally framed with wooden studs.

### Identification of Floor Structure

#### *Informational Conditions*

The floor structure consists of a poured slab that could include reinforcing steel.

### Identification of Ceiling Structure

#### *Informational Conditions*

The ceiling structure consists of standard joists.

### Identification of Roof Structure

#### *Informational Conditions*

The roof structure is conventionally framed with rafters, purlins, collar-ties, et cetera.

## Slab Foundation

### General Comments

#### *Informational Conditions*

This residence has a slab on grade foundation.

### Method of Evaluation

#### *Informational Conditions*

We evaluated the slab foundation on the exterior, by examining the stem walls that project above the footing at the base of the house walls.

# Exterior

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, retaining walls, carports, patio covers, decks, stoops, steps, porches, building walls, fascia and trim, balconies, doors, windows, lights, and outlets. 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. 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 issues.

## Site & Other Observations

### Landscaping Observations

#### *Components and Conditions Needing Service*

Landscaping is above foundation and touching the stucco wall. This allows moisture to wick into the walls.

Recommend removing landscaping to expose a minimum of 8" of the weep screed.



Landscaping is above foundation and touching the stucco wall - *Continued*



## Grading & Drainage

### Drainage Mode

#### *Components and Conditions Needing Service*

Grading slopes toward the residence. This could result in moisture entering the home, soil erosion and could damage the foundation over a period of time. You should consult a landscape contractor about improving the condition of the slope.



### Area Drains

#### *Components and Conditions Needing Service*

The property is served by one area drain. Because it is impossible to see inside them, the seller should guarantee that the drains are functional, or they should be flushed through to the street before the end of the inspection contingencies time frame. Other areas of the side yard have ponding which should be evaluated by a specialist to prevent moisture intrusion into the home. Surface water carries minerals and silt that is deposited inside the pipes and hardens in the summer months to the consistency of wet concrete, which can impede drainage and require the pipes to be cleared by a roter service.



## House Wall Finish

### House Wall Finish Type

#### *Informational Conditions*

The house walls are finished with stucco.

### House Wall Finish Observations

#### *Components and Conditions Needing Service*

Portions of the wood siding are damaged and should be evaluated by a termite inspector before the end of the inspection contingencies time frame.

## Exterior Components

### Driveways

#### *Informational Conditions*

The driveway is in acceptable condition.

### Walkways

#### *Informational Conditions*

The walkways are in acceptable condition.

### Yard Walls

#### *Components and Conditions Needing Service*

The cinder block walls have stress fractures and open grout joints and should be evaluated by a qualified brick mason before the end of the inspection contingencies timeframe.



### Fences & Gates

#### *Components and Conditions Needing Service*

The gate needs typical maintenance-type service, to open and close or latch easily.



### Fascia & Trim

#### *Informational Conditions*

The fascia board and trim are in acceptable condition.

### Lights

#### *Informational Conditions*

The lights outside the doors of the residence are functional.

## Roof

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. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. 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.

## Composition Shingle Roof

### General Comments

#### *Informational Conditions*

There are a wide variety of composition shingle roofs, which are comprised of asphalt or fiberglass materials impregnated with mineral granules that are designed to deflect the deteriorating ultra-violet rays of the sun. The commonest of these roofs are warranted by manufacturers to last from 15 to 20 years, and are typically guaranteed against leaks by the installer for three to five years. The actual life of the roof will vary, depending on a number of interrelated factors besides the quality of the material and the method of installation. Regular maintenance will certainly extend the life of any roof, and will usually avert most leaks that only become evident after they have caused other damage.

### Method of Evaluation

#### *Informational Conditions*

We evaluated the roof and its components by walking on its surface.

### Estimated Age

#### *Informational Conditions*

The roof appear to be approximately eight to ten years old, but this is just an estimate and you should request the installation permit from the sellers, which will reveal its exact age and any warranty guarantee that might be applicable.

### Roofing Material

#### *Components and Conditions Needing Service*

A pattern of cracks in the shingles is atypical and suggests premature failure, due to defective materials, or poor warehousing, and we recommend that the roof be evaluated by a specialist prior to the close of the inspection contingencies time frame.



### Flashings

#### *Informational Conditions*

The roof flashing's are in acceptable condition.

### Gutters & Drainage

#### *Functional Components and Conditions*

Some gutters drain to an underground location which cannot be viewed. We cannot guarantee that the gutters that drain into the ground are not clogged.

Some gutters drain to an underground location which cannot be viewed - *Continued*



**Components and Conditions Needing Service**

The gutters need to be cleaned and serviced to drain properly.



Some downspouts are missing or need to be reconnected or serviced to drain away from the home. Having the downspouts drain next to the foundation can cause deterioration to the slab. Recommend having downspouts repaired and drain away from the home.



**Common observations**

**Components and Conditions Needing Service**

Staples or nails were used to attached roof line shingles and flashings. Staples or nails should never be used to install or repair a roof. The staples or nails allow moisture intrusion. The vent stacks also have gaps in the seal which will allow moisture intrusion. Recommend proper repair by a licensed roofing contractor.



Staples or nails were used to attached roof line shingles and flashings and vent stacks need sealing - *Continued*



## Plumbing

### Potable Water Supply Pipes

#### Water Main Shut-off Location

##### *Informational Conditions*

The main water shut-off valve is located at the front of the residence.

#### Copper Water Pipes

##### *Informational Conditions*

The potable water pipes are in acceptable condition.

### General Gas Components

#### Gas Main Shut-Off Location

##### *Informational Conditions*

The gas main shut-off is located in the side yard.

#### Gas Main Observations

##### *Hazardous Conditions*

There is no wrench at the gas shut-off valve to facilitate an emergency shut-off in case of earthquake or fire. Such tools are relatively inexpensive. We recommend that you buy one and leave it in-place on the valve to ensure safety.

#### Gas Supply Pipes

##### *Informational Conditions*

The visible portions of the gas pipes appear to be in acceptable condition.

### Gas Water Heaters

#### Age Capacity & Location

##### *Informational Conditions*

Hot water is provided by a 3 year old, 50 gallon water heater that is located in the garage.

#### Water Shut-Off Valve & Connectors

##### *Informational Conditions*

The shut-off valve and water connectors are present, but not tested. This is beyond the scope of the inspection.

#### Gas Shut-Off Valve & Connector

##### *Informational Conditions*

The gas control valve and its connector at the water heater are present but not tested. Testing these devices are beyond the scope of the inspection.

#### Vent Pipe & Cap

##### *Components and Conditions Needing Service*

The vent pipe appears functional but may be asbestos. Asbestos has been reported to cause illness should it become airborne. Should this be a concern, you can have a specialist test to ensure safety prior to the close of the inspection contingencies time frame.

**Relief Valve & Discharge Pipe***Hazardous Conditions*

The discharge pipe is not long enough. It should discharge no less than 6" from the ground and no higher than 18" from the ground. Should the pressure relief valve engage due to overheating, the height of the discharge pipe will allow hot water to expel onto people and possibly in their face. Recommend having this corrected to ensure safety.

**Drain Valve***Informational Conditions*

The drain valve is in place and presumed to be functional. We do not test these as it is beyond the scope of the inspection.

**Drain Pan & Discharge Pipe***Informational Conditions*

The water heater is equipped with a drain pan, which is designed to prevent water damage from a leak. Nevertheless, the water heater should be periodically monitored for any signs of a leak.

**Seismic Straps***Components and Conditions Needing Service*

The water heater is not correctly secured, Straps must make a complete 360 degree wrap around tank and then bolt into a stud. Recommend having a qualified technician repair to ensure safety.

**Sediment trap***Components and Conditions Needing Service*

No sediment trap is installed on the water heater gas line. These devices prevent debris from clogging the gas line. Recommend having one installed by a licensed plumber.



# Electrical

## Main Panel

### General Comments

#### *Informational Conditions*

National safety standards require electrical panels to be weatherproof, readily accessible, and have a minimum of thirty-six inches of clear space in front of them for service. They should have a main disconnect, and each circuit within the panel should be clearly labeled.

### Service Entrance

#### *Informational Conditions*

The main conductor lines are underground, or part of a lateral service entrance. This is characteristic of modern electrical services. Since the service lines are underground and cannot be seen, they are not evaluated as part of our service.

### Panel Size & Location

#### *Informational Conditions*

The residence is served by a 100 amp, 220 volt panel, located in the house side yard.

### Main Panel Observations

#### *Components and Conditions Needing Service*

Main panel missing screw for inside dead plate panel. Recommend having one installed before for safety. Screw must be an approved flat end and not pointed to avoid puncturing wiring.



### Panel Cover Observations

#### *Hazardous Conditions*

The exterior panel cover has loose or missing hinges, This could allow moisture intrusion and cause a short which in turn could cause a fire. Recommend having a licensed electrician repair to ensure safety.

### Wiring Observations

#### *Informational Conditions*

The visible portions of the wiring has no visible deficiencies.

### Circuit Breakers

#### *Informational Conditions*

There are no visible deficiencies with the circuit breakers.

### Grounding

#### *Informational Conditions*

The panel appears to be grounded to a water pipe.

# Heat-A/C

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 before the close of escrow, 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.

## **HVAC Split Systems**

### **Age & Location**

#### *Informational Conditions*

Central heat and air-conditioning are provided by a single split-system, consisting of a 41 year old furnace with an evaporator coil that is located in the hall closet, and a condensing coil that is located in the side yard (age could not be determined).

### **Common Observations**

#### *Components and Conditions Needing Service*

The split-system needs to be serviced. Differential from air vents to return compartment did not meet the standard 14 degree difference in some rooms, furnace is dirty and appears to have an air leak causing the insulation to turn black. Outside supply line needs to be insulated. Recommend having a licensed heating and air conditioning repairman service prior to the close of the inspection contingencies time frame.

### **Vent Pipe**

#### *Informational Conditions*

The vent pipe has no visible deficiencies.

### **Gas Valve & Connector**

#### *Informational Conditions*

The gas valve and connector are in acceptable condition.

### **Combustion-Air Vents**

#### *Informational Conditions*

The combustion-air vents appear to be adequate.

### **Condensate Drainpipe**

#### *Functional Components and Conditions*

The condensate drainpipe discharges correctly outside the residence.

### **Condensing Coil Disconnect**

#### *Informational Conditions*

There is an electrical disconnect for service for the condensing coil.

### **Thermostats**

#### *Informational Conditions*

The thermostat is functional.

### **Registers**

#### *Informational Conditions*

The registers are reasonably clean and functional.

## **Chimney**

### **Living Room Chimney**

#### **General Lined Masonry**

##### *Informational Conditions*

The chimney is a lined masonry type, which is the most dependable because the flue liner not only provides a smooth transition for the bi-products of combustion to be vented beyond the residence but provides an approved thermal barrier as well. However, we recommend a level-two inspection by a qualified specialist within the inspection contingency period.



## Common Observations

### *Components and Conditions Needing Service*

The chimney firebox is cracked, flue is dirty, rusted lintel and has smoke rollout on the front. No rain cap which allows moisture to enter the flu and it needs a damper stopper and the handle repaired for the screen. Recommend having it evaluated by a specialist prior to the close of the inspection contingencies time frame.



## Log Starter

### *Functional Components and Conditions*

The log starter is functional.

# Living

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. 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.

## Main Entry

### **No Recommended Service**

#### *Informational Conditions*

We have evaluated the entry, and found it to be in acceptable condition.

## Living Room

### **Flooring**

#### *Informational Conditions*

The floor has no significant defects.

### **Walls & Ceiling**

#### *Informational Conditions*

The walls and ceiling are in acceptable condition.

### **Closets**

#### *Informational Conditions*

The closet is in acceptable condition.

### **Lights**

#### *Functional Components and Conditions*

The lights are functional.

## Outlets

### *Functional Components and Conditions*

The outlets that were tested are functional.

## Dining Room

### Doors

#### *Components and Conditions Needing Service*

Door handle on sliding glass door is not attached properly. Recommend having it serviced to work properly.



### Flooring

#### *Informational Conditions*

The floor has no significant defects.

### Walls & Ceiling

#### *Informational Conditions*

The walls and ceiling are in acceptable condition.

### Lights

#### *Functional Components and Conditions*

The lights are functional.

### Outlets

#### *Functional Components and Conditions*

The outlets that were tested are functional.

## Family Room

### Doors

#### *Hazardous Conditions*

Sliding glass door has broken pane of glass. This could cause injury. Recommend having the door replaced to ensure safety.



### Flooring

#### *Informational Conditions*

The floor has no significant defects.

### Walls & Ceiling

#### *Informational Conditions*

The walls and ceiling are in acceptable condition.

## Lights

### *Functional Components and Conditions*

The lights are functional.

## Outlets

### *Functional Components and Conditions*

The outlets that were tested are functional.

## Smoke Alarms

### Smoke Alarms

#### *Hazardous Conditions*

Although some smoke alarms are present, smoke alarms need to be installed in certain areas. Currently California Code states that each floor to a home must have a smoke detector. Bedrooms must have one inside each room and there must be one on the outside of every sleeping quarter. Recommend having them installed in the proper locations to ensure safety.

## Bedrooms

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 meet light and ventilation requirements and 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.

## Master Bedroom

### No Recommended Service

#### *Informational Conditions*

We have evaluated the bedroom, and found it to be in acceptable condition.

## 2nd Bedroom

### Location

#### *Informational Conditions*

The 2nd bedroom is located next to the hall bathroom.

### Doors

#### *Functional Components and Conditions*

The door is functional.

### Flooring

#### *Informational Conditions*

The floor has no significant defects.

### Walls & Ceiling

#### *Informational Conditions*

The walls and ceiling are in acceptable condition.

### Dual-Glazed Windows

#### *Informational Conditions*

The windows that were unobstructed were checked, and found to be functional.

### Closets

#### *Functional Components and Conditions*

The closet and its components are functional.

### Lights

#### *Functional Components and Conditions*

The lights are functional.

## Outlets

### *Hazardous Conditions*

Loose outlet. Recommend repair to ensure safety.



## 3rd Bedroom

### Location

#### *Informational Conditions*

3rd Bedroom is down the hall on the right.

### Doors

#### *Informational Conditions*

The door does not have a privacy lock, which you may wish to have installed.

#### *Components and Conditions Needing Service*

The door striker plate needs to be adjusted for the striker pin to engage.



### Flooring

#### *Informational Conditions*

The floor has no significant defects.

### Walls & Ceiling

#### *Informational Conditions*

The walls and ceiling are in acceptable condition.

### Dual-Glazed Windows

#### *Informational Conditions*

The windows that were unobstructed were checked, and found to be functional.

### Closets

#### *Functional Components and Conditions*

The closet and its components are functional.

### Lights

#### *Functional Components and Conditions*

The lights are functional.

### Outlets

#### *Functional Components and Conditions*

The outlets that were unobstructed and able to be tested are functional.

# Bathrooms

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 is usually the responsibility of a termite inspector.

## Master Bathroom

### Doors

#### *Functional Components and Conditions*

The door is functional.

### Flooring

#### *Informational Conditions*

The floor has no significant defects.

### Walls & Ceiling

#### *Informational Conditions*

The walls and ceiling are in acceptable condition.

### Dual-Glazed Windows

#### *Functional Components and Conditions*

The window is functional.

### Cabinets

#### *Functional Components and Conditions*

The cabinets are in acceptable condition.

### Sink Countertop

#### *Functional Components and Conditions*

The sink countertop is functional.

### Sink Faucet Valves & Connectors Trap & Drain

#### *Components and Conditions Needing Service*

Water shutoff handle has evidence of corrosion. Recommend having the handles replaced to ensure safe water shut off during an emergency.



### Stall Shower

#### *Functional Components and Conditions*

The stall shower is functional.

### Toilet & Bidet

#### *Functional Components and Conditions*

The toilet is functional.

### Exhaust Fan

#### *Functional Components and Conditions*

The exhaust fan is functional.

### Lights

#### *Functional Components and Conditions*

The lights are functional.

### Outlets

#### *Functional Components and Conditions*

The outlets are functional and include ground-fault protection.

## Hall Bathroom

### Size and Location

#### *Informational Conditions*

The hall bathroom is a full.

### Doors

#### *Functional Components and Conditions*

The door is functional.

### Flooring

#### *Informational Conditions*

The floor has no significant defects.

### Walls & Ceiling

#### *Informational Conditions*

The walls and ceiling are in acceptable condition.

### Cabinets

#### *Functional Components and Conditions*

The cabinets are in acceptable condition.

### Sink Countertop

#### *Functional Components and Conditions*

The sink countertop is functional.

### Sink Faucet Valves & Connectors Trap & Drain

#### *Components and Conditions Needing Service*

The mechanical sink stopper is incomplete and should be serviced.



The drain has a corrugated section. These are known to collect hair and clog the drain. Recommend having a licensed plumber repair.



### Tub-Shower

#### *Functional Components and Conditions*

The tub/shower is functional.

# Kitchen

We test kitchen appliances for their functionality, and cannot evaluate them for their performance or efficiency nor for the variety of their settings or cycles. 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. We do not inspect the following items: refrigerators, free standing microwaves, 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.

## Kitchen

### Flooring

#### *Informational Conditions*

The floor has no significant defects.

### Walls & Ceiling

#### *Functional Components and Conditions*

The walls and ceiling are in acceptable condition.

### Sink & Countertop

#### *Informational Conditions*

The sink and countertop are functional.

### Cabinets

#### *Functional Components and Conditions*

The cabinets are functional, and do not have any significant damage.

### Valves & Connectors

#### *Functional Components and Conditions*

The valves and connectors below the sink are functional. However, they are not in daily use and will inevitably become stiff or frozen. Testing these devices are beyond the scope of the inspection and therefore are not tested.

### Faucet

#### *Functional Components and Conditions*

The sink faucet is functional.

### Trap and Drain

#### *Functional Components and Conditions*

The trap and drain are functional.

### Garbage Disposal

#### *Functional Components and Conditions*

The garbage disposal is functional.

### Gas Range

#### *Functional Components and Conditions*

The gas range is functional.

### Dishwasher

#### *Functional Components and Conditions*

The dishwasher is functional.

### Exhaust Fan or Downdraft

#### *Functional Components and Conditions*

The exhaust fan or downdraft is functional.

### Built-in Microwave

#### *Functional Components and Conditions*

The built-in microwave is functional.

### Lights

#### *Functional Components and Conditions*

The lights are functional.

### Outlets

#### *Components and Conditions Needing Service*

Outlet is loose which could cause a short. Recommend having it serviced to ensure safety.



### **Register**

#### *Components and Conditions Needing Service*

There is no air conditioning register present. All rooms are required to have an air conditioning register. Recommend asking the buyer as to why this condition exists and having it corrected by a qualified technician.

## **Hallway**

Our evaluation of hallways is identical to that of living space, except that we pay particular attention to safety issues, such as those involving handrails, guardrails, and smoke detectors.

### **Primary Hallway**

#### **Flooring**

##### *Informational Conditions*

The floor has no significant defects.

#### **Walls & Ceiling**

##### *Informational Conditions*

The walls and ceiling are in acceptable condition.

#### **Closets & Cabinets**

##### *Informational Conditions*

The closet, or closets, are in acceptable condition.

#### **Lights**

##### *Functional Components and Conditions*

The lights are functional.

## **Laundry**

In accordance with industry standards, we do not test clothes dryers, nor washing machines and their water connections and drainpipes.

### **Laundry Area**

#### **Gas Valve & Connector**

##### *Informational Conditions*

The gas valve and connector are functional. However, because they are not in daily use they typically become stiff or frozen. The testing of the valves is beyond the scope of the inspection.

#### **Dryer Vent**

##### *Informational Conditions*

Faulty dryer vents have been responsible for thousands of fires, hundreds of injuries, and even deaths. The best vents are a smooth-walled metal type that travels a short distance; all other types should be regarded as suspect, and should be inspected bi-annually to ensure that they do not contain trapped lint or moisture.



# Garage

## Double-Car Garage

### Slab Floor

#### *Functional Components and Conditions*

The slab floor is in acceptable condition.

### Walls & Ceiling

#### *Informational Conditions*

The walls are in acceptable condition.

### Ventilation Ports

#### *Functional Components and Conditions*

Ventilation ports cannot be seen due to personal property.



### Firewall Separation

#### *Hazardous Conditions*

The voids in the garage firewall must be repaired, in order to maintain the necessary firewall separation between the garage and the residence. This area should also be sealed to ensure safety.



### Entry Door Into the House

#### *Hazardous Conditions*

The house entry door does not close and latch on its own and is required to be to maintain the necessary firewall separation between a garage and living quarters. Recommend having door serviced to ensure safety.

### Garage Side Door

#### *Components and Conditions Needing Service*

The garage side door is blocked and could not be tested, and should be demonstrated as functional.

### Garage Door & Hardware

#### *Functional Components and Conditions*

The garage door and its hardware are functional.

### Automatic Opener

#### *Functional Components and Conditions*

The garage door opener is functional.

#### *Hazardous Conditions*

The garage door openers are functional but do not auto-reverse. This is an important safety feature to prevent a small child or animal from becoming pinned by the door. Recommend having door serviced by a qualified technician.

The garage door infra red sensors did not function at the time of the inspection. These sensors prevent a small child or animal from being pinned by the garage door. Recommend having a qualified technician repair to ensure safety.

**Lights**

*Functional Components and Conditions*

The lights are functional.

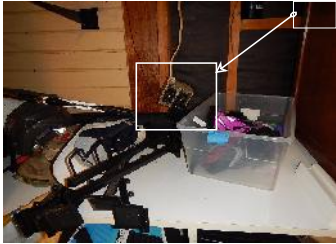
**Outlets**

*Components and Conditions Needing Service*

When the home was built, GFCI outlets were not required. As an upgrade, the buyer should consider updating the garage to have ground fault protection, which is mandated by current standards and is an important safety feature.

*Hazardous Conditions*

An outlet is not secured and should be. Recommend having a licensed electrician repair to ensure safety.



## Attic

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 components.

### Primary Attic

**Method of Evaluation**

*Informational Conditions*

We evaluated the attic by direct access.

**Common Observations**

*Components and Conditions Needing Service*

Moisture stains present. Recommend having a licensed roofer evaluate prior to the close of the inspection contingencies time frame to see if you can get a warranty on the roof.



**Framing**

*Informational Conditions*

The visible portions of the conventionally stacked roof framing are in acceptable condition.

**Ventilation**

*Informational Conditions*

There is ventilation in the attic. We do not test for the adequacy as it is beyond the scope of the inspection.

**Electrical**

*Hazardous Conditions*

An electrical connection has been incorrectly made outside of a junction box, which is a potential fire-hazard. All such connections should be made inside a junction box, in order to contain any arcing or sparking within the box.



**Heat Vents**

*Informational Conditions*

The heat vents appear to be functional.

**Plumbing Vents**

*Informational Conditions*

The drainpipe vents that are fully visible are in acceptable condition.

**Batt Insulation**

*Functional Components and Conditions*

The attic floor is well insulated with approximately nine-inches of fiberglass, batt insulation.

## AFFILIATIONS AND CERTIFICATIONS



Member CREIA (California Real Estate Inspection Association)  
Member ASHI (American Society of Home Inspectors)

Inspector

Teresa Howarth

## REPORT CONCLUSION

Congratulations on the purchase of your new home. Thank you for taking the time to read this report, and call us if you have any questions or observations whatsoever. We are always attempting to improve the quality of our service and our report, and we will continue to adhere to the highest standards of the real estate industry and to treat everyone with kindness, courtesy, and respect. 714-614-6321

## TABLE OF CONTENTS

CONFIDENTIAL INSPECTION REPORT	1
GENERAL INFORMATION	2
SCOPE OF WORK	3
Structural	4
Structural Elements	4
Slab Foundation	4
Exterior	4
Site & Other Observations	4
Grading & Drainage	5
House Wall Finish	5
Exterior Components	6
Roof	6
Composition Shingle Roof	7
Plumbing	9
Potable Water Supply Pipes	9
General Gas Components	9
Gas Water Heaters	9
Electrical	11
Main Panel	11
Heat-A/C	11
HVAC Split Systems	12
Chimney	12
Living Room Chimney	12
Living	13
Main Entry	13
Living Room	13
Dining Room	14
Family Room	14
Smoke Alarms	15
Bedrooms	15
Master Bedroom	15
2nd Bedroom	15
3rd Bedroom	16
Bathrooms	17
Master Bathroom	17
Hall Bathroom	18
Kitchen	19
Kitchen	19
Hallway	20
Primary Hallway	20
Laundry	20
Laundry Area	20
Garage	21
Double-Car Garage	21
Attic	22
Primary Attic	22
Certifications and Affiliations	24
Report Conclusion	25

